



City of Santa Fe, New Mexico

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

David Coss, Mayor

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

Project description: Construct an approximately 572 sq. ft. carport to a height of 11' where the existing height is 11'6" on a non-contributing building.

Project number: 10-10100006

Case number: H-10-006

Project type: HDRB

PROJECT LOCATION (S): 234 Irvine St.

PROJECT NAMES:

OW - Eden Kark
Santa Fe, NM 87501

234 Irvine St.
505-660-8802

AP - Eden Kark
Santa Fe, NM 87501

234 Irvine St.
505-660-8802

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, January 12, 2010, acted on the above referenced case. The decision of the board was to approve the application on the condition that any new light fixtures be approved by staff before a building permit is submitted.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 15-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. 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 building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.



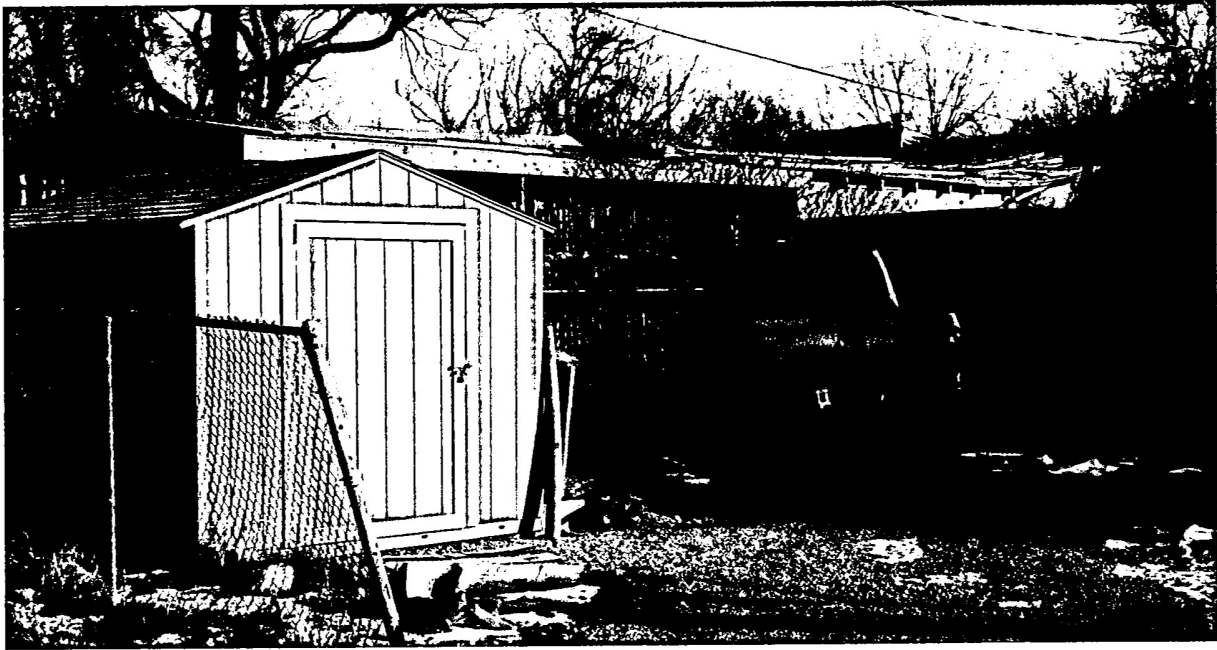
Photographs of proposed construction project at 234 Irvine Street.



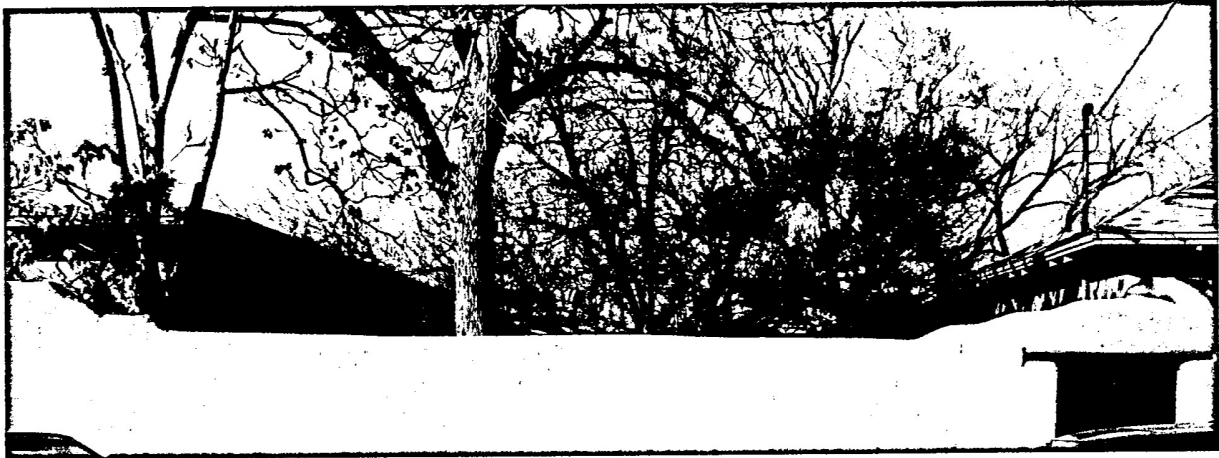
North view. Not visible from street. Blue tarp covering plywood



West view from Ambrosio Street.



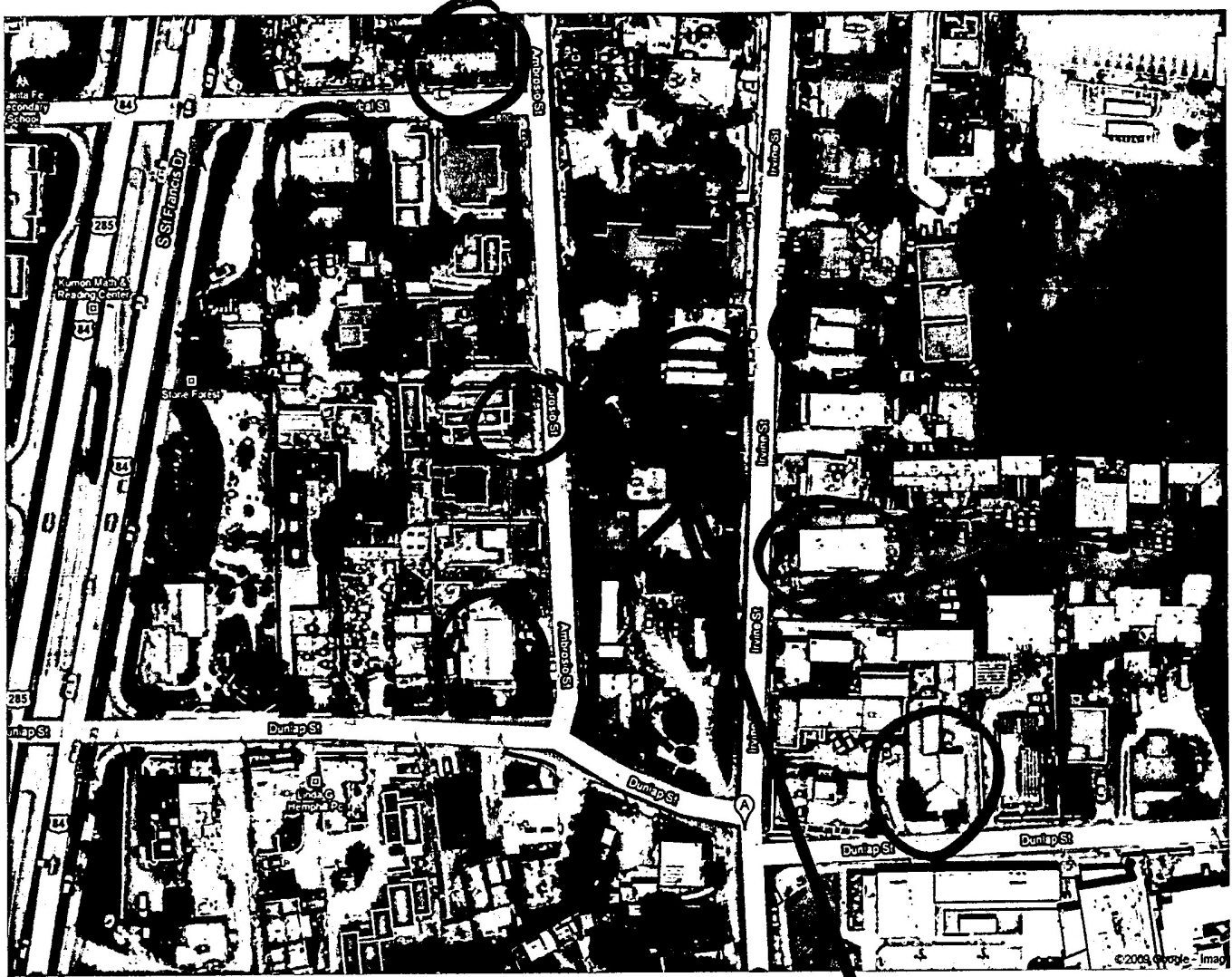
Southwest view through neighboring lot, on Ambrosio Street.



East view, from Irvine Street.

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.



TIN ROOFS

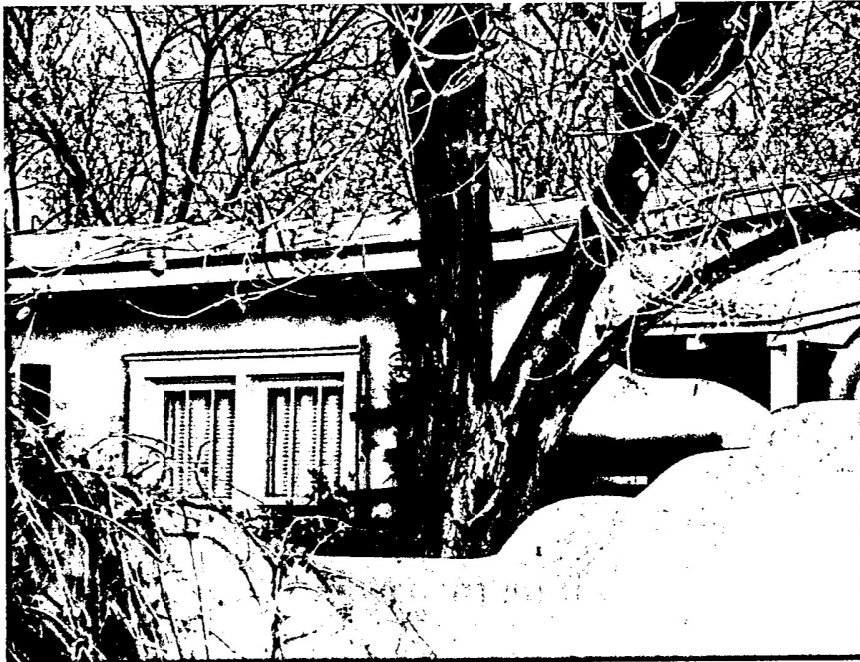
234 IRVINE ST

14 Metal Roofs in the vicinity of 234 Irvine Street

235 Irvine Street



234a Irvine Street



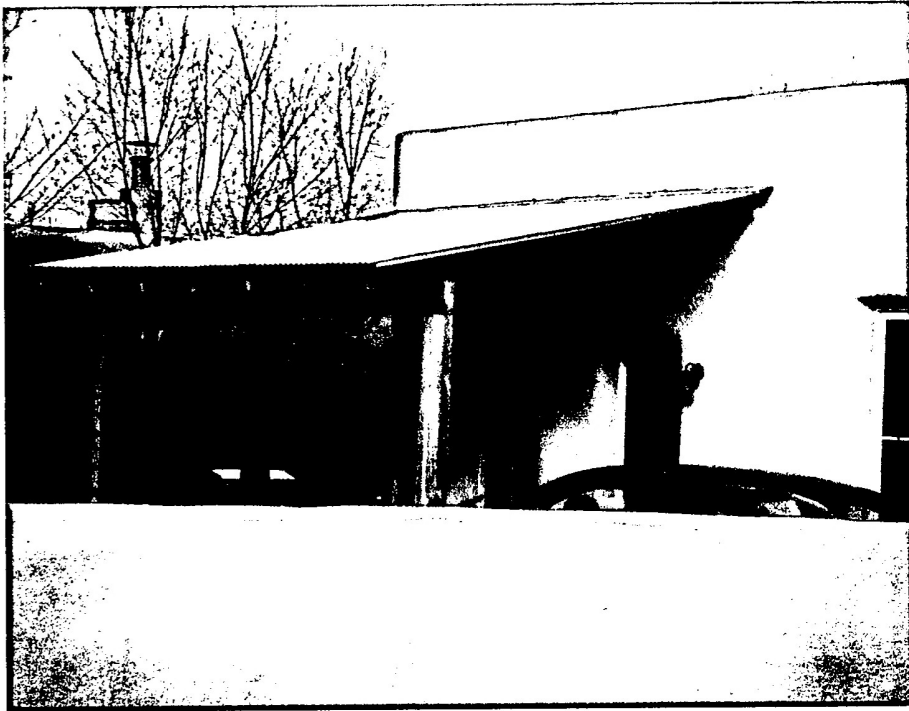
225 Irvine Street



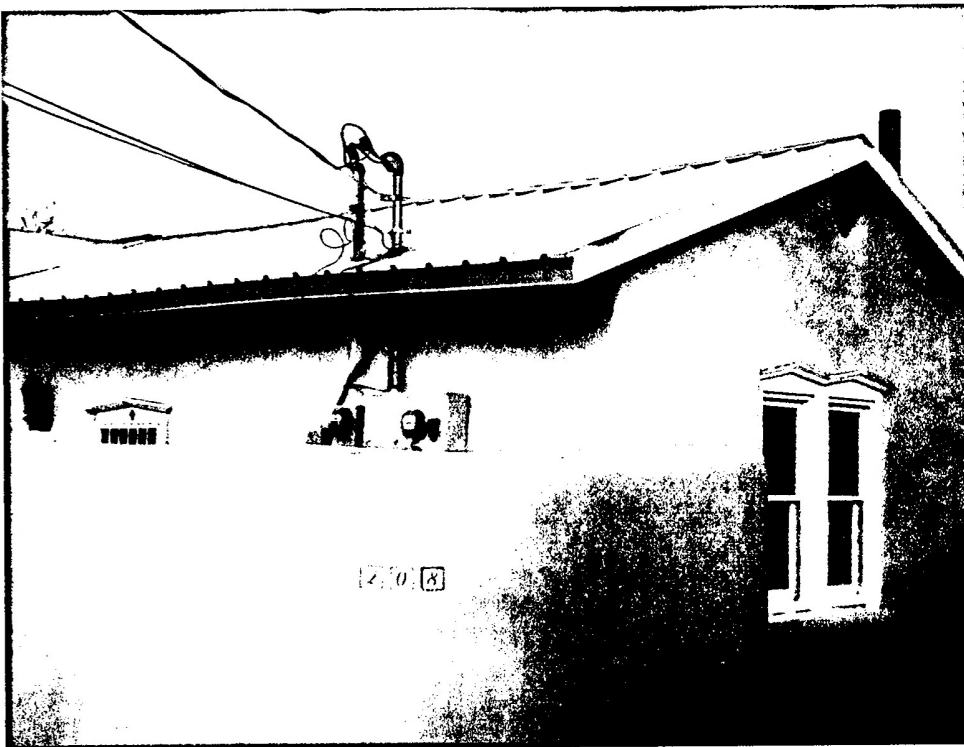
211a Irvine Street



202 Irvine Street



208 Ambrosio Street



209 Ambrosio



Street

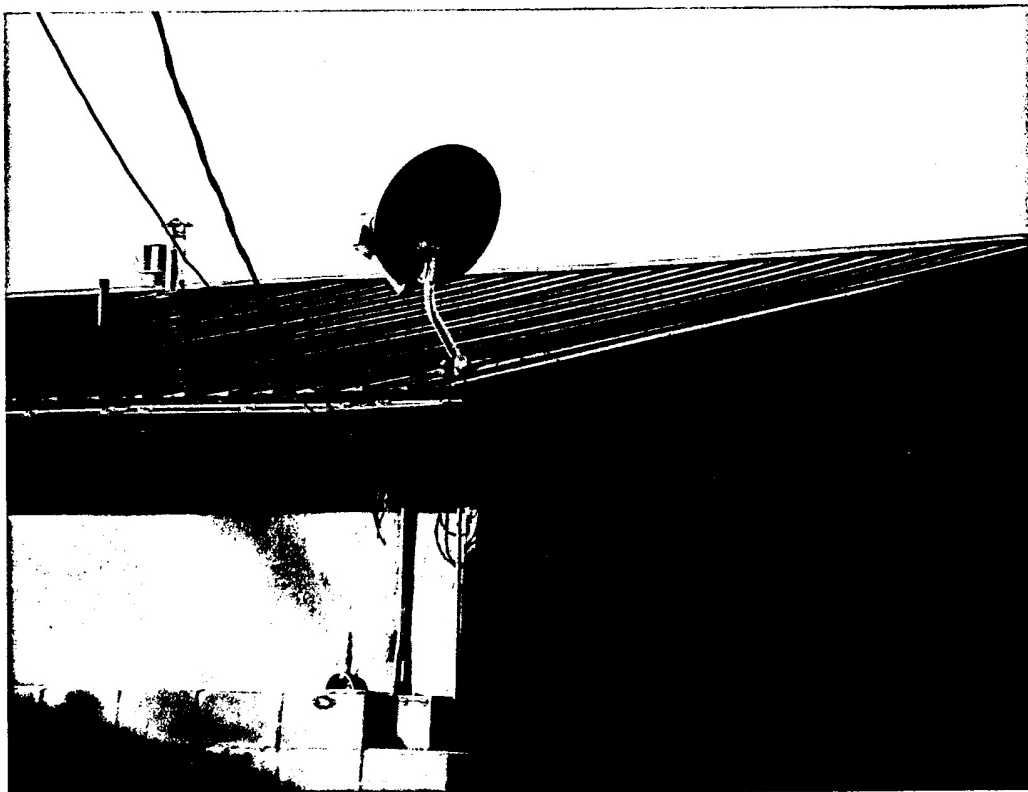
901 Roybal



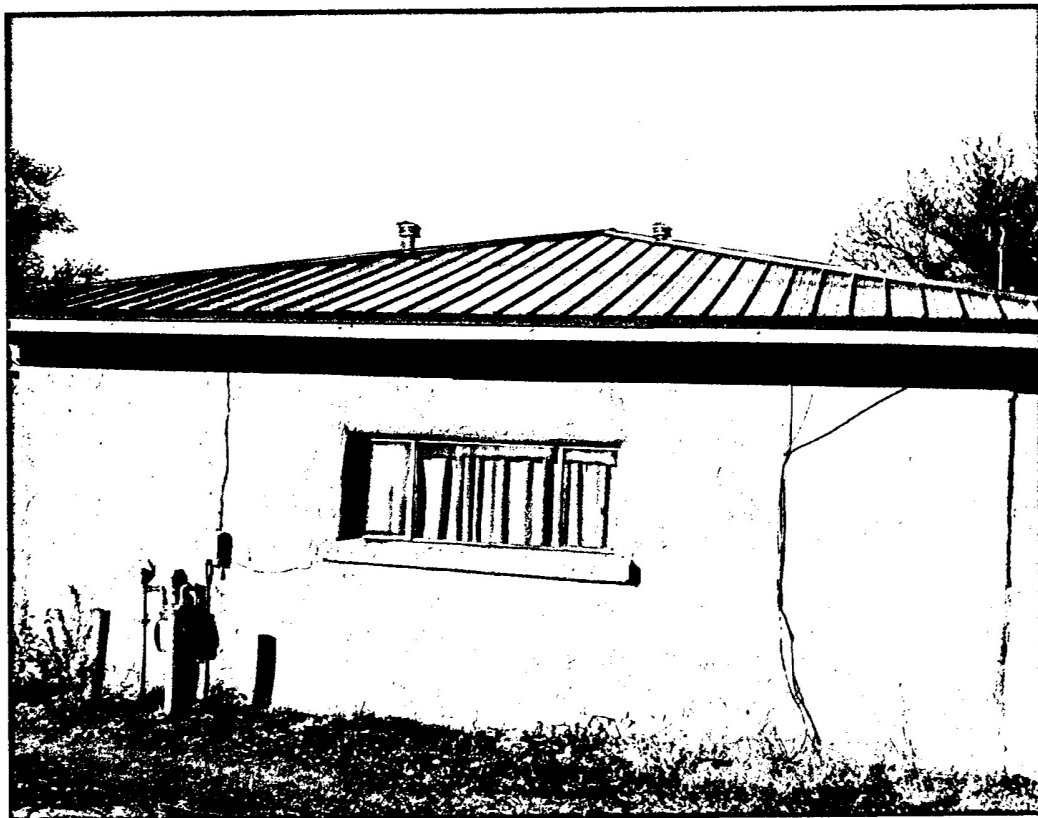
813 Dunlap Street



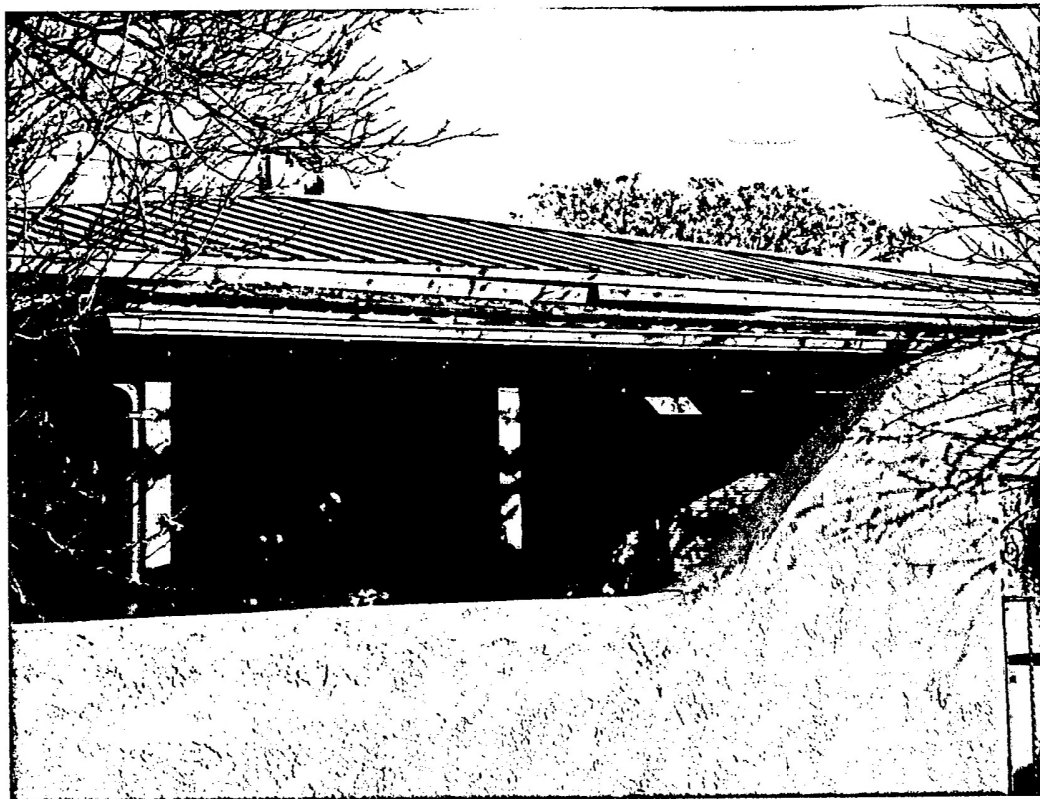
818 Dunlap Street



304 Irvine Street



753 Dunlap Street



803 Agua Fria



234 Ambrosio Street





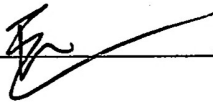
Preliminary Zoning Review Worksheet

City of Santa Ana Land Use Department - Building Permit Division

To Be Completed By Applicant:

Date Submitted: 12/09/09	Site Address: 234 IRVINE ST, 87507
Property Owner of Record: EDEN KARKK	Proposed Construction: CARPORT (new)
Applicant Name: Villa de San Ignacio	Address: [Handwritten]
Phone Number: 951 660-8802	TOTAL ROOF AREA: 1196 sq. ft.
Agent Information:	Agent Phone Number:

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

APPLICANT/AGENT  DATE 12/09/09

To Be Completed By Staff:

Zoning District Overlay: RM-7 H-2000

Subdivision: Lot: Block: Permitted Use:

Accessory Use:

Special Exception:

Variance:

Prohibited Use:

- Historic Escarpment Flood Zone

ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		YPR
Approved Development Plan(s)	Yes		YPR
Existing Drawing Site Plan*	Yes	ALL	YPR
Proposed Drawing Site Plan*	Yes	ALL	YPR
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	YPR
Approval Letters	Yes	ALL	YPR
Accessory Structure Affidavit	Yes	ALL	NA
Zero Lot Line Affidavit	when 0 lot line exists		NA

* 1":100' or larger or as approved by staff

Staff: 

Setbacks:

Front: Provided 20 Required 20 2nd Front Provided _____ Required _____
 Left Side: Provided 5 Required 5 Right Side: Provided 5 Required 5


ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete
Address of Property	OK
North Arrow	OK
Graphic Scale	OK
Information Table (upper right hand corner of site plan)	
a. Zoning:	
b. Overlay Districts: <u>HISTORIC</u>	
c. Flood Zone:	n/a
d. Use of buildings: <u>kos den</u>	
e. Number of parking spaces Provided <u>2</u> Required <u>2</u>	OK
f. Parking and isle dimension	OK
g. All building separation(s) on and off the property (10' separation required for all structures.	OK
h. All Setbacks from property lines	OK
i. Height of Structures Proposed <u>11</u> Required <u>18</u>	OK
j. Lot Coverage Proposed <u>35%</u> Required <u>40%</u>	OK
k. Open Space and square footage (if required)	OK
l. Access on and off the property	OK
m. Driveway and visibility Triangle Dimensions	OK
n. Bicycle Parking Requirement Provided _____ Required _____	
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	
Any existing easements of record	
Street names	
Vicinity Map	

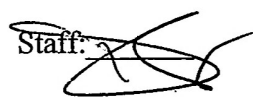
Preliminary Approval:

Preliminary Approval with conditions: 3' 20' from curb
Please ensure curbside on street side

COMMENTS: _____

REVIEWER: 

DATE: 12-09-01

Staff: 

City of Santa Fe, New Mexico

memo

DATE: January 12, 2010
TO: Historic Design Review Board Members
VIA: David Rasch, Supervising Planner Historic Preservation Division
FROM: Marissa C Barrett, Historic Preservation Planner Senior *MCB*

CASE # H-10-006

ADDRESS: 234 Irvine Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that any exterior light fixtures are approved by staff before a building application permit is submitted. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (!) Westside-Guadalupe Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Hipped Cottage style, single family residence located at 234 Irvine Street was constructed in 1927. The building has received minor alterations and is listed on the Official Map as contributing to the Westside-Guadalupe historic district. The pitched roofed accessory building located at the rear of the lot has been majorly altered through the years and is listed on the Official Map as non-contributing.

The owner was issued a stop work order by the historic inspector in December 2009 for construction without HDRB approval or a building permit. Work stopped immediately and the owner contacted City staff.

This application proposes the construction of an approximately 572 square foot carport. The carport will attach to the non-contributing building at the west elevation, which faces Ambrosio Street. The carport will be pitched to match the existing building and will be to a height of 11' where the existing height is 11'6". The carport will be simple in design with wood posts. The roof line of the new carport will be extended partly over the existing building to aid in weather protection since the current roof is leaking. The applicant would like to replace the existing roof and cover the new roof with a metal roof in the color Hawaiian Blue. Roofing material details are provided at the end of the packet as well as photographs of similar roofs in the neighborhood.

No work is proposed for the contributing main residence.



Dr. EDEN KARK DOM

234 Irvine St,

Santa Fe, NM 87501

Telephone: (505) 660 8802

Re: Building Permit for 234 Irvine Street

I would like to complete the building of a carport and continue the roof to provide adequate weather protection. The residence adjoining the carport is not a Historic building.

It has a leaking roof and I have been told by several roofers that the existing material is irreparable.

This is an opportune time to create a permanent and watertight roof.

There is a plethora of metal roofs in the immediate surroundings.

It is possible to use a 'torch-down roof' but it is a much less attractive roof and less hardy. A metal roof is both visually pleasing and supremely functional.

Please see the attached specs on the proposed material. It is of the highest quality. I am flexible with regards to color and profile (design).

My preference is for the 'Hawaiian Blue' but I am truly open to unpainted metal if that seems more historically consistent.

I would like to draw attention to the attached photos showing more than a dozen metal roofs in the very immediate surroundings. Also included are a couple of carports with metal roofs.

Many thanks

Eden Kark



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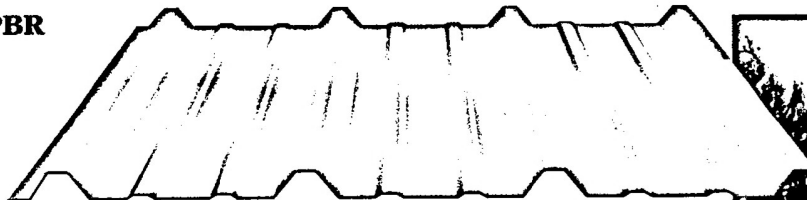
Eden Kark

Premium-Grade Panels



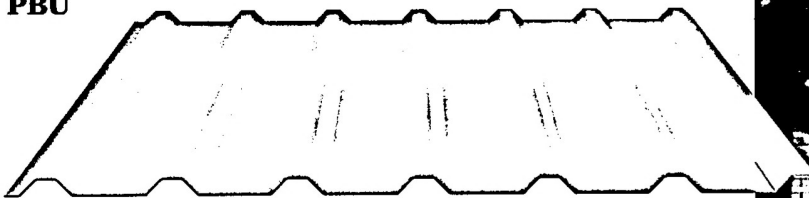
For retail, commercial and industrial applications... NCI Metal Depots Premium Grade Panels are produced on the finest equipment by trained, professional operators to insure the highest quality and consistent product available. This promotes minimal erection problems and down-time. Here at NCI Metal Depots, we know that with quality products erection goes smoothly!

PBR

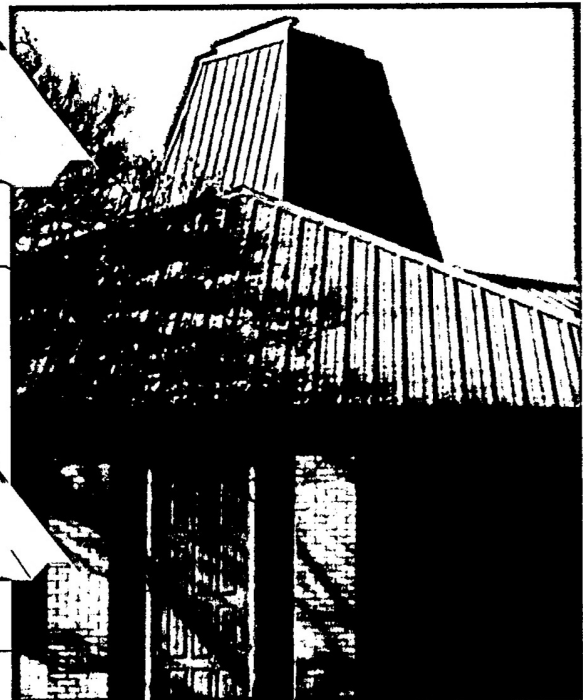


36" coverage

PBU



36" coverage



Premium Painted Galvalume®

- 20-Year Limited Siliconized Polyester Paint Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- PBR/PBU quality...no extra charge!
- Custom lengths available
- Available in Kynar Paint System

Premium Grade Galvalume Plus® Acrylic Coating

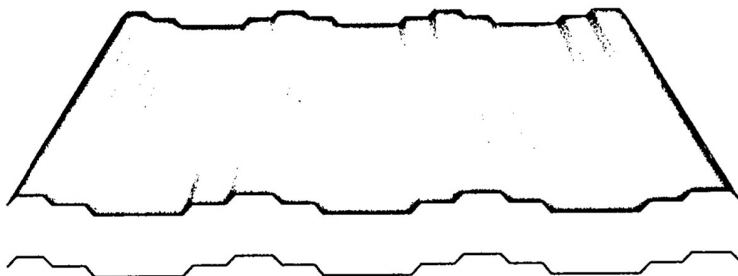
- Reduces hand prints and staining
- 20-Year Limited Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- PBR/PBU quality (PBR/PBU is standard in Premium Grade)
- Premium grade paint systems available over a G-90 coating

Premium Grade Retro-R® Panels

Make an old building look new again!

- 29-gauge Retro-R® Panels
- No need to remove existing sheets
- Siliconized Polyester Paint System
- Galvalume Plus® bare panels

Retro-R®

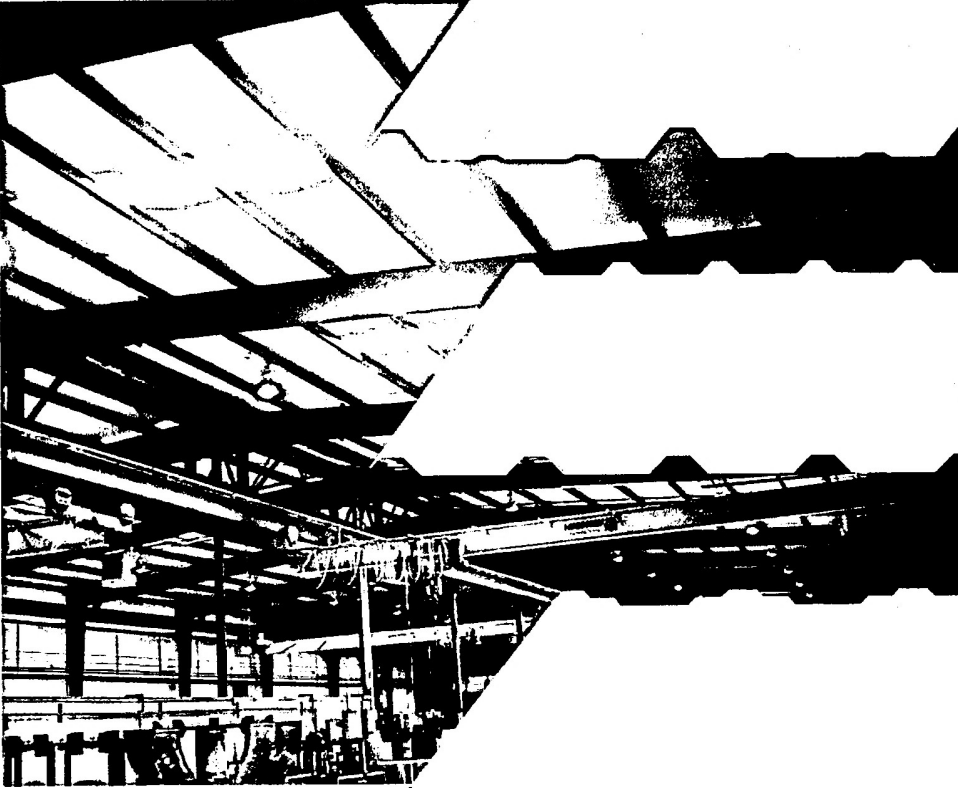


36" coverage



www.metaldepots.com

Light Transmitting Panels



"R" Panel



"U" Panel



Retro-R®



Stormproof®

Need to add a natural source of light to your metal building? NCI Metal Depots' Light Transmitting Panels are the answer!

- "R", "U" and Retro-R® light transmitting panels consist of an 8 oz. high-strength woven roving and is fiberglass reinforced
- Stormproof® Panel is a 5 oz. standard light transmitting panel



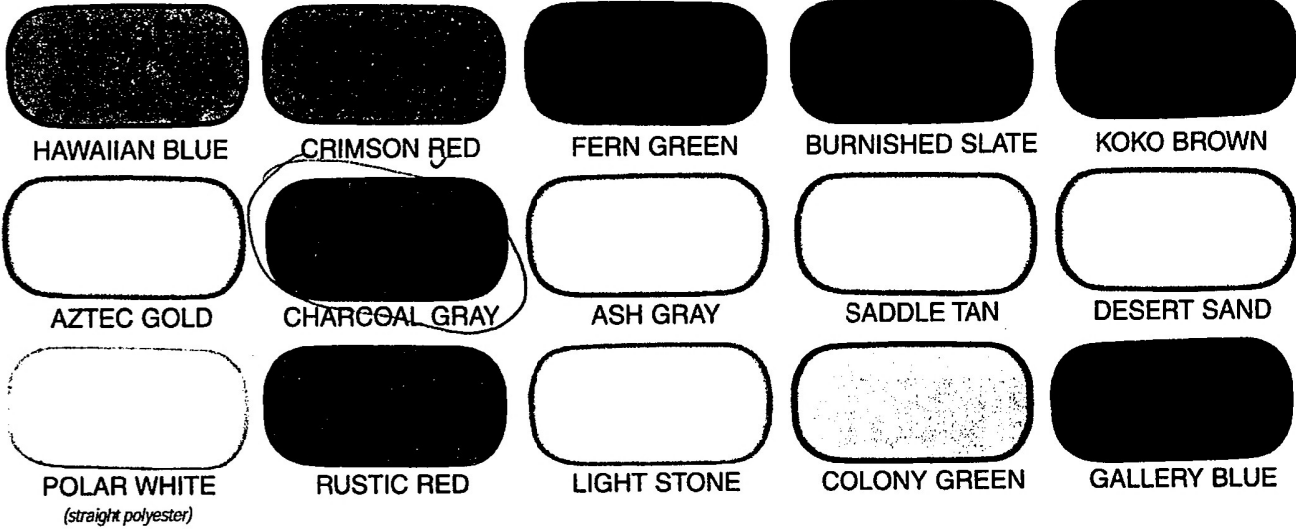
WARNING!

Light transmitting panels are not designed nor intended to bear the weight of any person walking, stepping, standing or resting on them. NCI METAL DEPOTS, DISCLAIM ANY WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, that any person can safely walk, step, stand or rest on or near these light transmitting panels or that they comply with any OSHA regulation.

PBR/"R"	36" coverage, 10'8" length	HW-1509
PBU/"U"	36" coverage, 10'8" length	HW-1542
Retro-R®	36" coverage, 10'8" length	HW-1558
Stormproof®	36" coverage, 10'0" length	HW-1566

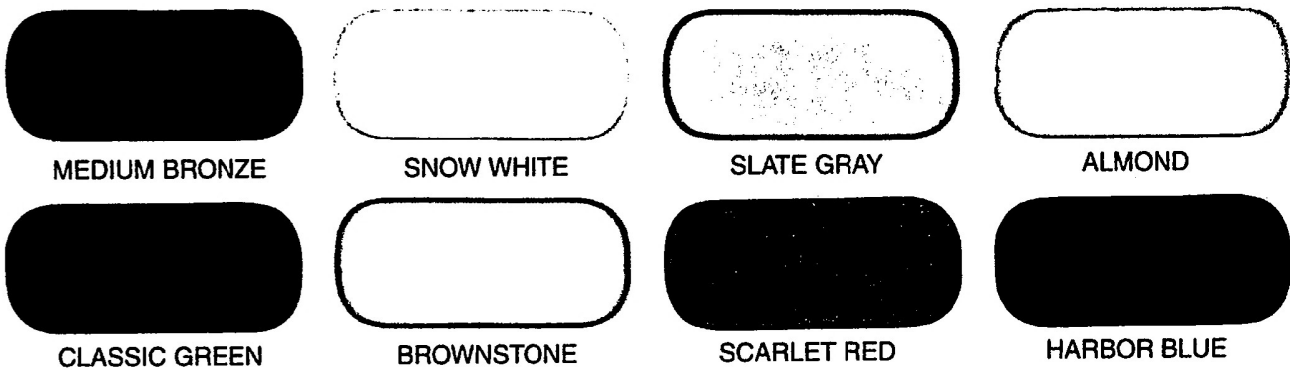
NCI Metal Depots Premium Grade

- Top-grade Siliconized Polyester Paint System
- 20-Year Limited Paint Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- Custom lengths available
- PBR/PBU Panels...No extra charge!



NCI Metal Depots Premium Grade: Kynar Colors

- 20-Year Limited Paint Warranty
- Kynar 500 Paint System
- Superior fade resistance
- Custom lengths available
- PBR/PBU standard



- A 20-Year Limited Paint Warranty available for all siliconized polyester colors upon written request. (Outside the continental United States, please inquire)
- Final color selection should be made from actual color chips
- For the most current information available, visit our website at www.metaldepots.com



COLORS SHOWN ARE FOR APPROXIMATION PURPOSES ONLY AND ARE NOT TO BE CONSIDERED THE ACTUAL COLORS NCI METAL DEPOTS OFFER. FINAL COLOR SELECTION SHOULD BE MADE FROM ACTUAL COLOR CHIPS WHICH CAN BE OBTAINED FROM YOUR LOCAL NCI METAL DEPOTS OUTLET.

234 IRVINE STREET -

CARPORT - ROOF PROPOSAL

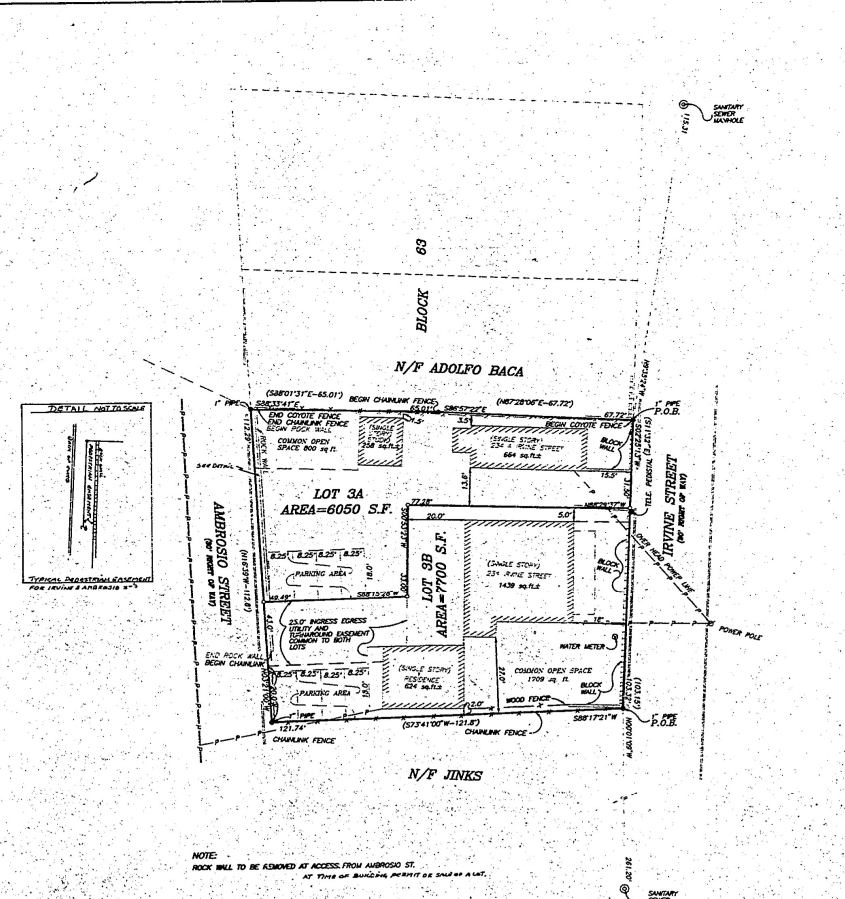
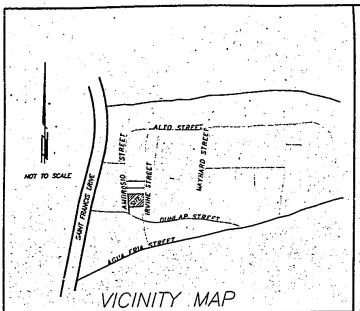


Dr. Eden Kark DOM

Acupuncture, Herbalism,
Bodywork, Nutrition,
Homotoxicology,
Education

tel: (505) 660-8802

email: edenkark@gmail.com
fax: (505) 820-3185
234 Irvine Street,
Santa Fe, NM 87501



DESCRIPTION LOT 3A
LYING AND BEING SITUATE AT 2344 IRVINE STREET,
IN A PORTION OF LOT 3, BLOCK 63 OF RANGE 030N,
RANGE 34S, T12N, R12E, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM
WHENCE A SANITARY SEWER MANHOLE BEARS N07°27'W, 115.31 FEET;
THENCE FROM SAID POINT OF BEGINNING S24°00'00"W, 31.50 FEET;
THENCE N49°15'17"W, 77.28 FEET;
THENCE S04°15'27"W, 43.00 FEET;
THENCE S08°12'27"W, 48.45 FEET;
THENCE N03°10'07"W, 68.29 FEET;
THENCE S08°37'41"E, 65.01 FEET;
THENCE S05°27'22"E, 67.72 FEET TO THE POINT OF BEGINNING,
CONTAINING AN AREA OF 6114 SQUARE FEET OR 15% ALL AS SHOWN
HEREON.

DESCRIPTION LOT 3B
LYING AND BEING SITUATE AT 2344 IRVINE STREET,
IN A PORTION OF LOT 3, BLOCK 63 OF RANGE 030N,
RANGE 34S, T12N, R12E, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT FROM
WHENCE A SANITARY SEWER MANHOLE BEARS S14°05'17"E, 501.00 FEET;
THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;
THENCE N03°10'07"W, 48.00 FEET;
THENCE N08°12'27"E, 48.45 FEET;
THENCE N03°22'57"E, 77.28 FEET;
THENCE S02°23'17"W, 71.82 FEET TO THE POINT OF BEGINNING,
CONTAINING AN AREA OF 6119 SQUARE FEET OR 15% ALL AS SHOWN
HEREON.

- REFERENCED DOCUMENTS
- 1) PLAT OF SURVEY SHOWING LINES IN QUADANGLE NEIGHBORHOOD
NATURALLY PORTIONS OF RANGE 34S, BLOCK 63, RANGE 030N,
BY JOSEPH L. PACHO ON 20th, OCT., NOV., DEC., 1877.
 - 2) PLAT SHOWING SURVEY OF PROPERTY FOR JEROME LAMBERS
NUMBERS 234 & 2344 IRVINE STREET, SOUTH PORTION OF
LOT 3, BEING PL. 4007 OFFICIAL MAP, SANTA FE, NEW MEXICO,
BY PLAT BOOK 18, PAGE 20 AT THE SANTA FE COUNTY CLERK'S
OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

ACAT	3-15-74
SANITARY SEWER	DATE
WOOD	3-14-94
WATER	DATE
WINDMILL	3-15-74
PUBLIC SERVICE CO. OF N.M.	DATE
W. E. Engle	3-15-94
GAS CO. OF N.M.	DATE

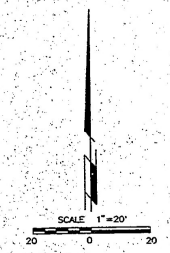
- NOTES:
- 1) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE
AT THE TIME OF DEVELOPMENT.
 - 2) STORM MANAGEMENT REQUIREMENTS SPEC. 14-80, SHALL BE COMPLIED
WITH AT TIME OF BUILDING PERMIT APPLICATION.
 - 3) PORTANT TO SPEC. 14-80, A CAPITAL IMPACT FEE HAS BEEN ASSESSED
ON THESE LOTS. AMONG OTHERS TO BUILD SUGAR CONTACT STAFF
AT CITY HALL.

DEDICATION AND AFFEAS
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDEVELOPED OWNERS
HAVE CAUSED TO BE DIVIDED THOSE LINES SHOWN HEREON. THE
SAID DIVISION IS MADE WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DECISIONS OF SAID OWNERS. QUANTITY
CONFORMS ARE GRANTED EGRESSIVE SHOW AND TO EXISTING
UTILITIES NOT SHOWN. OTHER EGRESSIVE ARE GRANTED AS SHOWN.
THE DIVISION CONTAINS 0.113 ACRES, MORE OR LESS. THERE
IS NO RESERVATION OF PUBLIC ROADS OR THE RESPONSIBILITY OF THE LOT OWNER.
THIS DIVISION LIES WITHIN THE PLANNING AND PLATING
JURISDICTION OF THE CITY OF SANTA FE, N.M.
OWNERS
Ken Maynard 3/14/94
NOT APPROVED
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SIGNED, ACKNOWLEDGED AND
SUBSCRIBED BEFORE ME BY KEVIN MATHIAS, 1994
THIS 18 DAY OF March
Kevin L. Chavez 3/19/94
NOTARY PUBLIC MT. COMMERCE, N.M. EXPRESS

REVIEWED BY CITY OF SANTA FE
Alvin D. Matting 4/26/94
TECHNICAL REVIEW DIRECTOR DATE
Clayton 4/27/94
PLANNING COMMISSION DATE
Alvin D. Matting 5-26-94
REPRESENTING DIRECTOR DATE
APPROVED BY THE CITY SURVEY REVIEW COMMITTEE
Valerie M. Boyette *Marjorie Long*
CHAIRMAN SECRETARY

LEGEND
BOUNDARIES ARE DERIVED FROM PLATS OF SURVEY SHOWING LINES IN
QUADANGLE NEIGHBORHOOD, BEING PORTIONS OF RANGE 34S, BLOCK 63,
BY JOSEPH L. PACHO ON 20th, OCT., NOV., DEC., 1877.
• DENOTES REBAR, OR AS SHOWN FOUND
○ DENOTES REBAR, OR AS SHOWN SET

BOUNDARY DATA IN PARENTHESES IS FROM PRIOR PLATS OR
DOCUMENTS



SURVEY PLAT PREPARED FOR
KEN MAYNARD
SHOWING THE DIVISION OF 2344 AND 2344
IRVINE STREET, BEING PARCEL 43 OF THE
TITLE CLEARANCE ASSISTANCE AND SURVEY
MONUMENTATION PROJECT.

FLOOD ZONE
THIS PROPERTY LIES WITHIN ZONE C AREAS OF ANNUAL FLOODING
AS SHOWN ON F.L.R.M. COUNTY PANELS 350070-0005 R. DATED 7-2-80.

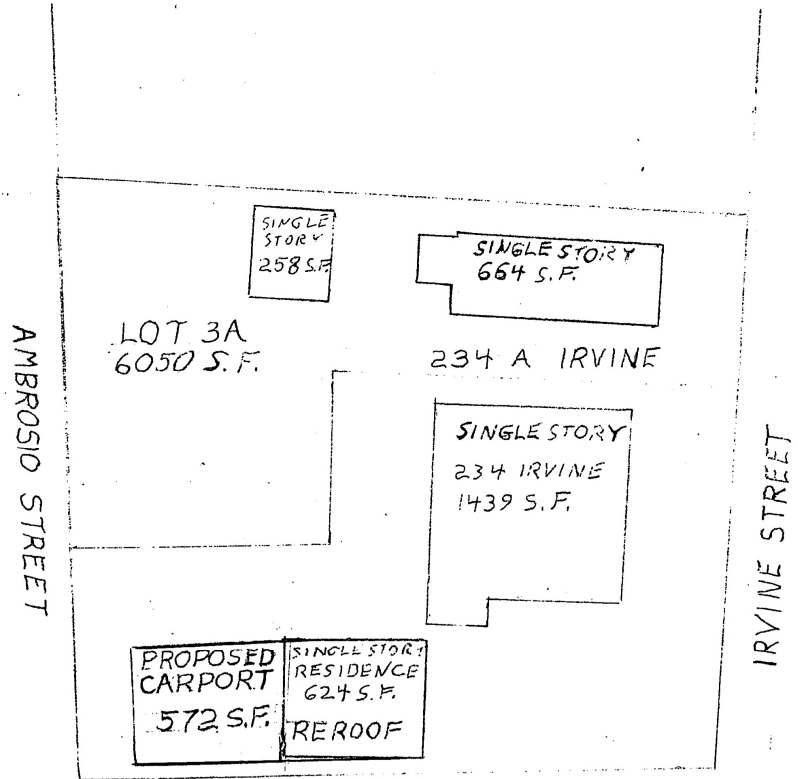
THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND
EASEMENTS OF RECORD.
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF
A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 17th
DAY OF MARCH 1994, AND TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
PLAT ARE CORRECT, TRUE AND MEET THE NECESSARY STANDARDS FOR
LAND SURVEY IN NEW MEXICO.
Clayton
CLAYTON C. DAWSON, M.S.P.L.S. 2014



804-248
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD ON 03/15/94, DAY OF
MARCH, 1994, AT 10:55 A.M. AT THE OFFICE OF
CLAYTON C. DAWSON, M.S.P.L.S. 2014, ONE OF THE
NOTARIES OF SANTA FE COUNTY.
Witness my hand and seal of office
this 15th day of March, 1994.
County Clerk, Santa Fe County, N.M.
Clayton C. Dawson
CLAYTON C. DAWSON

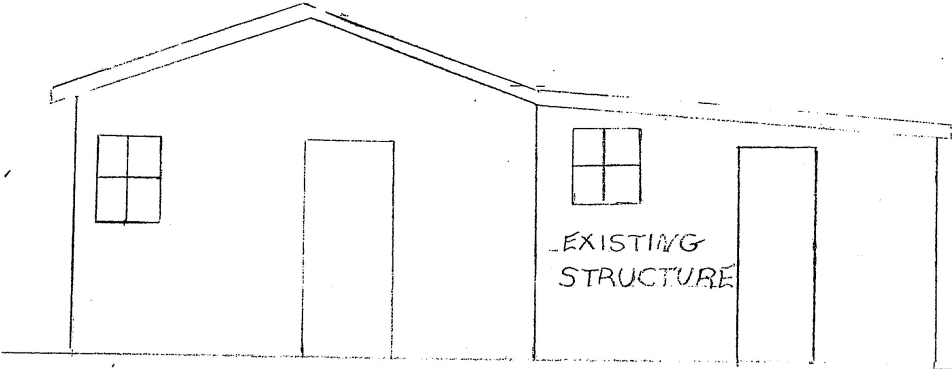
DAWSON SURVEYS, INC.
PROFESSIONAL LAND SURVEYORS
918 MERCER STREET
SANTA FE, N.M.
FILE# 2420 PLAT DATED 11/03/94

94-74

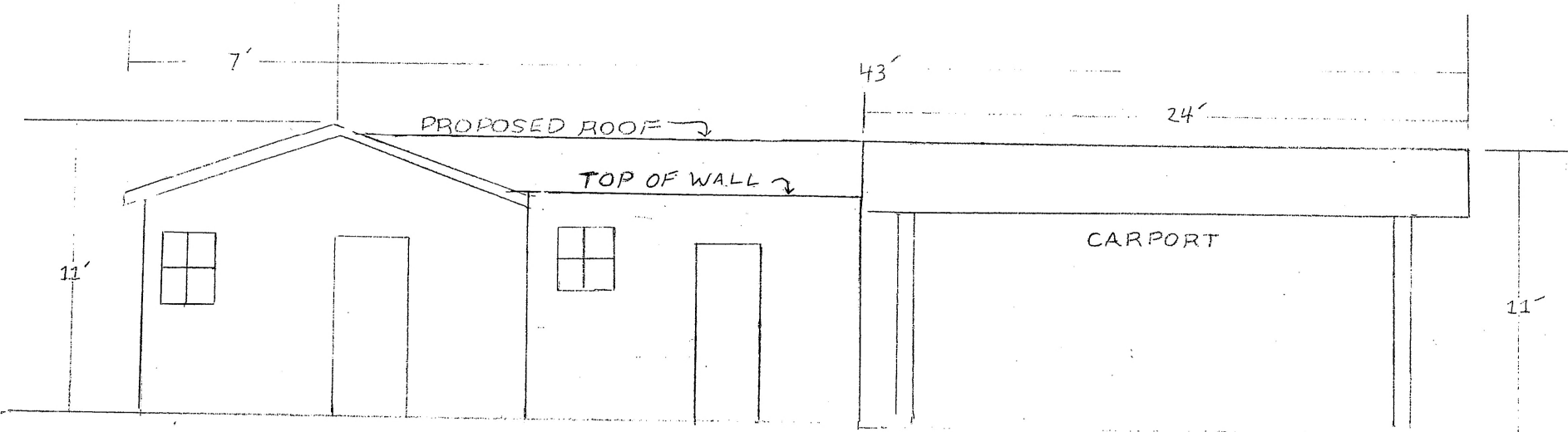


234 IRVINE STREET | SCALE: 1" = 20' |

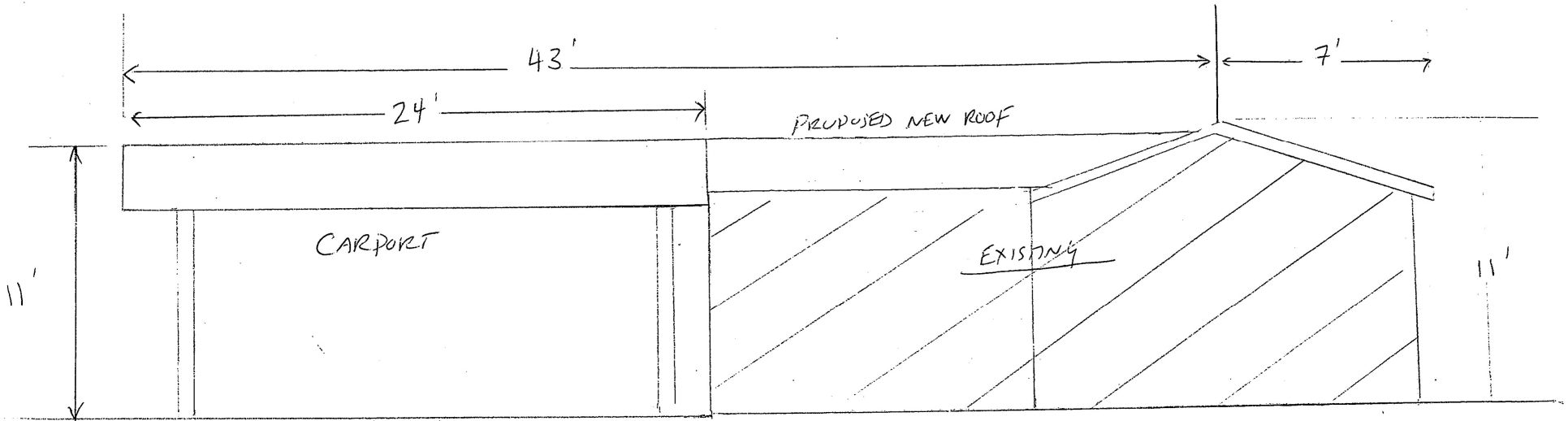
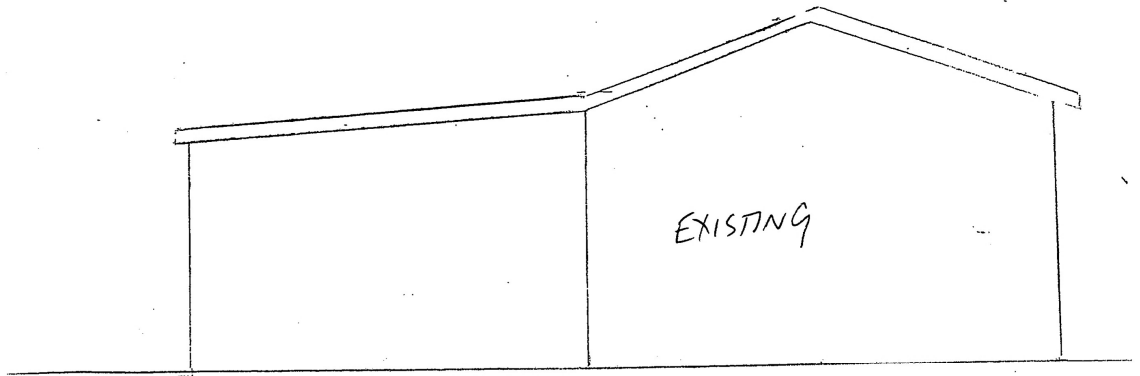
CARPORT - NORTH ELEVATION
 SCALE: 1/4" = 1'



<input type="checkbox"/>	Historic District Review	
<input type="checkbox"/>	Landmarks Review	
<input type="checkbox"/>	Environment Arch. Review	
<input type="checkbox"/>	APPROVAL	<i>Light fixtures</i>
<input checked="" type="checkbox"/>	CONDOMINIUM APPROVAL	<i>7-3-00</i>
<input type="checkbox"/>	PROJECT	
NAME <i>Shawn Woods</i>		DATE <i>Jun 12, 2000</i>

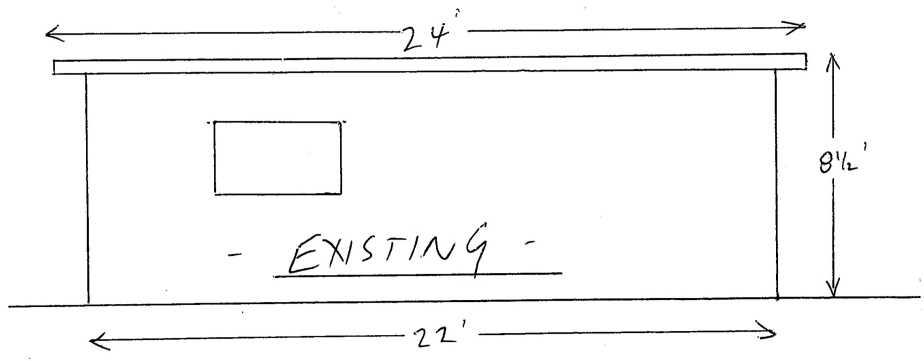
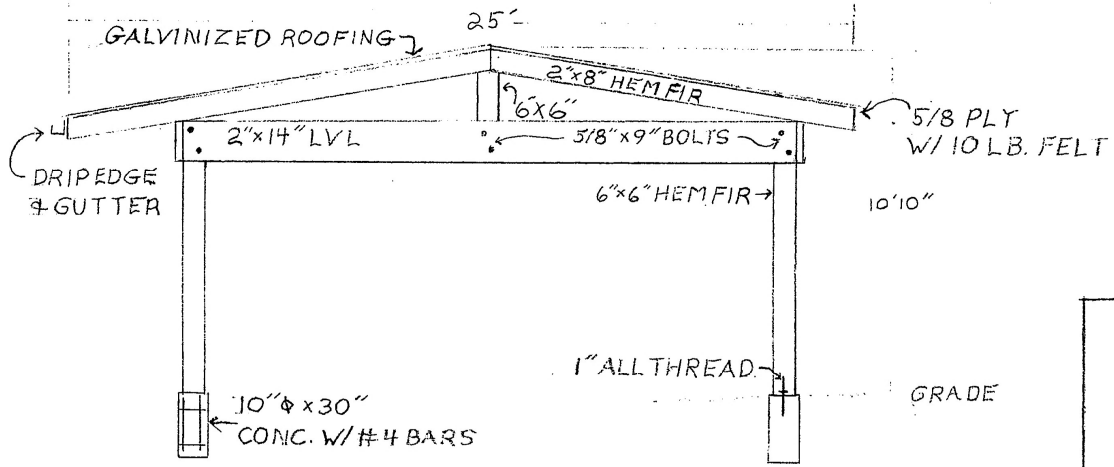


CARPORT SOUTH ELEVATION
SCALE: 1/4" = 1"

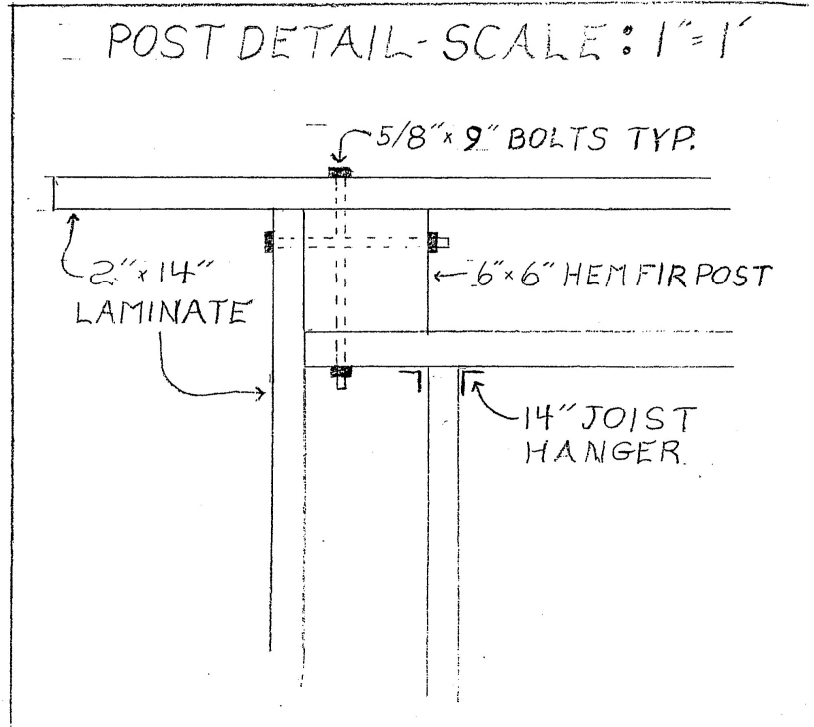


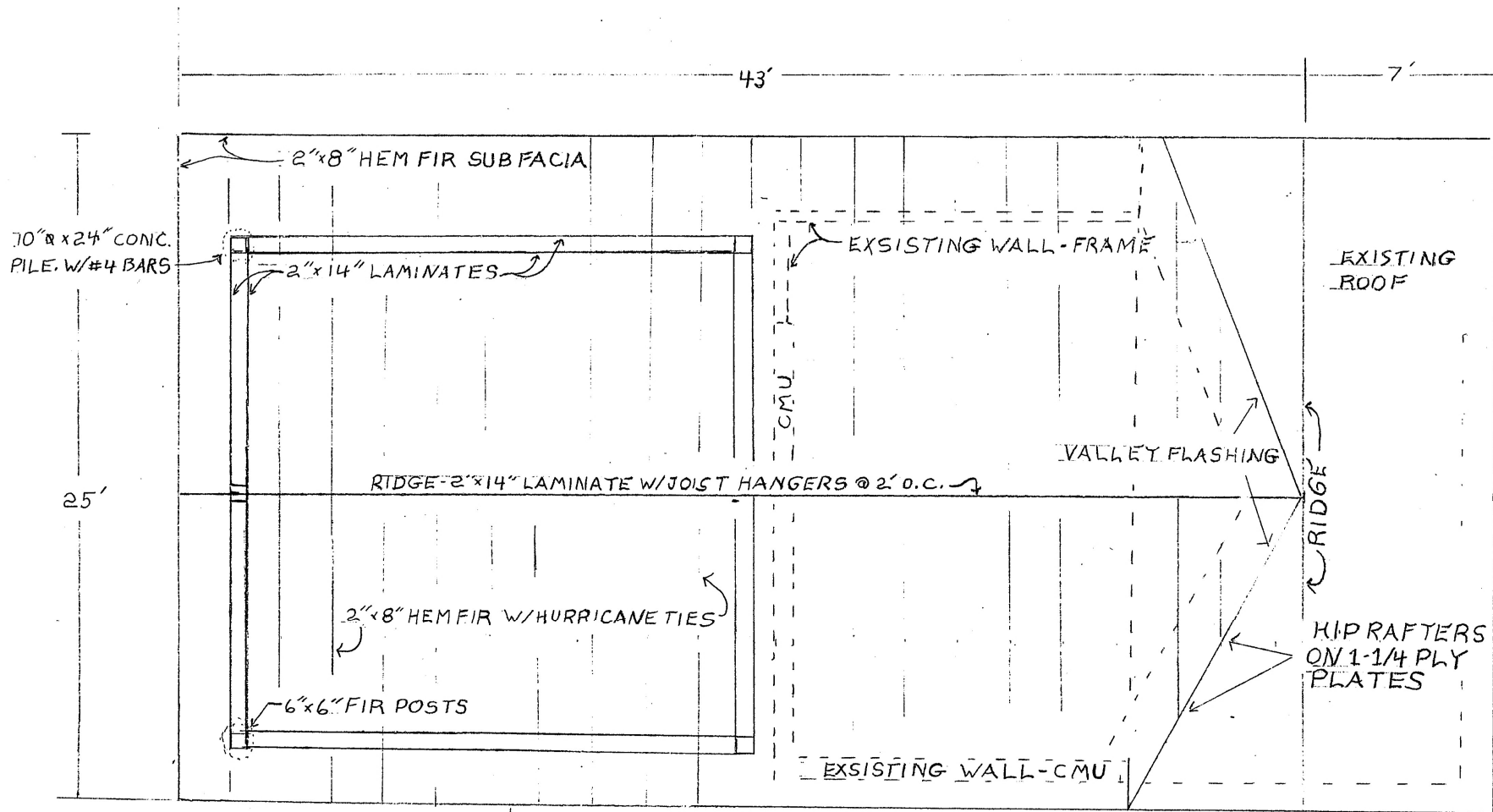
CARPORT - 234 IRVINE ST.
WEST ELEVATION
SCALE: 1/4" = 1'

Proposed



POST DETAIL - SCALE: 1" = 1'





234 IRVINE ST. ROOF FRAMING PLAN | 1190 S.F. | SCALE: 1/4" = 1'