



City of Santa Fe, New Mexico

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www.santafenm.gov

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Project description: Jon Jayet, owner/agent, proposes to remodel a contributing accessory structure including a 506 sq. ft. addition. Two exceptions are requested to place an addition less than 10' back from a primary elevation and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)).

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 January 26, 2016. The decision of the Board was to approve the exceptions and the application with the conditions that the addition shall be set off from the south elevation by 4', set off from the west elevation by 3', and that the addition may be increased in size by 5' to the east. 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
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-077B

Address – 829 West Manhattan Avenue

Agent's Name – Jon Jayet

Owner/Applicant's Name – Jon Jayet

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 26, 2016.

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 also listed as contributing to the District. West is primary.

The Board 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 previously, staff had 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 Board 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. The 2015 Inventory cites loss of brocade stucco and obscuring the window sill as additional reasons for downgrade.

On November 10, 2015, the Board confirmed the contributing historic status with the west elevation designated as the primary elevation.

At the January 26, 2016 hearing, the Board heard the Applicant's proposal to remodel the property with the following two items:

1. The garage will be remodeled as an accessory structure. A 506 square-foot addition will be constructed at the southwest corner of the structure. The Appellant requested two exceptions (a) to place an addition not 10' back from a primary elevation and (b) to exceed the 50% footprint standard (14-5.2(D)(2)(d)). (The responses to the exception criteria were at the end of Staff's report.)

The existing structure is proposed to be repaired and its height to be increased from 9' 2" to 11' 2". The addition will be 12' 2" high where the maximum allowable height is 14' 3".

The existing structure will be restuccoed with El Rey cementitious "Suede" and the addition will be stuccoed with cementitious "Buckskin".

2. The existing 48" high chain-link fence on the west lotline, existing drawings lacking, will be removed and replaced with a stuccoed yardwall at 4' high or 4-5' high. The maximum allowable height for the Juanita Street frontage is 56". A 46" wide pedestrian gate design with a 4' high section of yardwall is submitted.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff deferred to the Board as to whether or not the exception requests have been met with additional testimony at the hearing. Staff found that the Applicant did not meet all criteria for both exceptions. Staff recommended that otherwise, the Application complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - Section 14-5.2(D) General Design Standards
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - Westside-Guadalupe Historic District (Section 14-5.2(I))
6. An Exception Request was Applicable to this Application:
 - Exception Request Applicable:
 - Criteria for both exceptions (to exceed the 50% footprint standard and to place an addition less than 10' from primary elevation)
7. Regarding the exception request for the 50% footprint standard:
 - a. It does not damage the character of the streetscape because the new construction will be distinguished from the old construction by at least 4', the addition will have a different height and the cladding will be a different color and finer texture than the existing garage structure.
 - b. It is necessary to prevent a hardship to the applicant or an injury to the public welfare because the garage has a substandard roof and a deteriorating foundation.
 - c. It strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts, in that design will be non-competing with the garage structure in height and stucco finish and color the historic west facade window and sill will be restored.
 - d. It is due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the

- related streetscape because the double lot backyard is approximately 4000-square feet and can easily support an addition which would exceed the maximum allowable addition; and the Applicant does not currently benefit from their double lot property.
- e. It is due to special conditions and circumstances which are not a result of the actions of the Applicant in that the garage has an inadequate six and is of inferior construction.
 - f. It provides the least negative impact with respect to the purpose of this section as set forth in SFCC 14-5.2(A)(1) in that it would be more proportionate to the existing homes and would provide proportionate and harmonious architecture to the neighborhood.
8. Regarding the exception request to place an addition less than 10' back from the primary elevation:
- a. It does not damage the character of the streetscape in that the addition would not impede visually from the primary west façade of the existing garage structure.
 - b. It is necessary to prevent a hardship to the applicant or an injury to the public welfare because the existing garage is non-functional and the placement of the new construction is limited due to the location of the west primary elevation and that in the proposed design, the Applicants have taken their neighbors' issues into consideration.
 - c. It strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts in that improves the non-functional nature of the existing structure, integrates with the aesthetics of the Guadalupe Historic District and enables a living space for family use.
 - d. It is due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape due to the location of the west primary elevation and that in the proposed design, the Applicants have taken their neighbors' issues into consideration.
 - e. It is due to special conditions and circumstances which are not a result of the actions of the applicant because the garage was built in the 1950's and is in need of repair, without which it will deteriorate and eventually be lost.
 - f. It provides the least negative impact with respect to the purpose of this section as set forth in SFCC 14-5.2(A)(1) in that the west façade corner attachment of an addition would provide the most harmonious addition to the garage structure and will not visually block the west primary façade.
9. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
10. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

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 unanimously approved the Application as submitted.
 - X Additional Conditions, which are: that the new construction must be distinguished from old construction with a set off from the south elevation by at least 4 feet and set off from the west elevation by 3 feet; and that the new construction on the east elevation may be increased in size by 5 feet to the east.

IT IS SO ORDERED ON THIS 9th DAY OF FEBRUARY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

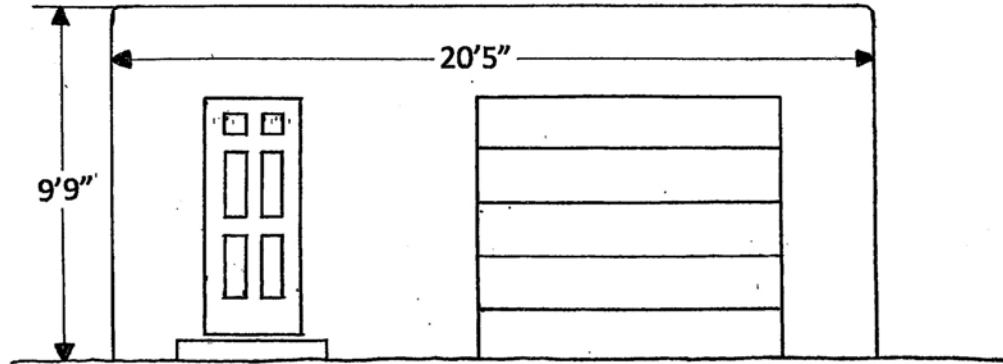
2-9-16
Date:

FILED:
Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

2-15-16
Date:

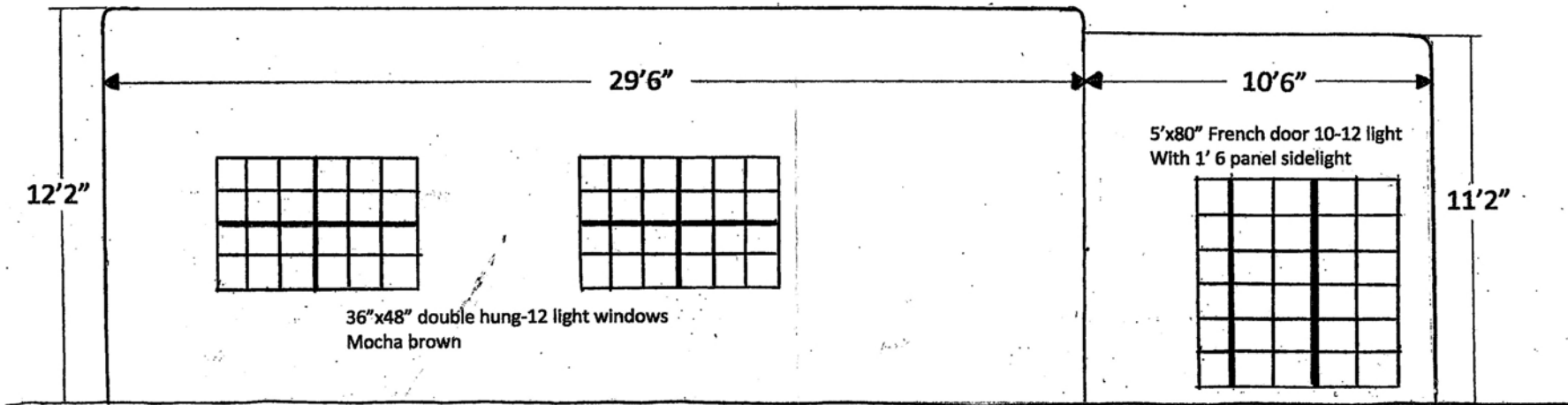
APPROVED AS TO FORM
[Signature]
Assistant City Attorney

2-9-16
Date:



EXISTING SOUTH ELEVATION

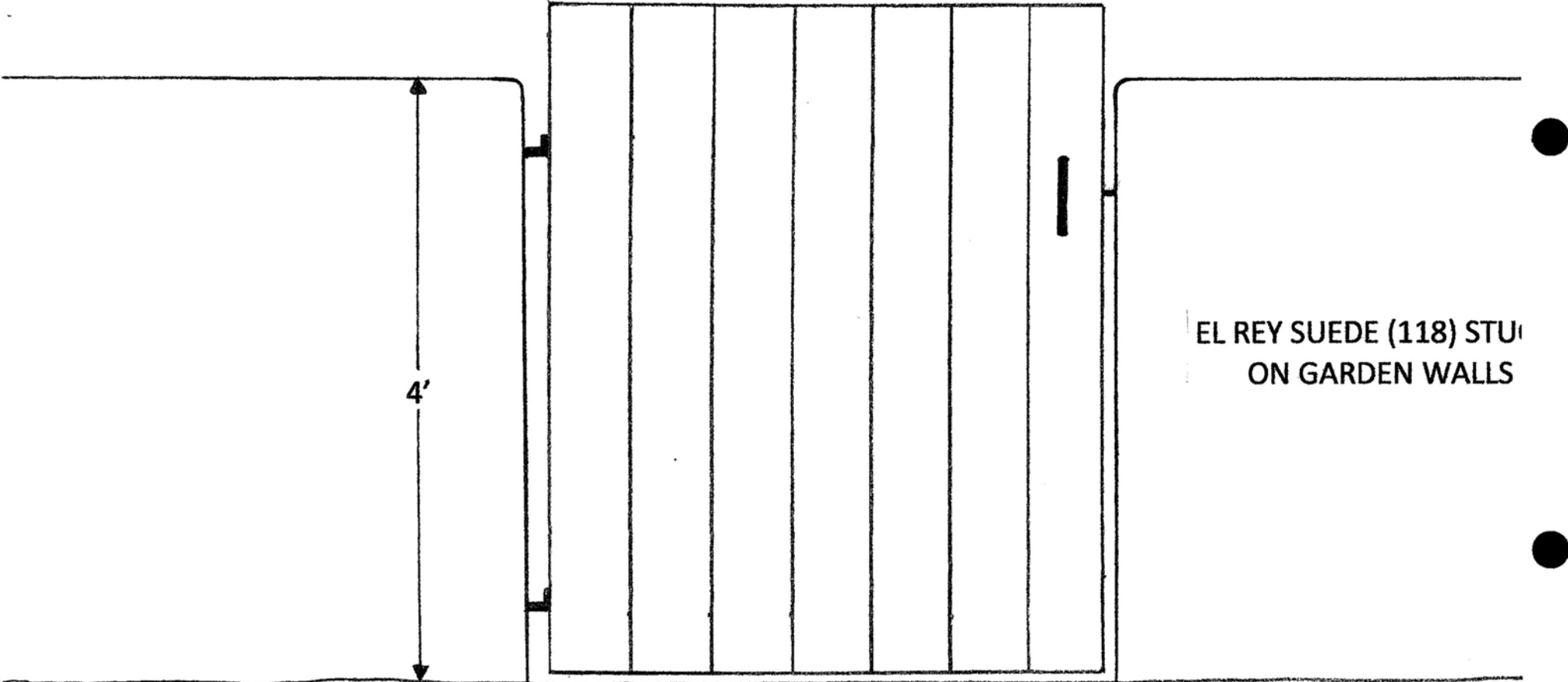
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<input type="radio"/>	APPROVAL	
<input checked="" type="radio"/>	CONDITIONAL APPROVAL	
<input type="radio"/>	REJECT	
NAME <u>Cecilia Rios-Chai</u>		DATE <u>1/26/16</u>



PROPOSED SOUTH ELEVATION

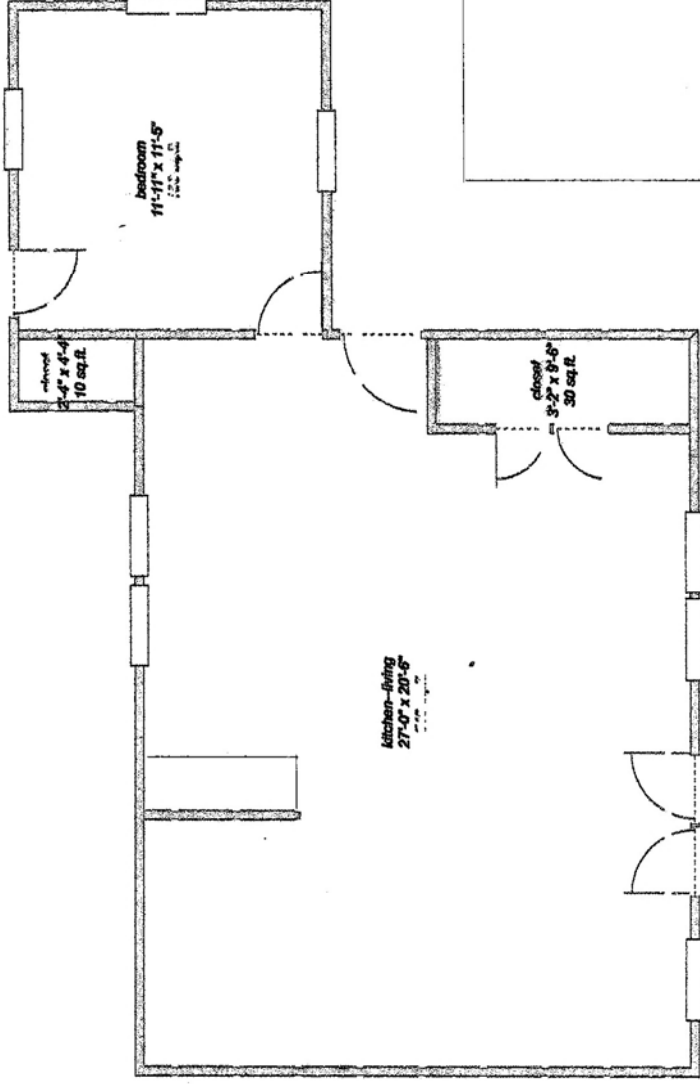
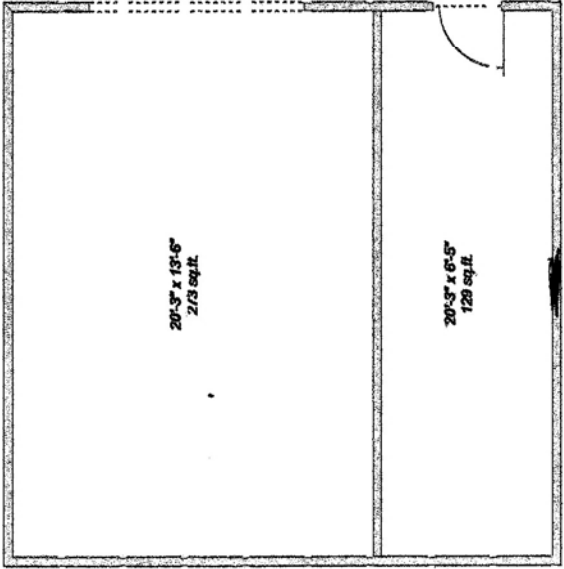
1/4" = 1'

4'6" HEIGHT 3'10" WIDTH
CEDAR GATE

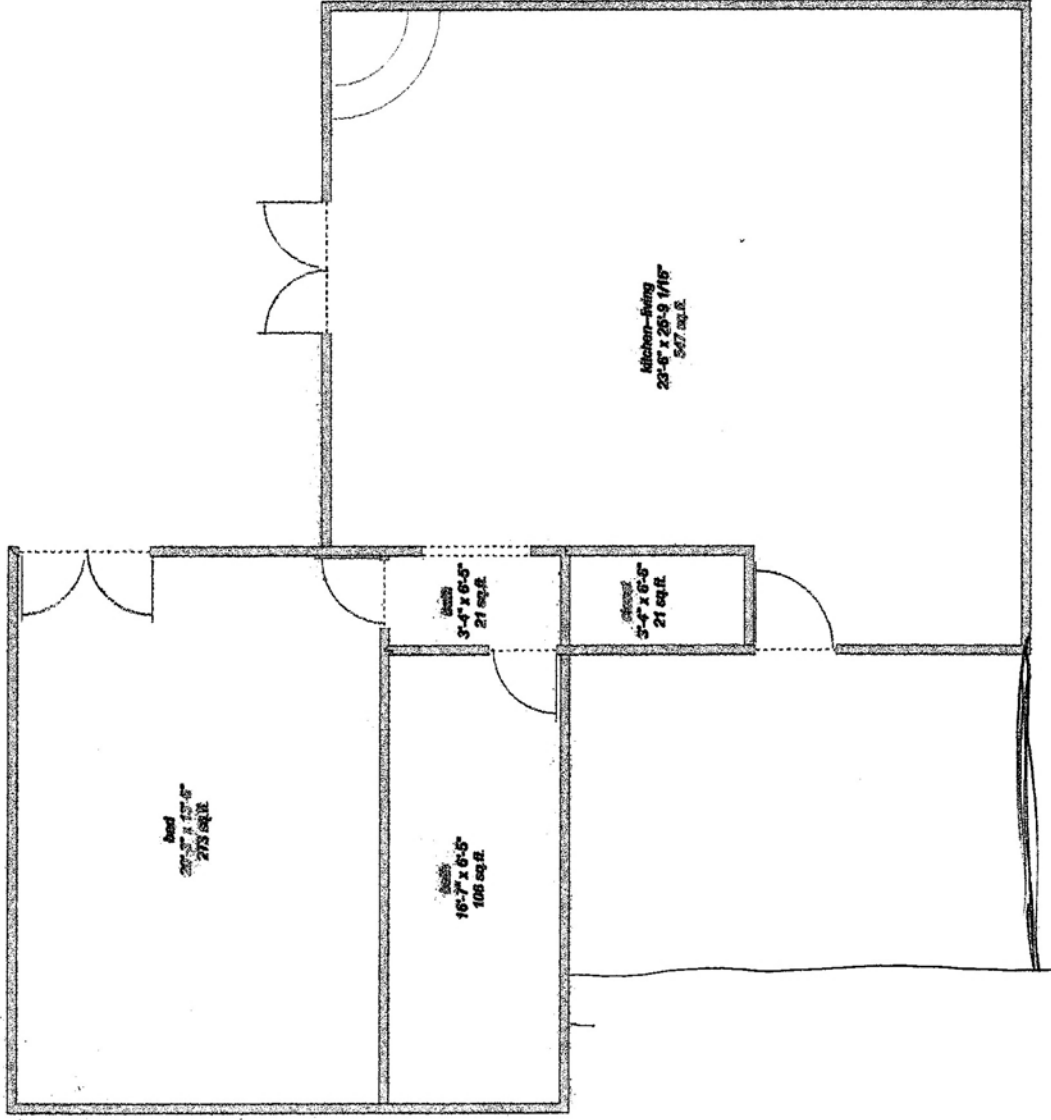


EL REY SUEDE (118) STU
ON GARDEN WALLS

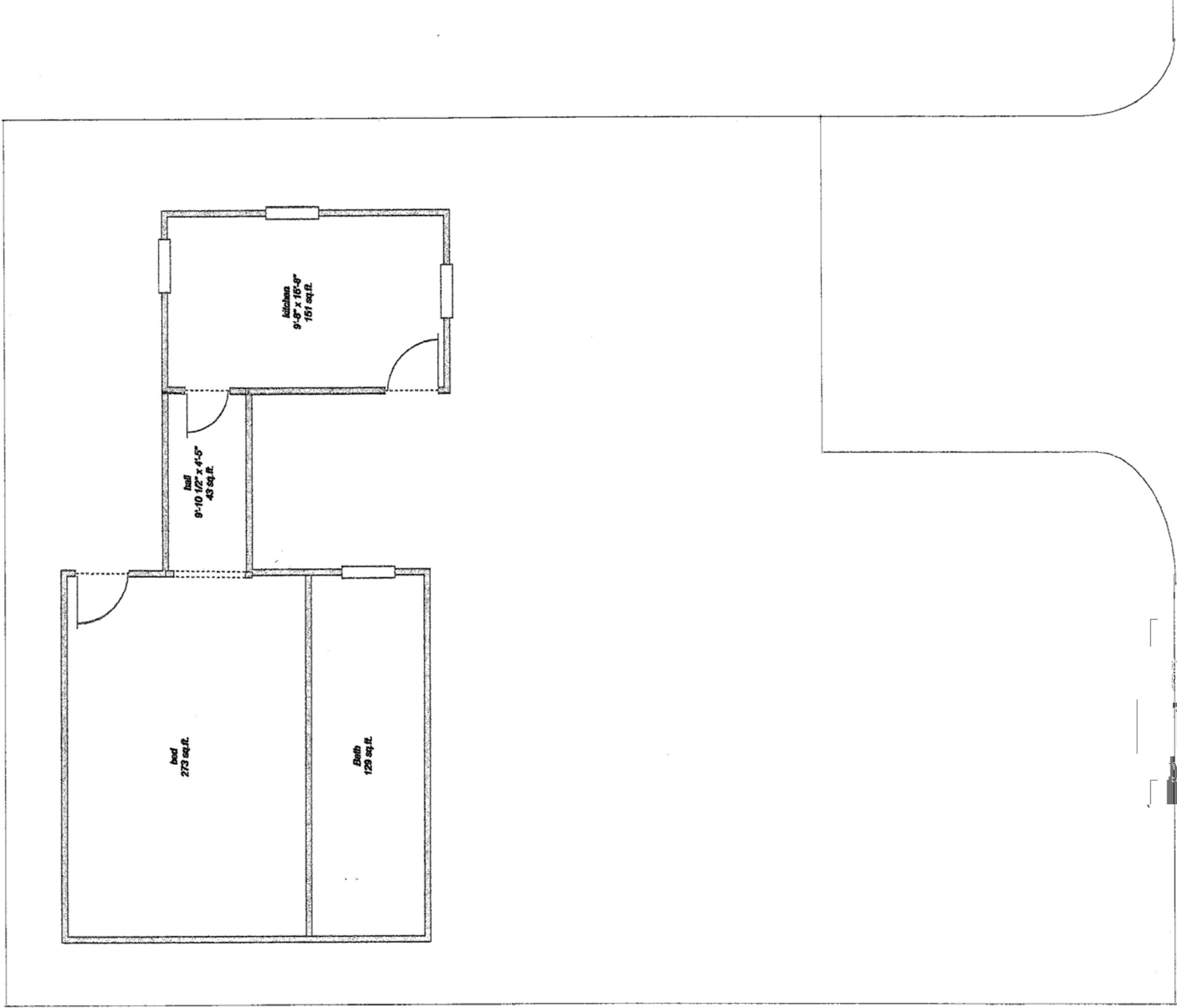
EXTERIOR GATE
TYPICAL
1"=1'



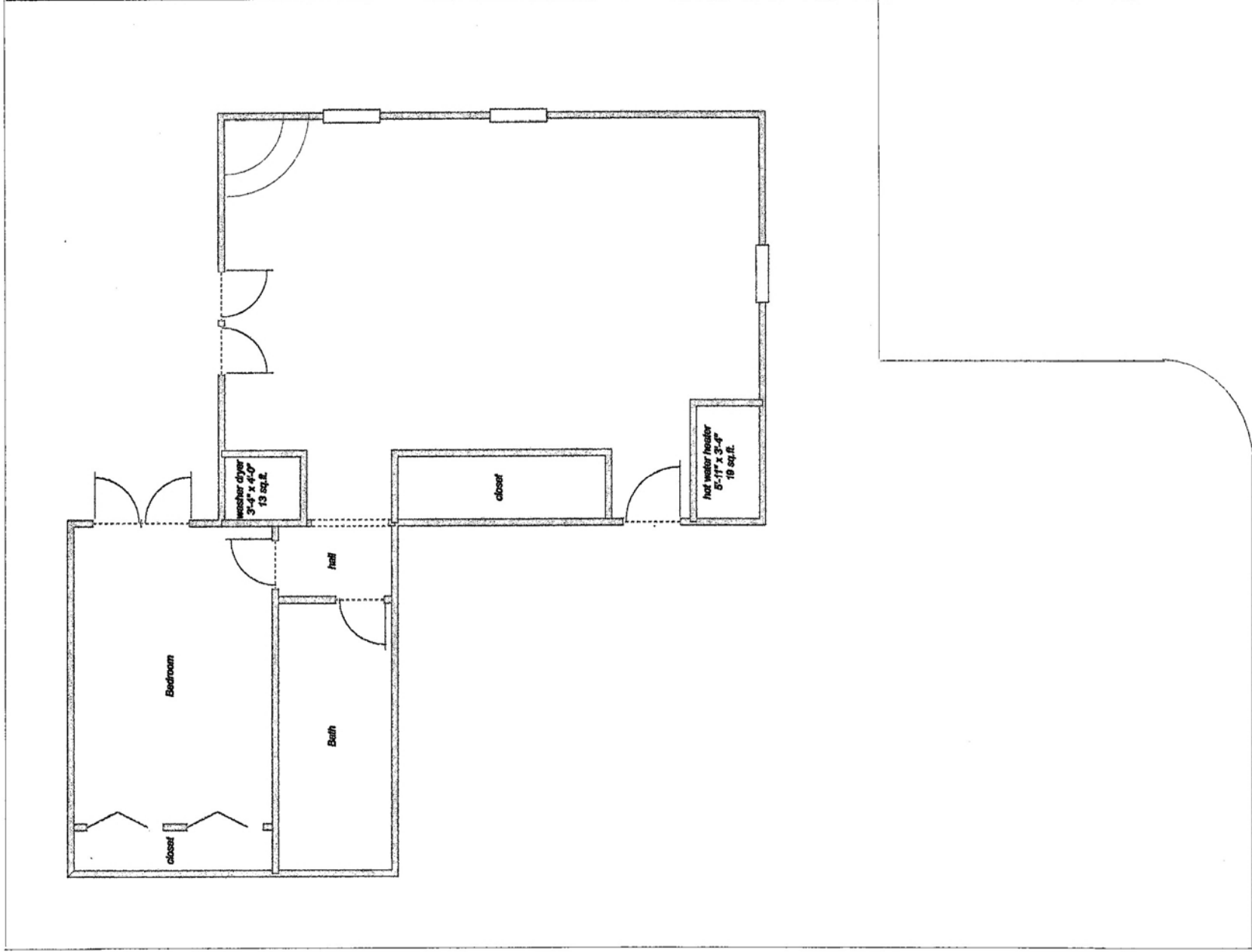
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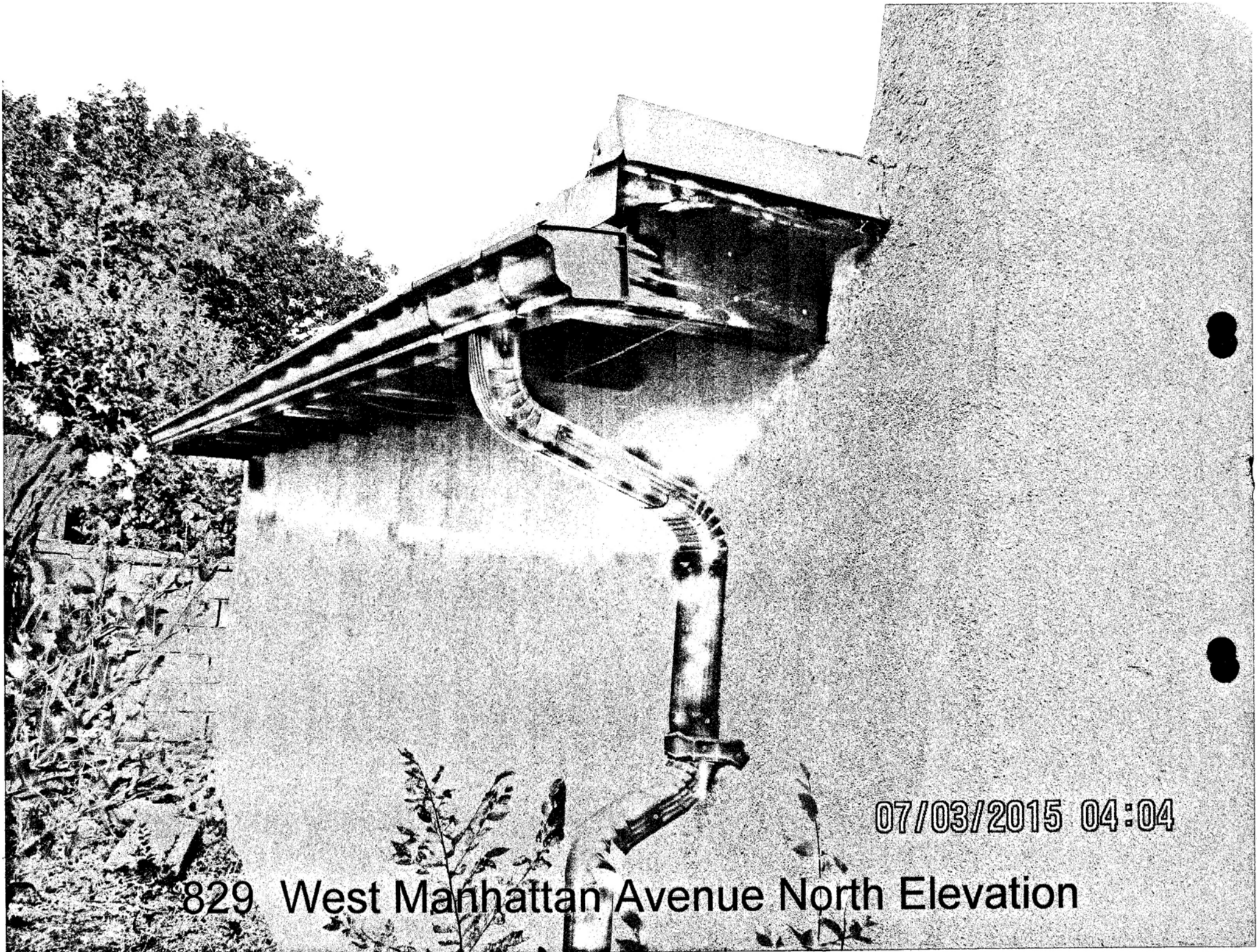
Preference



Historic STATUS CONFORMING OPTION

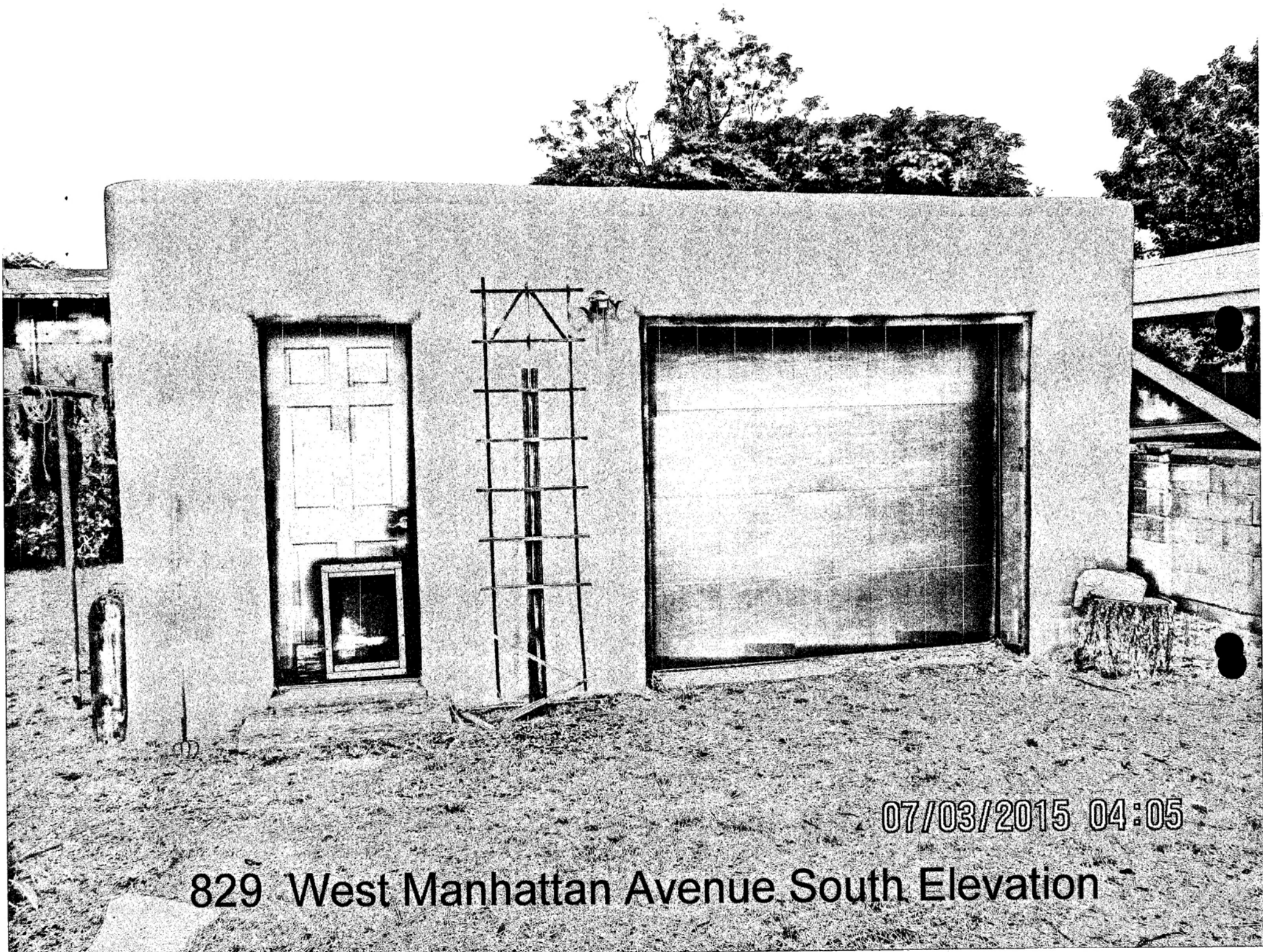


HISTORIC STATUS CONFORMING
WITH EXCEPTIONS



07/03/2015 04:04

829 West Manhattan Avenue North Elevation



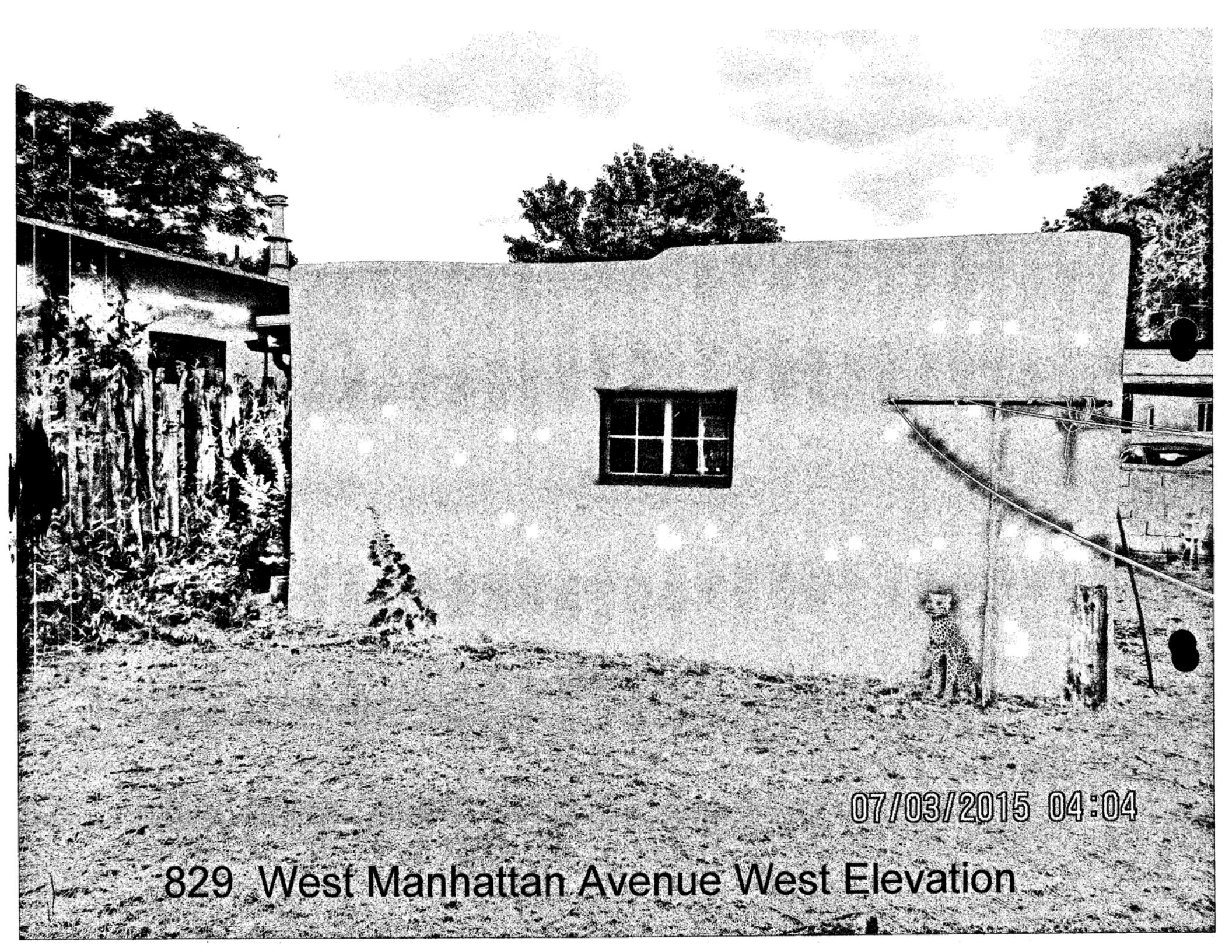
07/03/2015 04:05

829 West Manhattan Avenue South Elevation

A black and white photograph showing the exterior wall of a building. The wall is light-colored and has a slightly textured appearance. On the left side, there is a window with a dark frame. The window is partially obscured by a dark shadow. On the right side, a chimney is visible, extending upwards from the roofline. The sky is bright and clear. The overall image has a grainy, high-contrast quality.

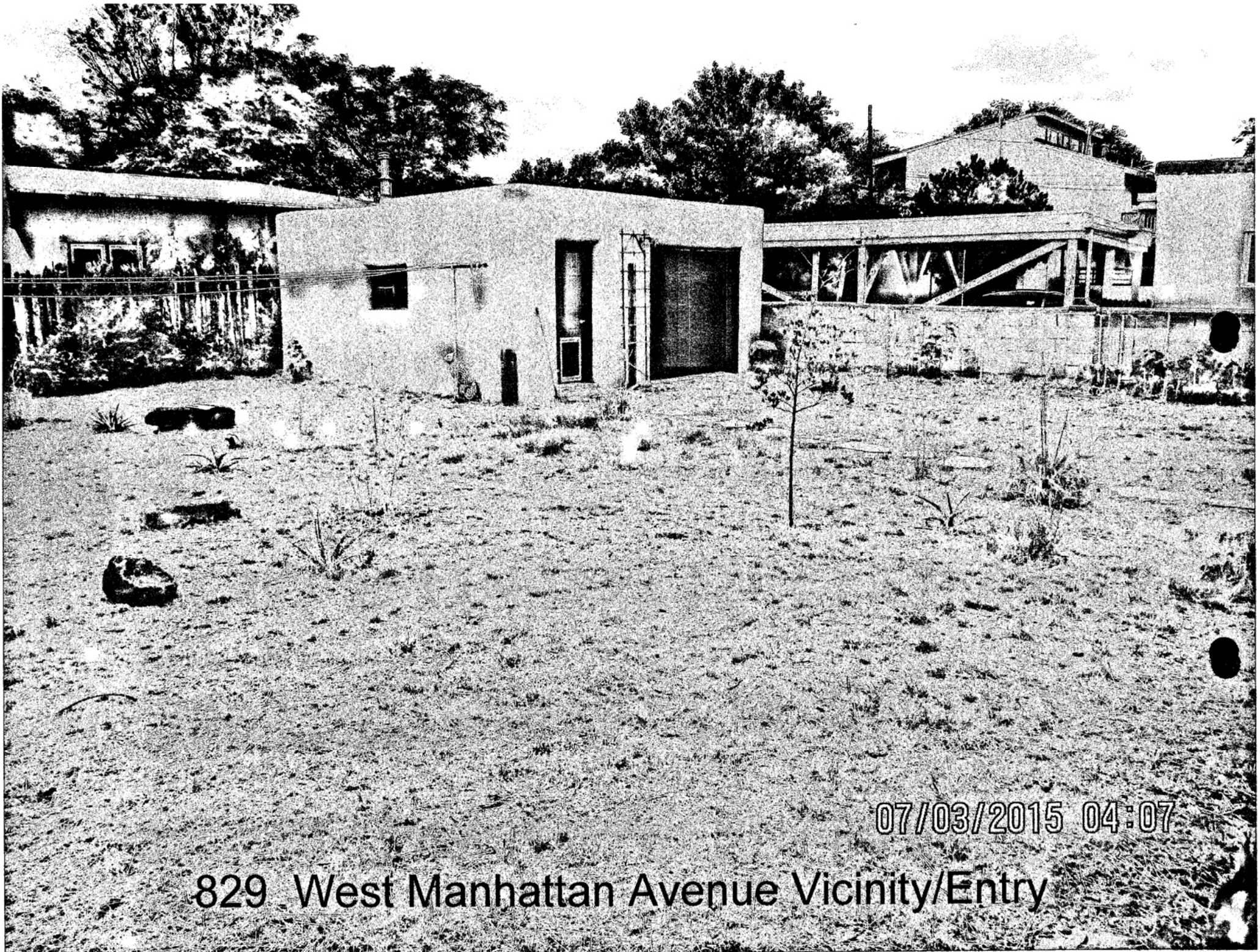
07/03/2015 04:06

329 West Manhattan Avenue East Elevation



07/03/2015 04:04

829 West Manhattan Avenue West Elevation



07/03/2015 04:07

829 West Manhattan Avenue Vicinity/Entry



City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address: 829 WEST MANHATTAN AVENUE
Date Submitted:	Proposed Construction Description: REMODEL GARAGE
Property Owner of Record: JON JAYET	TOTAL ROOF AREA: 2408
Applicant/Agent Name:	
Contact Person Phone Number: (505) 204-3426	
Zoning District: R-21	Lot Coverage: 30 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: 77 Minimum: 7 2 nd Front? 7 Proposed Rear: 85 Minimum: 15 Proposed Sides: L ___ R ___ Minimum: 5
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 12.3 Maximum Height: 14 or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed 4 Accessible _____ Minimum: 3
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	** Commercial Requirement
Terrain: <input type="checkbox"/> 30% slopes _____	

* Requires an additional review conducted by Technical Review Division.
 ** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

JON JAYET [OWNER APPLICANT AGENT
 PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE: Jon Jayet DATE: 7-10-2015

To Be Completed By City Staff: Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___ <input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___ <input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___ Notes: _____	
Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: <u>lead lot needs to be verified through a certificate of compliance prior to permit. subject to approval of driveway permit.</u> REVIEWER: <u>Zach Thomas</u> DATE: <u>7.10.15</u>	

City of Santa Fe, New Mexico

memo

DATE: January 26, 2016
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation *DR*

CASE # H-15-077B

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: bldg. ht. calc.
fence ht. calc.

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the exception requests have been met with additional testimony at the hearing. Staff finds that the applicant did not meet all criteria for both exceptions. Otherwise, this application complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

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 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.

On November 10, 2015, the HDRB confirmed the contributing historic status with the west elevation designated as the primary elevation.

Now, the applicant proposes to remodel the property with the following two items.

1. The garage will be remodeled as an accessory structure. A 506 square foot addition will be constructed at the southwest corner of the structure. Two exceptions are requested to place an addition not 10' back from a primary elevation and to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

The existing structure will be repaired and its height will be increased from 9' 2" to 11' 2". The addition will be 12' 2" high where the maximum allowable height is 14' 3". The existing structure will be restuccoed with El Rey cementitious "Suede" and the addition will be stuccoed with cementitious "Buckskin".

2. The existing 48" high chainlink fence on the west lotline, existing drawings lacking, will be removed and replaced with a stuccoed yardwall at 4' high or 4-5' high. The maximum allowable height for the Juanita Street frontage is 56". A 46" wide pedestrian gate design with a 4' high section of yardwall is submitted.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD

(i) Do not damage the character of the streetscape

The proposed addition will be one foot taller in height to differentiate it from our garage structure. The cladding will be a different color and finer texture than the garage structure is currently. The addition will also have a twenty five foot setback from our west property line. This will provide a green space which is in line with the Guadalupe historic district.

Staff response: Staff does not agree with this statement, since there is no description about the character of the streetscape and the Westside-Guadalupe Historic District standards have no language about "green space" and their relevance to expanding the building larger than code allows. Stucco color and texture are details that will be very challenging for future staff to retain.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

The current garage has a substandard roof and deteriorating foundation. We would like to not only restore our unusable garage structure, but we would like to also create a living space for future family use. Without exceeding maximum allowable square footage the addition proportions would not be proportionate to the main home and would not provide functional living space.

Staff response: Staff agrees with one of the two statements, since there has been no professional assessment reports submitted regarding the preservation of the roof and foundation, just a report for repairs. The consultant may not be aware of the New Mexico Earthen Structures code.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The addition will be non-competing with the garage structure both in height and stucco finish and color. The historic discernable west façade window and sill will be restored and brought back to originality. This will be in line with the heterogeneous character of the Guadalupe Historic District.

Staff response: Staff does not agree with this statement, since there is no description of why this design option is chosen over other options available, such as a free-standing structure or a height exception request for a second story on this structure.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

The double lot backyard is approximately 4000-sq ft. and can easily support an addition which would exceed the maximum allowable addition. We currently do not benefit from our double lot property.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

The inadequate size of the garage for intended use and inferior construction dictates not only repair, but also a change of use. The location of our non-building code compliant garage structure limits our ability to utilize our property. The inability to use the structure as a living space for family in relationship to the size of the lot is damaging to my family.

Staff response: Staff is unsure whether or not the garage meets minimum standards. According to the Permit Division Director, there are no code requirements for garage size.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Allowing an addition exceeding fifty percent of the garage structure would provide proportionate and harmonious architecture to the neighborhood. It would also be more proportionate to the existing home.

Staff response: The applicant has not provided any information about neighborhood structures. When examining the GIS map, neighborhood structures appear to contain structures of greatly varying sizes.

EXCEPTION TO PLACE ADDITION LESS THAN 10' FROM PRIMARY ELEVATION

- (i) Do not damage the character of the streetscape

With the West wall designated as primary and the location of the structure in the North East corner; the only functional option is the attachment of an addition to the West primary corner. The addition itself would extend to the south and would not impede visually from our primary west façade of our current garage structure.

Staff response: Staff agrees with this statement, but the applicant has not responded to the criterion.

- (ii) Prevent a hardship to the applicant or an injury to the public welfare

The highest and best utility of the double lot property would be to incorporate a guest home which is non-competing and harmonious with the main home. The inability to include an addition on our double lot property to its highest and best use would be financially devastating.

Staff response: Staff disagrees with this statement. Precedent-setting federal litigation (regarding Pennsylvania Station in NYC as Penn Central Transportation Co. versus New York City) specifically determined that the highest and best use of a property in historic districts shall not be mandated. This was a watershed case that all historic preservation courses look at.

- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

By improving the non-functional structure and incorporating an addition not only will the neighborhood aesthetics of the Guadalupe Historic District be improved, but a living space will be provided for our family.

Staff response: The applicant did not respond to the criterion as it relates to setback from the primary elevation.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

All of the Guadalupe Historic District is comprised of high density construction with perimeter stucco walls or coyote fencing. The double lot at 829 W Manhattan has a cyclone fence surrounding the back yard "field". We will replace the non-historic wire fence with a stuccoed four foot high wall.

Staff response: The applicant did not respond to the criterion as it relates to setback from the primary elevation.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

The garage was built in the 1950's without adherence to common building codes. It is now in need of modern repairs. Without said repairs it will deteriorate and eventually be lost.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

The West façade corner attachment of an addition would provide the most harmonious addition to our garage structure. The addition would not visually block the west primary façade.

Staff response: Staff agrees with this statement.

Application Proposal Letter – 829 West Manhattan Avenue

In 2009 I purchased the property at 829 W Manhattan Ave. The main home was constructed in the 30's and is adobe with framed interior walls. The home is 1340-sq ft. +/-; and consists of two bedrooms and one bath. The home sits on a corner lot. Lot 1 is 5000-sq ft. and lot 2 is 2903'-sq ft. These lots have been joined legally to form the 7903-sq ft. lot. There is also a 400-sq ft. garage structure built in the 50's in the far Northeast corner of the lot.

The garage structure is only 17' deep on the interior and has a center adobe wall supporting the sloped roof, splitting the structure into two rooms. The side of the garage which is to accommodate cars is 10 ½' wide. The code for a single car garage is 14' wide by 22' deep. The garage is too small to use for vehicle storage and therefore has been used as a storage building. X

I would like to convert the garage structure into a guest home. The back yard is almost 4000 square feet and can easily support a 950-sq ft. guest home. Even with an addition to the garage the lot coverage would be less than 33%.

The garage roof is constructed of 2 x 6 sub-standard roof joists which are deflecting. The rear (North) foundation is also compromised from 50 years of water runoff which didn't have any guttering until I purchased it in 2009. In 2006 a new stucco El Rey (Suede 118) cladding was performed by the Gonzales' prior to listing the property for sale.

7' In order to repair the foundation a buttress foundation pinned to the existing foundation must be installed along the North and East walls. The roof slopes to the North on a 12 to 2 slope. The 2 x 6 sub-standard roof joists need replacing and the back (North) wall needs to be elevated. The interior ceiling height on the North wall is 7'2". The minimum code for any interior wall is 8' minimum. The parapet on the East, West and South walls need to be removed in order to accommodate a bond beam of concrete and steel. The bond beam will hold the walls together and support new roof joists of adequate size. The bond beam needs to be at least 10" tall minimum. The North side of the structure would be elevated 18-24" taller in height. I will replicate the West side step down façade parapet in the same dimensions as the property has now. The step down West parapet is also found in the main home.

I would also attach an addition to the South side of the structure. This addition would consist of a 2 x 6 framed living space, to be used as a guest home. This addition would be one foot taller and would differentiate from the garage structure both in height, color and stucco finish. The addition would have a sand finish stucco (El Rey Buckskin 106) and the original garage structure will be plastered with (El Rey Suede 118) in a more granular finish. The addition would also have a level parapet whereas the garage structure would maintain the stepped down parapet. The addition would be 30' from the street and 26' from the west property line. We would replace the current wire fence on the west property line with a four to five foot cmu stuccoed wall. The parking area would have a 46" wide seven slated gate in the northeast corner. We will stucco the garden walls with same (El Suede 118) stucco that we will use on the existing garage

structure and that is also found on the main home and current garden walls. I would put a garden on the North side of the addition with a catchment system.

50% Addition Exception – 829 West Manhattan Avenue:

- I. The proposed addition will be one foot taller in height to differentiate it from our garage structure. The cladding will be a different color and finer texture than the garage structure is currently. The addition will also have a twenty five foot setback from our west property line. This will provide a green space which is in line with the Guadalupe historic district.
- II. The current garage has a substandard roof and deteriorating foundation. We would like to not only restore our unusable garage structure, but we would like to also create a living space for future family use. Without exceeding maximum allowable square footage the addition proportions would not be proportionate to the main home and would not provide functional living space.
- III. The addition will be non-competing with the garage structure both in height and stucco finish and color. The historic discernable west façade window and sill will be restored and brought back to originality. This will be in line with the heterogeneous character of the Guadalupe Historic District.
- IV. The double lot backyard is approximately 4000-sq ft. and can easily support an addition which would exceed the maximum allowable addition. We currently do not benefit from our double lot property.
- V. The inadequate size of the garage for intended use and inferior construction dictates not only repair, but also a change of use. The location of our non-building code compliant garage structure limits our ability to utilize our property. The inability to use the structure as a living space for family in relationship to the size of the lot is damaging to my family.
- VI. Allowing an addition exceeding fifty percent of the garage structure would provide proportionate and harmonious architecture to the neighborhood. It would also be more proportionate to the existing home.

West Façade Attachment Exception - 829 West Manhattan Avenue:

- I. With the West wall designated as primary and the location of the structure in the North East corner; the only functional option is the attachment of an addition to the West primary corner. The addition itself would extend to the south and would not impede visually from our primary west façade of our current garage structure.
- II. The highest and best utility of the double lot property would be to incorporate a guest home which is non-competing and harmonious with the main home. The inability to include an addition on our double lot property to its highest and best use would be financially devastating.
- III. By improving the non-functional structure and incorporating an addition not only will the neighborhood aesthetics of the Guadalupe Historic District be improved, but a living space will be provided for our family.
- IV. All of the Guadalupe Historic District is comprised of high density construction with perimeter stucco walls or coyote fencing. The double lot at 829 W Manhattan has a cyclone fence surrounding the back yard "field". We will replace the non-historic wire fence with a stuccoed four foot high wall.
- V. The garage was built in the 1950's without adherence to common building codes. It is now in need of modern repairs. Without said repairs it will deteriorate and eventually be lost.
- VI. The West façade corner attachment of an addition would provide the most harmonious addition to our garage structure. The addition would not visually block the west primary façade.

Jorge Gonzalez, P.E.

P.O. Box 5483
Santa Fe, NM 87502-5483

Telephone (505) 695-6008
e-mail: n261jgpe@aol.com

December 31, 2015

Jon Jayet
200 Rendon Road.
Santa Fe, NM 87501

RE: 829 West Manhattan – Shed/Garage
Structural Evaluation - Opinion

Dear Mr. Jayet:

Per your request, this letter is to address the structural integrity of the shed or garage at the rear of the lot at the above reference location.

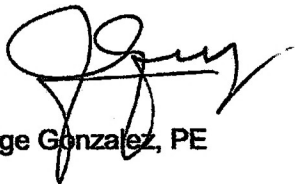
These structures were typically built in an era of little or no regulation codes (Unburned Clay Masonry Sect. 2405). They were built with rubble or no foundation. The adobe or mud wall met no specifications and in need of continuous maintenance.

In order to stabilize the structure, reduce wall cracks and deterioration, it is my opinion and recommendation to perform the following.

- Install a perimeter rim concrete foundation along the bottom of the walls.
- Remove the roof structure and install a reinforced bond beam embedded to the top of the walls. Install a new roof to meet clearance and code.

Details of the above can be provided in order to obtain a building permit.

Sincerely



Jorge Gonzalez, PE





City of Santa Fe
Public Works Department
Permit to Access Public Right-of-way

APPLICANT NAME Jon Jayet
ACCESS PERMIT NUMBER 15-07-12

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

SITE ADDRESS OR LOT NO 829 W. Manhattan Ave

NAME OF SUBDIVISION (IF APPLICABLE) _____

THE WORK IS TO COMMENCE ON OR ABOUT Nov. 2015

THIS PERMIT EXPIRES 1-17-16

CONDITIONS NOTED:

This Permit provides legal access from private property onto a public right-of-way and is governed by the requirements of City Code Chapter 23 – Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Prior to commencing construction, the property owner shall contact the Streets & Drainage Maintenance Division located at 1142 Siler Road (955-3000) regarding the need for a *Right-of-way Excavation & Restoration Permit*; and the Planning and Land Use Department located at 200 Lincoln Avenue (955-6955) regarding the need for a building permit. This permit does not constitute review and approval of Americans with Disabilities Act (ADA) requirements.

Approved per attached

Exhibit "A"

REVIEWED AND SIGNED BY Jade Jucero DATE 7-17-15

DRIVEWAY INSPECTED BY _____ DATE _____

FEE PAID \$100⁰⁰ RECEIPT # 0241379



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 829 W. Manhattan Ave.

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Area [] Westside-Guadalupe []
(from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []

PROJECT PROPOSAL: REMODEL - ADDITION TO EXISTING GARAGE

CONSTRUCTION COST: \$ 95,000

BASE FEE: \$ _____ + EXCEPTION: \$ _____ + POSTER: \$ _____ = TOTAL: \$ 50.00

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage) 2 streets

OWNER: JON JAYET PHONE #: 505-204-3426

OWNER MAILING ADDRESS: 200 RENDON RD. SAN

CITY, STATE, ZIP CODE: SANTA FE, N.M. 87501

EMAIL: JJinc.855@COMCAST.NET

APPLICANT: _____ PHONE #: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: 7/2/2015 Case Planner: Glisa Roach

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____

(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**