CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Joe Simmons and Wendy Waites, owners, propose to construct three new attached residential units.

Case number: 2020-001740-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 212 Barela Street

OW – Joe Simmons and Wendy Waites 99 South Logan Street Denver, CO 80209

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area □ Downtown and Eastside □ Historic Review □ Transition □ Westside-Guadalupe □

HISTORIC BUILDING STATUS

Non-Statused □ Non-Contributing □ Contributing □ Significant □ Landmark □ N/A □

PRIMARY ELEVATIONS:

PUBLICLY VISIBLE FACADE-EAST

Yes □ No ☑

PUBLICLY VISIBLE FACADE-NORTH

Yes □ No □

PUBLICLY VISIBLE FACADE-SOUTH

Yes □ No □

PUBLICLY VISIBLE FACADE-WEST

Yes □ No ☑

HISTORIC DISTRICT INVENTORY NUMBER

___________

YEAR OF CONSTRUCTION

___________

PROJECT TYPE

Status □ Primary Elevations □ Remodel □ Demolition □ New □ Other □

USE, EXISTING

Residential □ Non-Residential □ Vacant □

USE, PROPOSED

Residential □ Non-Residential □

HISTORIC BUILDING NAME

__________________________________________
City of Santa Fe, New Mexico

memo

DATE: February 25th, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-001740-HDRB

Address: 212 & 212 ½ Barela Street
Historic Status: Non-Contributing
Historic District: Westside Guadalupe Historic District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

___ District Standards & yard wall
& fence standards.

___ Historic Inventory Form

x Zoning Review Sheet

___ Other:

1. Findings of Fact and Conclusions of
   Law from Case # H-19-001
2. HCPI (excerpt) with photo of
   demolished structure
3. Height Calculation sheet

APPLICANT SUBMITTALS

x Proposal Letter

x Site Plan/Floor Plan

x Elevations

x Photographs

___ Other:

Declaration of Covenants Running with
the Land

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the proposed project complies with the requirements set
forth in the Condition of Approval from case H-19-001 and whether the exception criteria have
been met. Otherwise, staff recommends approval of the application as it complies with 14-
5.2(D)(9) General Design Standards for all H Districts, Height, Pitch, Scale, and Massing, and
14-5.2(I) Westside-Guadalupe Historic District.
BACKGROUND & SUMMARY:

212 Barela is located in the Westside-Guadalupe Historic District. It was formerly the site of two residential structures built in a vernacular style. They had a contributing status, but were found by a professional engineer in 2018 to be in very poor condition. On January 8th, 2019, the HDRB approved their demolition with the following conditions:

1. Subsequent construction shall replace the three south and east street-side facades in a similar L-shape, built within 1 ft. – 2 ft. of the current locations of the south and east facades; and
2. No vehicle entrances shall be built or established on the south or east facades.

These were filed and recorded as a Declaration of Covenants Running with the Land” with the Santa Fe County Clerk Geraldine Salazar on February 25th, 2019.

The existing structures have since been demolished.

The applicant proposes the construction of a new residential structure consisting of the maximum allowable 3 units with a total roofed area of approximately 3400 sq. ft. The proposed structure exceeds the maximum allowable height.

The proposed façade along the street frontage only partially conforms the requirements of the board set forth in the Condition of Approval from case H-19-001. The two walls closest to the street frontage are planned two feet in front of the original footprint. The east-facing façade set further back is set six feet in front from the original footprint to accommodate the front casita.

The applicant requests an exception to exceed the maximum allowable height of 14 ft. 4 in height by 4 ft. 4 in pursuant to Sections 14-5.2(C)(5)(a) and 14-5.2(D)(9)(c)(ii)(A) and 14-5.2(D)(9)(c)(ii)(F). The proposed structure is 18 ft. 8 in. high. The applicant argues that the extra height is needed to prevent flooding and that all higher portions of the structure are set more than 10 feet back from the property lines. Responses to the exception criteria are presented in the report.

RELEVANT CODE CITATIONS:

14-5.2(l) Westside-Guadalupe Historic District
(1) District Standards
Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:
(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other
colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in the case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors, by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each
of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

**EXCEPTION CRITERIA:**

(i) Do not damage the character of the streetscape
Applicant Response: The massing of the proposed architecture provides a variety of wall heights which emulate the massing variety of the existing contributing and non-contributing structures in this neighborhood, most especially in the immediate context. This variety will enhance the character of the streetscape.

Staff Response: Staff defines the streetscape as that which the pedestrian can see from the public right of way. This is by characterized low buildings close to the street frontage and the L-shaped morphology that the board has sought to reconstruct through its condition of demolition. Staff does not see wall height variety as typical of the streetscape. The proposed portion of the building which is closest to the street frontage is best in keeping with the streetscape. However, the rear east-facing 15-ft. façade, which is set back 13 ft. from the street, would be higher than the massing of the front building and the surrounding buildings of the streetscape, which are at a maximum 14.8 feet, and mostly higher than 13.4 feet. The nearby structures over 15 ft. high are set back over 100 feet from the street frontage. In staff's opinion this raised structure close to the street could possibly be damaging to the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare
Applicant Response: Finish floor levels are set 6” – 12” above the adjacent grades to preclude flooding during heavy rain events and to comply with building code requirements to elevate framed wall construction above adjacent grade. The front unit finish floor is set 12” above the average grade elevation along the Barela St. ROW which also corresponds to the flowline of Barela St. and to prudent engineering practice. The original structure finish floor was set at grade and approximately 12” below the flow line. Prior flooding in this structure was evident and the insufficient drainage around this former structure contributed in great measure its deterioration. All walls and massing within 10’ of the property lines comply with the 14’ height limitations in the Zoning Code. Higher massed areas are placed in the interior portions of the site. Parapet walls are required to extend above the roof levels to screen proposed solar collectors as required by 14-5.2(I)(1)(d). These raised portions remain below the lowest winter sun angles at noon onto the adjacent property to the north, and thus do not contribute to reduced solar access beyond what is currently permitted.

Staff Response: The height of the proposed buildings is not required to mitigate flooding, but to results from a design with tall ceilings and operable clerestory windows. The planned interior ceiling heights are 14 ft. in the main house and 12 ft. in the casitas. According to the applicant, these high ceilings and windows have three functions: (1) to allow indirect lighting onto artwork done by the applicant’s family member, a well-known artist, (2) to maximize winter solar heating through the windows and (3) to enable ventilation in the summer. Staff regards these as laudable design considerations, and from an ecological perspective possibly an issue of public welfare if heating and cooling costs are reduced.
(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
Applicant Response: Furthering the discussion in item (i) above, the variations in the wall
heights strengthen the character of the district. The proposed design proposes higher ceilings in
the interior portions of the living units for architectural variety, natural lighting, passive
ventilation and comfort. There are no upper level / second floor areas proposed as exist with
existing “grandfathered” structures on this block and surrounding streets. The proposed project
adds one more residential unit to this property where two formerly existed, this increasing the
habitability of the neighborhood.

Staff Response: Staff believes that the application for an exception flows from a particular design
concept, not from personal necessity. This design seeks to mitigate the effects of that concept.

(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.

Applicant Response: This lot shape is highly irregular, requiring a particular architectural
response in order to accommodate vehicle access and off-street parking and to comply with a
condition placed upon the property when an unrecoverable contributing building was removed
prior to our purchase of the property. This order stipulates that a new structure is to be placed
close to the former structure footprint and emulate similar massing characteristics.

Staff Response: The lot shape, and conditions of Approval from case H-19-001 bear no
relationship to a need for extra height.

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

Applicant Response: In addition to the special condition noted in item (iv.) above, other special
circumstances relate to the solar orientation. Structures are placed to the northern edge to avoid
shading from the adjacent structure to the south and make best use of the southern exposure to
allow for passive solar heating and placement of rooftop mounted photovoltaic and heat
collectors. The higher massed portions are employed in part to provide a slightly higher ceiling
height in living areas to encourage passive night-time cooling in summer months employing the
“stack effect”.

Staff Response: The application for height exceptions flows from a particular design concept, not
from externally imposed conditions.

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

Applicant Response: Single story structures predominate in this neighborhood. The proposed
single-story structure continues this tradition and reinforce the overall character of the
neighborhood.
Staff Response: The proposed structure is 1 ft. 7 in. higher than the surrounding buildings. It is height, not number of stories, that is viewed in the streetscape. The design does not constitute the least negative impact possible, but possibly the least negative given the design concept.
Preliminary Zoning Review Worksheet
City of Santa Fe Land Use Department

To Be Completed By Applicant:
Date Submitted: 1·30·2020
Property Owner of Record: JOE SIMMONS
Applicant/Agent Name: JOE SIMMONS
Contact Person Phone Number: 505 601 8956

Site Address: 212 Baruca St.
Proposed Construction Description: (2 UNITS + 1 SPD)
CONSTRUCT THREE DWELLING UNITS
TOTAL ROOF AREA: 2248 SF

Zoning District: T-Z
Overlay: □ Escarpment
□ Flood Zone*
□ Other: ______________________

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☒ Building Plans
☑ Existing Site Plan ☐ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use: ______________________

Terrain: □ 30% slopes __________________
* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage: 42 %
□ Open Space Required: 36.08 %
□ 981.30

Setbacks:
Proposed Front: 3’ Minimum: 3’
2nd Front: N/A

Proposed Rear: 5’ Minimum: 5’
Proposed Sides: L R B’ Minimum: 3’

Height: Proposed 15’-5”
Maximum Height: 15’-5”
Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed: ☐ Accessible ☐ N/A
Minimum: ☒

Bicycle Parking**:
Proposed: Minimum: _______
□ Commercial Requirement

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

JOE SIMMONS
Owner
APPLICANT
AGENT
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
DATE 1·30·2020

To Be Completed By City Staff:
Additional Agency Review if Applicable:
☐ Escarpment Approval by ________ Date: __/__/____
☐ Flood Plain Approval by ________ Date: __/__/____
☐ Traffic Engineering Approval by ________ Date: __/__/____
Notes: ____________________________

Zoning Approval:
☐ Preliminary Approval [with conditions] ☐ Rejected
Comments/Conditions: Development Plan needed to establish setbacks, stepbacks, U2OR, parking, private access. Open space not confirmed.

REVIEWER: GEMORA C.
DATE: 2/10/2020

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-19-001
Address – 212 and 212 1/2 Barela Street
Agent’s Name – Robert Duran
Owner/Applicant’s Name – Estate of Ernest Barela

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 8, 2019.

212 and 212 ½ Barela Street is a property with two residential structures built in a vernacular style in the Westside-Guadalupe Historic District. The front building, 212 Barela, is currently listed as contributing, but staff have no records of a decision by the HDRB, and a historic inventory by Spears Architects listed the building as non-contributing in 1998. Inventories for both buildings (1985 & 1998) estimate the date of construction in the 1930’s, with moderate to major remodeling and good (1985) to fair (1998) condition.

Glancing at the buildings’ exterior, they appear to be in poor to fair condition. A tour inside, however, revealed that both buildings are actually in extremely poor condition. The City’s Building Official and Historic Preservation staff have identified substantial structural failures on both buildings. A report by a real estate appraiser documented collapsing roof, walls, floors, and door frames. A report from a professional engineer documented settling and separation of foundation elements and stated a professional opinion that “the whole structure is inadequate and irreparable.”

At the January 8, 2019 hearing, the applicant proposed to demolish both buildings on the property. Because 212 Barela Street (front structure) is listed as a contributing building, the applicant requested an exception to Santa Fe City Code Section 14-5.2(D)(1), which requires that contributing structures must be retained and preserved.

**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 recommended approval of the proposed demolition and found that all exception criteria had been met, that all the demolition considerations in Section 14-3.14 Demolition Historic or Landmark Structure were met, and that the application otherwise complied with Section 14-5.2(D), General Design Standards for all H Districts.
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; and
• Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the following districts and subject to the related sections of the Santa Fe Land Development Code: Westside-Guadalupe Historic District (Section 14-5.2(I)).
6. There has not been a condemnation citation on this structure.
7. Under SFCC Sections 14-2.6(C), 14-5.2(C)(3)(a), and 14-3.14, the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
8. City staff provided to the Board information on the two structures under consideration for demolition, pursuant to Section 14-3.14(C).
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. Under Section 14-3.14(G), in determining whether a request for demolition in a historic district should be approved or denied, the Board shall consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
11. Regarding historical importance, Staff reported that 212 Barela Street may have a contributing status, but it was unclear how that determination was made. The Board notes that historical reports, created when the structure was in fair condition, list the building as being noncontributing. Because of the extremely poor condition of both structures and the poor documentation concerning the designation of 212 Barela Street as contributing, the Board agrees with Staff that the historical importance of both buildings is minimal.
12. Regarding the street section or block front, Staff reported that the street section or block front is characterized by low, compact structures relatively close to the narrow street. 212 Barela Street meets this description and is an essential part of a unique street section or block front. 212 ½, which is located at the rear part of the property, is not an essential part of the street section or block front.
13. The Applicant has not provided plans or otherwise demonstrated that, if 212 Barela Street is demolished, then the street section or block front will be reestablished by a proposed new structure.
14. Regarding the state of repair and structural stability of the structure, the Board agrees with historic preservation and building inspection staff that the structures are in extremely poor condition with substantial structural failure. A professional engineer found the structures to be inadequate and irreparable.
15. The factors set forth in Section 14-3.14(G) support demolition of both structures as long as the street section or block front is reestablished with a proposed new structure to replace 212 Barela Street.
16. 212 Barela Street has been listed as a contributing structure. Section 14-5.2(D)(1) requires that contributing structures must be retained and preserved. An exception to Section 14-5.2(D)(1) must meet the six criteria set forth in Section 14-5.2(C)(5)(c).
17. The first exception criterion in Section 14-5.2(C)(5)(c) states, “Do not damage the character of the streetscape.” The streetscape is characterized by structures placed relatively close to the front property line. Because the current structures are in disrepair
and possibly irreparable, demolition would improve the streetscape as long as the street section/block front is reestablished by a proposed new structure.

18. The second exception criterion in Section 14-5.2(C)(5)(c) states, “Prevent a hardship to the applicant or an injury to the public welfare.” The current state of the structures presents a hardship to the Applicant. Staff reports that an appraiser has judged the structures as being relatively unlivable and that an engineer has judged that the buildings are probably irreparable.

19. The third exception criterion in Section 14-5.2(C)(5)(c) states, “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.” Demolition and new construction would allow more residents to live and stay within the historic district.

20. The fourth exception criterion in Section 14-5.2(C)(5)(c) states, “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.” Compared to surrounding lands and structures, the particular structures at issue are in extremely poor condition, and many of the foundations appear to be unstable or lacking.

21. The fifth exception criterion in Section 14-5.2(C)(5)(c) states, “Are due to special conditions and circumstances which are not a result of the actions of the applicant.” The property is owned by the Barela Estate, which asserts that the prior owner, Ernest Barela, was mentally ill and neglected the property. The estate had no formal control over the manner in which the prior owner maintained or altered the structures.

22. The sixth exception criterion in Section 14-5.2(C)(5)(c) states, “Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).” Evidence has been presented that the structures are irreparable. Demolition would be less negative than to permit further vacancy and deterioration of the existing structures. The Board finds that demolishing the structures would further the purposes of Section 14-5.2(A)(1) as long as the street section or block front is reestablished.

23. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board approval for demolition of 212 Barela Street and 212 ½ Barela Street as herein described have been met, subject to the condition that the street section or block front must be reestablished for 212 Barela Street.

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 approves the Application to demolish the existing structures at 212 Barela Street and 212 ½ Barela Street, subject to the following conditions for 212 Barela Street, which shall run with the land: (1) subsequent construction shall replace the three south and east street-side façades in a similar L-shape, built within 1’-2’ of the current locations of the south and east façades; and (2) no vehicle entrances shall be built or established on the south or east façades.

3. To ensure these conditions are met, prior to Board approval of these findings of fact and conclusions of law, the Applicant shall file and record a “Declaration of Covenants Running with the Land” with the Santa Fe County Clerk and shall provide proof of
recording to the City of Santa Fe. The Declaration of Covenants Running with the Land shall be acknowledged, i.e., notarized, as provided in NMSA 1978, Section 14-8-4. The Declaration of Covenants Running with the Land shall convey a servitude to the City of Santa Fe and shall state as follows: (1) if the existing structure at 212 Barela Street is demolished, subsequent construction shall replace the three south and east street-side façades in a similar L-shape, built within 1'-2" of the current locations of the south and east façades; (2) no vehicle entrances shall be built or established on the south or east façades; and (3) the servitude conveyed to the City of Santa Fe shall terminate upon the construction of a replacement structure at 212 Barela Street that meets the preceding conditions.

IT IS SO ORDERED ON THIS 26TH DAY OF FEBRUARY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

FILED:  

Yolanda Y. Vigil
City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

2/27/19
Date:

Finding of Fact Form
HDRB Case #H-19-0001
p. 4
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>212 BARELA STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLD ID NUMBER:</td>
<td>051613563</td>
</tr>
<tr>
<td>SANTA FE ID NUMBER:</td>
<td>5250</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UTM REFERENCE EASTING NORTHING</th>
<th>LEGAL DESCRIPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE 12 13</td>
<td>TNSP 17N RANGE 9E SEC 23 SE 1/4 NE 1/4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIELD MAP</th>
<th>BUILDING NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Fe Historic Status Map 1996</td>
<td>NONE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOURCE(S)</th>
<th>DATE OF CONSTRUCTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESTIMATE</td>
<td>5, FE</td>
</tr>
<tr>
<td>BY 1993 ACTUAL</td>
<td>DIRECTORY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ARCHITECTURAL STYLE:</th>
<th>USE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERNACULAR</td>
<td>RESIDENTIAL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRESENT:</th>
<th>SURROUNDINGS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL NEIGHBORHOOD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELATIONSHIP TO HISTORIC SURROUNDINGS:</th>
<th>ASSOCIATED BUILDINGS ON SITE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X SIMILAR</td>
<td>YES</td>
</tr>
<tr>
<td>NOT SIMILAR</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WHAT TYPE?</th>
<th>IF INVENTORIED, LIST ID NUMBER(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSE</td>
<td>5260</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEGREE OF REMODELING:</th>
<th>EXPLAIN:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X MINOR</td>
<td>MODERATE</td>
</tr>
<tr>
<td>MAJOR</td>
<td>SHED ADDITION, REPLACE DOOR/ WINDOWS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OVERALL CONDITION:</th>
<th>BUILDING THREATENED?</th>
</tr>
</thead>
<tbody>
<tr>
<td>X FAIR</td>
<td>DETERIORATED</td>
</tr>
<tr>
<td></td>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SURVEYED</th>
<th>ROLL #</th>
<th>NEG #</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/25/98</td>
<td>SPEARS-6</td>
<td>13</td>
</tr>
</tbody>
</table>

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

- X YES
- NO
- NON-ELIGIBLE

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

- X YES
- NO
- ELIGIBLE

LOCAL DESIGNATION:

- WESTSIDE-GUADALUPE HISTORIC DISTRICT
- SIGNIFICANT CONTRIBUTING
- X NON-CONTRIBUTING

LOCAL LANDMARK

- YES
- X NO

NEGATIVES WITH NMHPD

13
January 30, 2020

Mr. Carlos Gemora, Planner
Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87504

RE: 212 Barela St.

Dear Carlos;

Please accept this Preliminary Zoning Application for a Minor Development Plan and an Application for the Historic Districts Review for a new multi-unit residential structure we propose to construct at 212 Barela St., located in the Guadalupe / Westside Historic District. Included in this submittal is a completed Application form, this project narrative, 3 copies of D-size and reduced 11x17 drawings comprising a Site / Floor Plan, Topographic Survey, Stormwater Detention Plan, Landscape Plan, Exterior Elevations, Context photos and rendered perspective views. Additionally, cut sheets for the proposed windows and doors, color samples, a copy of our Warranty Deed and a certified copy of the Lot of Record are part of this submittal.

Narrative Description

Overview
The scope of this project consists of a new single-family residence and two smaller casitas which we as the owners plan to rent to either for short-term or long-term rentals. The architectural design seeks to fit comfortably into the scale of the neighborhood. Living area is all on the ground level with no upper stories.

Site History
Prior to our purchasing this property, two derelict structures were removed pursuant to the Historic Districts Review Board case # H-19-001. A condition for approving the demolition of the front structure which was a contributing structure to the District is that the new structure south and east facades must be placed withing 1-2 feet of the former house footprint. A further condition restricts any new parking garage or carport entrances to this footprint. The historic footprint it indicated on the Site Plan with a heavy dashed line.

Architectural Design Features

- Massing and variety of forms to break down the scale and create variety of forms and shadows
- Massing and forms emulate the former structure and pick up other form elements present in the original adobe structures on the street
- Single story structure emulating a predominantly single-story neighborhood
• Rounded window recesses, rounded corners and rounded, canted parapet tops
• Stucco finished, wood-framed exterior walls
• Portals and recessed porches
• Prefinished aluminum clad wood windows with and without gridded mullion / muntin patterns
• Spiral columns emulating traditional Northern New Mexico details constructed of weathering galvanized zinc coated steel
• Exposed wood beams and trellis structures.
• Stucco clad masonry fence pilasters, wood coyote perimeter fencing

Site Conditions
The site is generally flat, sloping from a high point at the street toward the west, losing approximately 3’ in elevation. There are no trees or significant shrubs on this site. Water, sewer, gas and electric utilities are all available either on site or in Barela St. The property configuration is a uniquely shaped “flag lot” with a narrow street frontage, expanding toward the rear to occupy a larger portion in the middle of the block. There are no right angles, nor parallel property lines. This poses some design challenges as well as opportunities. The most significant challenge is the narrow 41 foot wide street frontage and the H-Board’s requirement to locate the new structure in proximity to the former house. In order to comply with this requirement and provide the requisite private open space for the two casitas and a driveway into the site for parking required very careful planning. Providing the mandated building form and shapes will require the front yard and north side yard setbacks to follow the historic setbacks and be made part of the Development Plan.

To achieve proper active and passive solar opportunities, and to follow the H-Board direction, the structure maintains a width between 12’ and 20’ and pushes up to the north side yard and west rear yard setbacks.

Energy Conservation
The building orientation and massing is designed to take full advantage of the long southern exposure of the proposed structure. Ground and polished stained concrete floors will provide thermal mass to absorb incoming low-angle winter sunlight. Roof overhangs, landscape trellises and seasonally installed fabric shading panels will be installed during the warm months to shade the southern windows, and be subsequently be removed during the colder months. Large windows on the south facades, coupled with tall ceiling portions in each of the residential units for operable clerestory windows will provide abundant natural light, passive heating and cross ventilation. The main house is designed around a courtyard with a shade tree to provide summer shading and cooling. A porch overhang on the bedroom wing will provide further shade during the hot months, while allowing the low winter sun to penetrate into the house.

The flat roof areas provide adequate space to install photovoltaic solar panels which are screened from the street view in such a quantity to provide a net-zero electrical energy
usage. The framed construction will allow for a highly insulated envelope – proposed to exceed the building code requirements. A greenhouse is proposed to provide additional passive winter heating as well as a space to grow vegetables and herbs year-round. The greenhouse will employ a heat-capture system to pull heat from inside the space and down into the earth for thermal storage. This fan-driven air movement will be reversed at night to draw heat stored in the earth and back into the space during nighttime and cloudy cold periods, thus requiring no additional heating sources. Another energy conservation tactic will include the use of active solar water heating for the main house domestic water needs.

Proposed Setbacks
Pursuant to 14-7.2.D.1 for this Development Plan, we respectfully request the approval for reduced Front Yard and North Side Yard setbacks. We request approval for a 5’-0” Front Yard Setback. Additionally, we request approval for a 3’-0” Side Yard Setback on the north side of the property. These were the historic setbacks used for the former structure. This will enable conformance to the conditions for demolition as previously noted. Further, we request that the requirement for adjacent neighbor approval as specified in Table 14-7.2-1.5 be waived, for the reason that the structure to the north is similarly constructed closer than the default 5’ side yard setback to this common property line.

With an approved Development Plan and approval from the Historic Districts Review Board we can proceed with final design drawings and obtain a building permit for Construction.

Thank you for the time spent thus far. We look forward to a continued cordial working relationship.

Respectfully submitted,
BlueSky Studio

Joseph E. Simmons, AIA
Architect
NM license # 2189
Declaration Of Covenants Running With The Land
212 Barela Street, Santa Fe, New Mexico

February 4, 2019

Santa Fe County Clerk
102 Grant Avenue
Santa Fe, NM. 87501

My name is Benjamin H. Barela, The executor for the Estate of Ernest R. Barela, which includes the property on 212 Barela Street, Santa Fe, NM. As the executor for the 212 Barela Street property, I declare that the property shall be bound by the following restrictive covenants, as required by the City of Santa Fe’s Historic Districts Review Board on January 8, 2019, which shall run with the land.

(1) If the existing structure at 212 Barela Street is demolished, subsequent construction shall replace the three (3) south and east street-side facades in a similar L-shape, each built within 1’-2’ of the current locations of the south and east facades, as shown on the attached site plan;

(2) No vehicle entrances shall be built or established on the south and east facades; and

(3) The servitude conveyed to the City Of Santa Fe shall terminate upon the construction of a replacement structure at 212 Barela Street that meets the preceding conditions.

Signature

Benjamin H. BARELA

Date

2-5-2019
State of Wisconsin

County of Ozaukee

This instrument was acknowledged before me on 2/5/2019 (date) by

Benjamin H. Barela
(name) as Executor of the Estate of Ernest R. Barela.

(Seal, if any)

EILEEN N O'MAHAR
Notary Public
State of Wisconsin

Signature of notarial officer
My commission expires: 3/15/22

Ozaukee County, Wisconsin

COUNTY OF SANTA FE  )
STATE OF NEW MEXICO  ) ss

I Hereby Certify That This Instrument Was Filed for
Record On The 25TH Day Of February, 2019 at 01:49:05, PM
And Was Duly,Recorded as Instrument # 1879653
Of The Records Of Santa Fe County

Deputy

Geraldine Salazar
Deputy Clerk, Santa Fe, NM