



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

Project description: Jon Jayet, owner/agent, requests an historic status review of a contributing accessory structure.

Case number: H-15-077

Project Type: HDRB

PROJECT LOCATION (S): 829 West Manhattan Avenue

PROJECT NAMES:

OW – Jon Jayet
Santa FE, NM 87501

200 Rendon Road
505-204-3426

AP – Jon Jayet
Santa FE, NM 87501

200 Rendon Road
505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 10, 2015. The decision of the Board was to maintain the contributing historic status of the garage, with the west elevation designated as primary. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

City of Santa Fe, New Mexico

memo

DATE: November 10, 2015
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-077

ADDRESS: 829 West Manhattan Avenue

Historic Status: Contributing

Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: previous hearing minutes
Findings and Conclusions

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: aerial photographs

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the non-historic alterations overwhelm the historic character of the structure and then whether or not the status shall be downgraded to non-contributing.

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residential structure that was constructed by 1934 in a vernacular manner. The residence is listed as contributing to the Westside-Guadalupe Historic District. A free-standing garage was constructed behind the residence in the 1950s and it is listed as contributing to the District.

The HDRB heard a request for a historic status review of this structure on August 25, 2015. The application supplied aerial photographs with 1985 and 1998 Historic Cultural Property Inventories (HCPI). The historic character of the building includes its free-standing massing and footprint with stepped parapet and the retention of a historic window. The vehicle door and pedestrian door are non-historic, but they appear to be in the original opening locations and dimensions. Although the former staff recommended non-contributing status, the outcome of that hearing was to maintain the contributing historic status of the structure with the west façade designated as primary due to the retention of the historic massing and the only remaining historic window. In addition, the Board stated that they intended to work with the applicant on a future remodel of the structure.

The applicant appealed that decision to the Governing Body, but subsequently requested that the Governing Body remand the historic status review back to the HDRB with additional information consisting of an updated HCPI form.

The 2015 HCPI form recommends downgrading the historic status to non-contributing due to loss of historic doors, replacement stucco not matching the historic brocade texture, and obscuring the primary elevation window sill with stucco.

Previously, the HDRB considered loss of historic material, such as doors and windows, to be an important issue in historic status reviews. Recently, footprint has been given more weight in a status review and the Board recognizes that allowing windows and doors to be replaced in a remodel request does not necessarily downgrade the structure.

The 2015 Inventory cites loss of brocade stucco and obscuring the window sill as additional reasons for downgrade. However, there is no substantiation of whether or not approval was granted for the stucco before the sale of the property in circa 2006. Searching records in the Historic Preservation Division for the years 2005-2007 finds no proof of approval to restucco the structure and therefore this issue may not be given much weight in considering downgrade. Since the historic status of a listed historic structure is not downgraded by restuccoing, in practice, that is not sufficient alteration to downgrade a structure.

RELEVANT CODE CITATION

14-5.2(C)(2)(f) Regulation of Contributing Structures, Restoration of Status

If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

status as recommended by Staff. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

9. **Case #H-15-077. 829 West Manhattan.** Westside-Guadalupe Historic District. Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

STAFF RECOMMENDATION:

Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jon Jayet, 200 Rendón Road, who said the garage needs work. It is not contiguous with the house. It has a shed roof that drains to the north and the foundation need work. The only thing historic is the window. It has no canale. It shares stucco with the main house which is contributing.

Questions to the Applicant

Vice Chair Katz said when the Board looked at it on the site visit from this view, that window looked nice.

Mr. Jayet said the roof was constructed with substandard 2 x 6 framing spanning 20 feet and the roof deflects and needs to be removed.

Vice Chair Katz asked, if the roof was done, whether it would change the west façade and make the wall higher.

Mr. Jayet said no.

Vice Chair Katz reasoned that if the house stayed contributing and the west façade was primary, it wouldn't inhibit him doing his project.

Mr. Jayet said, "No sir."

Member Powell asked if he would retain the drainage to the north.

Mr. Jayet said he wouldn't. He would probably drain to the east with canales but through a drainage pipe either to a catchment system or a French pit.

Member Powell commented that it has nice proportion and nice to see a parapet that steps down. But the Board is sympathetic to allow him to do what he needed to do and not harm his intended purposes. He asked if Mr. Jayet would retain the doors.

Mr. Jayet said he would just leave them as they are at this point.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-077 at 829 West Manhattan to retain the contributing status and identify the west façade as primary. Member Bayer seconded the motion and it passed by majority (3-2) voice vote with Member Boniface and Member Biedscheid dissenting.

Mr. Jayet asked what would happen if he wanted to change the garage. It doesn't work as a garage.

Vice Chair Katz explained that he could not change anything on the west side but everything else was not restricted.

Vice Chair Katz said the Applicant could ask for exception if he needed to change something on the west façade. The roof and the inside is completely open.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

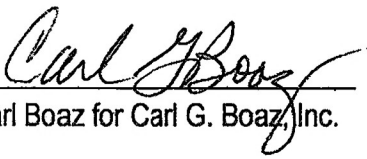
Member Roybal moved to adjourn the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 6:50 p.m.

Approved by


Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2			
		NRHP	SRCP	Criteria A B C D	
1. Name of property: Ramon and Ophelia Gonzales House -Garage-	2. Location: 829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	3. Local Reference Number N/A			
		4. County: Santa Fe			
		5. Date of Survey: October 6, 2015			

Historical Overview

While the precise year of construction is unknown, the garage is associated with the house fronting the street, which was built for Ramon and Ophelia Gonzales in the early 1930s.

Prior to the 1920s, the area was part of an undeveloped piece of land south of Agua Fria Road, most likely in agricultural use. West Manhattan Avenue, then Manhattan Road, appears on the 1912 *King's Official Map of Santa Fe* surrounded by irregular shaped parcels identified as owned by individuals with Spanish surnames (Figure 1). By 1928, a sewer line ran down the center of the road, then named Manhattan Avenue, suggesting the area was under development. By 1933, the probable date of construction of the house, West Manhattan Avenue terminated a block west at Doroteo Place, a road and neighborhood that were erased with the development of U.S. Highway 84/St. Francis Drive in the early 1960s.

829 West Manhattan Avenue – House

The 1934-35 city directory is the first to include a listing for a house at 829 West Manhattan. The house stood on property owned by Ramon Gonzales, then employed as a gasoline tax collector for the state. He married his wife, Ophelia (sometimes spelled Eufelia) Roybal, in 1931.ⁱ Ramon, as indicated through subsequent city entries, had a peripatetic career with the State of New Mexico, holding different clerical positions. They raised six children at the home. Ramon died in 1981. Ophelia continued to live at the house until she was 96. She left the property in c.2004 to live at a nursing home in Albuquerque. A lifelong teetotaler, she died in 2009, at the age of 100.

Garage

The origin of the garage is unknown. A structure in the same location is visible on a 1951 aerial photograph, but due to lack of clarity, it can't be determined whether it is the present structure. A neighbor who grew up in the area remembers the current garage being built during his childhood in the 1950s.ⁱⁱ The garage appears much more clearly on a 1958 aerial photograph, in which the current footprint is indicated (Figure 2). It maintained this presumed 1950s appearance until the last 15 years, after which it experienced several alterations.

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The garage was photographed but not surveyed as part of a 1998 state-sponsored resurvey of 97 structures, including garages and “rear” buildings, in the Westside-Guadalupe Historic District.ⁱⁱⁱ The single, grainy photograph shows a structure with a different cladding and a different garage door than what is found today (Figure 4).

The garage opening contains what appears to be hinged or side-hung wooden carriage doors with two rows of lights at the top of each door. The west elevation window appears to be the same sliding sash current to the building. However, below the window is a discernable heavy sill that is mostly obscured today by stucco.

In c.2006, when the property was being prepared for sale, both the house — which in 1998 had a “peach-tan brocade” wall cladding — and the garage were re-stuccoed with a thick cementitious stucco with a sand-finish buckskin color coat.^{iv} The re-stuccoing changed the vernacular character of the garage, giving it a Spanish-Pueblo Revival treatment that was never historically characteristic of the structure.

Analysis of Historical Status

While the footprint, as evidenced by aerial photographs, is more than 50 years old, non-historic (post-1965) alterations to the garage have affected its overall integrity. These include the removal of what is assumed to be the original garage doors and an application of stucco which has mostly obscured the structure’s only architectural feature, the once prominent west elevation window sill. The garage does not communicate particular historic associations or possess historic design qualities that are significant to the Westside-Guadalupe Historic District.

The recommendation is to designate it a Noncontributing Structure to the Westside-Guadalupe Historic District.

City Code Definition

Contributing Structure

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

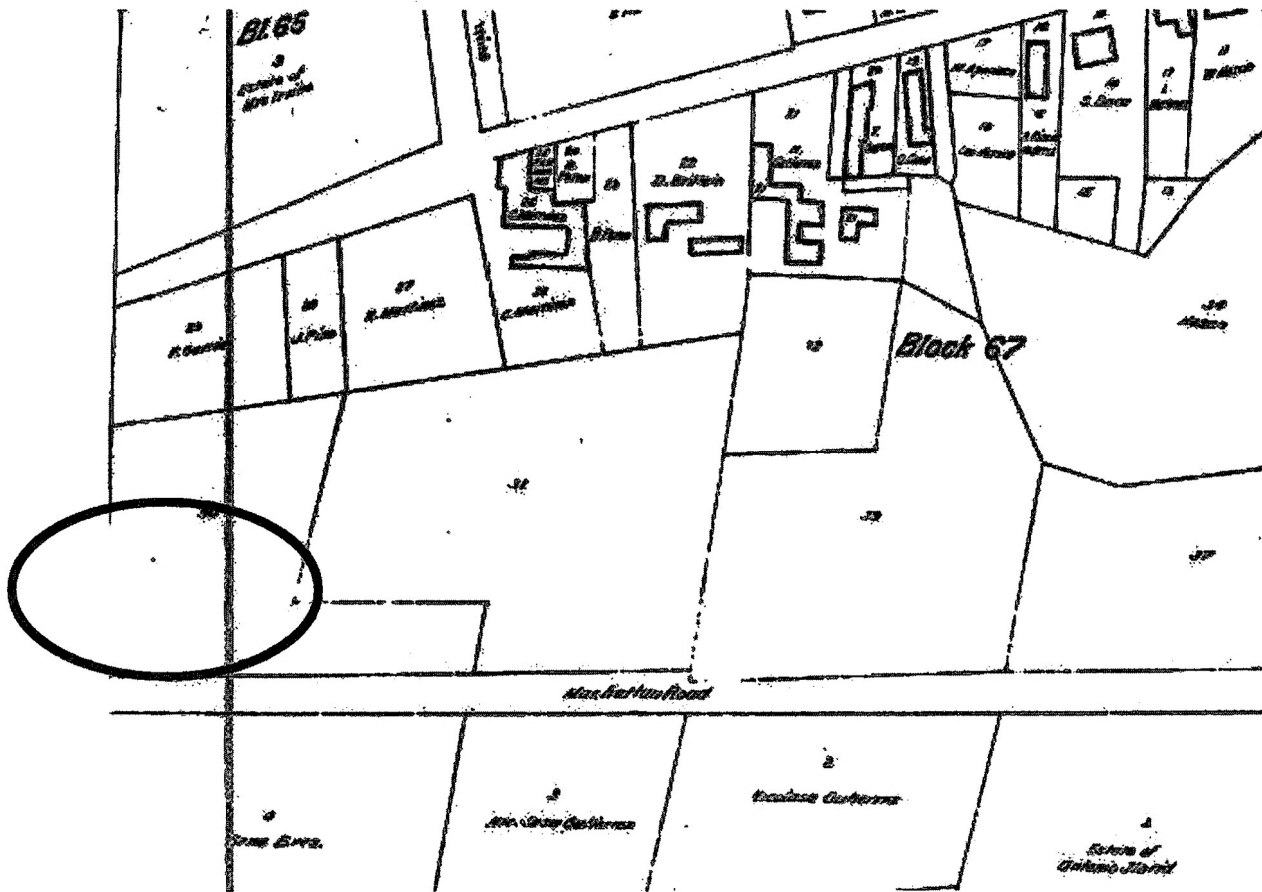


Figure 1: 1912 King's Official Map of Santa Fe, Santa Fe County New Mexico. Circle indicates probable future location of 829 West Manhattan Avenue.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
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Aerial Photographs

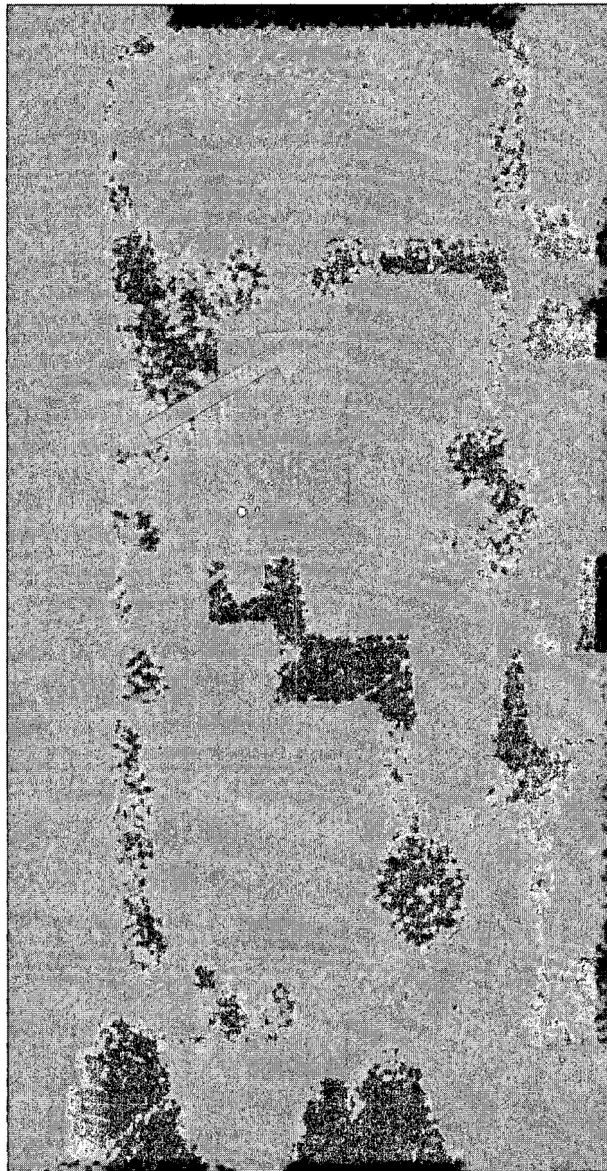


Figure 2: 1958 aerial photograph, courtesy NMDOT.

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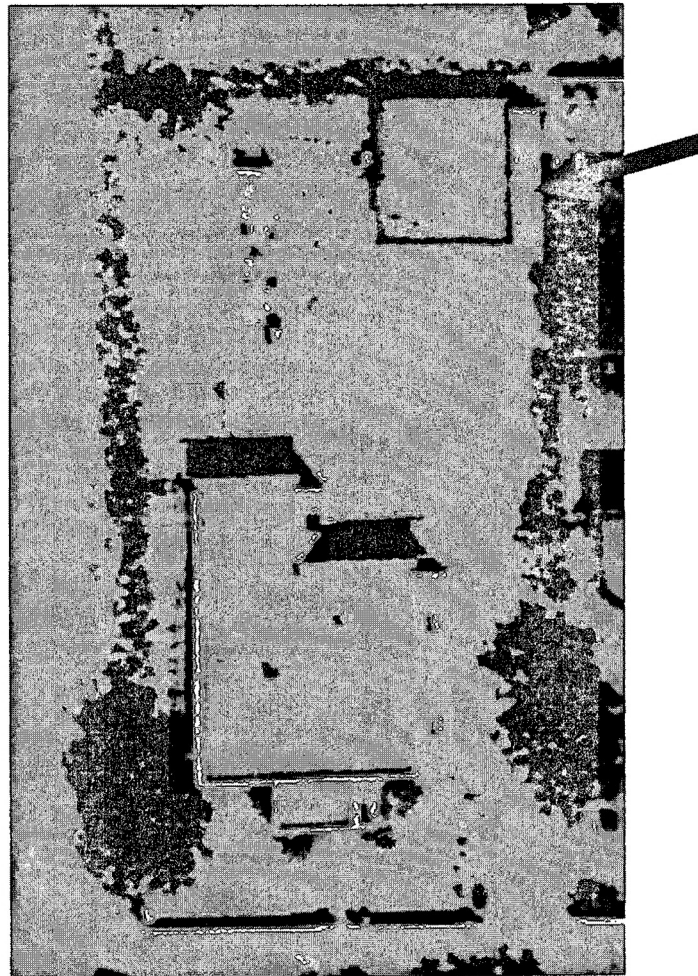


Figure 3: 1978 aerial photograph, courtesy NMDOT. Arrow indicates a probable roofed structure attached to east elevation.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: <p style="text-align: center;">Ramon and Ophelia Gonzales House -Garage-</p>	2. Location: <p style="text-align: center;">829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District</p>	3. Local Reference Number <p style="text-align: center;">N/A</p>			
		4. County: Santa Fe			
		5. Date of Survey: October 6, 2015			

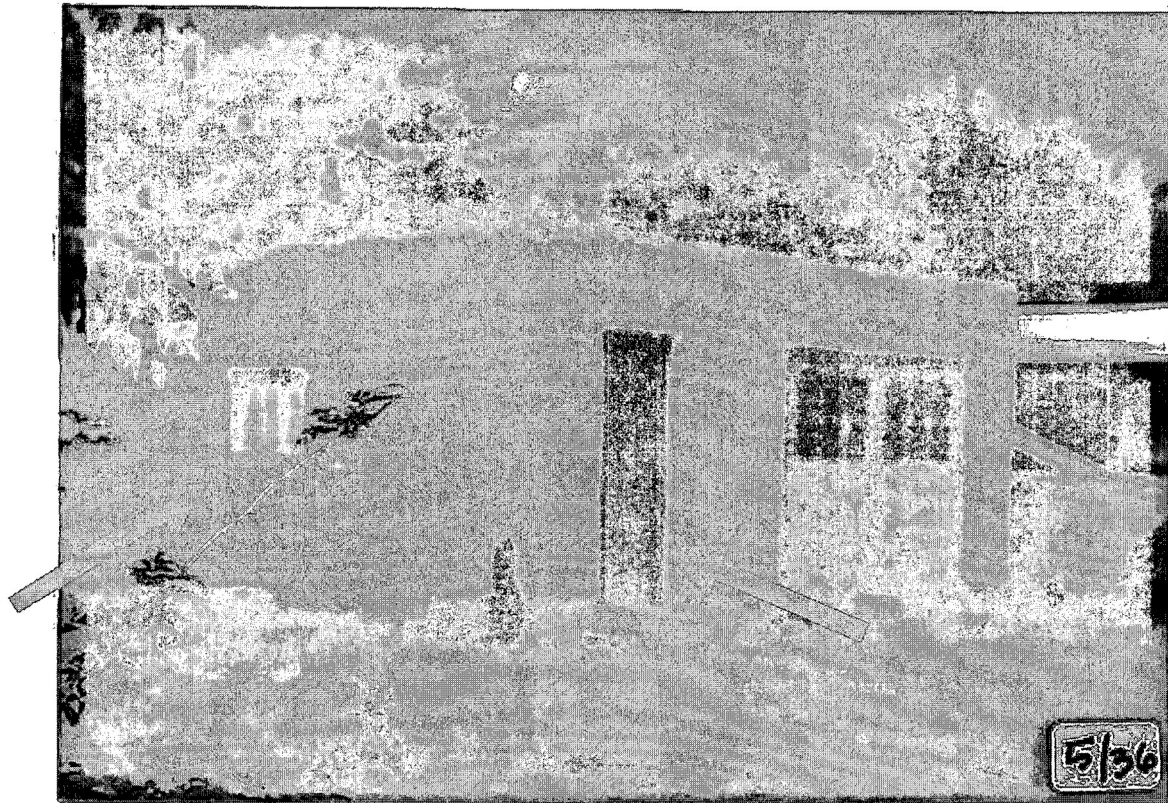


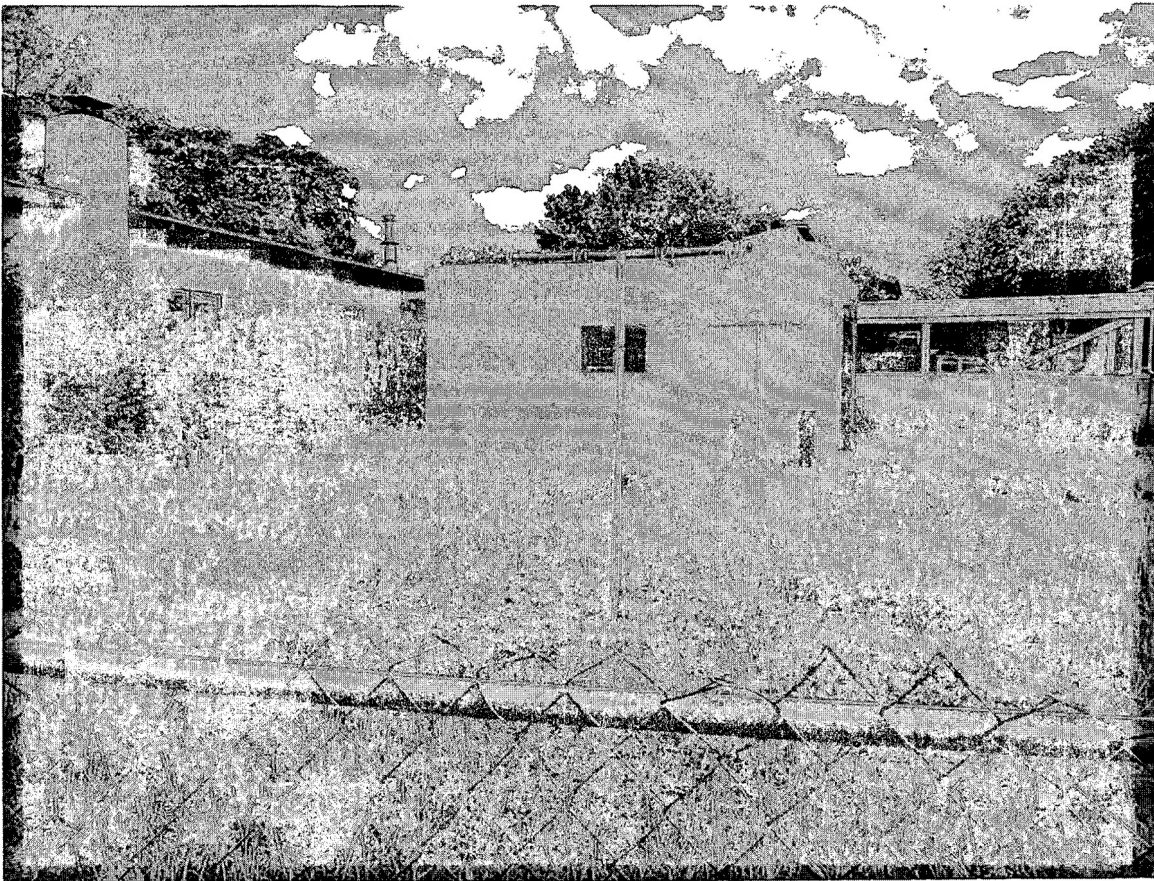
Figure 4: Copy of photograph from 1998 Historic Building Inventory form. Left arrow indicates shadow line of exposed sill.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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		4. County: Santa Fe			
		5. Date of Survey: October 6, 2015			

Survey Images



**Figure 5: West elevation, facing northeast, shot from east curb of Juanita Street.
October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property:	2. Location:	3. Local Reference Number	
Ramon and Ophelia Gonzales House -Garage-	829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	N/A	
		4. County: Santa Fe	
		5. Date of Survey: October 6, 2015	

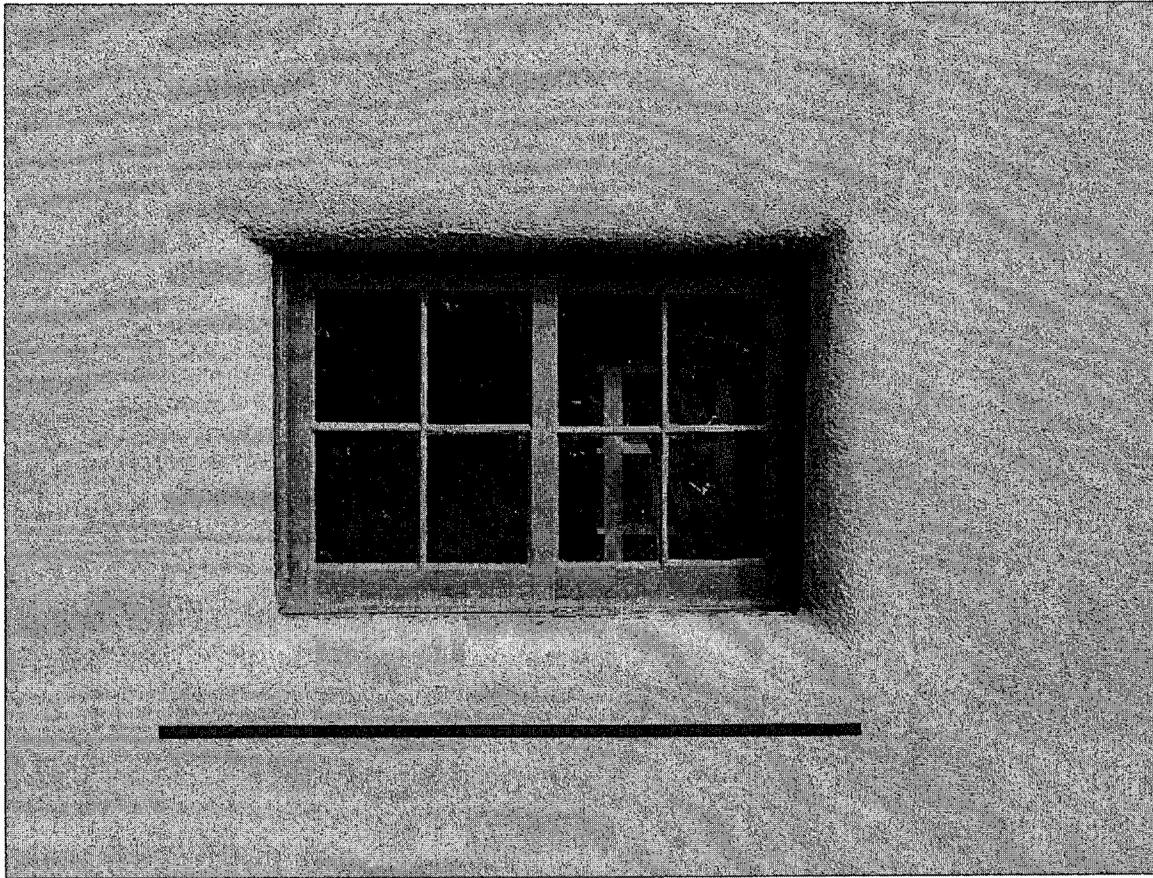


**Figure 6: West elevation, facing east.
September 16, 2015.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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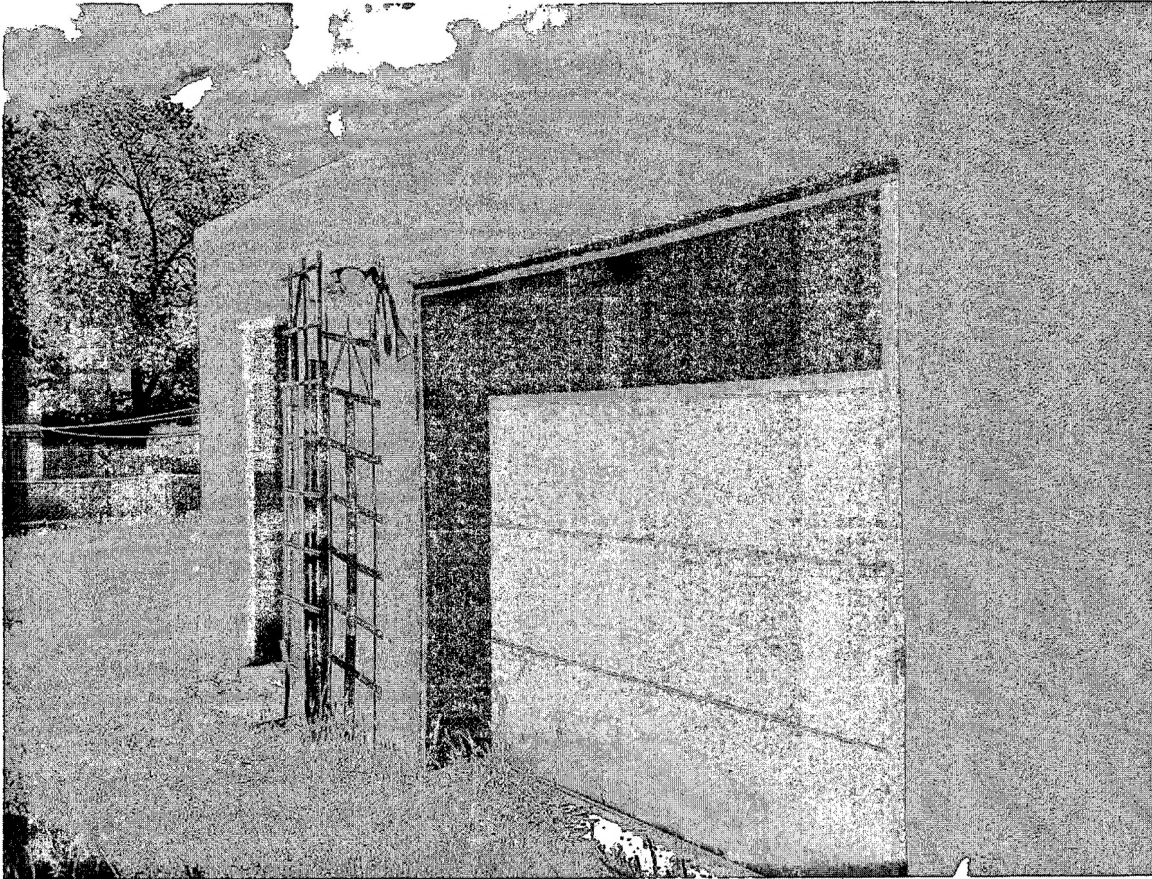


**Figure 7: West elevation window, facing east.
 Line indicates location of sill obscured by recent stucco application.
 October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: October 6, 2015			

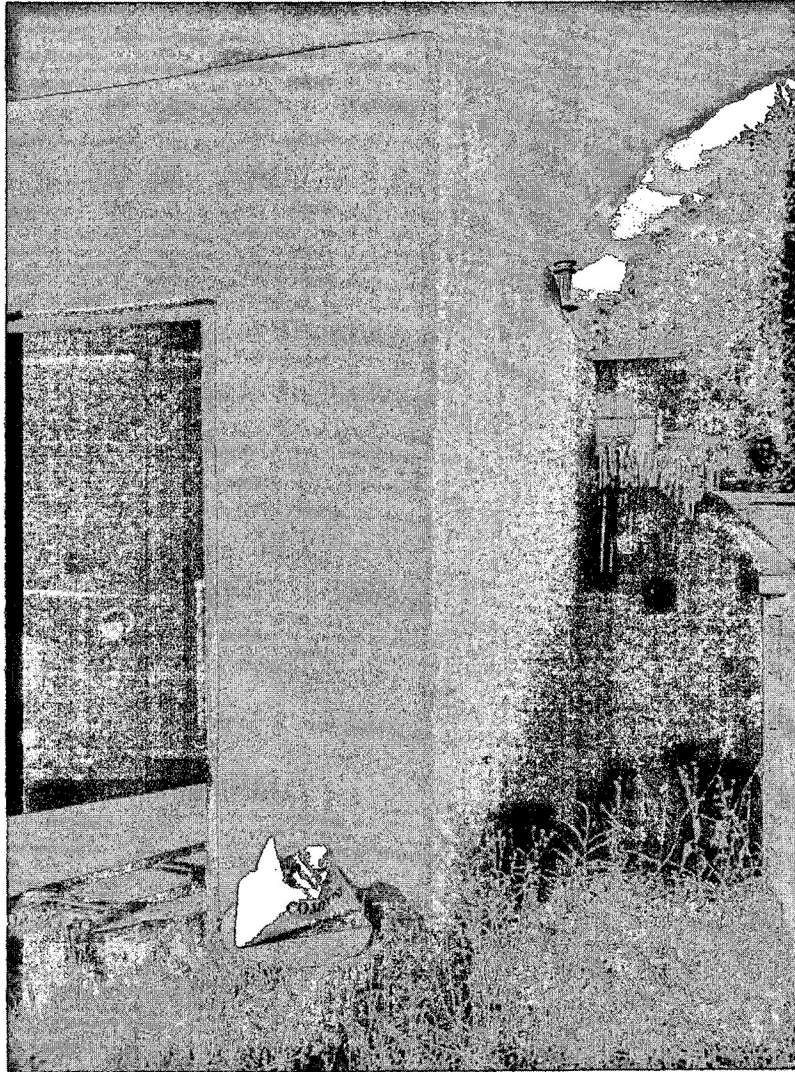


**Figure 8: South elevation, facing northwest.
October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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		4. County: Santa Fe			
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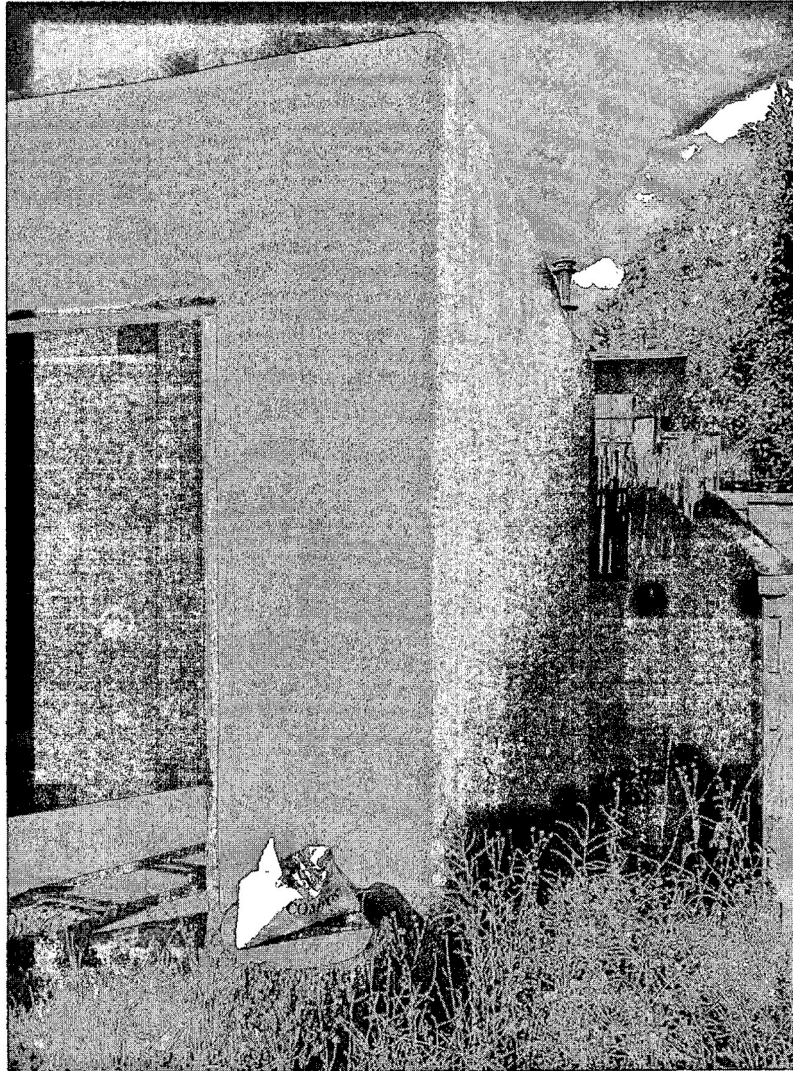


**Figure 9: East elevation, facing north.
October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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**Figure 9: East elevation, facing north.
October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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			4. County: Santa Fe				
			5. Date of Survey: October 6, 2015				



**Figure 10: North elevation, facing east.
October 6, 2016.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Figure 11: Roof/ceiling structure.
October 6, 2016.**

ⁱ *Santa Fe New Mexican*, June 8, 2008, E-2.

ⁱⁱ Paul Padilla, conversation with John Murphey, September 15, 2015.

ⁱⁱⁱ Spears Architects, AIA, "Santa Fe Historic Districts 1998 Resurvey of Buildings"[report],1998. Under the survey, the house at 829 West Manhattan Avenue was recommended for Contributing status; the garage was not evaluated. Ibid, table of surveyed properties.

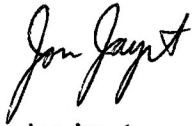
^{iv} Jon Jayet, conversation with John Murphey, October 6, 2015; "829 West Manhattan Avenue, Historic Building Inventory form," August 22, 1998, 2.

Historic District Review Board;

10/14/2015

I would like to request a hearing to review the status of the garage located at 829 West Manhattan. The garage is currently considered historically contributing. I would like to request that the status be modified to historically non-contributing.

Sincerely,

A handwritten signature in cursive script that reads "Jon Jayet".

Jon Jayet



LUD Use Only

Time Filed: 10:45 AM
 Fee paid: \$100.00
 Receipt attached:

(date stamp)
RECEIVED
 SEP 21 2015
 Land Use Dept.

Case # 2015-91

**VERIFIED APPEAL
 PETITION**

****Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.****

Appellant Information

Name: JAYET JON H
Last First M.I.
 Address: 200 RENDON RD.
Street Address Suite/Unit #
SANTA FE N.M. 87501
City State ZIP Code
 Phone: 505 204-3426 E-mail Address: JJINC855@COMCAST.NET
 Additional Appellant Names: _____

Correspondence Directed to: Appellant Agent Both

Agent Authorization (if applicable)

I/We: N/A
 authorize _____ to act as my/our agent to execute this application.
 Signed: _____ Date: _____
 Signed: _____ Date: _____

Subject of Appeal

Project Name: JON JAYET STATUS REVIEW
 Applicant or Owner Name: JON JAYET
 Location of Subject Site: 829 WEST MANHATTAN AVENUE
 Case Number: H-15-077 Permit Number (if applicable): _____

Final Action Appealed:

Issuance of Building Permit Other Final Determination of LUD Director

Final Action of Board or Commission (specify): Planning Commission Board of Adjustment BCD-DRC HDRB

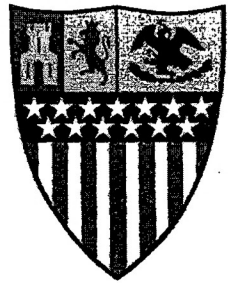
Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Basis for Appeal: The facts were incorrectly determined Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

The decision of the Board was to retain contributing status of the garage structure and to designate the west facade as primary.

Check here if you have attached a copy of the final action that is being appealed.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

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BOARD ACTION

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Sincerely,

Lisa Roach

Senior Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87504
505-955-4333

=====
PDR Notification Poster 11001.431475
1x 100.00 100.00

Payer Name: JON JAYET

=====
SubTotal: 100.00
Total: 100.00

=====
Cash 100.00

09/21/2015 10:45 LorraineL
#0263796 /3/1
***** DUPLICATE #001 *****

09/21/2015 10:45 LorraineL
Thank You ~

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-077

Address-829 West Manhattan Avenue

Owner/Applicant's Name- Jon Jayet

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 25, 2015 upon the application ("Application") of **Jon Jayet** ("Applicant").

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The Applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in the Westside-Guadalupe Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-12.1, Definitions
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
6. The Board, in response to the application, finds the structure does meet the Section 14-12.1 criterion for "contributing" due to the character of its nice proportions and the step down of the parapet.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to:
 - a. maintain the contributing status of the structure;
 - b. Assign the west façade as a primary elevation.

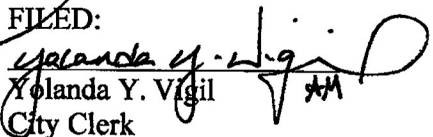
IT IS SO ORDERED ON THIS 8th DAY OF SEPTEMBER 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.



Cecilia Rios
Chair

9.8.15
Date:

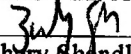
FILED:



Yolanda Y. Vigil
City Clerk

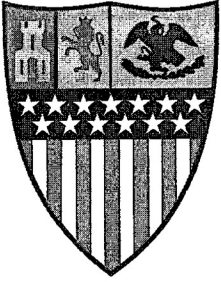
9/9/15
Date:

APPROVED AS TO FORM



Zachary Shandler
Assistant City Attorney

9/8/15
Date:



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Jon Jayet, owner/agent, requests an historic status review of a contributing garage structure.

Case number: H-15-077
Project Type: HDRB

PROJECT LOCATION (S): 829 West Manhattan Avenue

PROJECT NAMES:

OW – Jon Jayet Santa FE, NM 87501	200 Rendon Road 505-204-3426
AP – Jon Jayet Santa FE, NM 87501	200 Rendon Road 505-204-3426

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to retain contributing status of the garage structure and to designate the west façade as primary. For further information please call 955-6605.

Sincerely,

Lisa Roach

Senior Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

City of Santa Fe, New Mexico

memo

DATE: August 25, 2015
TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation DR
FROM: Lisa Roach, Senior Planner in Historic Preservation LP

CASE # H-15-077

ADDRESS: 829 West Manhattan Ave.
Historic Status: Contributing
Historic District: Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Historic Aerial Photos

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends changing the status of the garage to non-contributing due to lack of character and diminished integrity, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

BACKGROUND & SUMMARY:

829 West Manhattan Avenue is a single family residence constructed in the early 1930s in a vernacular manner. The property also includes a single car garage/workshop structure that is estimated from historic aerial imagery to have been constructed between 1948 and 1951. Both structures are listed as contributing to the Westside Guadalupe Historic District.

The applicant requests an historic status review of the garage structure only. It is in a state of disrepair and retains only one historic window, on the west elevation, the pedestrian and vehicular doors having been replaced non-historically.

07/28/15

Santa Fe Historic Review Board,

We wish to remove the historical contributing status from the garage "shed" located at 829 West Manhattan Avenue.

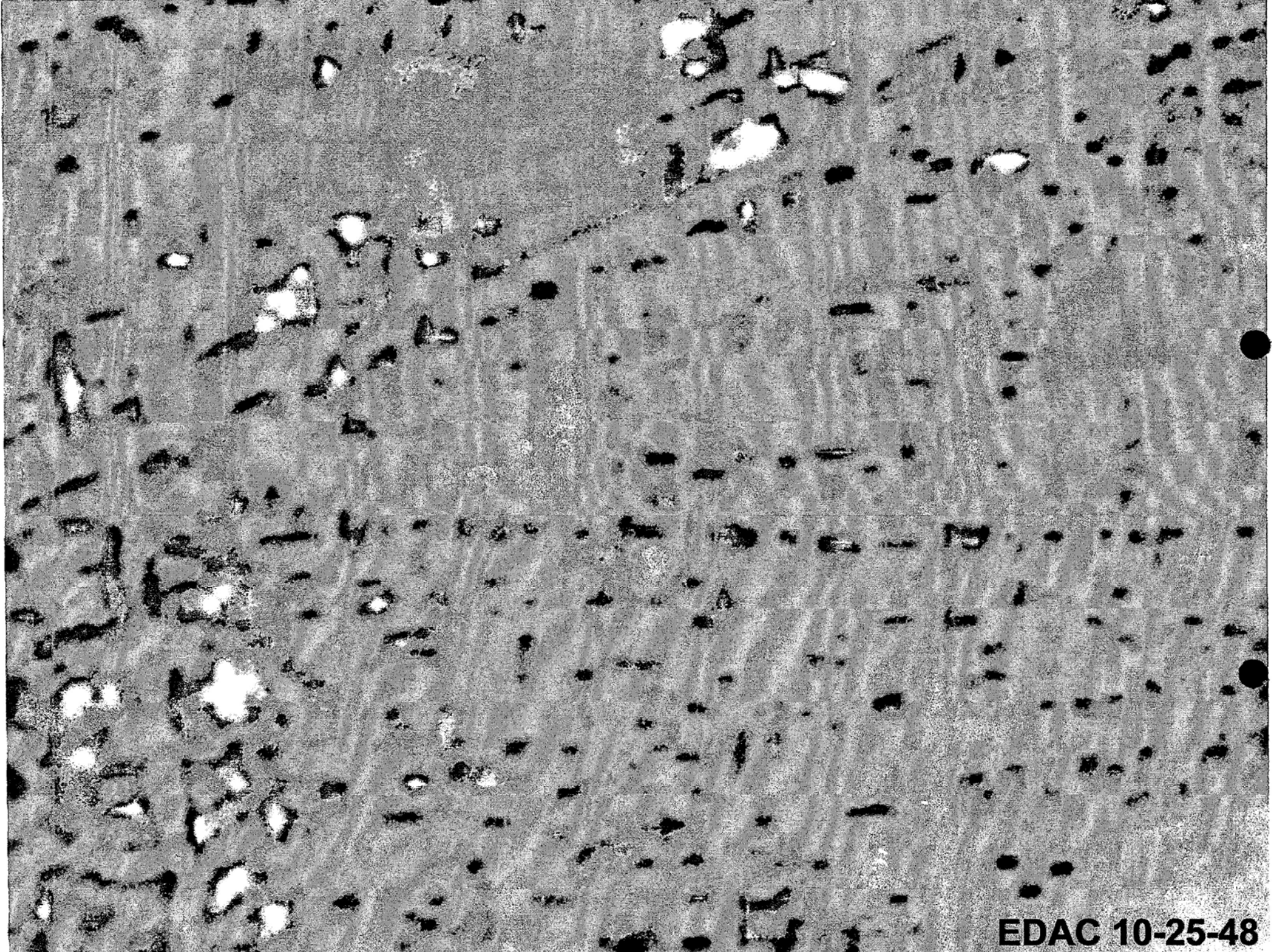
The historical contributions of the structure are very limited. The garage is constructed of adobe with a shed sloping roof. The roof itself is constructed of 2"x 6" dimensional lumber with deflection. The precipitation drains to the north through a cut out section of the parapet with a contemporary gutter system. There are no historical canales, vigas or lintels. Exterior walls are cement based stucco. The exterior doors are six paneled modern doors.

The building has very limited historical character or features to contribute to the neighborhood. Without constant roof maintenance and some drainage work the building will continue to deteriorate. However the main home does have historical features and does contribute historically to the area. The garage's relationship to the main home is limited at best. They do not share any features or resemblances other than being on the same lots.

The removal of the contributing status of the garage will in no way affect the historic nature of the main home. This garage "shed" was a poorly constructed "after thought" on the property.

Thank you,

Jon, Anastacia Jayet



EDAC 10-25-48



EDAC 05-26-51



NMDOT Aerial Photo 11-10-58