CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Joe Simmons and Wendy Waites, agents/owners, propose to construct residential structures on a vacant lot.

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

PROJECT LOCATION (S): **212 Barela Street**

OW/AP - Joe Simmons and Wendy Waites 212 Barela Street, Santa Fe, NM 87501

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: North ☐ South ☐ West ☐ East ☐ N/A ☒

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: September 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-001740-HDRB

Address: 212 Barela
Historic Status: Vacant
Historic District: Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ **District Standards & yard wall & fence standards.**

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **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
4. Plans submitted at March 10 HDRB-hearing
5. Board Action Letter from March 10, 2020
6. Comment from Public

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:**

Declaration of Covenants Running with the Land

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

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. Both structures had a contributing historic 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 1ft. – 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 on February 25th, 2019. The existing structures have since been demolished.

On March 10, 2020, this case was heard by the Board for the first time. At that time, the applicant proposed 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 exceeded the maximum allowable height and was proposed to be 18 feet-8 inches high, having requested a height allowance for a sloping site, per 14-5.2(D)(9)(c)(ii)(F).

The proposed façade along the street frontage only partially conformed to the requirements of the board set forth in the first condition of approval from case H-19-001. In particular, the east-facing façade was set further back than six feet from the original footprint.

The Board postponed the proposal for redesign. In particular, the made the following suggestions for redesign:

1. The scale and massing should be more compatible with the streetscape.
2. The height of the casita volumes should be reduced.
3. The clerestory windows should be eliminated.
4. The massing should be more in line with historic structure and previous directions of the Board; and
5. The massing between front and rear structures should be separated.

The applicant now returns with an updated proposal. With regard to the above points, the following changes have been made:

1. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened to provide vehicular access as required by zoning and fire codes. Formerly, the corner of the house was 8'-9" from the property line. This proposal sets this clearance at 11'- 0", resulting in this wall being 24" shorter than the original. This is the maximum allowable deviation as set forth in the "Declaration of Covenants Running with the Land" from February 25th, 2019.'

2. The floor elevation of the front casita is lowered. Parapet height from adjacent grade is 11'-9", which is 15" taller than the former structure (per HPC record "as-built" plans). Parapet and roof heights are lowered to be within the allowable heights and the solar panels will not be publicly visible. The floor elevation of the front casita is lowered. The roof height and parapet height of the casitas is simplified and made uniform. The clerestory volume for the main house is similarly eliminated.
3. The clerestory windows have been eliminated throughout.
4. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened by 24 inches.
5. The applicant states that separating the massing of the casitas and the main house is not possible due to existing conditions and other code requirements. An attached garage alternative is proposed which attempts to minimize the visual impact of a continuous structure. As homeowners and caretakers for two rentals, the applicant asserts that he requires an enclosed garage. The garage placement is reworked, bracketing the garage between higher walls achieves the goal to diminish the mass of this wall.

RELEVANT CODE CITATIONS:

Sloping Sites:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

14-5.2(I) 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)

ITEM # 19-0111

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 Preservations 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 district 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 met 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.

Cecilia Rios
Chairperson

26 February 2019
Date:

FILED:
Yolanda Y. Vigil
City Clerk

2/27/19
Date:

APPROVED AS TO FORM:
Assistant City Attorney

2/26/2019
Date:

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

IDENTIFICATION

ADDRESS: *212 BARELA STREET*

OLD ID NUMBER: *051613563*

SANTA FE ID NUMBER: *5250*

BUILDING NAME: *NONE*

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION: *TNSP 17N RANGE 9E SEC 23 SE 1/4 NE 1/4*

FIELD MAP: Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: _____ ESTIMATE *BY 1933* ACTUAL

SOURCE(S): *S. FE DIRECTORY*

BUILDING DATA

ARCHITECTURAL STYLE: *VERNACULAR*

USE:

HISTORIC: *RESIDENTIAL*

PRESENT: *RESIDENTIAL*

SURROUNDINGS: *RESIDENTIAL NEIGHBORHOOD*

RELATIONSHIP TO HISTORIC SURROUNDINGS: *X* SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE: *X* YES ____ NO

WHAT TYPE? *HOUSE*

IF INVENTORIED, LIST ID NUMBER(S) *5260*

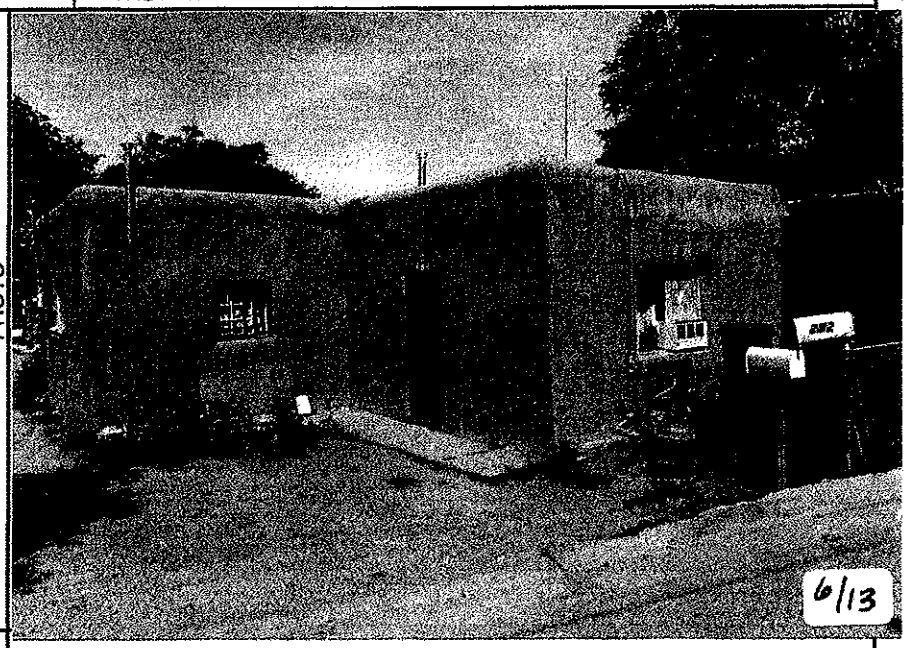
DEGREE OF REMODELING: ____ MINOR *X* MODERATE ____ MAJOR

EXPLAIN: *SHED ADDITION, REPLACE DOOR / WINDOWS*

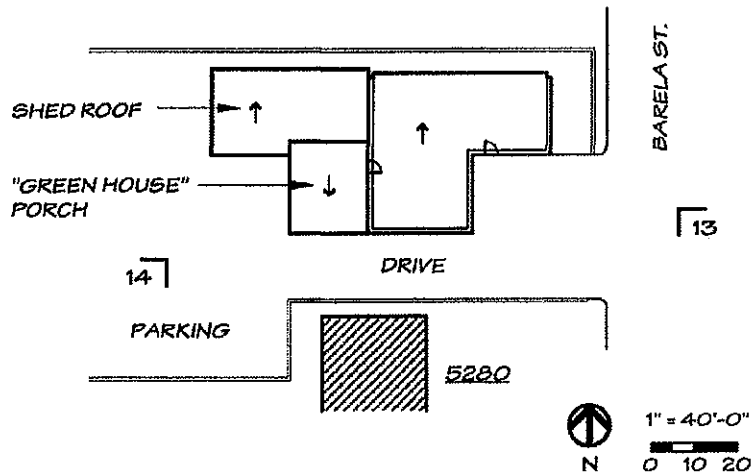
OVERALL CONDITION: ____ EXCELLENT ____ GOOD *X* FAIR ____ DETERIORATED

BUILDING THREATENED? ____ YES *X* NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: *WESTSIDE-GUADALUPE* HISTORIC DISTRICT

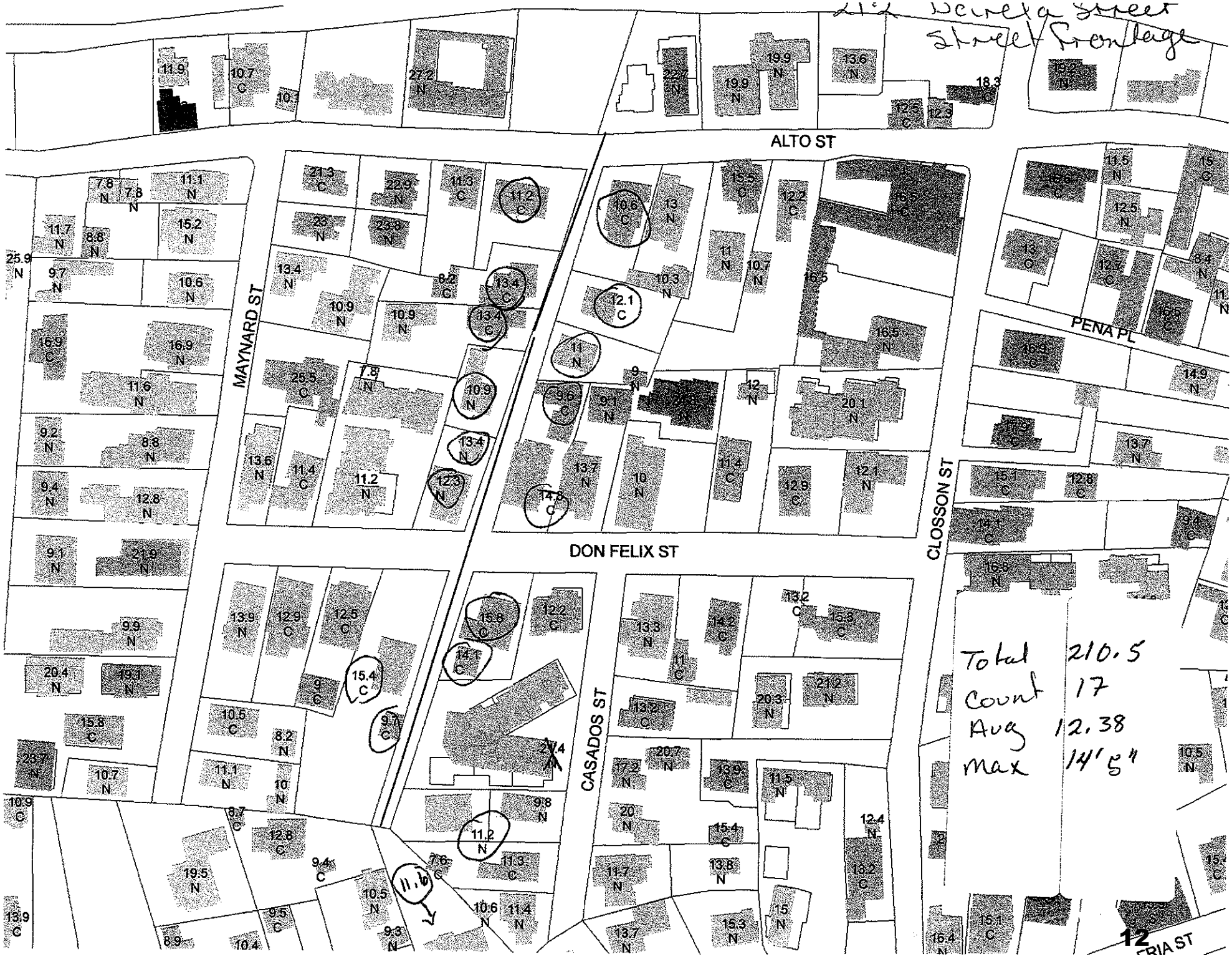
____ SIGNIFICANT ____ CONTRIBUTING *X* NON-CONTRIBUTING

LOCAL LANDMARK ____ YES *X* NO

SURVEYED *8/25/98* BY *REW*

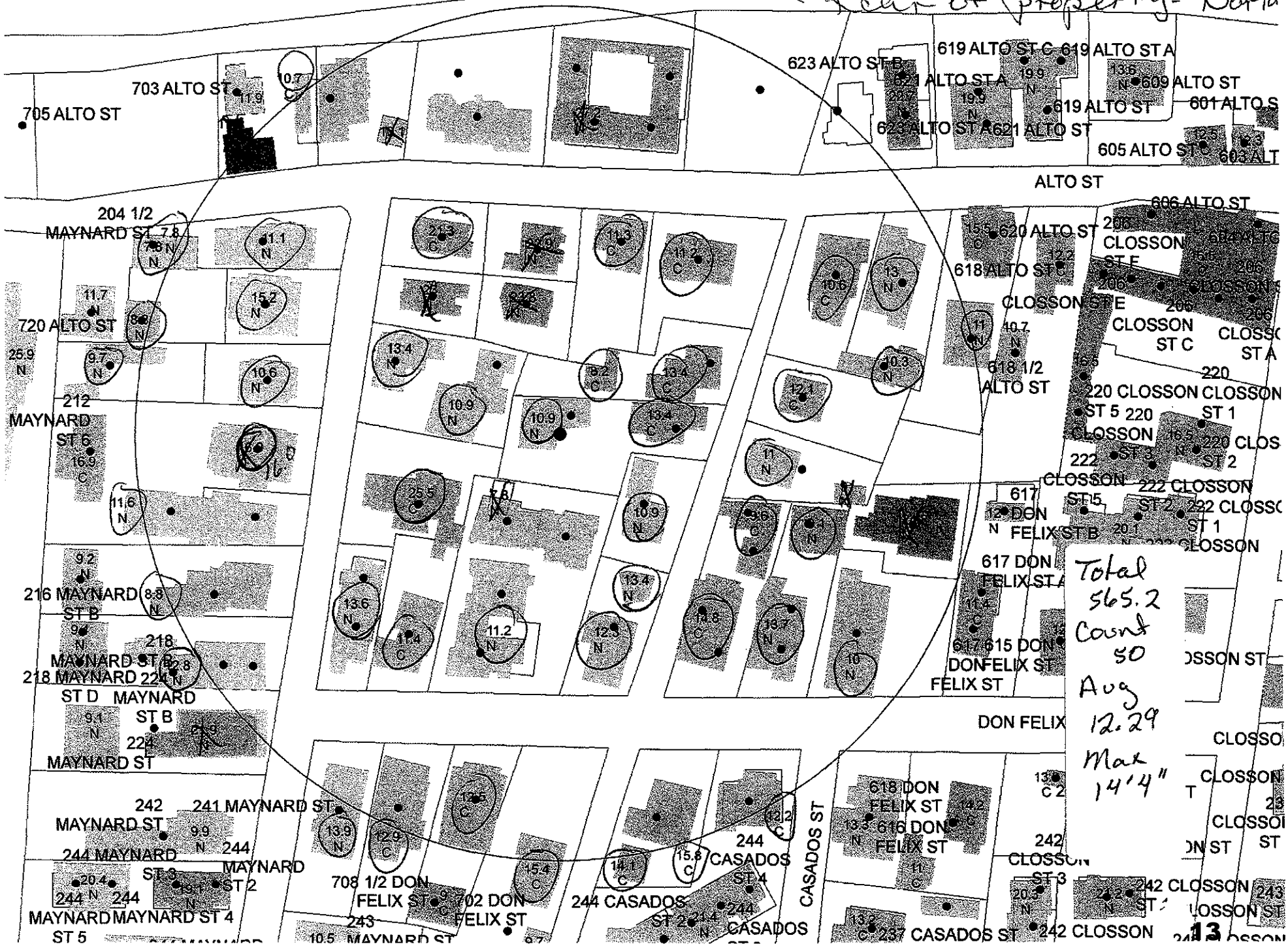
SPEARS ARCHITECTS A.I.A.

NEGATIVES WITH NMHPD ROLL # *SPEARS-6* NEG # *13* TO *14*



21.2 Dorela Street
Street Frontage
ALTO ST
MAYNARD ST
DON FELIX ST
CASADOS ST
CLOSSON ST
PENA PL
Total 210.5
Count 17
Avg 12.38
Max 14'5"

212 Barela Street
Rear of property - North



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.

SFC CLERK RECORDED 02/25/2019

Benjamin H Barela — 2-5-2019

Signature — **Date**

BENJAMIN H. BARELA

Printed Name

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

Signature of notarial officer

My commission expires: 3/5/22

Ozaukee County Wisconsin

EILEEN N O'MAHAR
Notary Public
State of Wisconsin

SFC CLERK RECORDED 02/25/2019

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

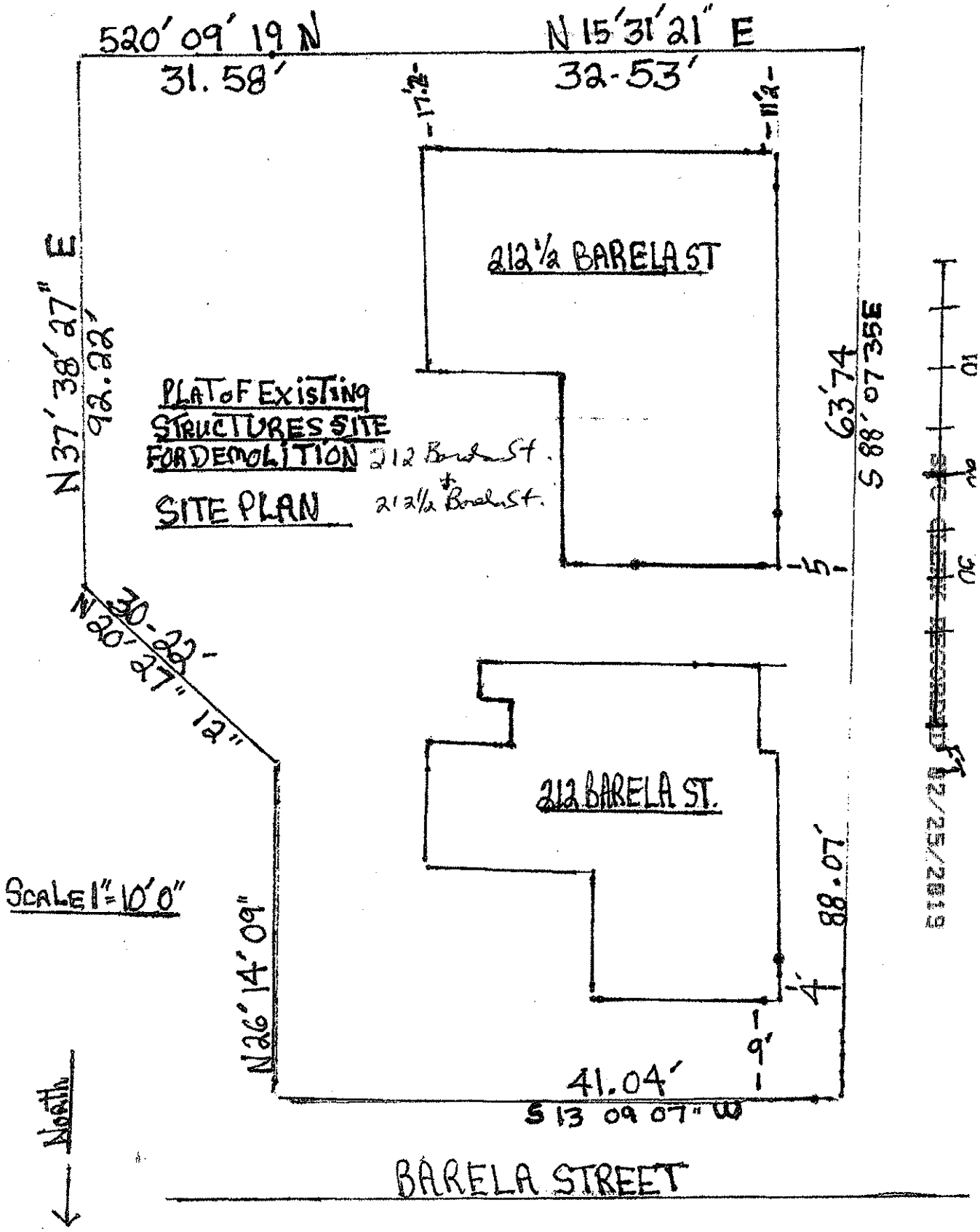
DECLARATION COVENANTS
PAGES: 3

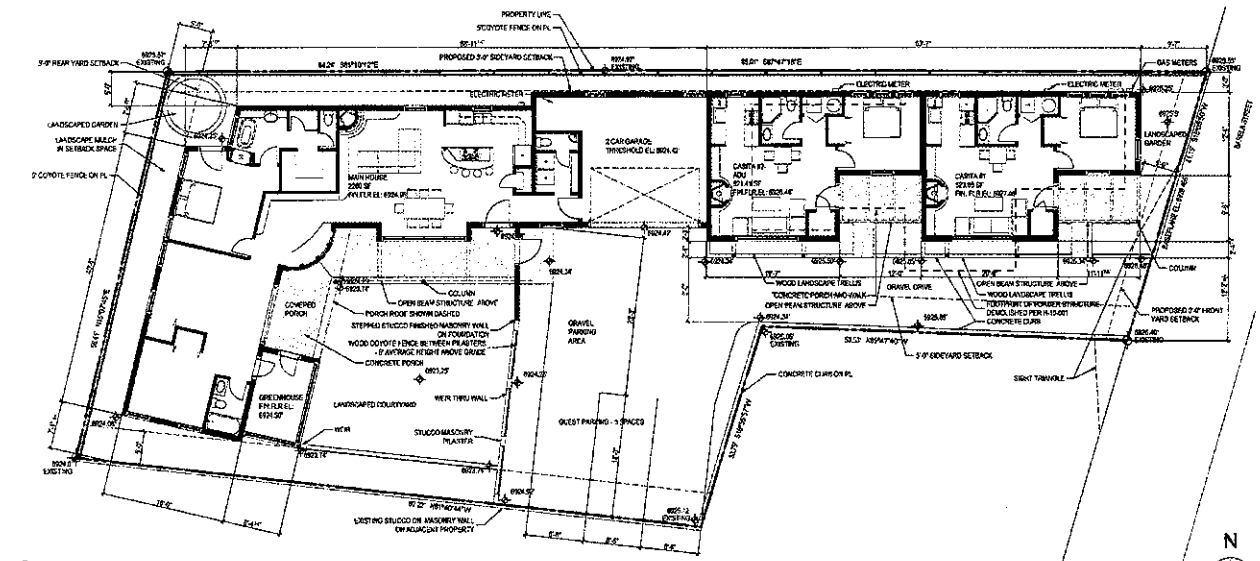
I Hereby Certify That This Instrument Was Filed for Record On The 25TH Day Of February, 2019 at 01:49:05 PM And Was Duly Recorded as Instrument # 1879653 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Deputy _____ Geraldine Salazar
County Clerk, Santa Fe, NM

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO


520' 09' 19 N
31.58'
N 15' 31' 21" E
32-53'
17'2"
11'2"
212 1/2 BARELA ST
N 37' 38' 27" E
92.22'
PLAT OF EXISTING
STRUCTURES SITE
FOR DEMOLITION 212 Barela St.
SITE PLAN 212 1/2 Barela St.
63'74
S 88' 07 35E
5
30-22'
N 20' 27" 12"
212 BARELA ST.
88.07'
4'
9'
N 26' 14' 09"
41.04'
S 13 09 07" W
SCALE 1"=10'0"
North
BARELA STREET
02/25/2019



1 SITE PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
FEB 12 2020
BY:

So. Logan St.
Denver, Colorado 80209
303-433-2255 voice
www.blueskystudio.com

212 BARCLA STREET LAND USE INFORMATION

ZONE CLASS	R-21		
SITE AREA SF	8085.00	0.19	AC
ALLOWABLE UNIT CALCULATION	21x19=3.90		
ALLOWABLE UNITS	3		
PROPOSED UNITS	3/HD		
ALLOWABLE LOT COVERAGE	55%		PER TABLE 14-7.5(Q)(1)
PROPOSED LOT COVERAGE	42%		

SINGLE FAMILY RESIDENCE (SFR)	GROSS FLOOR AREA
HEATED	1600.00
GREENHOUSE	112.00
ATTACHED GARAGE AREA	411.00
GROSS FLOOR AREA	2123.00
COVERED PORCH	125.00
TOTAL ROOF AREA	2248.00

CASITA #1 -ADU	
GROSS FLOOR AREA	580.00
COVERED PORCH	0.00
CASITA ROOF AREA	580.00

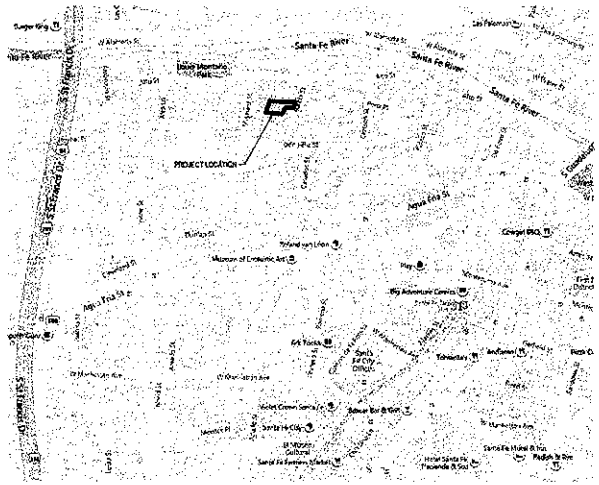
CASITA #2	
GROSS FLOOR AREA	558.00
COVERED PORCH	0.00
CASITA ROOF AREA	558.00

TOTAL ENCLOSED	3273.00
TOTAL HEATED	2748.00
TOTAL ROOF AREA / TOTAL COVERED	3596.00

OPEN SPACE TABULATION			
PRIVATE OPEN SPACE SFR	REQUIRED	656.5	14-7.5(C)(1)(b)
PRIVATE OPEN SPACE SFR	PROVIDED	1180.00	
PRIVATE OPEN SPACE ADU	REQUIRED	174.00	14-7.5(C)(6)
PRIVATE OPEN SPACE ADU	PROVIDED		
PRIVATE OPEN SPACE CASITA #2	REQUIRED	170.4	14-7.5(C)(1)(b)
PRIVATE OPEN SPACE CASITA #2	PROVIDED	345.00	
TOTAL PRIVATE OPEN SPACE	REQUIRED	981.50	
TOTAL PRIVATE OPEN SPACE	PROVIDED	1525.00	

TOTAL OPEN SPACE TABULATION (SITE AREA-DRIVES-ROOF AREA)		
SITE AREA	8085.00	
SURFACE PARKING AREA AND DRIVES	1772.00	
ROOF AREA	3596.00	
TOTAL OPEN SPACE / % OF TOTAL SITE	2917.00	36.08%

PARKING SPACES REQUIRED	5
PARKING SPACES PROVIDED	6

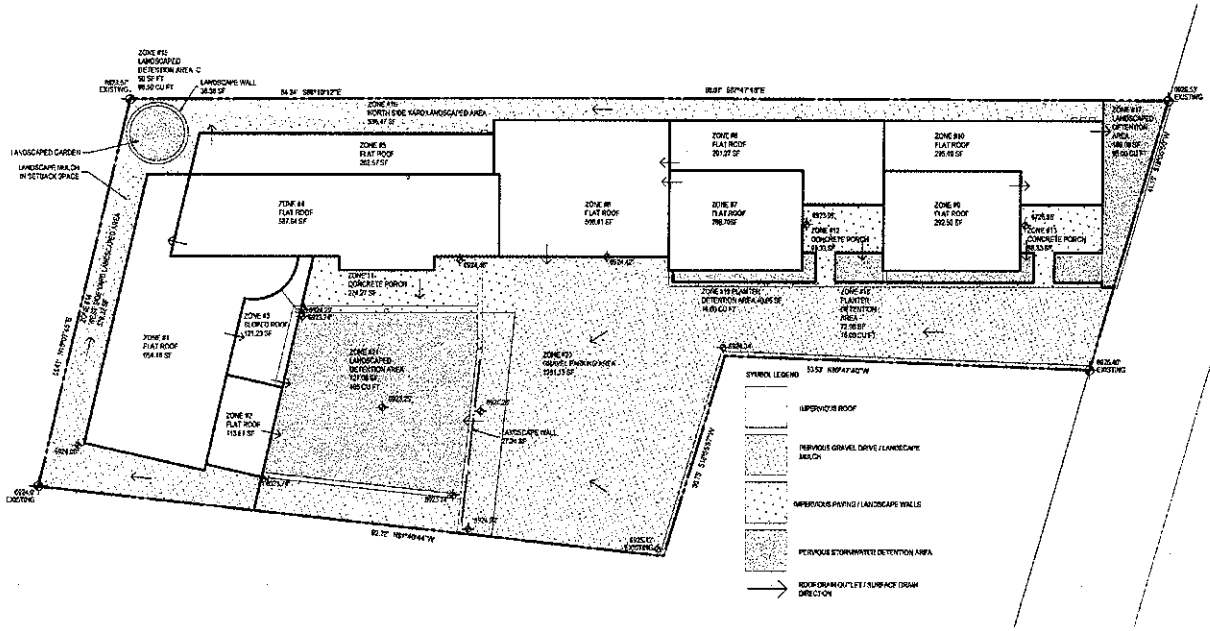


2 AREA MAP

Common/Private Open Space
Confirmed by staff 2/10/2020.
C. GEMORA
≈ 1400 provided, ≈ 1012 required
(see full-scale sheets for details)

project name
VILLA ULTREIA 212 BARCLA STREET SANTA FE, NEW MEXICO
issue / date
1.30.2020 PRELIMINARY ZONING REVIEW / HDDRB REVIEW
dwg title: SITE PLAN	dwg #: A-1.1

22



1 SITE DETENTION PLAN
SCALE: 1/8" = 1'-0"

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303-433-2265 wcx
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212 BARELA STREET DRAINAGE AND DETENTION AREA MATRIX

TOTAL SITE AREA	SF	8085					
TOTAL IMPERVIOUS AREA	SF	3938.32					
TOTAL PERVIOUS	SF	4146.68					
REQUIRED DETENTION AREA	CU FT	630.13	TOTAL PERVIOUS AREA X 0.16"				

ZONE #	AREA IN SF	PERVIOUS AREA IN SF	IMPERVIOUS AREA IN SF	TRIBUTARY ZONES	CU. FT. DETENTION VOLUME REQUIRED BY TRIBUTARY	CU. FT. DETENTION VOLUME PROVIDED	AVG DETENTION DEPTH IN FEET	REQUIRED DETENTION VOLUME IN CU.FT.
1	654.16		654.16					104.67
2	113.61		113.61					18.18
3	121.23		121.23					19.40
4	587.64		587.64					94.02
5	262.57		262.57					42.01
6	508.41		508.41					81.35
7	286.70		286.70					45.87
8	291.97		291.97					46.72
9	292.50		292.50					46.80
10	295.49		295.49					47.28
11	224.27		224.27					35.88
12	98.33		98.33					15.73
13	98.33		98.33					15.73
14	579.32	579.32						
15	50.00	50.00		5	42.01	50.00	0.84	
16	536.47	536.47						
17	189.06	189.06		9,10	94.08	95.00	0.50	
18	72.98	72.98		13	15.73	16.00	0.22	
19	40.66	40.66		12	15.73	16.00	0.39	
20	1951.13	1951.13						
21	727.06	727.06		1,2,3,4,6,7,A, 11, 23	462.58	465.00	0.64	
23 LANDSCAPE WALLS	103.11		103.11					16.50
TOTALS	8085.00	4146.68	3938.32		630.13	642.00		630.13

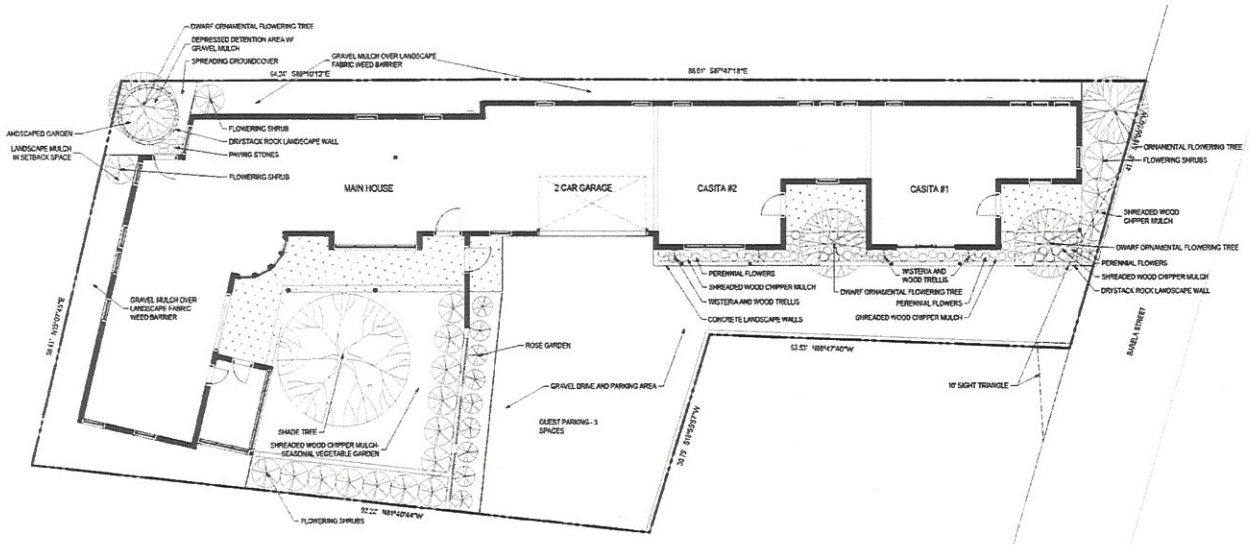
project name
VILLA ULTREIA
212 BARELA STREET
SANTA FE, NEW MEXICO

issue / date
1.30.2020 PRELIMINARY ZONING REVIEW / HISTORIC REVIEW

dwg title
DETENTION PLAN

dwg #
A-1.2

23



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE			
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
TREES			
EUROPEAN MOUNTAIN ASH	*Sorbus aucuparia*	1	2 1/2" B&B
DWARF FLOWERING PEAR	*Pyrus calleryana 'Tarzan'*	1	2 1/2" B&B
PURPLE LEAF PLUM	*Prunus cerasifera 'Thundercloud'*	3	2 1/2" B&B
FLOWERING SHRUBS			
CHINESE WISTERIA	*Wisteria sinensis*	4	5 GAL
LAVENDER	*Lavandula angustifolia*	8	5 GAL
EMERALD AND GOLD	*Euonymus fortunei*	7	5 GAL
BAGATELLE BARBERRY	*Berberis thunbergii 'Bagatelle'*	7	5 GAL
ROSE	VARIOUS	16	BARE ROOT
PERENNIALS			
BLACKEYED SUSAN	*Rudbeckia 'Cherokee Sunset'*	12	1 GAL
SHASTA DAISY	*Leucanthemum x superbum*	12	1 GAL
BEARDED IRIS	VARIOUS	12	1 GAL
YARROW	*Achillea millefolium 'Paprika'*	12	1 GAL
PURPLE CONEFLOWER	*Echinacea purpurea*	12	1 GAL
GROUND COVERS			
PERIWINKLE	*Vinca minor*	6	1 GAL
WOOLY THYME	*Thymus pseudo*	12	4" POTS

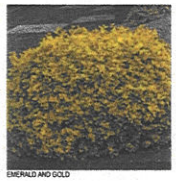
SHASTA DAISY

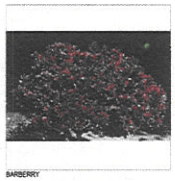
CONEFLOWER

BLACK-EYED SUSAN

YARROW

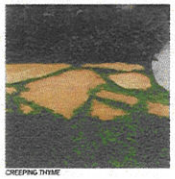
IRIS


EMERALD AND GOLD


BARBERRY

LAVENDER

WISTERIA


CREEPING THYME

PERIWINKLE

EUROPEAN MOUNTAIN ASH - SHADE TREE

DWARF PEAR TREE - ORNAMENTAL

PLUM TREE - ORNAMENTAL

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Denver, Colorado 80209
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LANDSCAPE GENERAL NOTES

PLANTING BEDS
1. REMOVE ALL ROCK AND DEBRIS LARGER THAN 2" TO 12" BELOW SURFACE IN ALL PLANTING BEDS. SCARIFY AND REMOVE NATURAL SOILS AND FILLS SUFFICIENT TO MIX NEW TOPSOIL. REMOVE NATURAL SOILS TO A DEPTH GREATER THAN 12" BELOW ROOT BALL FOR ALL TREES.
2. MIX TOPSOIL WITH NATURAL SOILS IN A 2:1 RATIO. PROVIDE TOPSOIL THAT IS FERTILE, REASONABLY FREE OF SUBSOIL, CLAY, WEEDS, ROOTS AND OTHER DELETERIOUS MATTER.
3. MIX COMPOST WITH TOPSOIL TO COMPRISE MINIMUM OF 10% OF TOTAL TOPSOIL VOLUME.
4. INSTALL PLANT MATERIALS IN ACCORDANCE WITH CURRENT BEST-PRACTICES.
5. INSTALL MINIMUM 3" SHREADED CHIPPER MULCH IN ALL PLANTING AREAS AND TREE WELLS.
WATER ALL PLANTS IMMEDIATELY AFTER PLANTING EACH BED FLOOD PLANTS TWICE WITHIN 24 HOUR PERIOD OF PLANTING.
6. GUY AND STAKE TREES WITH MINIMUM 2 GUYS PER TREE. PROVIDE TRUNK PROTECTION.
7. PLANT TREES AND SHRUBS PRIOR TO PLANTING PERENNIALS.

DRIP IRRIGATION
1 PROVIDE DRIP IRRIGATION TO ALL PLANTING AREAS AND TREES. PROVIDE 1 ZONE FOR FRONT PLANTING BEDS AT THE TWO CASITAS, ONE ZONE FOR ROSE GARDEN AND FLOWERING SHRUBS AT COURTYARD, ONE ZONE FOR SHADE TREE IN COURTYARD, PROVIDE EXTENTION CAPPED FOR FUTURE EXTENSION TO OWNER PLANTED VEGITABLE GARDEN., ONE ZONE FOR REAR GARDEN.
2. PROVIDE VACUUM BREAKER IN MAIN-HOUSE GARAGE PER BUILDING CODE REQUIREMENTS. PROVIDE IRRIGATION TIMER IN UTILITY AREA IN GARAGE.
3. INSTALL DRIP IRRIGATION IN PLANTING AREAS TO BE MIN 18" CLEAR OF TREES AND SHRUBS. SPREAD MULCH AFTER PLANTING. INSTALL DRIP FITTINGS AND TUBING AFTER MULCH IS INSTALLED.

WEED BARRIERS
1. PROVIDE MIRIFI OR EQUAL FABRIC WEED BARRIERS IN GRAVEL MULCH AREAS BETWEEN STRUCTURES AND PROPERTY LINES AS INDICATED.

GRAVEL MULCH
1. PROVIDE #57 SIZE ROUNDED RIVER ROCK MULCH.

DRIVEWAY GRAVEL
1 PROVIDE 2 LAYERS OF GRAVEL IN DRIVE AND PARKING AREAS. 1 LAYER 3" CRUSHED OR ROUNDED ROCK BELOW A 3" LAYER OF #57 CRUSHED STONE TOP LAYER.
2. REMOVE ANY VEGETATION, TREE ROOTS AND CONSTRUCTION DEBRIS FROM DRIVEWAY AND PARKING AREAS PRIOR TO PLACING GRAVEL.

project name
VILLA ULTREIA
212 BARELA STREET
SANTA FE, NEW MEXICO

issue / date
1.30.2020 PRELIMINARY ZONING REVIEW / H-BOARD REVIEW

dwg title
LANDSCAPE PLAN

dwg #
A-1.3

24

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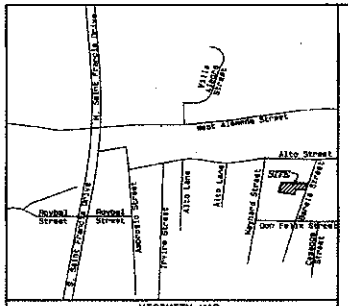
BOUNDARY SURVEY OF LOT 129, GUADALUPE NEIGHBORHOOD, OF REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 62

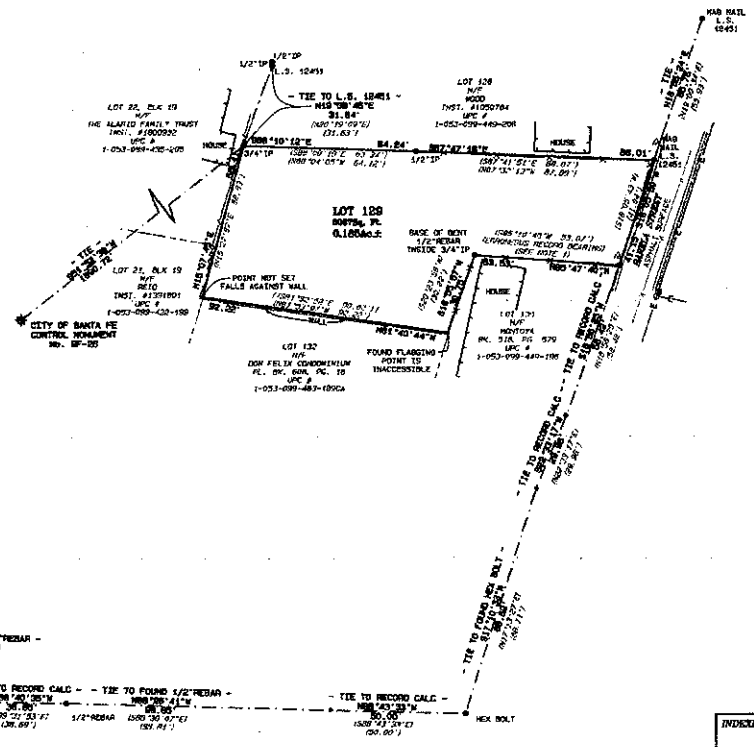
LYING AND BEING SITUATED WITHIN PROJECTED SECTION 12, T. 16 N., R. 8 E., N.M.P.M.,
CITY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



Graphic Scale 1" = 20'

0 10 20 40 80

LEGEND:

- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOT SET
- UTILITY POLE
- CHAINLINK FENCE
- AERIAL ELECTRIC LINE
- ADJOINER BOUNDARY
- WOOD FENCE
- TELEPHONE JUNCTION BOX
- COYOTE FENCE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WALL

NOTES:

1. BASIS OF BEARING IS TAKEN DIRECTLY FROM PLAT ENTITLED "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD, REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 62" PREPARED BY JOSEPH L. PACHECO, N.M.P.E.&L.S. No. 3995, RECORDED IN BOOK 74, PAGE 28 ON DECEMBER 24, 1979 AT THE SANTA FE COUNTY CLERK'S OFFICE. RECORD BEARING OF S86°10'45"W CONTAINS A SCRIBENERS ERROR AND SHOULD BE S86°10'45"E. RECORD BOUNDARY DOES NOT CLOSE BY 0.07'. RECORD DATA IN PARENTHESIS ( ).
2. REFER TO PLAT ENTITLED "BOUNDARY SURVEY OF PARCEL 129 OF THE GUADALUPE NEIGHBORHOOD" PREPARED BY DEAN L. SHRADER, N.M.P.L.S. No. 12451, RECORDED IN BOOK 830, PAGE 9 ON FEBRUARY 22, 2018 AT THE SANTA FE COUNTY CLERK'S OFFICE. RECORD DATA IN BRACKETS [ ]
3. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR MAJOR DEVELOPMENT, INC. PARCEL 132, GUADALUPE NEIGHBORHOOD" PREPARED BY PHILIP R. HIEBEL, N.M.P.S. No. 9759, RECORDED IN BOOK 573, PAGE 9 ON NOVEMBER 8, 2004 AT THE SANTA FE COUNTY CLERK'S OFFICE. RECORD DATA IN DOUBLE PARENTHESIS (( ))
4. REFER TO WARRANTY DEED, BARELA TO SIMMONS & NAITES, RECORDED AS INSTRUMENT #1888442 ON JUNE 12, 2019 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. LANDS SHOWN HEREON LIE WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0404E, DATE:DECEMBER 4, 2012.

SURVEYOR'S CERTIFICATE

I MITCHEL K. MOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO JOE SIMMONS AND WENDY NAITES THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS. 09/05/19

MITCHEL K. MOONAN — 09/12/19 — N.M.P.L.S. No. 6998

MITCHEL K. MOONAN — NEW MEXICO — 6998 — PROFESSIONAL SURVEYOR

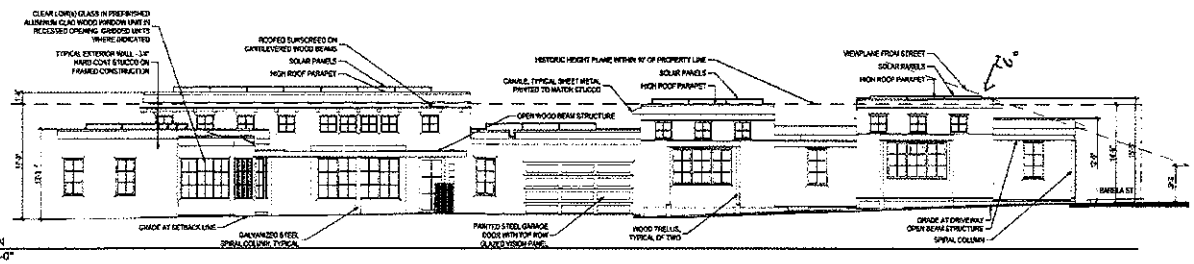
Inst # 1896919
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 17TH DAY OF October A.D. 20 19 AT 10:31 O'CLOCK a. M AND WAS DULY RECORDED IN PLAT BOOK 854 PAGE 39 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

COUNTY CLERK — SANTA FE COUNTY, NEW MEXICO

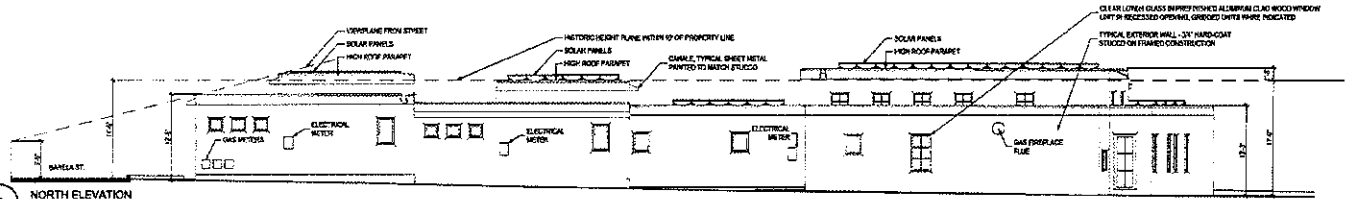
INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-099-444-202
OWNER: JOE SIMMONS & WENDY NAITES
FILED: INST. # 1888442
SUBDIVISION:
SECTION/S: SECTION 23, T. 17 N., R. 09 E., N.M.P.M.

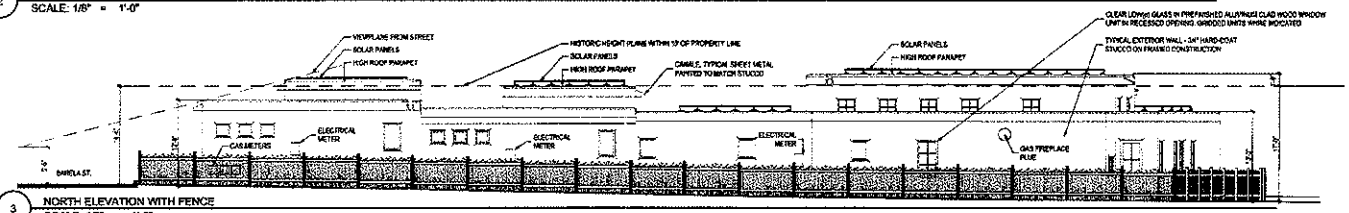
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-8469 FAX (505) 986-3413
DATE: 9/25/19 DRAWN BY: CKR PROJECT NO. C-23934



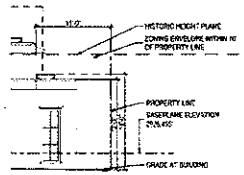
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



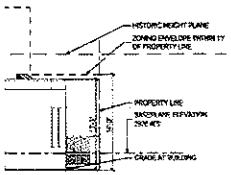
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



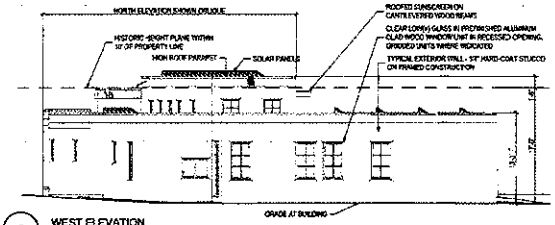
3 NORTH ELEVATION WITH FENCE
SCALE: 1/8" = 1'-0"



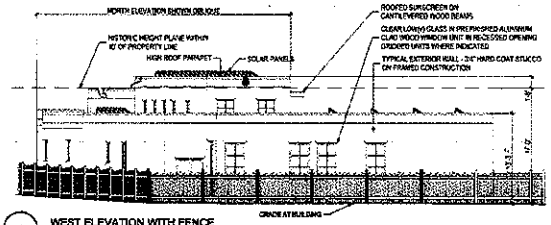
7 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

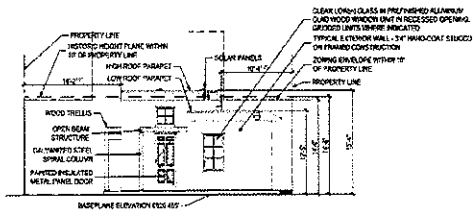


5 WEST ELEVATION
SCALE: 1/8" = 1'-0"

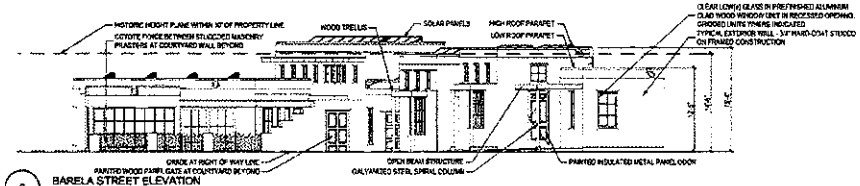


4 WEST ELEVATION WITH FENCE
SCALE: 1/8" = 1'-0"

NOTE:
ELEVATIONS 6, 7 AND 9 ARE SHOWN PROJECTED PERPENDICULAR TO SOUTH, WEST AND NORTH PROPERTY LINES RESPECTIVELY TO INDICATE COMPLIANCE WITH THE ZONING ENVELOPE LIMITATIONS PURSUANT TO TABLE 14-2.2.1.6.



9 EAST ELEVATION
SCALE: 1/8" = 1'-0"



8 BARELA STREET ELEVATION
SCALE: 1/8" = 1'-0"

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303-433-2255 voice
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ARCHITECTURAL DESIGN STANDARDS		POINT ALLOCATIONS
WALLS		
PREDOMINANT EXTERIOR	STUCCO	30
PREDOMINANT COLOR - EARTHTONE	33, REV #126 "ADOBE"	30
EXTERIOR SURFACE TREATMENT	NONHOUTHIC MATERIAL	10
ROOFS		
FORM	FLAT ROOF - ALL SURFACES CONCEALED FROM VIEW	20
PREDOMINANT MATERIAL	ALL SURFACES CONCEALED FROM PUBLIC VIEW	20
PREDOMINANT COLOR	ALL SURFACES CONCEALED FROM PUBLIC VIEW	35
BUILDING FORM		
MASSING	ONE STORY LESS THAN 16,000 SF	30
DOORS AND WINDOWS	TREATMENT - RECESSED MORE THAN 3"	20
AREA	LESS THAN 50% OF WALL AREA	30
LOCATION	DOORS AND WINDOWS LESS THAN 150 SF LOCATED > 2' FROM OUTSIDE BUILDING CORNERS	70
GLAZING	CLEAR GLASS	10
EQUIPMENT	ROOFTOP EQUIPMENT SCREENED FROM VIEW	10
TOTAL POINTS		295

project name
VILLA LETREM
212 BARELA STREET
SANTA FE, NEW MEXICO

issue / date
1.30.2020 PRELIMINARY ZONING REVIEW / HC-BOARD REVIEW

dwg title
HPC ELEVATIONS

dwg #
A3.0

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

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

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 10, 2020. The decision of the Board was postponed for redesign because the exception criteria were not met. In particular, the following should be addressed:

- the scale and massing should be more compatible with the streetscape
- reduced height of casita volumes
- elimination of clerestory windows
- making massing more in line with historic structure and previous directions of the Board; and
- breaking up massing between front and rear structures.

For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab
Planner Senior, 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.**

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 7.29.2020	212 BARELA ST
Property Owner of Record: JOE SIMMONS AND WENDY WAITES	Proposed Construction Description:
Applicant/Agent Name:	CONSTRUCT THREE DWELLING UNITS
Contact Person Phone Number: ( ) -	TOTAL ROOF AREA:

Zoning District: R 21

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: 43.4%
☒ Open Space Required: 10265F

Setbacks:
Proposed Front: 3' Minimum: ____
2nd Front? NA
Proposed Rear: 5' Minimum: ____
Proposed Sides: L 5' R 3' Minimum: ____

Height: Proposed 14'-6"
Maximum Height: 14'-6" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 5 Accessible N/A
Minimum: 5

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]
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.

Wendy Waites 7.29.2020
SIGNATURE DATE

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: ____

REVIEWER: ____ **DATE:** ___/___/___

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

August 28, 2020

RECEIVED
SEP - 2 2020
BY:

City of Santa Fe
Historic Preservation Division
PO Box 909
Santa Fe, NM 87504-0909

Attention: Lani McCulley

Re: 212 Barela St. Submission for Sept. 8, 2020 Historic Districts Review Board

Dear Ms. McCulley and Members of the Historic Districts Review Board,

I am writing to comment on the application for approval of the above referenced property which will be considered at the September 8, 2020 Historic Districts Review Board meeting. I wish this letter to be made part of the record in this matter as a comment from the public. I regret that I cannot provide a case number as the agenda for this meeting with that information is not currently available on the City's website.

I am President of the Historic Guadalupe Neighborhood Association and my home is located just down Barela Street from the subject property at the corner of Don Felix St. and Barela St. My address is 703 Don Felix St. Santa Fe, NM 87501.

I commented at the first hearing on this matter which was back in, I believe, late February or early March of this year. At that time, I stated my opposition to the project. My primary objection was with the variance requested from the height limitation for the neighborhood, creating a structure taller than and out of character with the surrounding buildings. I was also concerned with the massing of the proposed building with its largely flat façade on the South side, giving it a scale which also felt as being out of character with the neighborhood. Since that time, the owner of this land and who is requesting approval for his plans, Mr. Joseph Simmons, AIA, has met with the neighbors and has revised his plans to address our concerns. It was a very productive and collaborative process. Out of those discussions, the applicant has revised his plans and is no longer requesting any height variances for what he wishes to build and he has reconfigured the front facades on the building so as to visually break up the building mass and to provide a less monolithic and more varied façade which I think adds interest and is compatible with other buildings in the neighborhood, such as the condominiums at 709 Don Felix St. As a result of the changes made and submitted to this Board for consideration, I wish to inform this Board that I no longer have any objections to the applicant's plans as submitted and, in fact, I support the approval of such plans.

Thank you for your consideration of my comments. I further wish to extend my gratitude to the members of the Board who volunteer generous amounts of their time and sometimes must take controversial and unpopular positions to make a substantial commitment to the betterment of our historic districts and our community as a whole.

Sincerely,

Jerry Richardson

Jerry Richardson, President
Historic Guadalupe Neighborhood Association

Cc: Joseph E. Simmons, AIA
Blue Sky Studio
99 S. Logan St.
Denver, CO 80209

Barbara Yoffee, Vice-President
Historic Guadalupe Neighborhood Association

SKY STUDIO

August 12, 2020

Ms. Lani McCulley
Planner
Historic Preservation Division
200 Lincoln Ave.
Santa Fe, NM 87504

RE: 212 Barela St.

Dear Lani;

Please accept this revised submittal for the Preliminary Zoning 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. Based upon the HPC meeting on March 10, 2020 and the follow-up meeting and conversations we had with Daniel Schwab, we have revised the design to incorporate the suggestions and direction from the Board. The project narrative and materials palette from the first submittal remain.

Itemized Board Motion

1. Reduce the height and eliminate the clerestory volumes of the casitas
2. More carefully address the streetscape massing and follow more closely the street face dimensions of the original contributing structure
3. Separate the massing of the casitas and the main house

Response

Item #1 The height of the casitas is reduced, and clerestory volumes are eliminated throughout. The floor elevation of the front casita is lowered. Parapet height from adjacent grade is 11'-9", which is 15" taller than the former structure (per HPC record "as-built" plans) while being below the maximum Streetscape Elevation, which is 12'-4". The roof height and parapet height of the casitas is simplified and made uniform. The clerestory volume for the main house is similarly eliminated. Parapet and roof heights are reconfigured to be below the allowable historic height of 14'-8". Accordingly, all requests for height variances are rescinded.

By simplifying the roof areas, the solar PV system is now able to be located at the rear of the site, over the main house and garage portions only. The panel angles are also lowered allowing parapet walls to eliminate any visual impact from the adjacent streets and public ways.

Item #2. Staff suggested in the HPC meeting "interpret" the former structure. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the

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CEL·303·601·8956

former structure. The third façade is necessarily shortened to provide vehicular access as required by zoning and fire codes. Formerly, the corner of the house was 8'-9" from the property line. This proposal sets this clearance at 11'-0", resulting in this wall being 24" shorter than the original. This is the maximum allowable deviation by previous ruling. The fourth façade is 10" longer than the original length. The two casitas are reworked to provide nearly identical floor plans, except that the rear casita is 1 foot narrower than the front to accommodate the required width for a driveway. We believe that this modification successfully emulates the former structure and will re-establish the block face.

Private open space required by the zoning code replaces the former parking area on front of the replacement structure, thus activating the pedestrian experience. Porch coverings are provided for both casitas and are sized to be subordinate to the overall massing. Porches are detailed consistently across the three residences, constructed of galvanized metal roofing panels, exposed beams, and spiral columns.

Item #3 Separating the massing of the casitas and the main house is not accomplishable given site geometry, required open space and usability. We propose an attached garage alternative which we believe achieves the desire to minimize the visual impact of a continuous structure. Parking for 5 vehicles is required by the Zoning Code and the only place where parking can be efficiently placed is at the widest part of the parcel. See Detail Site Plan. As homeowners and caretakers for two rentals, we require an enclosed garage. An open car-port as suggested by the Board does not suit our needs for security and storage. The garage placement is reworked and provides the minimum required parking space dimensions in a minimally sized garage. The north and south walls of the garage are pulled in 2' from the adjacent wall planes of the rear casita. The garage parapet is 2'-0" lower than the adjacent casita, reinforcing the subordinate relationship. Additionally, by removing the clerestory volume of the house, the roof form is simplified and the top of the parapet at this portion of the house is 3'-6" higher than the adjacent garage wall. Bracketing the garage between the casita and the house achieves the goal to diminish the mass of this wall.

A View Angle analysis is shown on the Detail Site Plan. Note that the shift of the garage wall behind the plane of the Casitas' walls places this portion of the garage wall out of view from the street. The only visible portions of the north wall of the rear house is from beyond the garage. Even if a carport were to be provided, it too would not be seen.

Long structures are not without precedent in this neighborhood. The contributing structure at the corner of Alto and Closson exemplifies the aggregated rambling structure built around a courtyard which this design proposal uses as a reference. This structure has an unmodulated façade fronting Alto St. that is some 130' long.

Requested approval from the Board

We respectfully request the Board determine that this proposal complies with the conditions and motions applicable for this project, that the height, mass and scale and materials palette meet all review criteria. Additionally, we seek a motion, as recommended by staff, to approve the siting of the structure with respect to the front and side setbacks (3'-0" and 3'-0" respectively) to allow for the historic setbacks to take precedence over the required zoning code setbacks of 10' and 5'.

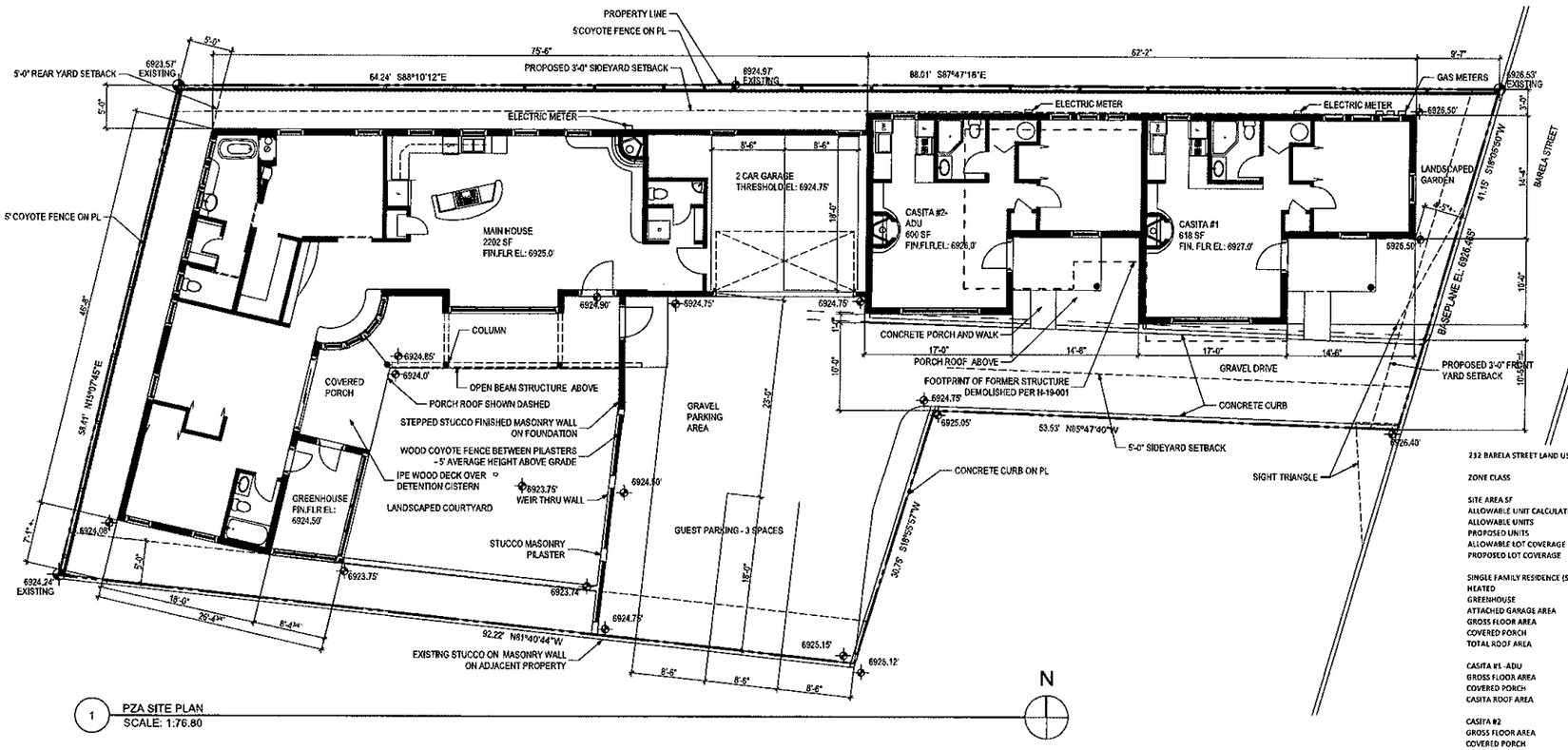
With such approvals we can proceed with Development Plan approval and final construction drawings and secure the building permit.

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

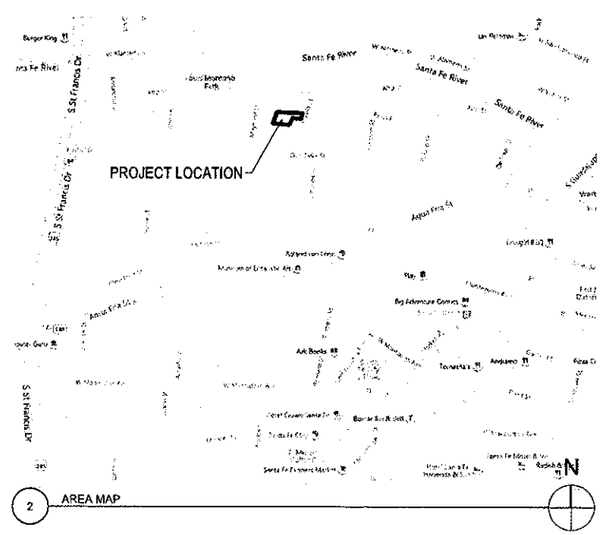
Respectfully submitted,
BlueSky Studio

Joseph E. Simmons Digitally signed by Joseph E. Simmons
Date: 2020.08.12 14:56:17 -06'00'

Joseph E. Simmons, AIA
Architect
NM license # 2189



1 PZA SITE PLAN
SCALE: 1:76.80



2 AREA MAP

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232 BARELA STREET LAND USE INFORMATION

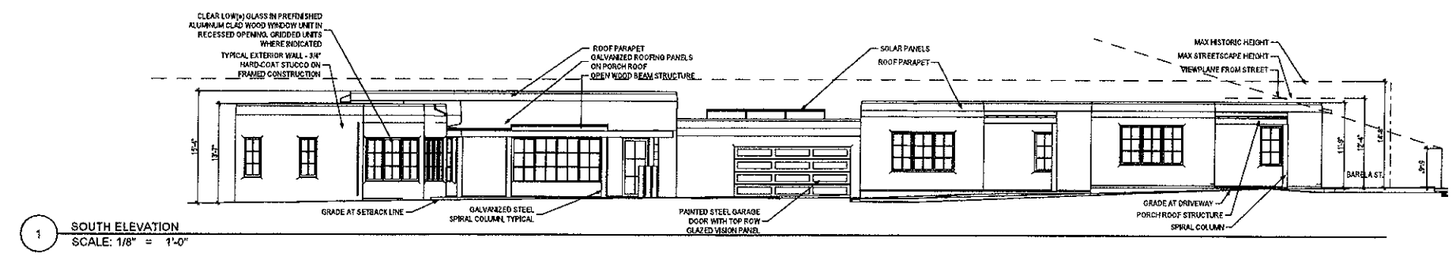
ZONE CLASS	R-21		
SITE AREA SF	8085.00	0.19	AC
ALLOWABLE UNIT CALCULATION	21x.19=3.90		
ALLOWABLE UNITS	3		
PROPOSED UNITS	3.00		
ALLOWABLE LOT COVERAGE	55%		PER TABLE 14-7.5(C)(5)
PROPOSED LOT COVERAGE	42%		
SINGLE FAMILY RESIDENCE (SFR)	GROSS FLOOR AREA		
HEATED		1600.00	
GREENHOUSE		132.00	
ATTACHED GARAGE AREA		411.00	
GROSS FLOOR AREA		2323.00	
COVERED PORCH		125.00	
TOTAL ROOF AREA		2248.00	
CASITA #1 -ADU			
GROSS FLOOR AREA		580.00	
COVERED PORCH		0.00	
CASITA ROOF AREA		580.00	
CASITA #2			
GROSS FLOOR AREA		568.00	
COVERED PORCH		0.00	
CASITA ROOF AREA		568.00	
TOTAL ENCLOSED		3271.00	
TOTAL HEATED		2748.00	
TOTAL ROOF AREA / TOTAL COVERED		3396.00	
OPEN SPACE TABULATION			
PRIVATE OPEN SPACE SFR	REQUIRED	636.9	14-7.5(C)(1)(b)
PRIVATE OPEN SPACE SFR	PROVIDED	1180.00	
PRIVATE OPEN SPACE ADU	REQUIRED	174.00	14-7.5(C)(6)
PRIVATE OPEN SPACE ADU	PROVIDED		
PRIVATE OPEN SPACE CASITA #2	REQUIRED	170.4	14-7.5(C)(1)(b)
PRIVATE OPEN SPACE CASITA #2	PROVIDED	345.00	
TOTAL PRIVATE OPEN SPACE	REQUIRED	981.30	
TOTAL PRIVATE OPEN SPACE	PROVIDED	1525.00	
TOTAL OPEN SPACE TABULATION (SITE AREA-DRIVES-ROOF AREA)			
SITE AREA		8085.00	
SURFACE PARKING AREA AND DRIVES		1772.00	
ROOF AREA		3396.00	
TOTAL OPEN SPACE / % OF TOTAL SITE		2917.00	36.08%
PARKING SPACES REQUIRED		5	
PARKING SPACES PROVIDED		5	

project name
VILLA ULTREIA
212 BARELA STREET
SANTA FE, NEW MEXICO

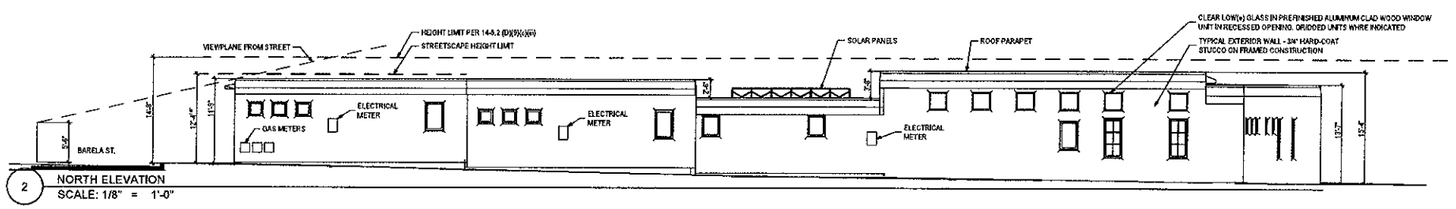
issue / date

1.30.2020	PRELIMINARY ZONING REVIEW / H-BOARD REVIEW
8.11.2020	H-BOARD 2ND PRESENTATION

dwg title: SITE PLAN
dwg #: A-1.1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
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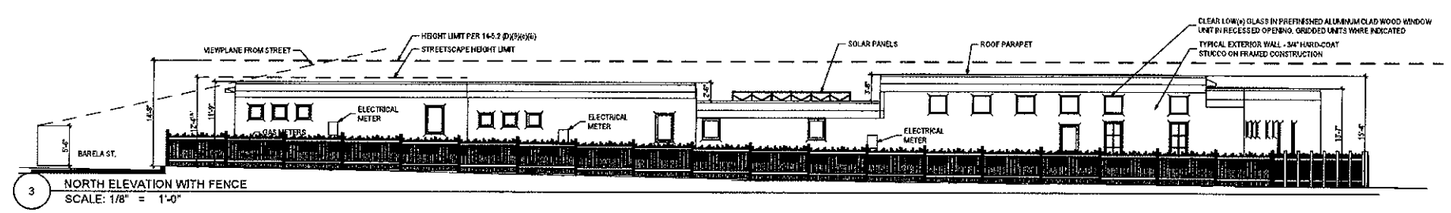
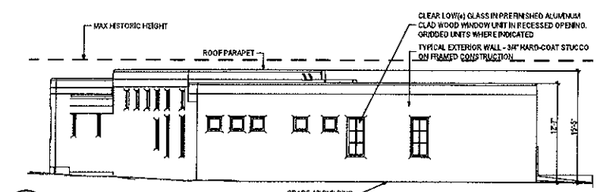
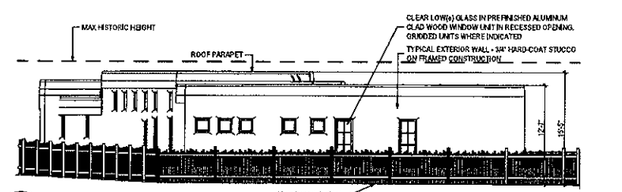


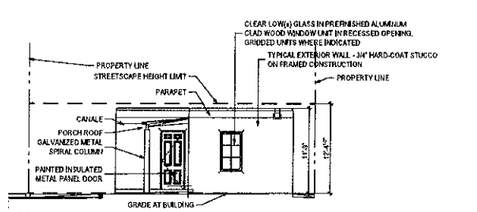
3 NORTH ELEVATION WITH FENCE
SCALE: 1/8" = 1'-0"



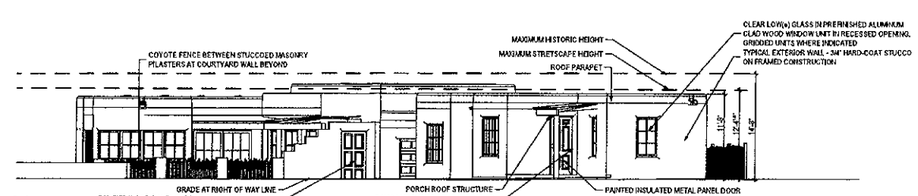
5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION WITH FENCE
SCALE: 1/8" = 1'-0"



9 EAST ELEVATION
SCALE: 1/8" = 1'-0"



8 BARELA STREET ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTURAL DESIGN STANDARDS		POINT ALLOCATIONS
WALLS		
PREDOMINANT EXTERIOR	STUCCO	30
PREDOMINANT COLOR - EARTHTONE	EL REY #116 "ADOBE"	30
EXTERIOR SURFACE TREATMENT	MONOLITHIC MATERIAL	10
ROOFS		
FORM	FLAT ROOF - ALL SURFACES CONCEALED FROM VIEW	20
PREDOMINANT MATERIAL	ALL SURFACES CONCEALED FROM PUBLIC VIEW	20
PREDOMINANT COLOR	ALL SURFACES CONCEALED FROM PUBLIC VIEW	15
BUILDING FORM		
MASSING	ONE STORY LESS THAN 10,000 SF	30
DOORS AND WINDOWS	TREATMENT - RECESSED MORE THAN 2"	20
AREA	LESS THAN 50% OF WALL AREA	20
LOCATION	DOORS AND WINDOWS LESS THAN 150 SF LOCATED > 2' FROM OUTSIDE BUILDING CORNERS	20
GLAZING	CLEAR GLASS	10
EQUIPMENT	ROOFTOP EQUIPMENT SCREENED FROM VIEW	10
TOTAL POINTS		335

project name
VILLA ULTREIA
212 BARELA STREET
SANTA FE, NEW MEXICO

issue / date

1.30.2020	PRELIMINARY ZONING REVIEW / H-BOARD REVIEW
8.11.2020	H-BOARD 2ND PRESENTATION

dwg title
HPC ELEVATIONS

dwg #
A3.0

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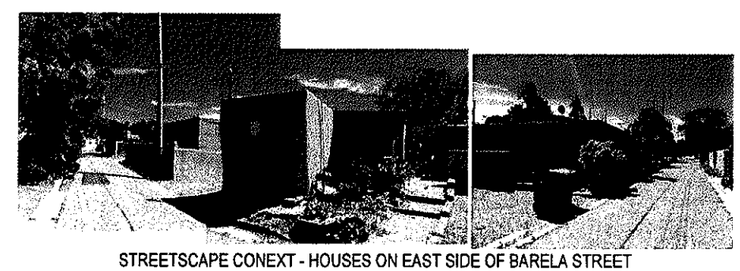
HOUSES ON WEST SIDE OF BARELA STREET

STREETSCAPE CONTEXT WITH PROPOSED PROJECT

PROPOSED NEW STRUCTURE

FORMER STRUCTURES AT 212 AND 212 1/2 BARELA ST.



STREETSCAPE CONEXT - HOUSES ON EAST SIDE OF BARELA STREET

FIRST PROPOSAL

FIRST PROPOSAL

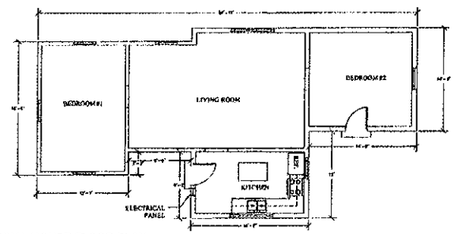
project name
VILLA ULTREIA
212 BARELA STREET
SANTA FE, NEW MEXICO

issue / date

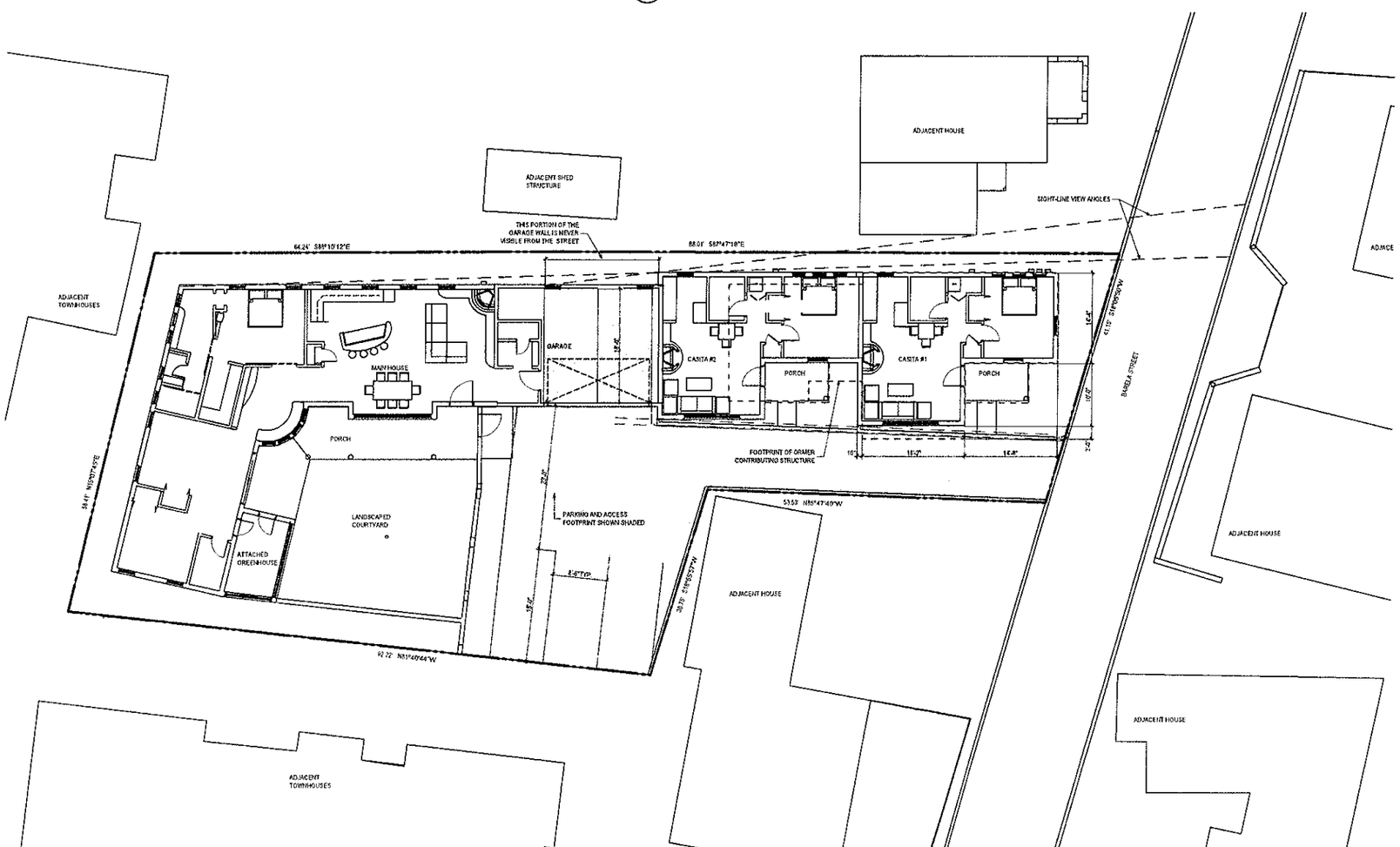
1.30.2020	PRELIMINARY ZONING REVIEW / H-BOARD REVIEW
8.11.2020	H-BOARD 2ND PRESENTATION

dwg title
Context Photos

dwg #
A-9.1



2 ORIGINAL HOUSE FLOOR PLAN
SCALE: 1/8"=1'-0"1' = 1'-0"



1 SITE PLAN DETAIL
SCALE: 1/8" = 1'-0"

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project name VILLA ULTREIA 212 BARELA STREET SANTA FE, NEW MEXICO	
issue / date 1.30.2020 PRELIMINARY ZONING REVIEW / HLBOARD REVIEW 9.11.2020 HLBOARD 2ND PRESENTATION	
dwg title HPC SITE PLAN DETAIL	**dwg #** 12.8