



Lani McCulley
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue, Santa Fe, NM

Re : Case # 2025-010093 HDRB, 224 and 228 E. Palace Avenue
Marian Hall Réhabilitation & Adaptive Re-use, HDRB Application

March 10, 2025

Dear Ms. McCulley,

We would like to thank the Board and HPD Staff for the informational hearing held on April 8th, 2025. The comments and feedback we received from the Board were taken into consideration and we have updated our proposal accordingly. The owner supports the Board's comments and wish to see the connecting corridor be recreated per its original details, as designed by John Gaw Meem.

Below, I have provided a brief history of the building and a description of the proposed exterior alterations, including a list of proposed finishes and materials.

224 East Palace Avenue, known as St. Vincent's Sanatorium and also Marian Hall, is a three-story building, constructed with brick around 1908 by Isaac Hamilton Rapp for the Sisters of Charity in the Craftsman style, with a gross area of 27,910 sf. The building originally functioned as a convent and a sanatorium with sleeping porches on the second and third floors. The 2nd and 3rd floor porches were removed at an unknown date, believed to be circa 1954. Two hallway connections and a stairwell were constructed on the east elevation when the new hospital was constructed in 1952. These hallway connections had a non-contributing status and were demolished in 2011, when the Drury Plaza Hotel began construction. All historic windows were removed and replicated windows were installed when the State of New Mexico moved offices into the building in 1984. The building retains much of its original integrity and it is architecturally and historically important. The building is listed as significant to the district and all elevations are considered to be primary.

The owner's proposal is to rehabilitate the building, taking an adaptive reuse approach to accommodate 39 hotel rooms, which will be operated by the existing Drury Hotel, adjacent to Marian Hall. Some of the primary interior spaces will be preserved, while secondary spaces will be reconfigured or adapted to fit this reuse. Most of the exterior facades will remain unchanged with few proposed alterations, necessary to adapt the building to its new use. The proposed hotel facility will be an addition to the existing Drury Hotel and not a standalone hotel. Part of the proposed alterations consists of re-establishing and recreating the connecting hallway between Marian Hall and the Drury Plaza Hotel building, to allow for the integration of this addition to the hotel. The building height, overall massing, roof pitch, roof finish, and wall finish will remain the same, except for proposed new colors for exterior wall paint, exterior trim paint, and new color for existing stucco finish. All existing windows (non-historic, dated 1984) will

be replaced in kind. Existing rooftop mechanical equipment, wall-mounted electrical conduit and non-historic flood light fixtures will be removed.

The Drury team recognizes the historic significance of this building and is dedicated to maintaining and preserving its historic fabric and integrity, while making some necessary alterations to adapt it to its new use.

Below is a list of all proposed exterior alterations for each façade:

North Façade

- New paint color for existing brick surface
- New paint color for existing wood/concrete/metal trim
- New color for existing stucco finish
- Selective repair or replacement in kind of wood outriggers at roof eaves, damaged by water/weather.
- Repair brick façade and repoint as needed.
- Replace all windows in kind with new insulated windows.
- Remove non-historic metal guardrail at exterior stair to basement
- Recreate connecting hallway per original design by John Gaw Meem, featuring steel casement windows with panes larger than 30", painted concrete columns with chamfered corners, painted brick walls with brick coping and concrete coping cap, as shown in historic photographs.

West Façade

- New paint color for existing brick surface
- New paint color for existing wood/concrete/metal trim
- New paint color for existing brick façade under porch to match porch trim color
- Selective Repair or replacement in kind of existing wood beams/columns of veranda porch and roof eave outriggers, damaged by water/weather.
- Repair brick façade and repoint as needed
- Replace all windows in kind with new insulated windows
- Repair or replace existing concrete stair to veranda
- Remove wall-mounted electrical conduit, flood lights, and rooftop equipment.
- New light fixtures at porch are to be determined and will be submitted for review
- Recreate a double door entrance with sidelights and transom, which was removed at an unknown date, believed to be in the 50's, with detailing per historic photographs
- Replace existing non-historic entry door with new

South Façade

- New paint color for existing brick surface
- New paint color for existing wood/concrete/metal trim
- New paint color for existing brick façade under porch to match porch trim color
- Selective repair or replacement in kind of wood outriggers at roof eaves, damaged by water/weather.
- Repair brick façade and repoint as needed.
- New light fixtures at porch are to be determined and will be submitted for review
- Replace all windows in kind with new insulated windows

- Recreate connecting hallway per original design by John Gaw Meem, featuring steel casement windows with panes larger than 30", a painted metal door, painted brick walls with brick coping and concrete coping cap, as shown in historic photographs.

East Façade (three exceptions requested)

- New paint color for existing brick surface
- New paint color for existing wood/concrete/metal trim
- Selective repair or replacement in kind of wood outriggers at roof eaves, damaged by water/weather.
- Repair brick façade and repoint as needed.
- Replace all windows in kind with new insulated windows
- Closing of two existing window openings– exception requested
- Changing existing window to a door – exception requested
- Addition/s to primary façade – proposed 92 sf addition to extend the length of existing stairwell (not original to building), exception requested

Drury Hotel West Façade

- Recreate connecting hallway per original design by John Gaw Meem, featuring steel casement windows with panes larger than 30", painted concrete columns with chamfered corners, painted brick walls with brick coping and concrete coping cap, as shown in historic photographs.
- Remove existing non-historic balcony and balustrade at 2nd floor (built in 2014)

The exterior finish and color selections are the following:

- Existing brick facades – new paint, Sherwin Williams SW7704, Tower Tan
- Brick facades under porches – new paint, Sherwin Williams SW6385, Dover White
- Existing Wood/concrete/metal trim – new paint, Sherwin Williams SW6385, Dover White
- Window frames – wood, painted Sherwin Williams SW6385, Dover White
- Existing Stucco Finish and color to remain
- Existing Shingle Roof to remain
- Windows at Connecting Hallway Addition – Painted Steel casement, per historic photograph, matching remaining existing steel casement window.

New Light fixtures for the porches on the south and west facades have not been selected yet and will be submitted for review by the Board and/or HPD Staff.

We understand the building's significance, both architectural and historic, and we have studied it carefully, researched diligently, and considered many factors before making the decisions outlined in this proposal. Our decision to ask the Board for exceptions to the Design Standards was not taken lightly and we hope that you and the Board will find our responses satisfy and meet the Exception Criteria. The goal of our proposal is to rehabilitate and bring back to life a building, which has been vacant for decades and which stands as a significant symbol of Santa Fe's history. We plan to do so with a sensitive approach, maintaining and rehabilitating the work of Isaac Hamilton Rapp, and also taking the necessary steps to make the building viable for use in the 21st century.

I have attached the application form, along with all required supporting documentation, as listed below:

1. 224 E. Palace Avenue – HDRB Application
2. 224 E. Palace Avenue - HDRB Drawings – site plan, existing and proposed floor plans, existing and proposed exterior elevations
3. 224 E. Palace Avenue – Existing Photos Exhibit
4. 224 E. Palace Avenue – Historic Photos Exhibit
5. 224 E. Palace Avenue - Finish & Color Exhibit (virtual)
6. 224 E. Palace Avenue - Exception Criteria & Responses, updated 04/14/2025
7. 224 E. Palace Avenue – Preliminary Zoning Review

Thank you for your time and your consideration of this application. If you need any additional information, please let me know.

Best Regards,



Tiho Dimitrov, AIA
Dimitrov Design Studio LLC

Design Standards & Signage Exceptions

The requested exceptions to Design Standards are listed below:

- 1) 14-5.2(D)(2)(c) Addition to the second/third floor at stairwell east (primary) elevation
- 2) 14-5.2(D)(5)(b) changing a window to a door on east (primary) elevation Marian Hall
- 3) 14-5.2(D)(a)(iii) closing two windows on the east (primary) elevation Marian Hall

I.) Exception will not damage the character of the district.

- 1) Addition to the second/third floor at stairwell east elevation of Marian Hall

Allowing this exception does not damage the character of the district for these reasons: The stairwell in question is not original to the building, as shown in 1951 photographs (Exhibit 4 attached below). The small addition to extend the stairwell is set back from the street and will be in harmony with the rest of the building. The scale of the addition (92 sf) is only a small fraction of the overall building footprint, roughly 10,000 square feet, and blends with the architecture of the building, retaining, and protecting the character of the district. Even though this portion of the façade is considered part of the primary façade, there are no character-defining features or any unique details in the design of this non-original stairwell. Per the Secretary of the Interior's Standards and Guidelines for Rehabilitation, alterations and additions are allowed, so long as they do not remove any character-defining features or historic materials that characterize the property.

- 2) Changing a window to a door on east (primary) elevation of Marian Hall

This exception to allow changing a window to a door in a primary façade will not damage the character of the district because the proposed changes to the façade will not alter the overall character of the building, its style and detailing, or its impact on the district. The proposed new door will be in harmony with the style and size of the existing openings. Further, none of the window and door openings in this section of the façade are original, as seen in photographs taken in 1951 (Exhibit 4). Changing this window to a door does not alter the character of the district, as it is located in a portion of the façade, which is concealed from public view by the larger Drury Hotel building. This section of Palace Avenue is characterized by the presence of these larger institutional buildings of different eras, and the proposed change does not take away from that or have any adverse effect on the architecture. This opening does not have any character-defining features or unique details and historic materials and changing it to a door will not destroy any character-defining features of this façade.

- 3) Closing two windows on the east (primary) elevation of Marian Hall

This exception to allow closing existing openings in a primary façade will not damage the character of the district because the proposed changes to the façade will not alter the overall character of the building, its style and detailing, or its impact on the district.. Further, none of the window and door openings in this section of the façade are original, as seen in photographs taken in 1951 (Exhibit 4). Removal and/or closing of these openings does not alter the character of the district, as they are located in a portion of the façade, which is concealed from public view by the larger Drury Hotel building. This section of Palace Avenue is characterized by the presence of these larger institutional buildings of different eras, and the proposed closing of openings does not take away from that or have

any adverse effect on the architecture. These openings do not have character-defining features or historic material and infilling them will not destroy any historic material or remove any features that characterize this façade.

II.) Exception required to prevent a hardship to the applicant or an injury to the public welfare.

1) Addition to the second/third floor at stairwell east (primary) elevation of Marian Hall

Granting an exception to alter the façade by adding on to the existing stair well will prevent the following hardship. The existing stair does not provide egress from the 3rd floor and 2nd floors to an exit at ground level. It is a challenge to satisfy the current building code standards relating to egress and exits without affecting the footprint of the stairwell. Also, literal application of the design standards would create a hardship by denying the applicant the option to use the available building area to its full potential. Similar to above, adapting this building to a new use without any modifications to the exterior is hardly possible or practical. The hardship to the applicant is that not allowing the extension of the stairwell results in a significant loss of floor space/area at the ground level, making it unusable.

2) Changing a window to a door on east elevation of Marian Hall

Applying the design standards for existing and new openings in primary facades without an exception would create a hardship for the applicant because it would limit the range of design options, denying the applicant optimum use of the available building and interior space. Further, allowing this exception will prevent a hardship by making it possible for the applicant to adapt this old building to a new use. Successful adaptive reuse of this building would be impossible or impractical if there was no flexibility to make any changes to the building exterior. The proposed door is a code-required exit. The hardship to the applicant and the public is that not having a door to the exterior from the stairwell limits the use of the building by code and poses a health, safety and welfare concern.

3) Closing two windows on the east elevation of Marian Hall

Applying the design standards for existing and new openings in primary facades without an exception would create a hardship for the applicant because it would limit the range of design options, denying the applicant optimum use of the available building and interior space. Further, allowing this exception will prevent a hardship by making it possible for the applicant to adapt this old building to a new use. Successful adaptive reuse of this building would be impossible or impractical if there was no flexibility to make any changes to the building exterior. Leaving the windows without infilling them creates a hardship to the applicant as it limits the use and layout of the interior space.

III.) Exception will 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.

1) Addition to the second/third floor at stairwell east elevation of Marian Hall

Applying the design standards without an exception in this condition does not strengthen the unique heterogeneous character of the City as it denies the applicant a full range of design options, therefore limiting the outcome. Without this exception, it would be a challenge to upgrade the building to meet egress/code requirements, either prohibiting or limiting the use of the building. Allowing the exception would enable the applicant to move forward towards a successful reuse of a building, which is more than 100 years old, and have a positive impact on the residents of the Historic Districts. This exception will help make the building safer and it will contribute to the applicant's ability to make this project viable. See photo Exhibit 4 showing the original façade, which was altered in the 1950's.

2) Changing a window to a door on east elevation of Marian Hall

Allowing this exception strengthens the unique heterogeneous character of the City in several ways. Changing this window to a door allows the opportunity to offer a design solution that is centered around authenticity, rather than a "false façade" approach. It allows for an adaptive reuse of this building that respects its history and also does not try to hide its evolution over time. These necessary changes to the façade will contribute to a successful adaptive reuse of a vacant building, which has been the subject of vandalism. Bringing this building back to life will have a positive impact on the residents of the Historic Districts. The proposed door is a code-required exit.

3) Closing two windows on the east (primary) elevation of Marian Hall

Allowing this exception strengthens the unique heterogeneous character of the City in several ways. Changing the façade by closing some existing openings allows the opportunity to offer a design solution that is centered around authenticity, rather than a "false façade" approach. It allows for an adaptive reuse of this building that respects its history and also does not try to hide its evolution over time. These necessary changes to the façade will contribute to a successful adaptive reuse of a vacant building, which has been the subject of vandalism. Bringing this building back to life will have a positive impact on the residents of the Historic Districts. The windows in question are not original openings, as can be seen in photo Exhibit 4.

Additional information and references of these buildings can be found in HDRB case #08-095B.



Exhibit 1. Historic connecting corridor photograph taken in 2008, showing the connection, designed by John Gaw Meem in built in 1954 and demolished in 2011.



Exhibit 2. Aerial Photograph, showing connecting corridor, 1969.



Exhibit 3. Marian Hall West Facade double-door entry, historic photo circa 1950



Exhibit 4. East Facade of Marian Hall, historic photograph, taken 1951

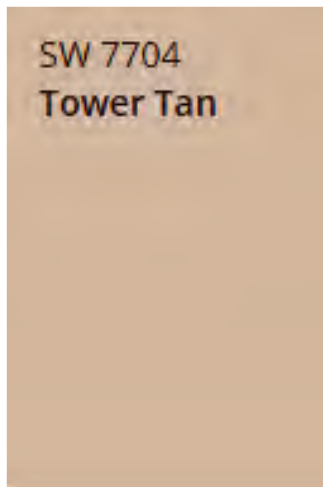
224 E. Palace Avenue
Marian Hall Rehabilitation & Adaptive Reuse
Color Selections · March 2025

Marian Hall

Wall Surface (Primary)
Wall Surface (Secondary)
Trim (Primary)
Roof Material

Material / Color

Existing Brick - Paint SW7704 Tower Tan
Existing Stucco / Existing Color to remain
Wood / Paint SW6385 Dover White
Shingles (Existing color to remain)



Exterior Wall Paint

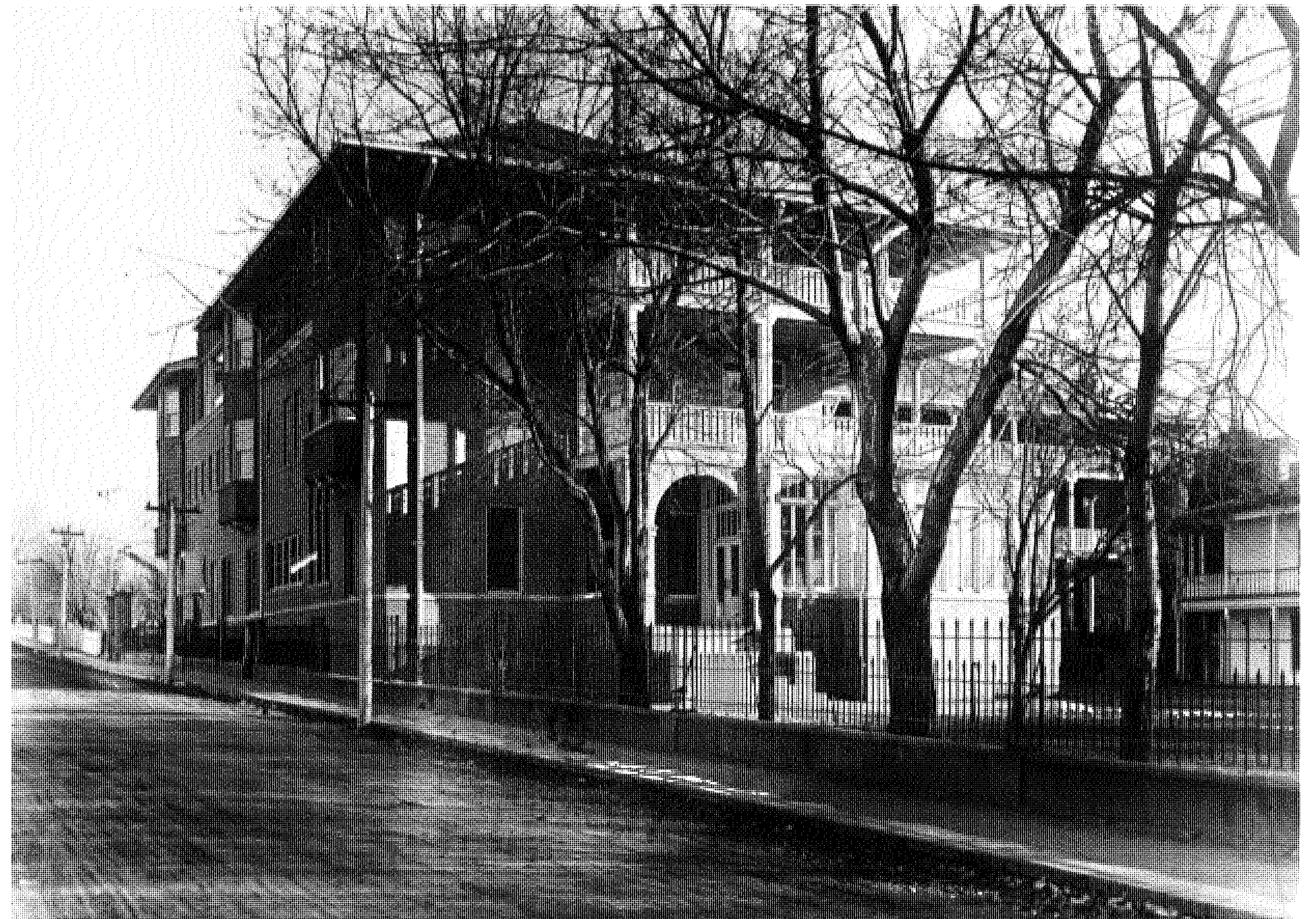


**Exterior Trim &
Window Frame Paint**

*Paint colors may be modified based on original colors used as determined by sample analysis. Any proposed modifications to these selections will be presented to staff for administrative approval or brought back to the HDRB.



NORTH FACADE, CIRCA 1915



NORTHWEST CORNER, CIRCA 1910



WEST FACADE, CIRCA 1950



EAST FACADE, 1951



CONNECTING HALLWAY, 2008



AERIAL PHOTO SHOWING CONNECTING HALLWAY, 1958

**224 E. PALACE AVENUE - MARIAN HALL
REHABILITATION & ADAPTIVE REUSE**

CASE # 2025-010093 HDRB

HDRB REVIEW DRAWINGS, ISSUED 04/14/2025

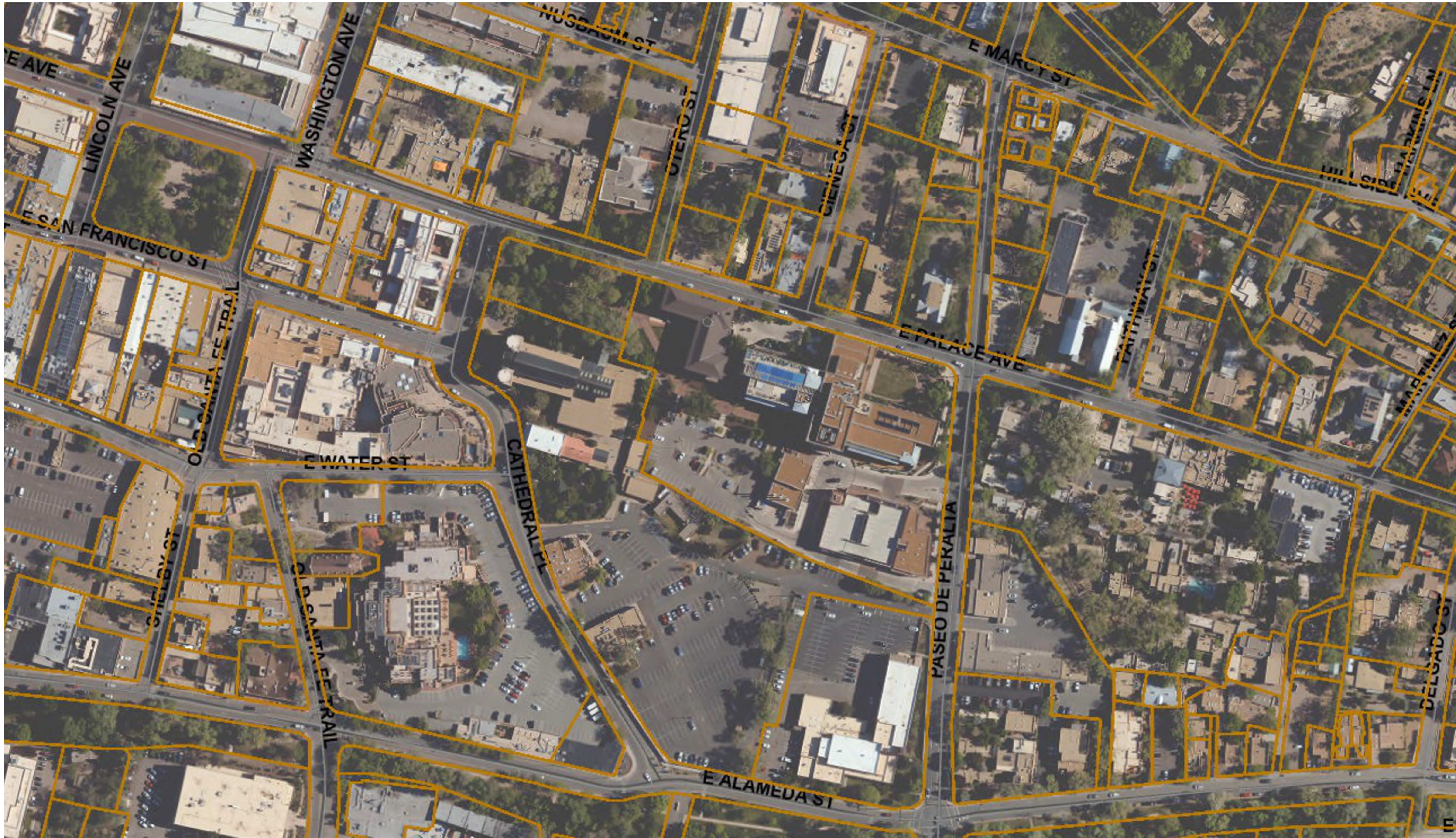


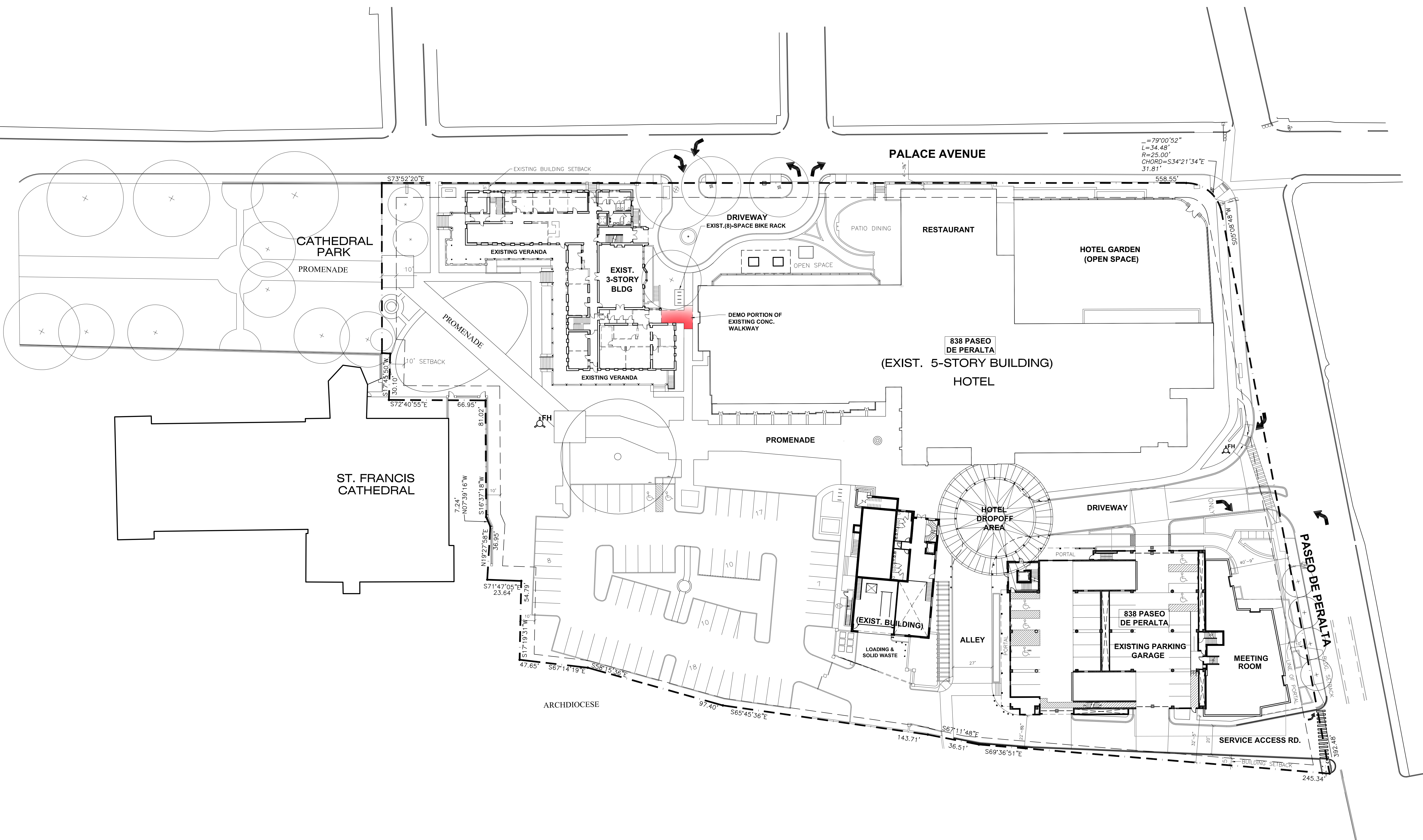
AERIAL PHOTO, 1969



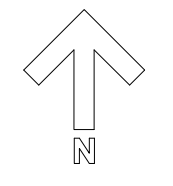
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Aerial Photo
Palace Ave. Santa Fe
06-27-69

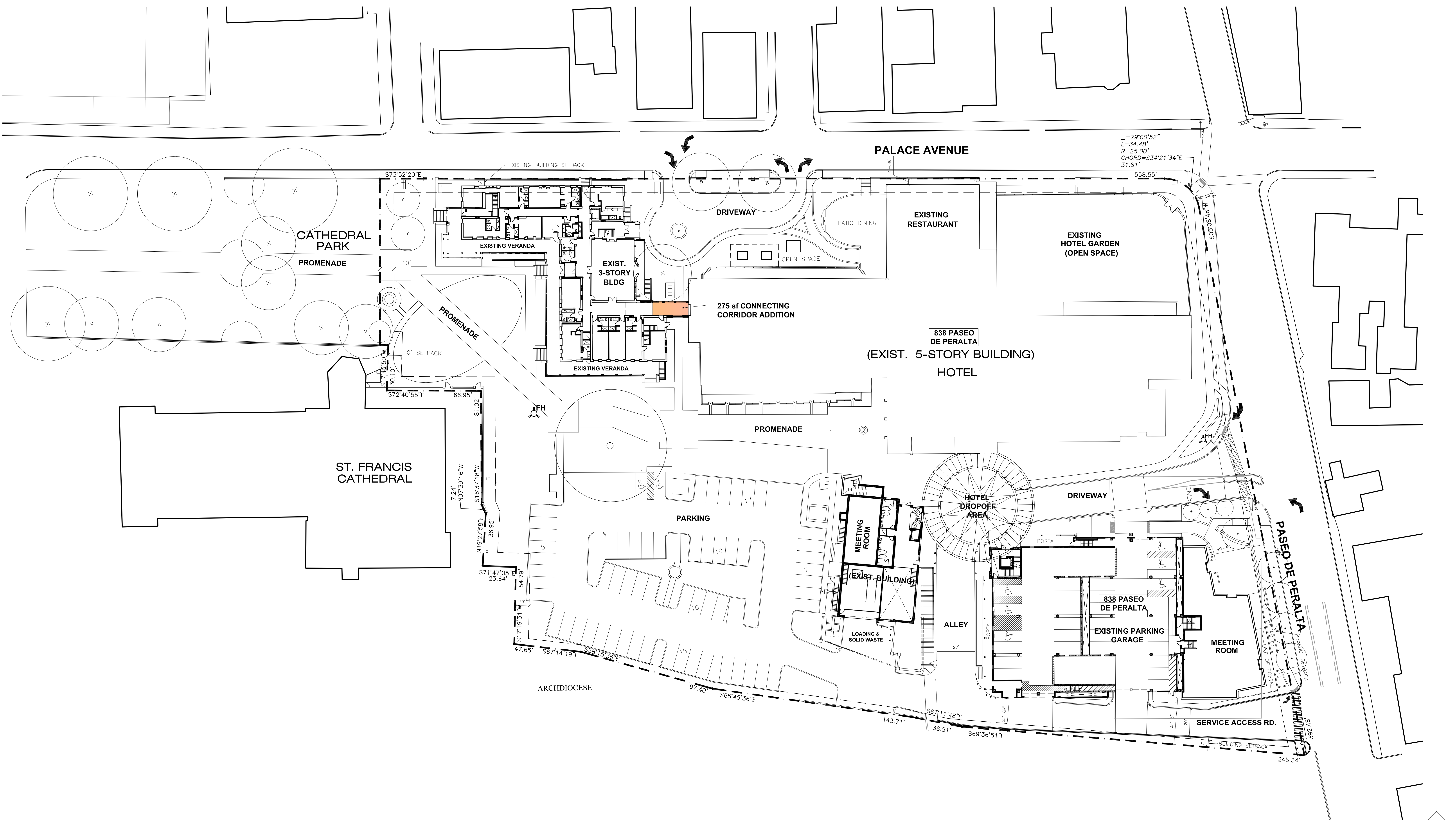
VICINITY MAP-AERIAL PHOTO, 2019





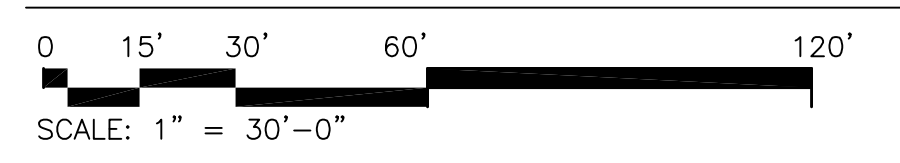
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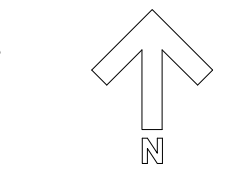
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 $31.81'$

DRURY PLAZA PROPOSED SITE PLAN



03/10/2025

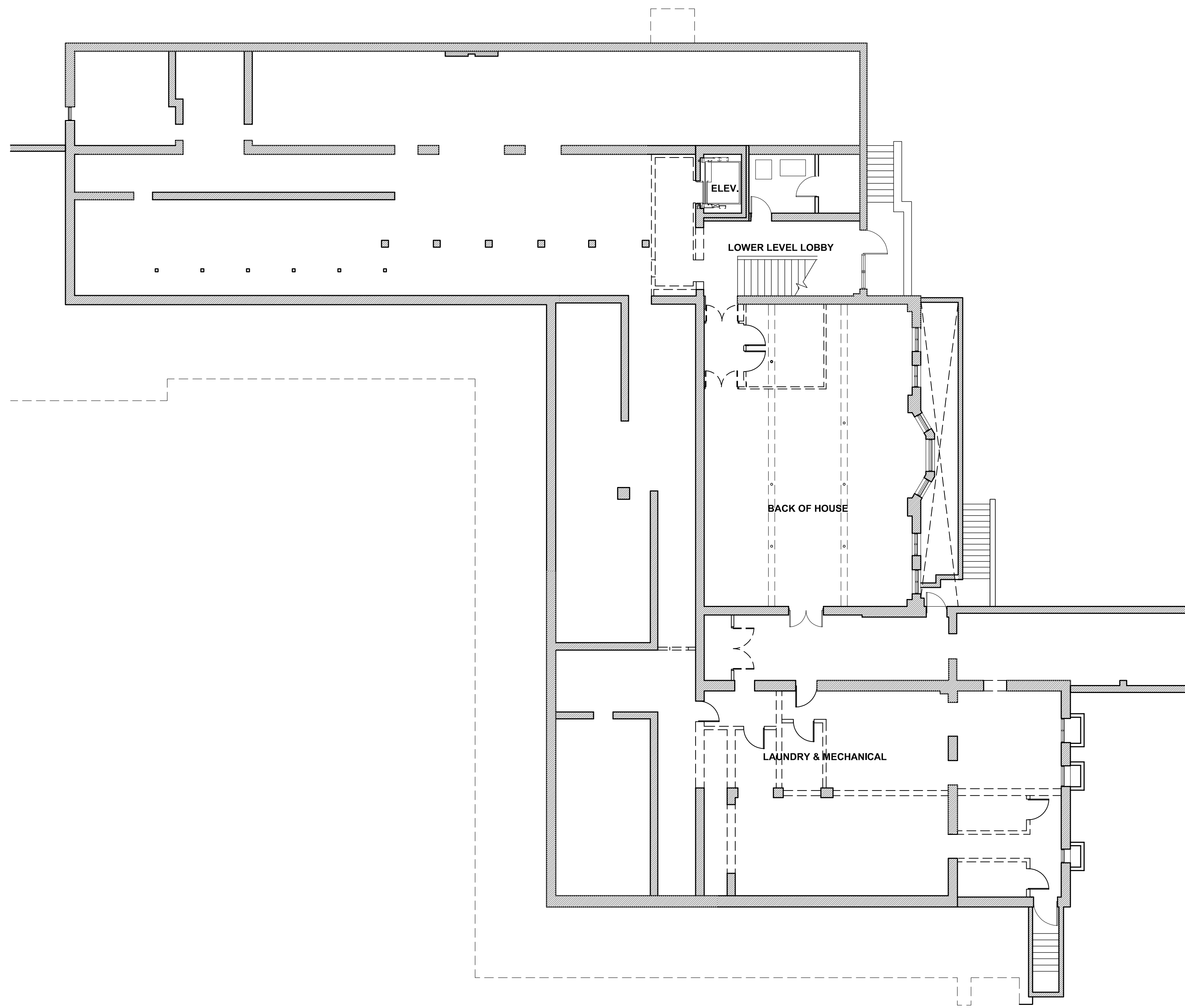
DIMITROVDESIGNSTUDIO LLC



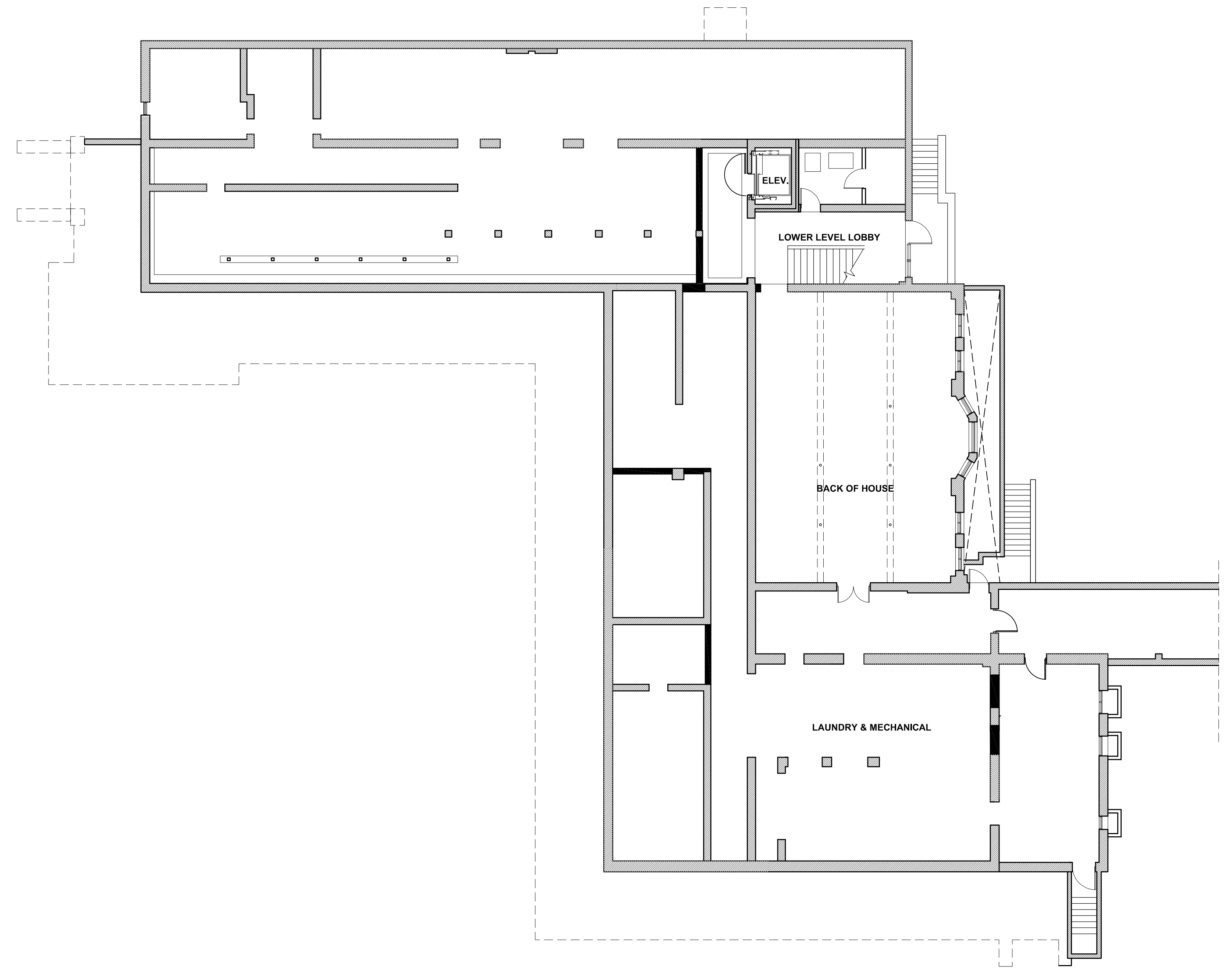
A0.2

LEGEND

- WALLS TO BE DEMOLISHED
- EXISTING WOOD FRAME WALLS
- EXISTING MASONRY WALLS
- NEW WALLS
- PROPOSED ADDITION AREA



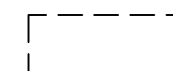
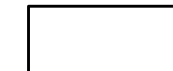



EXISTING BASEMENT FLOOR PLAN

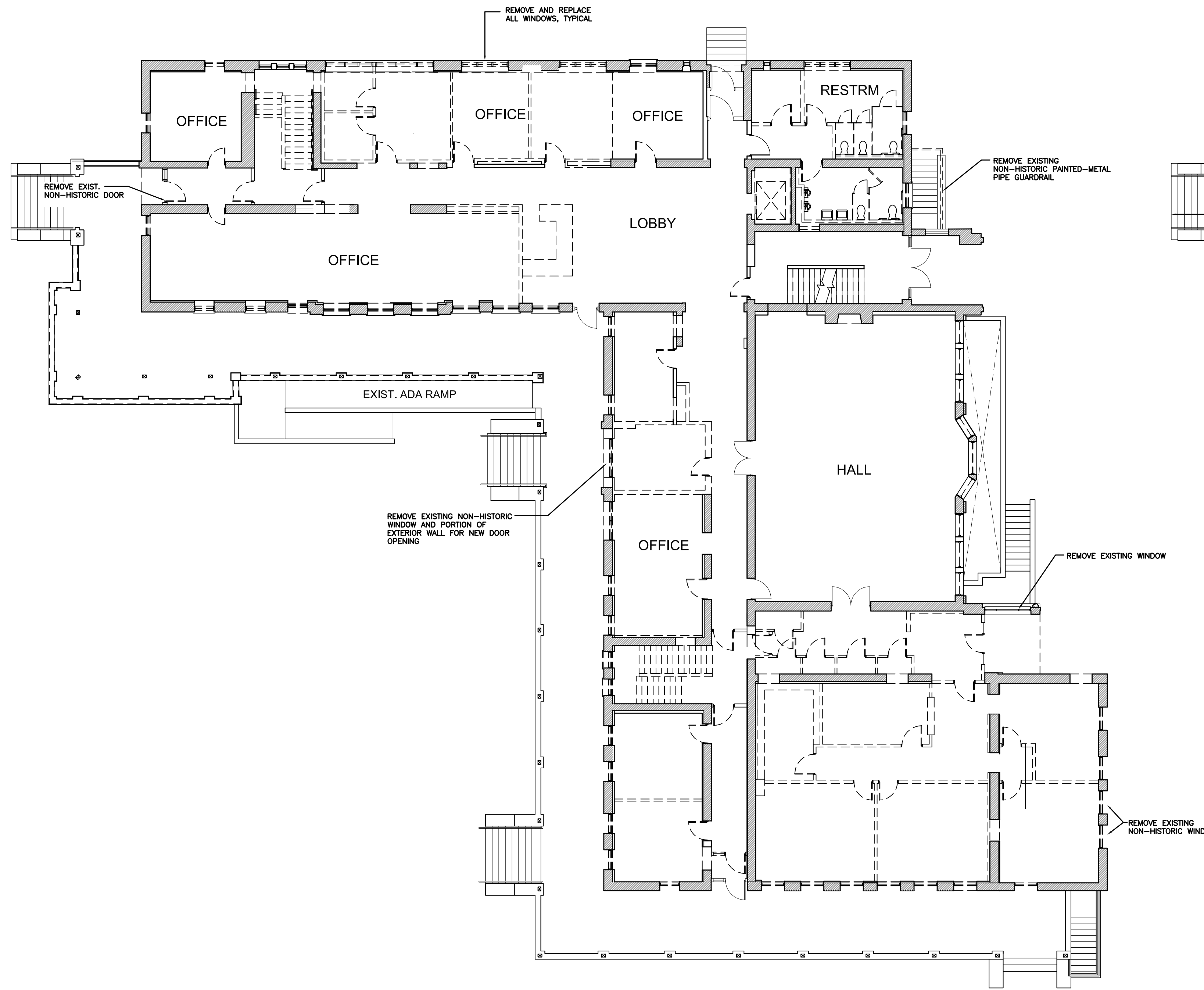


PROPOSED BASEMENT FLOOR PLAN

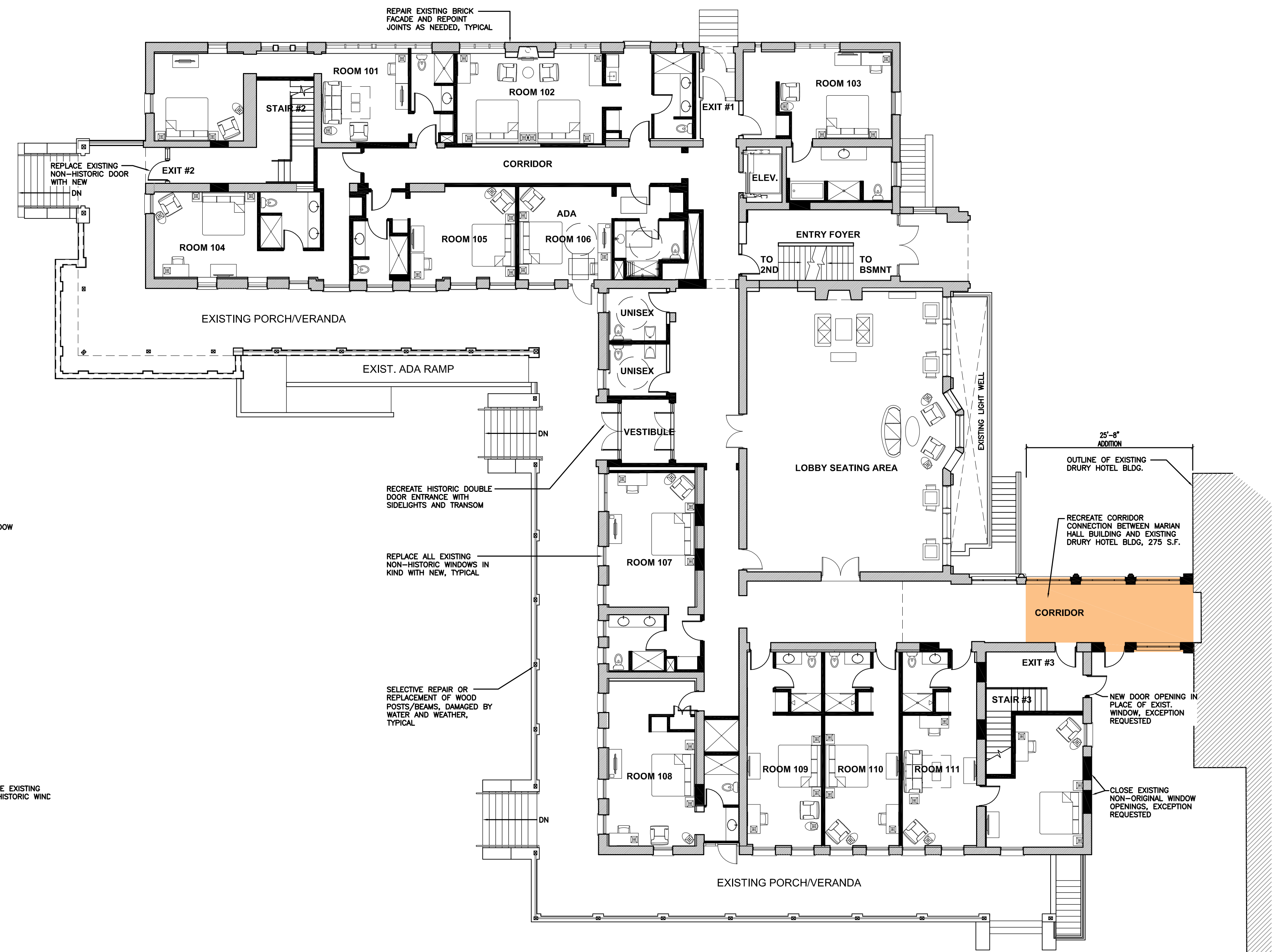


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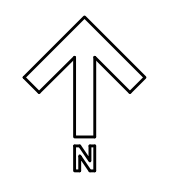
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-  EXISTING WOOD FRAME WALLS
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-  NEW WALLS
-  PROPOSED ADDITION AREA



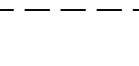
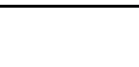



EXISTING GROUND FLOOR PLAN

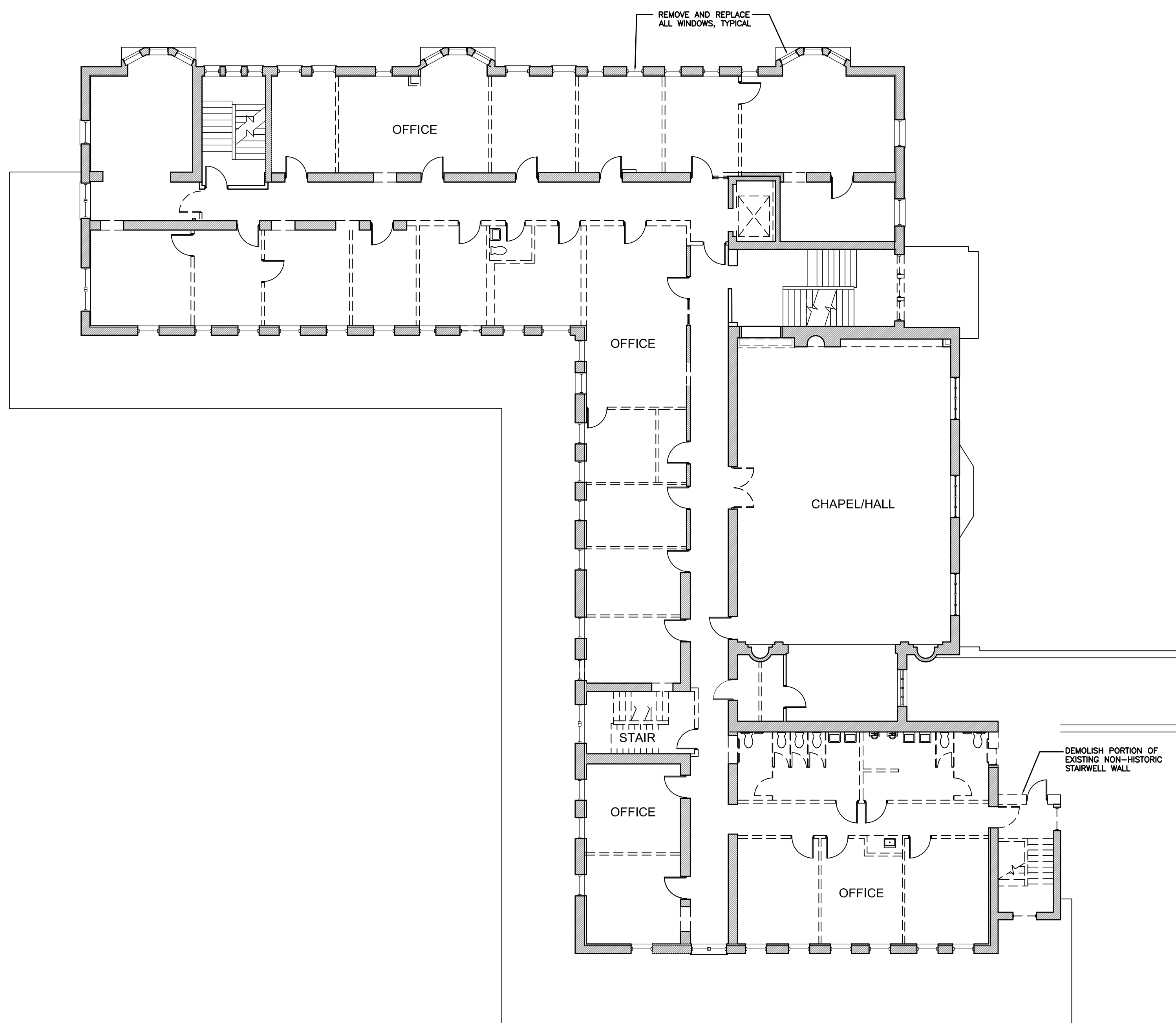


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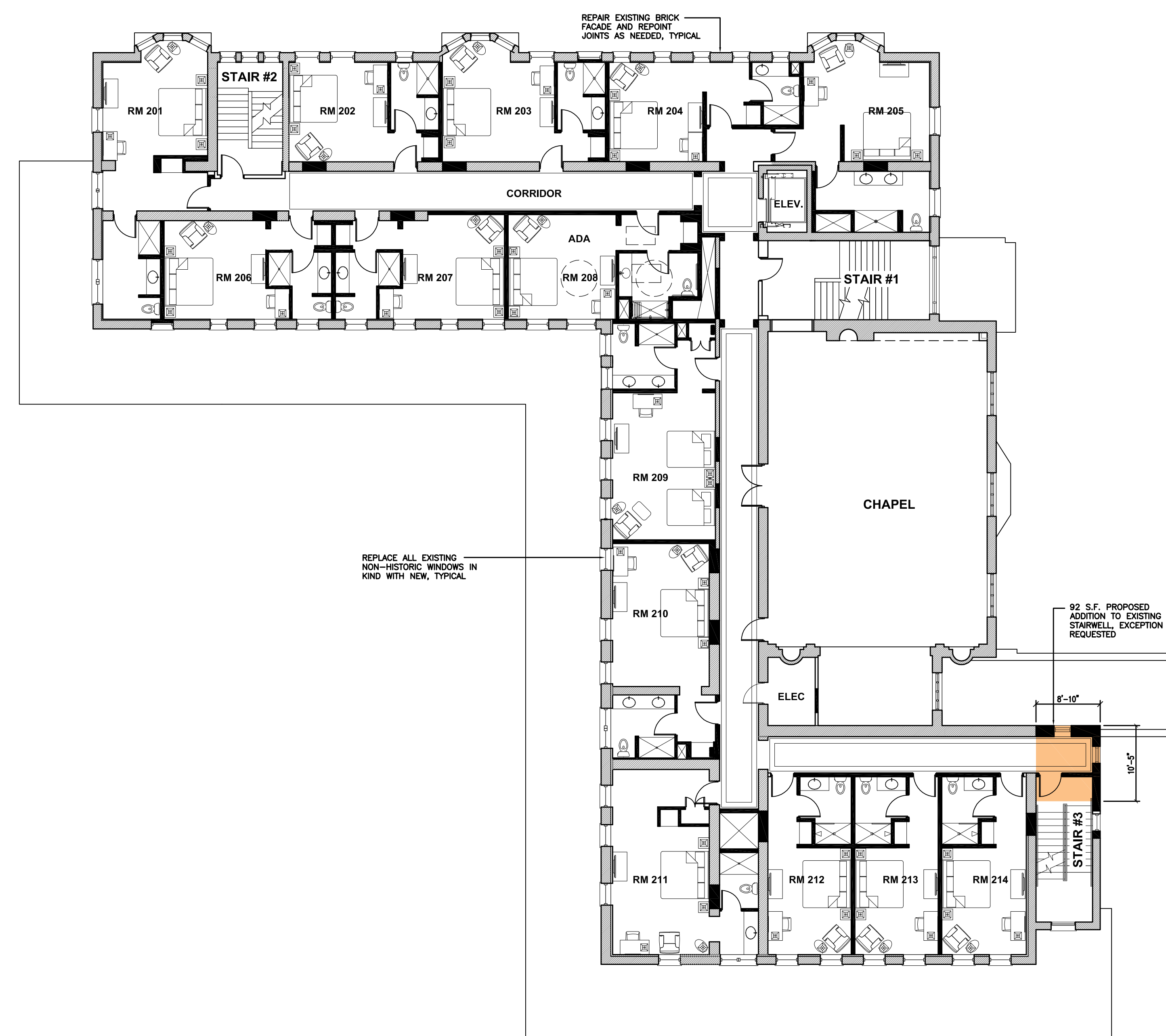


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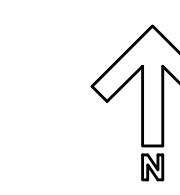
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-  EXISTING WOOD FRAME WALLS
-  EXISTING MASONRY WALLS
-  NEW WALLS
-  PROPOSED ADDITION AREA



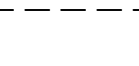




EXISTING SECOND FLOOR PLAN

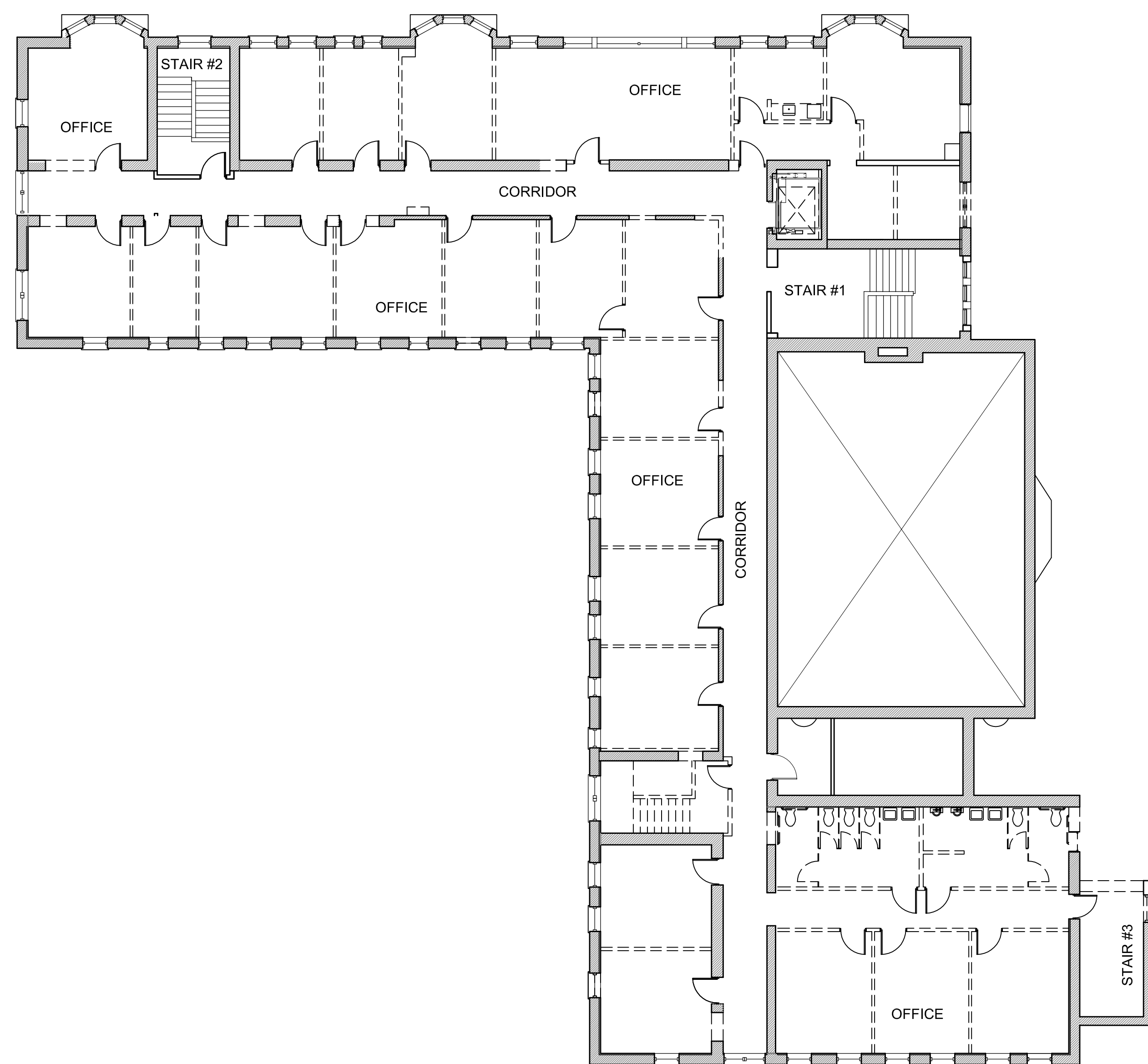


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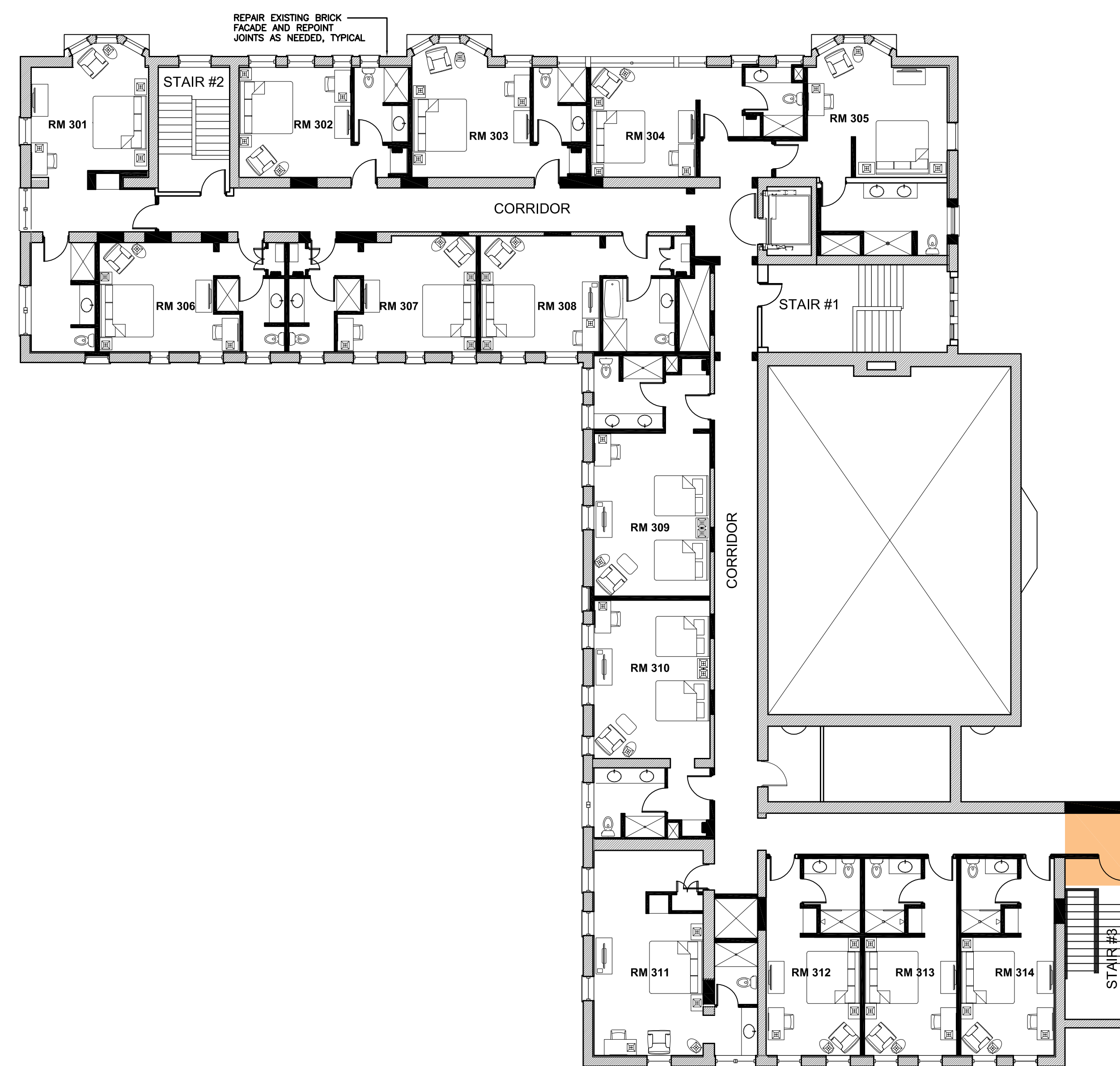


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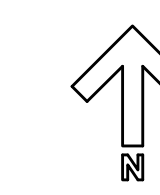
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-  NEW WALLS
-  PROPOSED ADDITION AREA

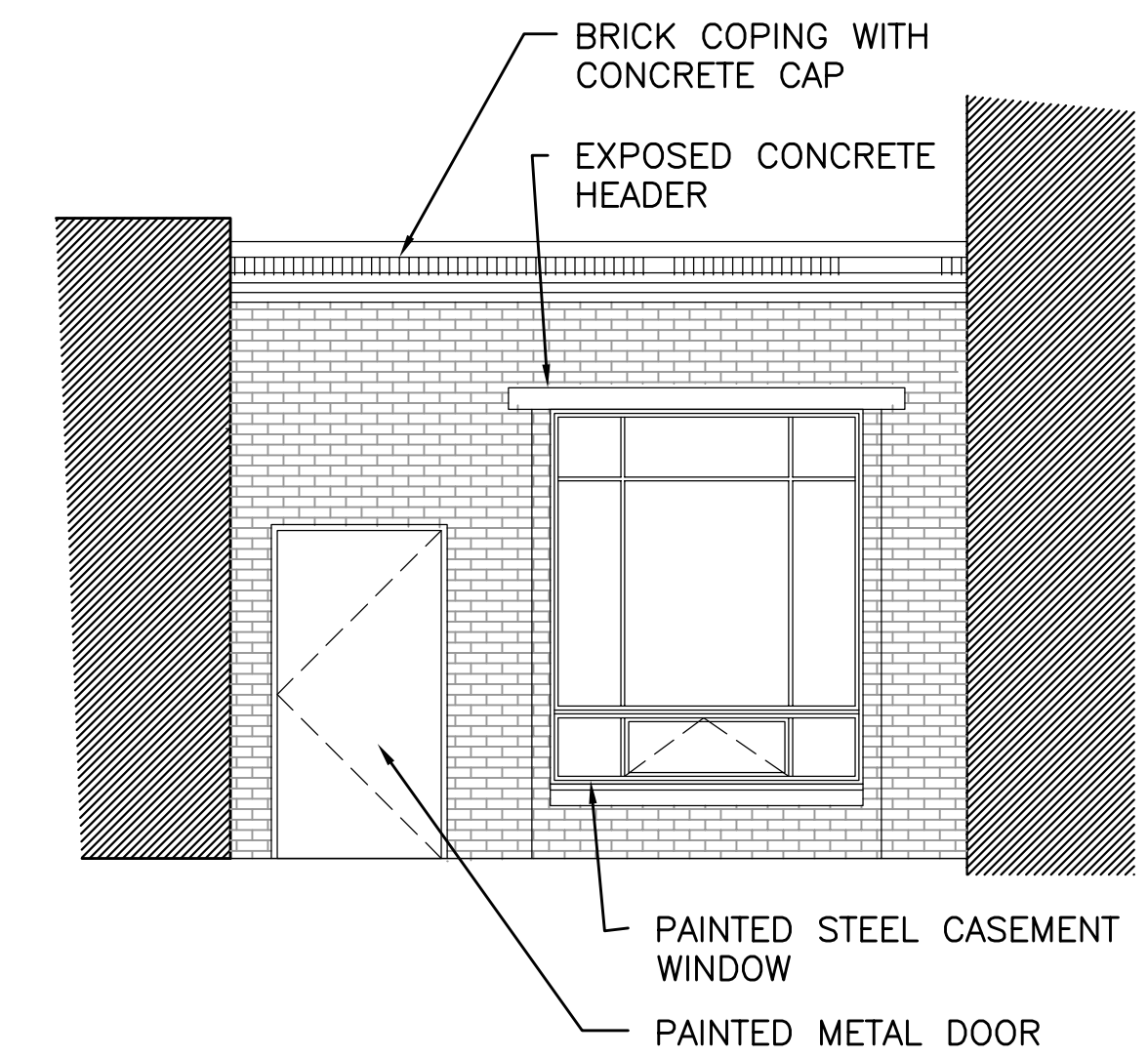
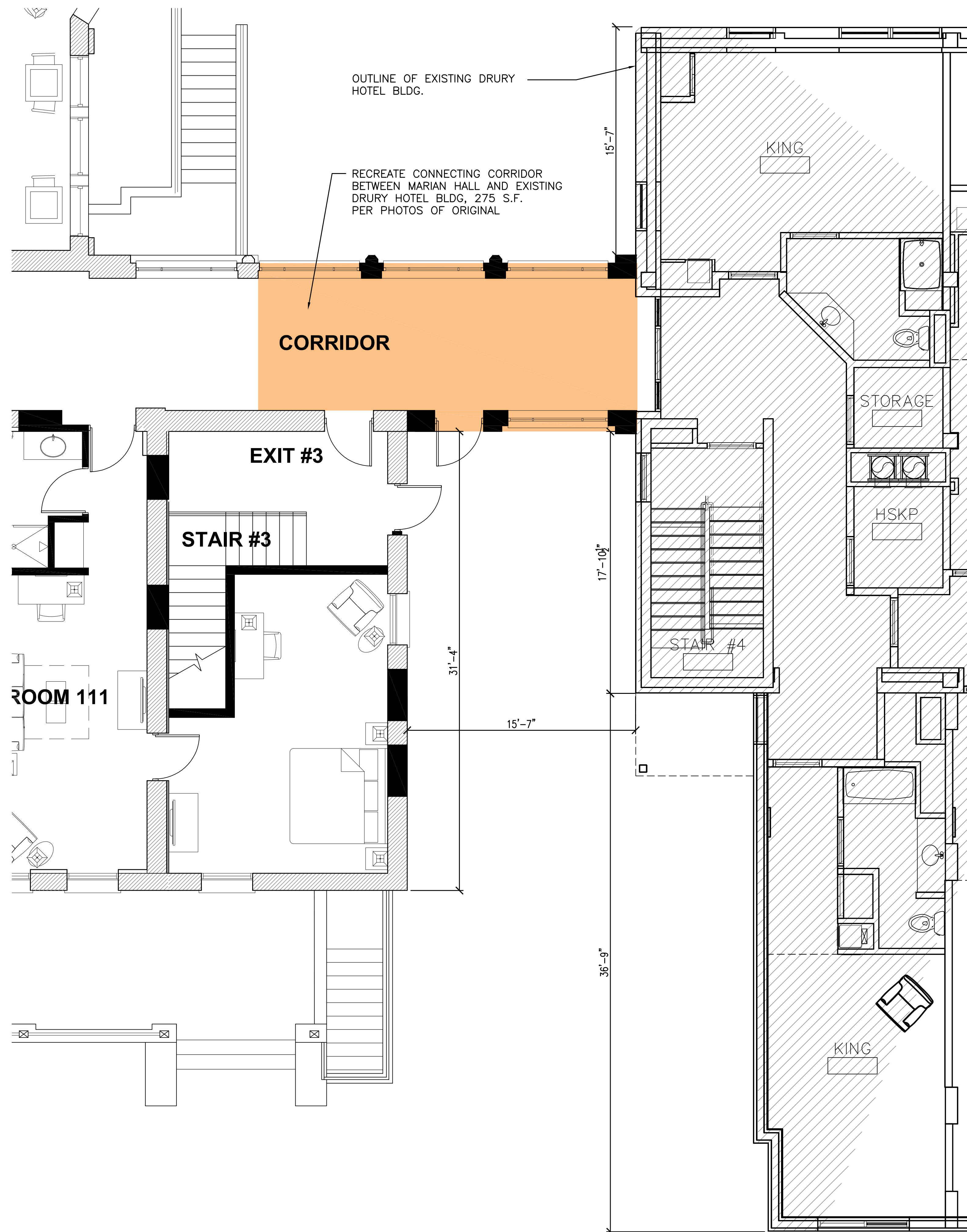


EXISTING THIRD FLOOR PLAN

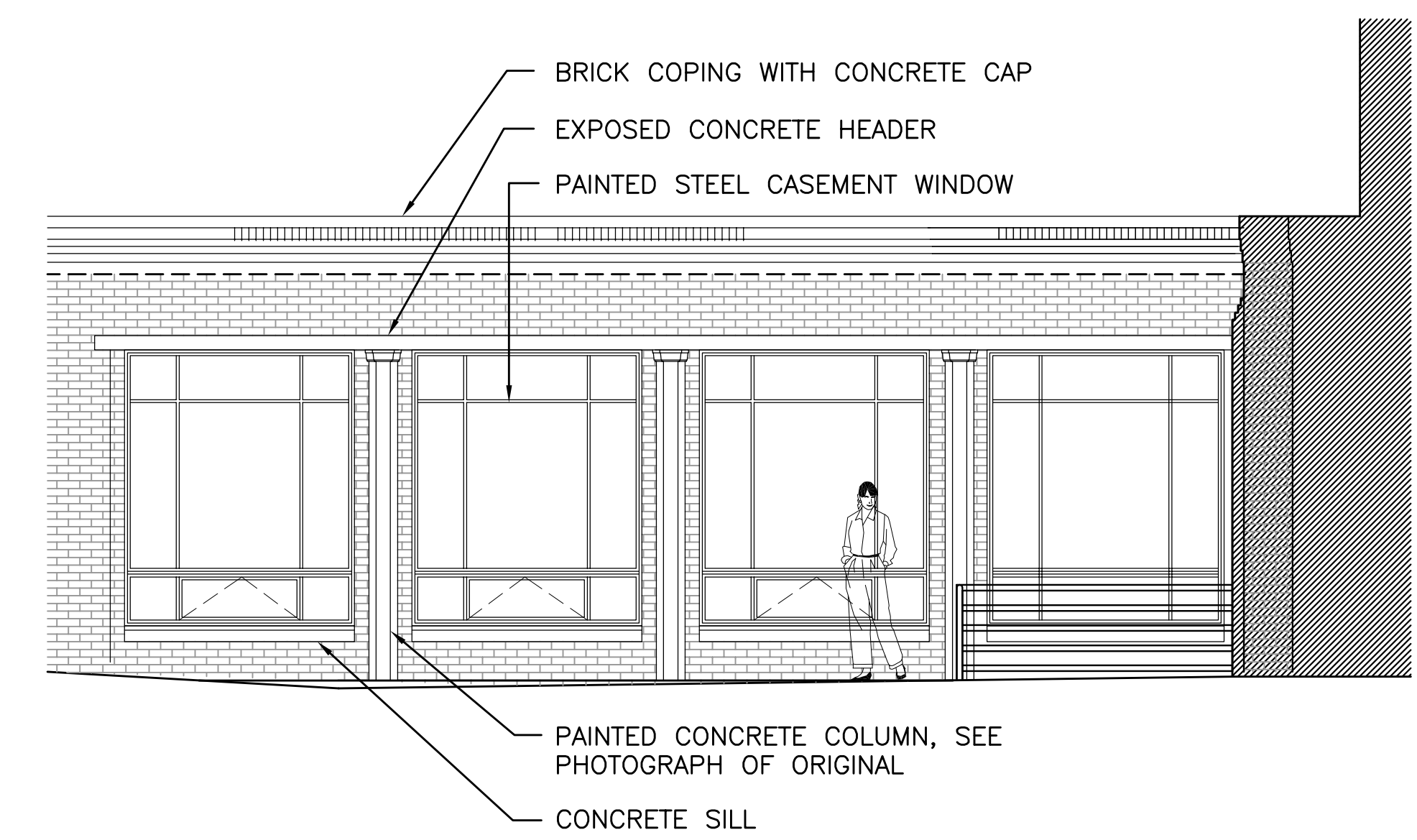


PROPOSED THIRD FLOOR PLAN





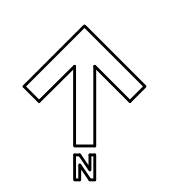
PROPOSED CONNECTION - SOUTH FACADE



PROPOSED CONNECTION - NORTH FACADE



ORIGINAL CONNECTING CORRIDOR BY JOHN GAW MEEM





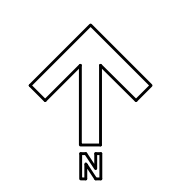
EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

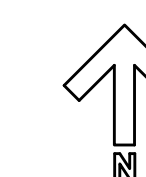
SCALE: 1/8" = 1'-0"





EXISTING NORTH ELEVATION

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





EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

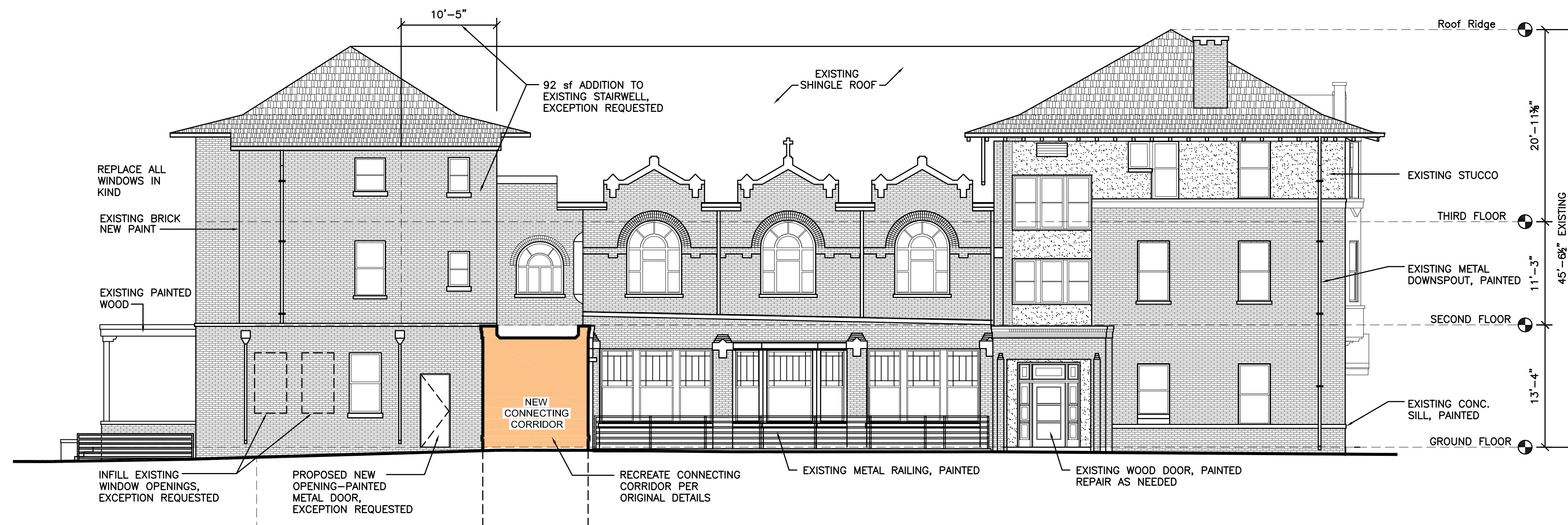
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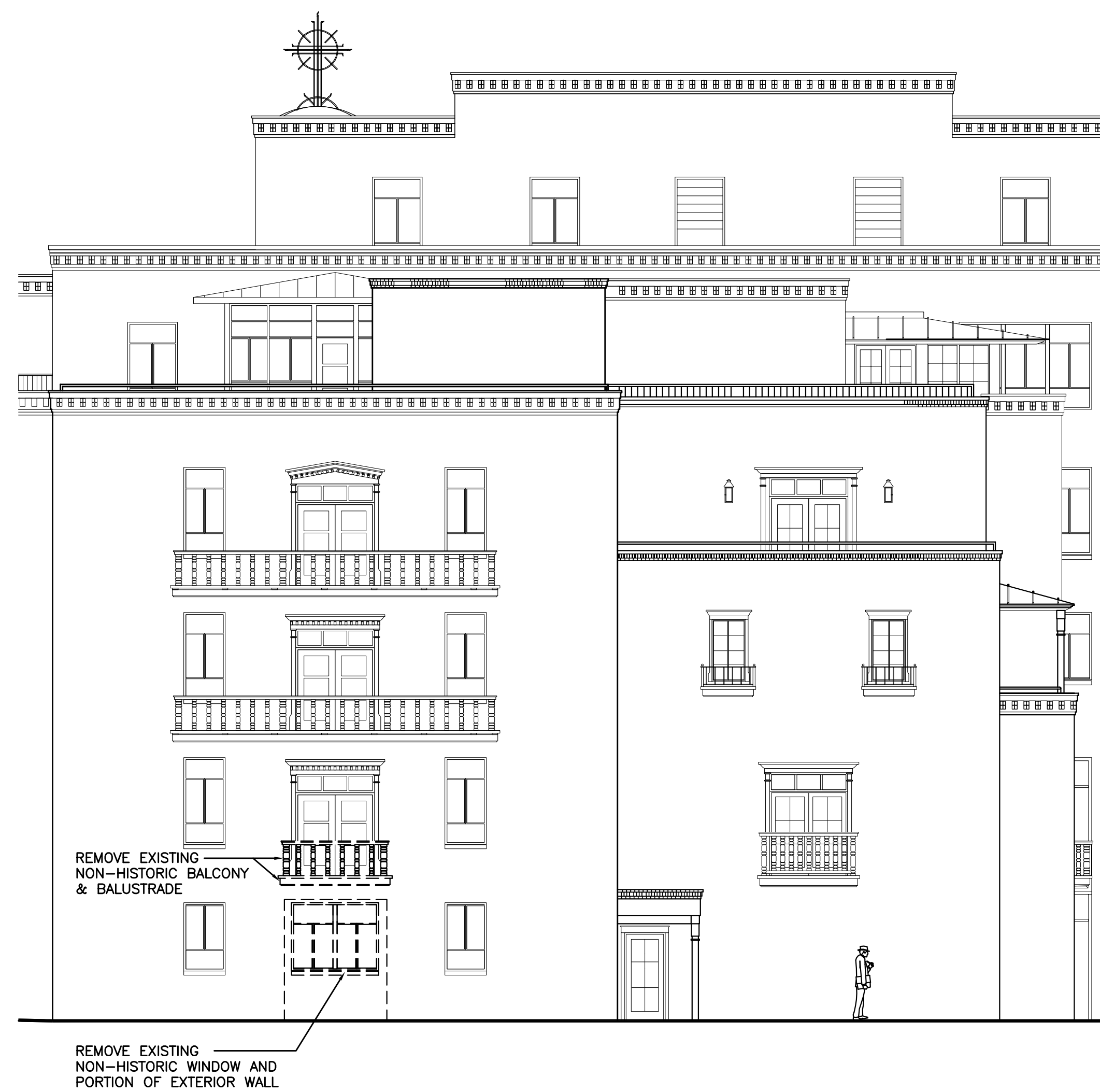




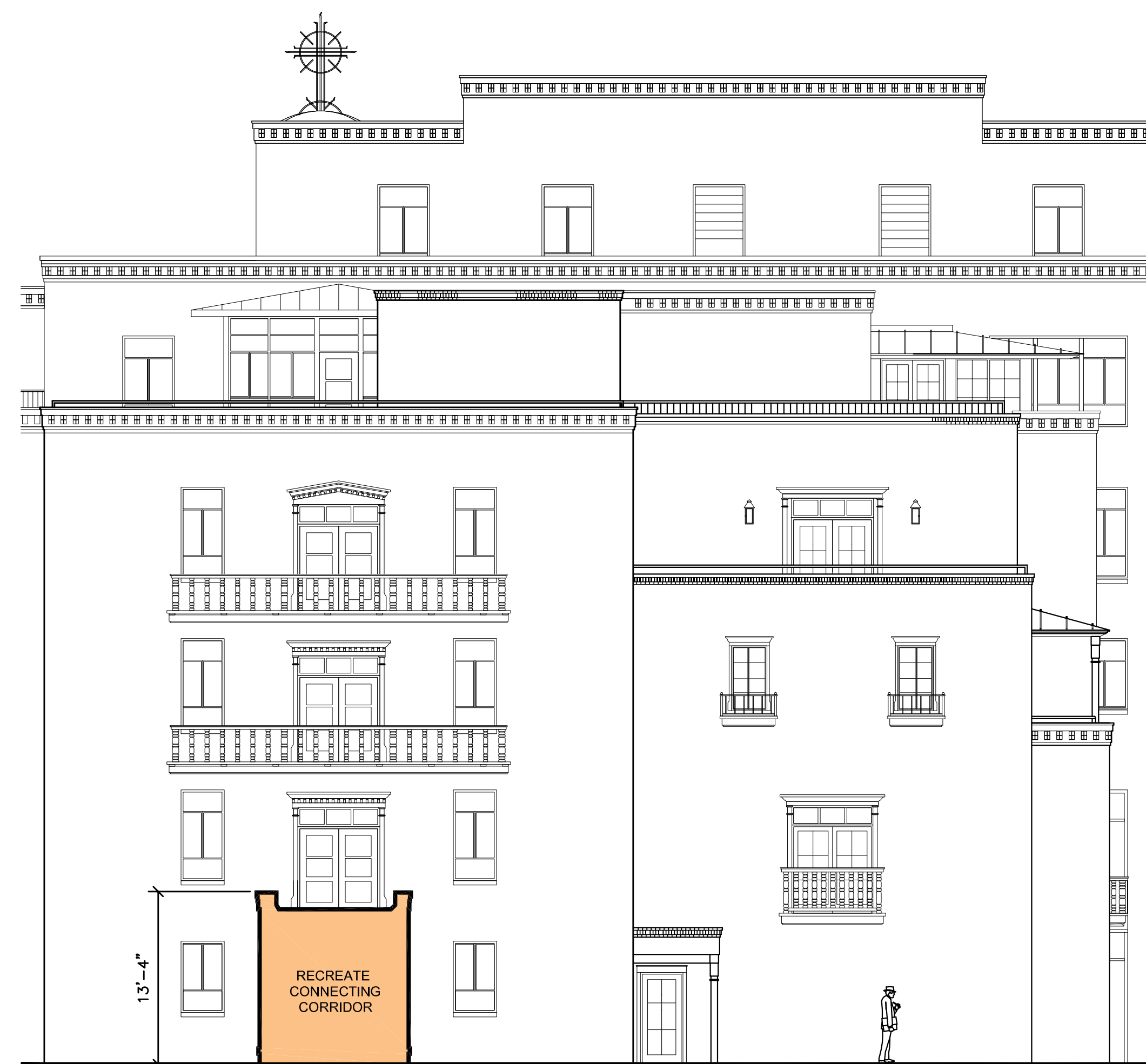
EXISTING EAST ELEVATION

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





DRURY HOTEL - EXISTING WEST ELEVATION



DRURY HOTEL - PROPOSED WEST ELEVATION