

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-18-115

Address – 210 Don Gaspar

Agent's Name – Martinez Architecture Studio PC

Owner/Applicant's Name – Hotel St. Francis LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 27, 2018.

210 Don Gaspar Avenue is a commercial structure listed as significant to the Downtown and Eastside Historic District (the “District”), and constructed in the Mission-Revival Style. The property was formerly the DeVargas Hotel, and is currently the Hotel Saint Francis. The DeVargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890.

The building is characterized by Mission-style elements such as arches at patio and terrace entrances, wrought iron elements, and clay tile details. At the entrance is a portico and seating area, on the northwest is an enclosed dining courtyard, and on Ortiz Street are two lightwell/courtyard areas used as loading, service, and storage areas.

In the mid-1980's approximately \$6 million in renovations occurred to the building's interior and exterior, which included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building.

In 2008, the Board approved a proposal, including changing some window openings in the northwest courtyard and changing gate designs on Ortiz Street. In 2017, the Board denied a proposal to replace a second-story window with an arch and to relocate a set of French doors.

The Applicant proposed to remodel the property with the following items:

1. A one-story addition to the southern courtyard area including:
 - a. Raising the height of an existing retaining/garden wall to create an approximately 100 square-foot enclosed hallway.
 - b. Constructing an approximately 115 square-foot “Relax Room” to a height of 16'-0” from the courtyard floor and 10'-0” from finished floor.
 - c. Relocating a stairway.
2. The addition would use cementitious stucco to match the existing structure and would relocate two historic windows and a door. The stairway would have wooden steps with a black metal handrail. An exception was requested to allow an addition to a primary façade since all façades are considered primary.
3. The window between the current gym and the courtyard, assumed to be historic, will be replaced with a door of the same height and width. An exception was requested to remove historic material and not replace in kind.
4. Replace a 72” wooden fence which separates the southern courtyard from Ortiz Street with a 72” high masonry wall topped with tile. The proposed wall would match other courtyard walls on the property's Ortiz-facing streetscape. An exception was requested for exceeding the maximum allowable wall height of 65” (a variance would

also be required to the underlying zoning which allows a maximum wall height of 36”).

5. A 247 square-foot freestanding trellis/ pergola placed in the southern courtyard to a height of 11’-0” where the maximum allowable height is 44’-0”. The trellis is proposed to be constructed of metal and will have a “rust” painted finish.
6. Wood decking over the existing concrete basement roof creating an activity/relaxation area.

The Applicant requested the 3 exceptions above: an addition to a primary façade, removing historic material and not replacing it in kind, and exceeding the maximum allowable wall height. In responding to the exception responses and crafting a recommendation for the addition to a primary façade, Historic Preservation Division (HPD) staff made a general assumption about hardship and critically examined how the case fits in with the general purpose of the historic districts, both of which were crucial in staff’s coming to a positive recommendation.

HPD staff assumed that “adaptive reuse” is a worthy goal, and in that light, the owner should be able to transition existing, underutilized space and construct additional square footage in order to create an economically viable addition to the hotel. Staff stated that the owner asserted that hotels are changing and that having a spa is important to the continuing legacy and business of Hotel St. Francis. The proposed addition is needed, the Applicant argues, because four rooms and a relaxation room is the smallest that would be viable or advantageous for the operation. Though HPD staff was inclined to agree, staff stated that the Applicant should provide additional testimony to reinforce this assertion.

Recognizing the principles of land use economics and the benefits of adaptive reuse, HPD staff acknowledged that added amenities, including spas, both directly and indirectly increase the accessibility and draw of the historic districts for tourists and residents alike. Staff stated that it is a worthy goal of the historic districts to balance economic and cultural opportunities for growth with the historic qualities and harmonious outward appearance in the Downtown and Eastside Historic District (SFCC 14-5.2(A)(1) General Purpose). Determining that this proposal strikes the right balance between economic and cultural growth with respecting the historic qualities and harmonious outward appearance of this significant building, HPD staff felt comfortable making a positive recommendation.

FINDINGS OF FACT

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended that if the Board found that the inability to add to the building created a hardship, staff would find that all exception criteria had been satisfied and would recommend approval of the proposal which otherwise complied with Santa Fe City Code (SFCC) Subsections 14-5.2(A)(1) General Purpose, 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 Historic District.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

- Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);
- Section 14-5.2(D) General Design Standards;
- Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

Downtown and Eastside Historic District (Section 14-5.2(E)).
 5. The building is designated as “significant” to the District, and all of its elevations are designated primary.
 6. Under Section 14-12.1, the definition of a “significant structure” is a “structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.”
 7. Exception Requests to add to a primary façade, remove historic material and not replace in kind, and to exceed the maximum allowable wall height were requested in this Application.

All Exception criteria were met for all Exception requests; and

The Board affirms those findings by staff that agreed that particular Exception criteria were met; the Board supplements with the following findings.
 8. At the hearing, HPD staff opined that the proposed changes and exceptions would not affect the building’s significant status.
 9. The Exception Requests do not damage the character of the streetscape in that the proposed addition and removal of historic material and not replacing in kind will not negatively detract from the way the building contributes to the streetscape; making the courtyard a usable area can improve the streetscape; the proposed wall will match other walls on the streetscape and be an improvement from the existing utilitarian 72” fence.
 10. The Exception Requests are required to prevent a hardship to the Applicant or an injury to the public; the need to maintain the economic viability of an ongoing business may, in certain circumstances, be balanced against the rigid preservation of every aspect of a historic building; economic viability is not always an impermissible criterion for determining hardship; the building is currently operating as a hotel; the Applicant wants to meet the needs and demands of its guests that change over time and now want unique experiences; and a 72” wall will allow the Applicant to match other Board-approved walls on the streetscape and will provide a functional relaxation space on a streetscape that is mainly devoid of pedestrian attractions.
 11. The Exception Requests 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; though this is a hotel and not a residential building, design options were considered, including at the hearing itself, that would not require an exception; those options were not available without considerable interior remodeling and removal of significant lobby space; and the Applicant voluntarily postponed the case previously to modify its proposal to follow HPD staff guidance to reduce the impact of the proposal.

12. The need for the Exceptions is due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape in that the existing courtyard limits its use and accessibility; a reconfiguration will make the courtyard more accessible and usable, with little to no impact on either the outward appearance or the enjoyment of the courtyard; and trying to match the height of the existing fence and the height of the existing courtyard wall on the property's streetscape is a peculiar to the land and structure involved.
13. The need for the Exceptions is due to special conditions and circumstances which are not the result of actions by the applicant in that the Applicant has not created the conditions of the currently difficult-to-use courtyard, that it seeks to now change; the space is hardly used in its current state; and replacing a window with a door will improve access and respond to accessibility issues which the Applicant inherited when it purchased the property; and matching the height of other courtyard walls on the property's streetscape is a special condition or circumstance.
14. The proposal requiring these three Exception provide the least negative impact with respect to the purpose of this section as set forth in 14-5.2(A)(1) in that the proposed changes are very minor and minimally impacts the building and are in a non-prominent location and is difficult to see from Ortiz Street; the Applicant voluntarily postponed the case previously so that it could meet with HPD staff to reduce the impact of the proposal.
15. The proposed configuration and height of parapet and trellis are awkward.
16. Lowering the parapet height and trellis by one foot each would be more harmonious to the building and streetscape.
17. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
18. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
19. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
20. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff, and found that all criteria were met for all three Exception Requests.

X Additional conditions, which are: that height the proposed parapet be lowered by 1 foot, and that the height of the trellis be lowered by 1 foot.

IT IS SO ORDERED ON THIS 11th DAY OF DECEMBER 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ruiz
Chairperson

11 December 2018
Date:

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

12/18/18
Date:

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

11 Dec. 2018
Date:



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Martinez Architecture Studio PC, agent for Hotel St. Francis LLC, owner, proposes to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yardwall, install windows and doors, handrails and steps, and fireplace flues on a significant non-residential structure. Three exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(1)(a)).

Case number: **H-18-115**
Project Type: **HDRB**

PROJECT LOCATION (S): **210 Don Gaspar Avenue**

PROJECT NAMES:

OW – Hotel St. Francis LLC 201 Third Street NW Suite 1140 Albuquerque, NM 87102
AP – Martinez Architecture Studio PC P.O. Box 925 Santa Fe, NM 87504

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

H1786

YEAR OF CONSTRUCTION

≈ 1924

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME

HOTEL ST. FRANCIS

City of Santa Fe, New Mexico

memo

DATE: October 9, 2018
TO: Historic Districts Review Board Members
VIA: Nicole Ramirez Thomas, Acting Historic Preservation Supervisor
FROM: Carlos Gemora, Land Use Planner

CASE # H-18-115

ADDRESS: 210 Don Gaspar
Historic Status: Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: Exception criteria

STAFF RECOMMENDATION:

For items 1, 3 and 4, staff finds that all exception criteria have not been satisfied but the board may find that the exception criteria have been satisfied after further testimony from the applicant. Staff recommends approval of items 2 and 5 and finds that those items comply 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 Historic District.

BACKGROUND & SUMMARY:

210 Don Gaspar Avenue is a commercial structure which is listed as significant to the Downtown and Eastside Historic District and is built in the Mission Revival Style. The property was formerly the De Vargas Hotel and is currently the Hotel Saint Francis. The De Vargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890. In addition to hotels, previous businesses on the property have included a mortuary and a sanitarium.

The building is characterized by Mission style elements such as arches at patio and terrace entrances, wrought iron elements, and clay tile details. At the entrance is a portico and seating area, on the northwest is an enclosed dining courtyard, and on Ortiz Street are two lightwell/courtyard areas used as loading, service, and storage areas.

In the mid-1980's approximately \$6 million in renovations occurred to the interior and exterior of the building which included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building. In 2008 the HDRB approved a proposal which included changing some window openings in the northwest courtyard and changing gate designs on Ortiz Street. A proposal to replace a second-story window with an arch and to relocate a set of French doors was denied by the HDRB in 2017.

The applicant proposes to remodel the property with the following items:

1. A roofed addition to the southern courtyard area including:
 - a. Raising the height of an existing retaining/garden wall to create an approximately 100 square foot enclosed hallway.
 - b. Constructing an approximately 115 square foot "relaxation room" to a height of 16'-0" and relocating a stairway.

The addition would use cementitious stucco to match the existing structure and would feature a door and a window. The stairway would have wooden steps with a black metal handrail. An exception is requested to allow an addition to a primary façade since all façades are considered primary. An exception is also requested to remove four assumed-historic windows and one assumed-historic door and not replace them in kind.

2. A 320 square foot freestanding trellis/ pergola placed in the southern courtyard to a height of 11'-0" where the maximum allowable height is 44'-0". The trellis will be constructed of metal and will have a "rust" painted finish.
3. The window between the current gym and courtyard, assumed to be historic, will be replaced with a door of the same height and width. An exception is requested to remove historic material and not replace it in kind.

4. Replacing a 72" wooden fence which separates the southern courtyard from Ortiz Street with a 72" high masonry wall topped with tile. An exception is requested for exceeding the maximum allowable wall height of 65".
5. Wood decking over the existing concrete basement roof creating an activity/relaxation area.

The applicant requests three exceptions: an addition to a primary façade, removing historic material and not replacing it in kind, and exceeding the maximum allowable wall height.

RELEVANT CODE CITATIONS:

14-12 Definitions

SIGNIFICANT STRUCTURE:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant it must retain a high level of historic integrity.

14-5.2(D)(2) Additions

(c) Additions are not permitted to primary façades.

14-5.2(D)(5)(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

The height, pitch, scale, and massing of any structure in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(c)(ii)(C) Yardwalls and fences shall be limited to a height that does not exceed the average height of other yard walls and fences in the streetscape.

EXCEPTION CRITERIA: ADDITION TO PRIMARY FAÇADES:

- (i) Does not damage the character of the street scape

Response: The character of the streetscape will not be altered or damaged. Only the courtyard wall will be visible from the street. The addition is in the back of the hotel within a courtyard. There is already an addition to this area and this new room and hallway will enlarge that addition. This addition will be one story tall (see drawings) whereas the hotel in this area is three stories tall.

Staff Response: Staff agrees with this statement in that the addition will not affect the way the building contributes to the streetscape and further recognizes that hotels are categorically excluded from the definition of streetscape.

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

Response: Heritage purchased the Hotel St. Francis for the purpose of enhancing and updating the hotel. This proposed addition on the western façade of a courtyard will allow for the creation of the connection from the new spa to the courtyard. The Relax Room, which is to be used by patrons after their spa experience, will look out and lead to the improved courtyard. The addition will mask the basement stairs and make the currently unattractive courtyard function as usable outdoor space. Overall, this minor exterior modification will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: Staff disagrees with this statement. The applicant does not provide enough evidence to determine whether either addition is essential to keep the hotel viable or to prevent any identified hardship regarding usability.

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

Response: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

- (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 related streetscape.

Response: The condition and configuration of the building and its additions are not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition and the addition are particular to this property.

Staff Response: Staff disagrees with this statement. Reconstructing a relatively unusable raised garden area can be considered a unique or peculiar feature the applicant seeks to fix, but adding the "relaxation room" into the courtyard does not seem to be due to any special circumstance.

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

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

Staff Response: Staff disagrees with this response in that the desire to add onto the building appears to be entirely due to the proposed actions by the applicant, however recognizes that hallways may be important to properly use the space.

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

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Staff disagrees with this statement. While creating hallways or access to the courtyard may be important, the applicant has not demonstrated that the height and mass of the additional room are minimized.

EXCEPTION CRITERIA: REMOVE HISTORIC MATERIAL AND NOT REPLACE IN-KIND

(i) Do not damage the character of the district;

Response: The character of the streetscape in each instance will not be altered or damaged. Only the courtyard wall will be visible from the street. The openings will provide access to the courtyard, which will enhance the streetscape, rather than detract from it.

Staff Response: Staff agrees with this response in that the proposed changes will not negatively detract from the way the building contributes to the streetscape and further recognize that making the courtyard a usable area can improve the streetscape.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Response: Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed door on the northern façade will allow for the creation of an entrance to a new spa. Outdoor improvements are necessary to make the outdoor area accessible and usable and without the door the outdoor courtyard cannot be accessed or used from the existing Gym. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: While staff agrees that providing an additional door to improve usability of the courtyard can represent a hardship, staff disagrees that the removal of historic material to add a "relaxation room" is demonstrated to constitute a hardship.

(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;

Response: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

(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 related streetscape.

Response: The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

Staff Response: Staff agrees that the courtyard is relatively unique and has features which make it relatively difficult to use as is. Staff agrees that the high garden/retaining wall area is also a unique feature which can be improved.

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

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

Staff Response: Staff agrees with the portion of the application. Replacing a window with a door and removing windows to improve access respond to conditions not the result of the applicant's actions. The applicant has not demonstrated, however, that the need for the relaxation room is caused by something other than the applicant's request to have more interior square footage.

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

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Provided that the HDRB approves the additions and determines that additional access to the courtyard is valid, staff finds that the removal of historic material is the least negative impact to the significant structure. If the addition or additional access are not granted, staff would disagree with this statement.

EXCEPTION CRITERIA: EXCEED MAXIMUM ALLOWABLE WALL HEIGHT

(i) Do not damage the character of the district;

Response: The character of the streetscape in this instance will not be altered or damaged. The courtyard wall which will be visible from the street will match, exactly, the other existing courtyard walls. The wall and the gate will be set back slightly from the three story hotel wings on either side. The wall will enhance the streetscape, rather than detract from it.

Staff Response: Staff agrees with this response. A 72" wall is likely to enhance rather than detract from the existing streetscape compared to the 72" existing fence.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Response: Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed wall is a more stable solution for a required exit. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: Staff disagrees with this statement in not recognizing how a wall will be more stable for the courtyard exit. Staff recognize, however, that improving or maintaining the aesthetics of the streetscape can constitute a hardship and that a wall would likely be more harmonious than the existing fence.

(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;

Response: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

(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 related streetscape.

Response: The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

Staff Response: Staff does not find the applicant's response demonstrates why wall height is connected to a special condition or circumstance.

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

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

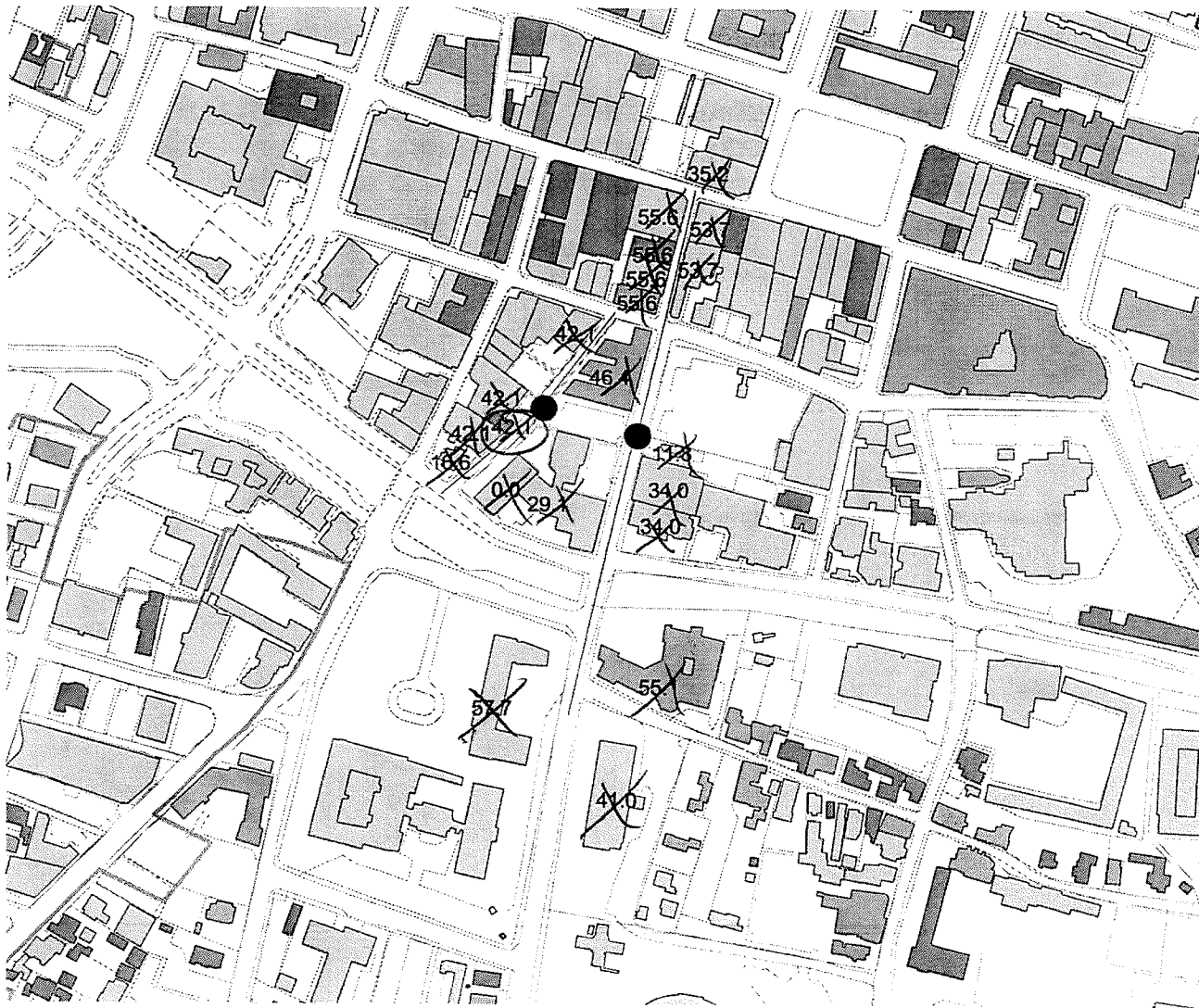
Staff Response: Staff does not find the applicant's response addresses why the request for additional wall height is due to special conditions or circumstances.

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

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Staff disagrees with this response which does not address why the proposed height is the least negative impact.

210 Don Gaspar Avenue Height Calculation

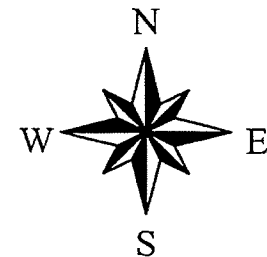


No relevant streetscape buildings
on Don Gaspar
Maximum Allowable Height = 16'
1 relevant building on Ortiz Street
Maximum Allowable Height = 44'

$$42 + 2 = \rightarrow$$

DAR
9.26.05

- Building rooflines
- L
 - S
 - C
 - N
 - NA
 - NON
 - NR
 - Sfbldg.shp
 - Sfeor.shp
 - Sfparcl.shp
 - Hdist.shp

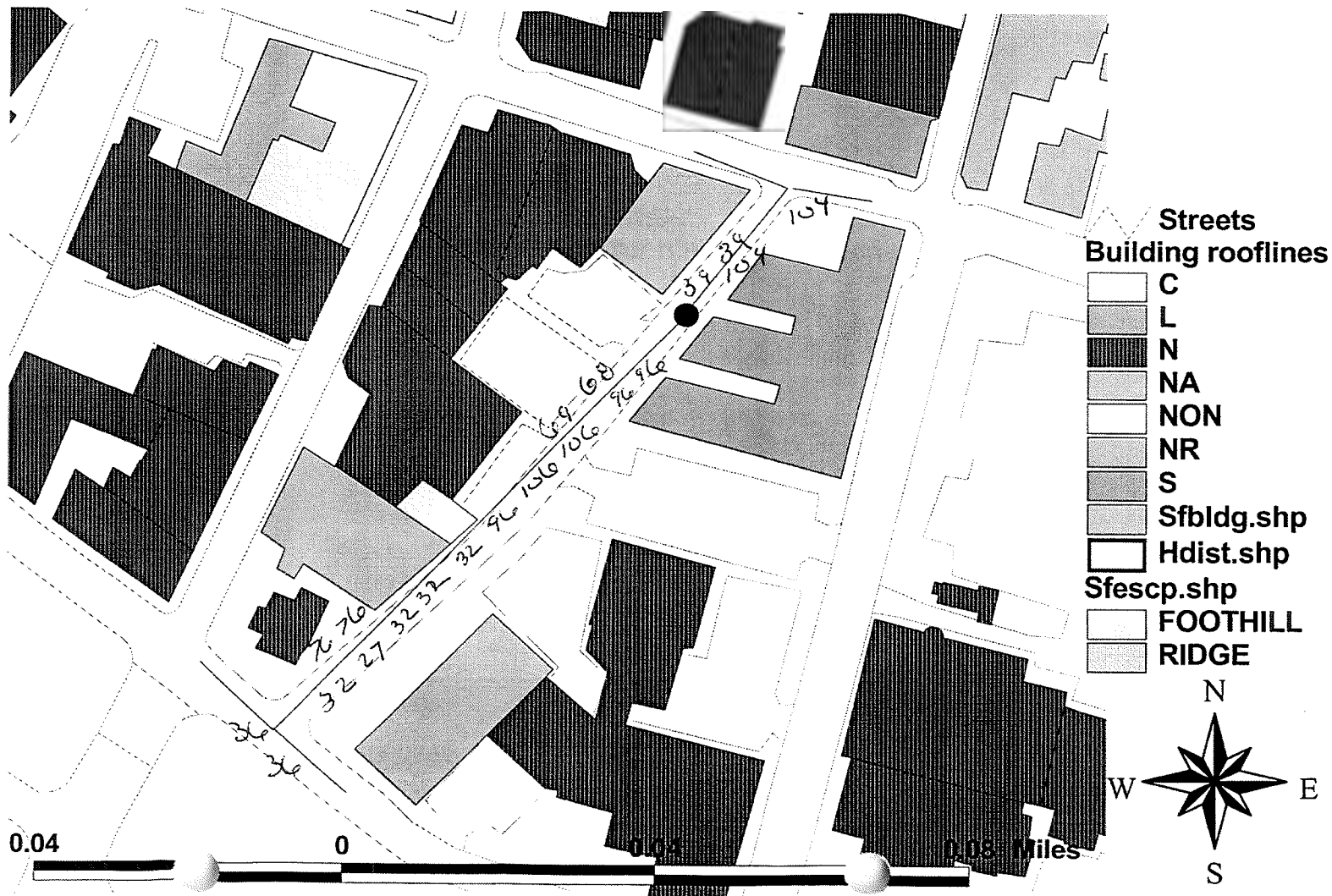


210 Don Gasper Wall Height Calculation

Total: 1303

Count: 20

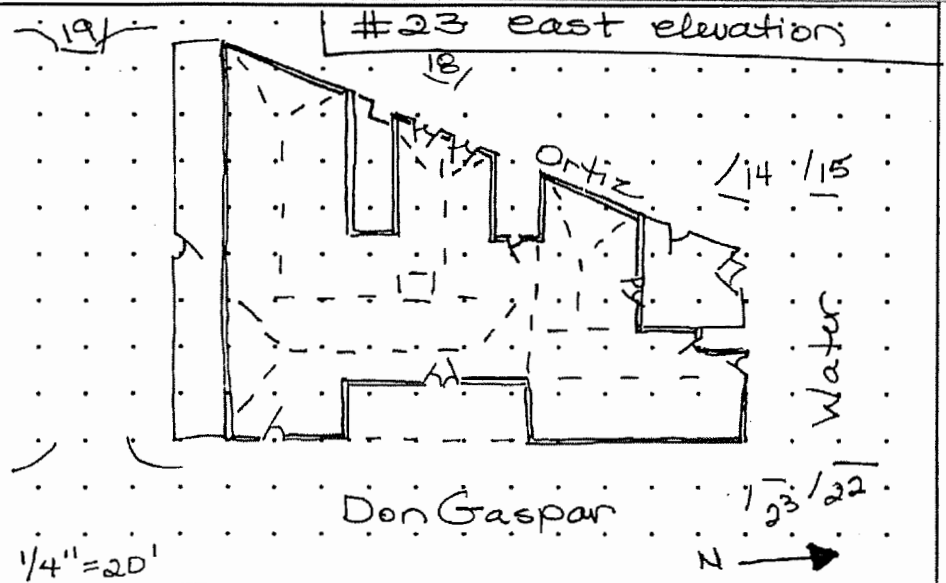
Maximum Allowable Height: 65"



MCB
7/21/05

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION	ADDRESS: <u>210 Don Gaspar</u>	ID NUMBER: 0516 10317	
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>24</u> SW 1/4 NE 1/4	BUILDING NAME: <u>De Vargas Hotel</u> SANTA FE ID NUMBER: <u>H1786</u>
	FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992		
DATE OF CONSTRUCTION: <u>news papers</u> portions by <u>1924</u> ESTIMATE <u>1890</u> ACTUAL <u>hotel by 1930</u>			
SOURCE(S) <u>Sanborn map</u>			
ARCHITECTURAL STYLE: <u>Mission Revival</u>			
BUILDING DATA	USE: HISTORIC: residential OTHER <u>commercial</u> PRESENT: residential OTHER <u>commercial</u> <u>Hotel St. Francis</u>	PHOTO	
	SURROUNDINGS: <u>commercial</u>		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S) _____		
	DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>restoration in 1985-1986 - some doors replaced;</u> EXPLAIN: <u>change in storefront on N</u>		
SIGNIFICANCE	OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	SITE PLAN	
	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT <input checked="" type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		



SURVEYED 8/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB 12 NEG # 22 70 23
DB 13 #14-15 & 18-19

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	intersecting hipped roofs with flared overhang, metal fascia
	BUILDING WALLS	stucco painted beige - S section has continuous sill below 3rd floor windows
	FOUNDATIONS	not visible
	DOORS	NE single light wood, most sealed, grouped with windows E - pair of heavy wd doors with 3 lights each leaf, transom, brass hardware; W - paired wood panel with transom, above grade; E - wd plank door in concrete neoclassical surround
	WINDOWS	3 sizes of paired wd casement - 4 light on ground floor, 3 light on 2nd, 4 light on 3rd - each progressively smaller - 3rd floor windows slightly recessed in segmental surrounds, 2nd floor have balconeto with projecting concrete sills & wrought iron balustrades; N - some 6/6 wd DfWs, 10/10 wd DfWs, 2 light wd csmt paired w/ wrought iron grilles; NE - large fixed lights with frosted transoms, leaded in 18 and 56 lights
	PORCHES OR PORTALES	
	PORCHES BALCONIES	E center - recessed porch with heavy piers with bases & capitals, arched openings, concrete floor, wrought iron balustrade, T&G ceiling
	COURTYARDS	NW - courtyard patio - now part of restaurant - has shaded roofed portal with red tile roof, square posts, corbels
	FENCES/WALLS	S - 5' stucco wall, wd plank gates; NW - 5' stucco wall, heavy wood gates with wrought iron hinges
	ARCH. DETAILS	
OTHER	blue canvas awnings patio restaurant N - created during renovation	
COMMENTS	N restaurant door was moved back 8-10' to permit handicapped access - original stucco sill & wainscot remain.	



#22 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10317
	210 Don Gaspar	SANTA FE ID NUMBER: H1786
		SURVEYED/RESEARCHED
		DATE <u>8/95</u> BY <u>DB</u>



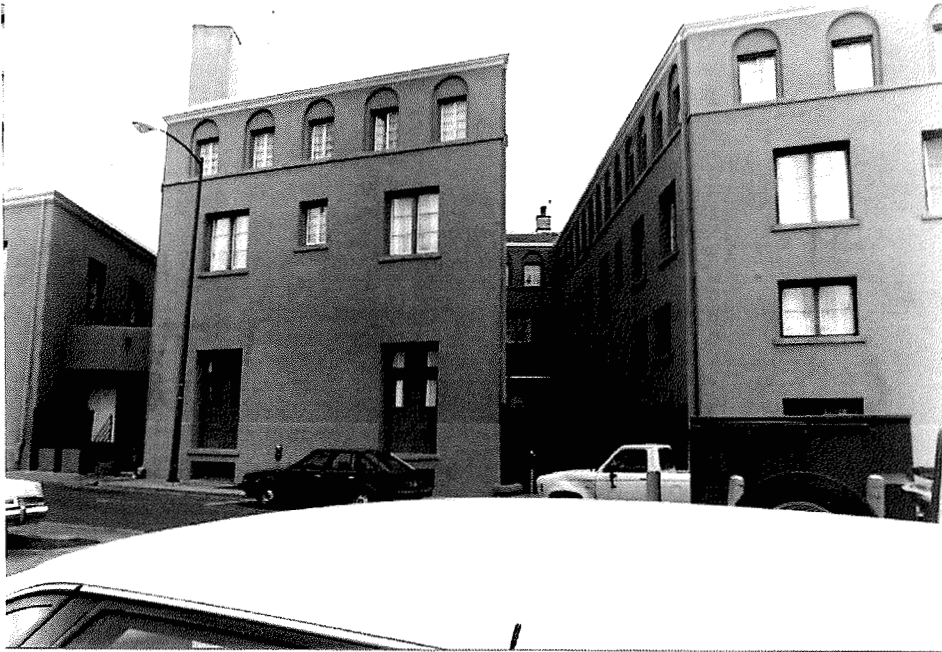
#15 northwest



#14 west elevation, N end

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10317
	210 Don Gaspar	SANTA FE ID NUMBER: #1786
		SURVEYED/RESEARCHED
		DATE <u>8/95</u> BY <u>DB</u>



18 west center



19 south elevation



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>SEPTEMBER 7, 2018</u>		<u>210 DON GASTAR AVENUE</u>	
Property Owner of Record: <u>HERITAGE HOTELS AND RESORTS LLC</u>		Proposed Construction Description: <u>RENOVATION OF EXISTING STRUCTURE, NEW SPA, NEW TRELLIS, NEW WALL W/GATE</u>	
Applicant/Agent Name: <u>MARTINEZ ARCHITECTURE STUDIO</u>		TOTAL ROOF AREA: <u>17,059 SF</u>	
Contact Person Phone Number: <u>(505) 987-4958</u>			
Zoning District: <u>BCDAAA</u>		Lot Coverage: <u>85 %</u> <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>DOWNTOWN + EASTSIDE</u>		Setbacks: Proposed Front: <u>—</u> Minimum: <u>0</u> 2 nd Front? <u>0</u> Proposed Rear: <u>—</u> Minimum: <u>0</u> Proposed Sides: <u>L — R —</u> Minimum: <u>0</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Height: Proposed <u>EXISTING</u> Maximum Height: <u>44'-10"</u> or <input type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed <u>—</u> Accessible <u>—</u> Minimum: <u>EXISTING</u>	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: <u>—</u> Minimum: <u>EXISTING</u> ** Commercial Requirement	
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>HOTEL</u>			
Terrain: <input type="checkbox"/> 30% slopes _____			
* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.			

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

RICHARD MARTINEZ
PRINT NAME

OWNER APPLICANT AGENT

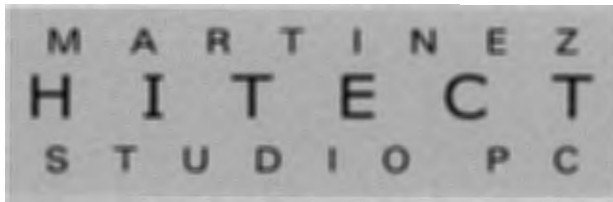
hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Martinez
SIGNATURE

Sept. 7, 18
DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u>	
<input checked="" type="checkbox"/> Flood Plain Approval by <u>AG</u> Date: <u>9/10/18</u>	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u>	
Notes: <u>Provide info regarding floodway + fringe and pertinent elevations on plat and/or plan.</u>	
Zoning Approval:	
<input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>Stucco Wall along Ortiz st. Must be 3' (no higher or lower).</u>	
REVIEWER: <u>AG</u>	DATE: <u>9/7/18</u>

A R C



U R E

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
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**HISTORIC DESIGN PROPOSAL
HOTEL ST. FRANCIS RENOVATION TO ADD A SPA
210 DON GASPAR AVENUE**

Downtown and Eastside Historic District – Significant
September 10, 2018

EXISTING CONDITIONS:

The Hotel St. Francis is a very important building in Santa Fe. It was built in 1924 incorporating an existing building to the northeast. The building has been remodeled several times, the most recent in 1986 and 2009. A history of the building which was part of the 1986 report to the state is attached. The hotel is described as the largest and best example of the California Mission Revival style.

The owners of the hotel wish to preserve this building and give their guests an experience of staying in a part of Santa Fe that has existed for a very long time. The hotel has a restaurant and a popular bar and now the owners wish to add a spa.

PROPOSED CONSTRUCTION:

The changes asked for are interior and for the most part involve either elements not seen by the public or changes inside a courtyard, not involving changes to the facades which give this building its character. There are some exterior changes: The new spa will open directly to the southern courtyard for a relaxation space, allowing guests to occupy this space for the first time. The courtyard is visually cut off from the street by a 6' fence which will be replaced by a 6' high stucco wall topped by tile, matching the other courtyard walls. This replacement wall requires an exception, see a drawing and exception criteria attached to this letter.

Inside the courtyard will be decked in wood over the existing concrete roof of the basement below. There will be a freestanding, 19'-0" deep x 13'-0" wide x 11'-0" high metal trellis with a painted rust finish. One of the existing windows will be renovated into a door of the same width. This door will lead from the existing Gym to this relaxation space. An exception for this change is attached to this letter.

There will also be a new stuccoed, tile topped, addition added to the back of the courtyard. The existing accounting room had been added to the original structure, this will become the reception area and a hallway and relaxation room will be added. This new addition has air conditioning condensers on its roof which will not be publically visible and it will cover an existing exterior door and three windows, all at the rear of the courtyard. This new addition will be 16'-0" tall from the exiting courtyard floor and 11' – 10" deep, 15' – 0" wide and will have a door and two windows as shown on the drawings. It will be at the floor level of the existing hotel requiring six 7" x 11" wood steps and a black metal handrail which will also not be publically visible (see drawing attached). The stucco, roof and trim colors will remain as they are. There will be five new direct vent fireplace flues through the walls which will be painted to match the existing stucco color.

Richard Martinez

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S T U D I O P C

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HISTORIC DESIGN EXCEPTION FOR THE WINDOWS AT
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
Downtown & Eastside Historic District - Significant
September 10, 2018

Additional
Material
Not required
For an Exception

The Applicant, Heritage Hotels ("Heritage"), hereby requests an exception to Section 14-5.2D.5.a.ii & iii. Specifically, Section 14-5.2D.5.a.ii & iii. provides as follows:

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (ii) No new openings shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.

Heritage's application request approval for the creation of an opening where it does not presently exist: (1) Converting one window to a door. (2) Closing three windows in the courtyard.

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

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

The character of the streetscape in each instance will not be altered or damaged. Only the courtyard wall will be visible from the street. The openings will provide access to the courtyard, which will enhance the streetscape, rather than detract from it.

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

Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed door on the northern facade will allow for the creation of an entrance to a new spa. Outdoor improvements are necessary to

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make the outdoor area accessible and usable and without the door the outdoor courtyard cannot be accessed or used from the existing Gym. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

(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;

This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

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

The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.


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

Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

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

The exterior changes which are the subject of this request are minimal and provide very little impact, and the impact provided is positive in nature. The policy of the Historic Ordinance is set forth in Subsection 14-5.2(A)(1) as follows:

In order to promote the economic, cultural, and general welfare of the people of the City and to ensure the harmonious, orderly and efficient growth and development of the City, it is deemed essential by the Governing Body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property

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values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

The requested modifications to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Heritage, for these reasons, respectfully requests that the Board recommend approval of the exception requested above.



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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

NORTH ELEVATION
SEPTEMBER 6, 2018



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HOTEL ST. FRANCIS SPA
 210 DON GASPAR
 SANTA FE, NM

EAST ELEVATION
 SEPTEMBER 6, 2018



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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

SOUTH ELEVATION
SEPTEMBER 6, 2018

25



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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

WEST ELEVATION
SEPTEMBER 6, 2018



work area

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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

COURTYARD ELEVATION
SEPTEMBER 6, 2018

EXTERIOR FINISHES

HOTEL ST. FRANCIS SPA
210 DON GASPAR
Downtown and Eastside Historic District
September 10, 2018

Stucco Color – El Rey “Sand”
To match existing

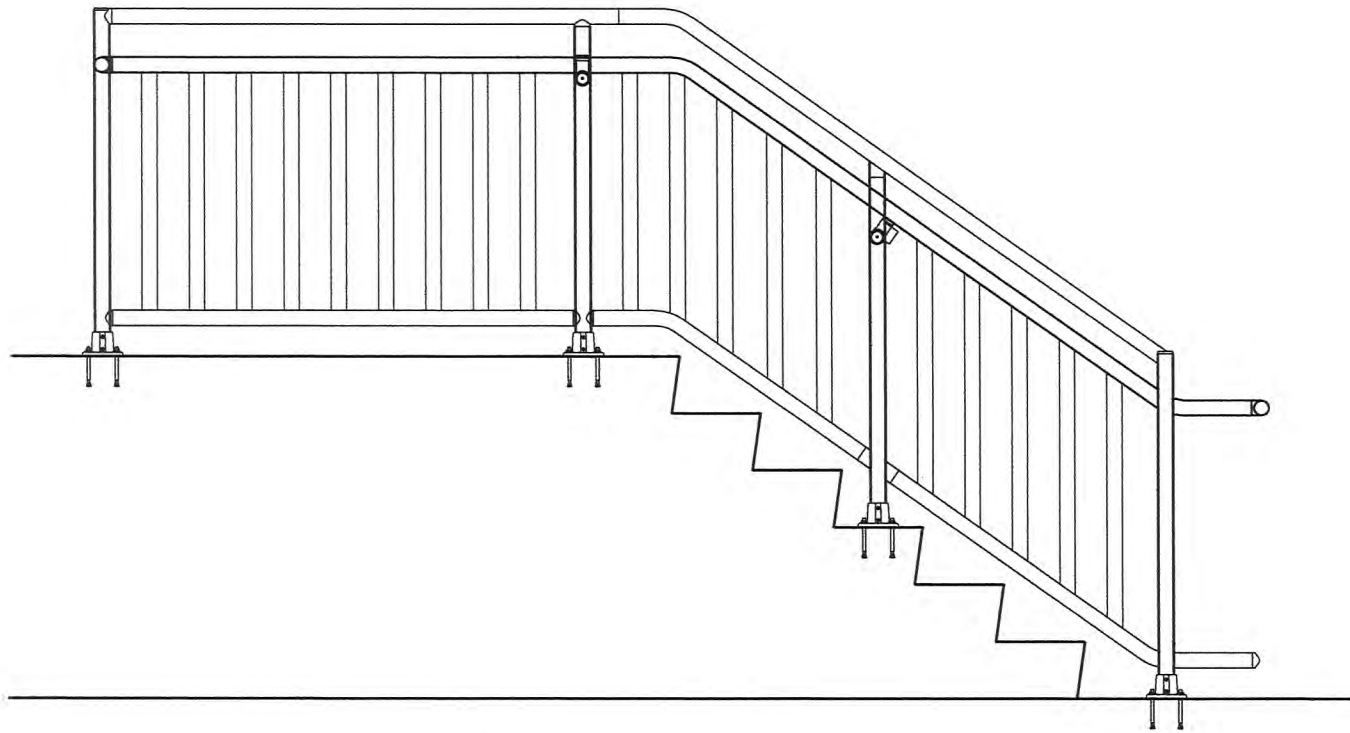


Painted metal trellis – Rust finish

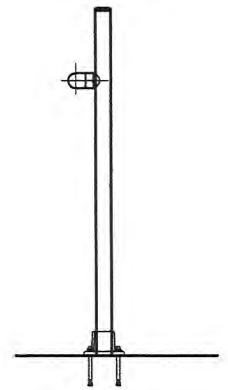


Window & Door Color – Blue
To match existing





TYPICAL HANDRAIL ELEVATION



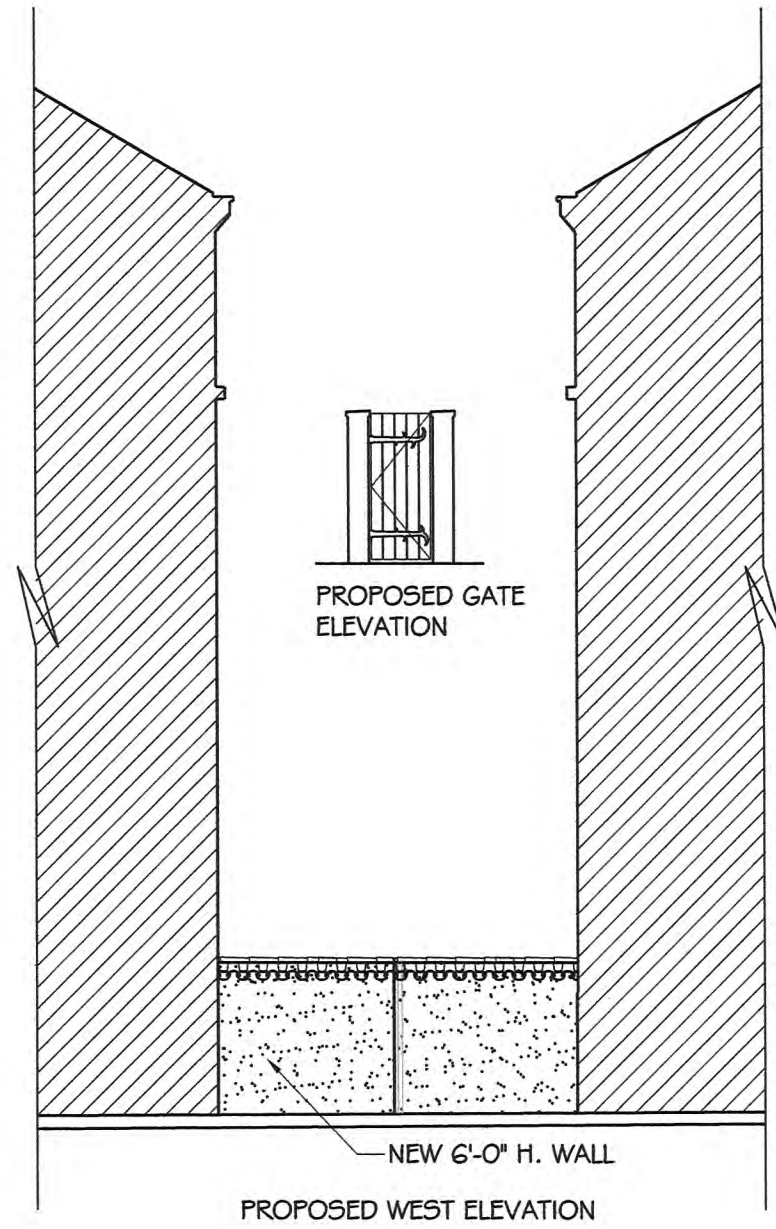
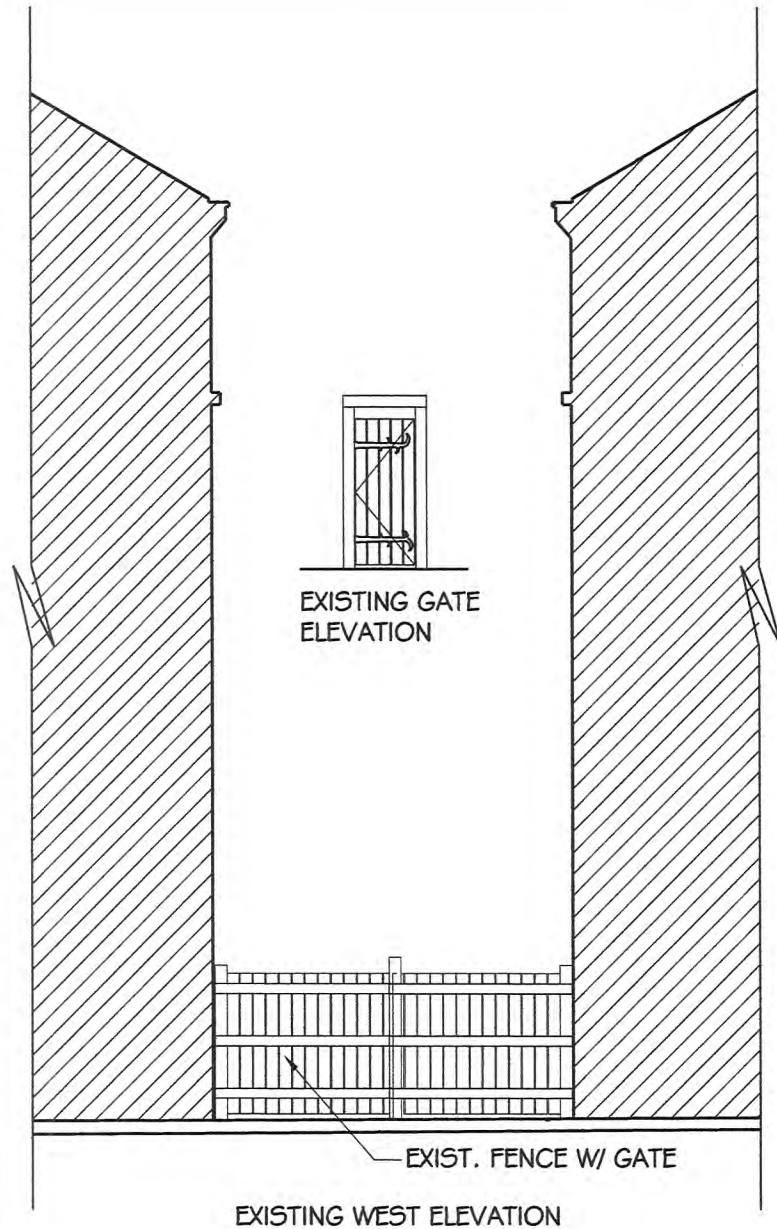
HANDRAIL SECTION

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ST. FRANCIS SPA
 210 DON GASPAR AVENUE
 SANTA FE, NM

TYPICAL HANDRAIL
 SEPTEMBER 11, 2018
 SCALE: 1/2" = 1'-0"



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ST. FRANCIS SPA
 210 DON GASPAR AVENUE
 SANTA FE, NM

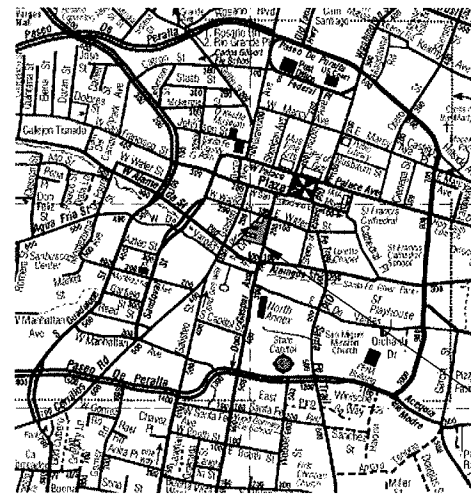
EXISTING & PROPOSED
 WEST ELEVATION
 SEPTEMBER 11, 2018
 SCALE: 1/8" = 1'-0"

ST. FRANCIS SPA

210 DON GASPAR AVENUE
SANTA FE NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C. 1524 PASEO DE PERALTA

VICINITY MAP



SITE

DIRECTIONS TO SITE:

THIS PROJECT IS ON THE CORNER OF DON GASPAR AVENUE AND WATER STREET.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: NM COMMERCIAL BUILDING CODE (IBC AS AMENDED), NM RESIDENTIAL CODE (IRC AS AMENDED), NM EXISTING BUILDING CODE (IEBC AS AMENDED), NM PLUMBING CODE (UPC AS AMENDED), NM MECHANICAL CODE (UMC AS AMENDED), NM ELECTRICAL CODE AS AMENDED AND ADOPTED BY THE CITY OF SANTA FE, NM ELECTRICAL SAFETY CODE (NESC AS AMENDED), NM HISTORIC EARTHEN BUILDINGS CODE, NM EARTHEN BUILDING MATERIALS CODE, NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, NM ENERGY CONSERVATION CODE (IECC AS AMENDED), NM SWIMMING POOL, SPA AND HOT TUB CODE PHASE III (USPSHTC AS AMENDED), NM SOLAR ENERGY CODE (USEC AS AMENDED), INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK:	RENOVATION OF EXISTING STRUCTURE. NEW SPA, TRELIS, WALL W/ GATE	LOT AREA:	20,061.8 S.F.
BUILDING TYPE:	COMMERCIAL - HOTEL	LOT COVERAGE:	= 85.0% (EXISTING)
OCCUPANCY GROUP: (IBC SECTION 302.1)	R - 1	UTILITY DATA:	
CONSTRUCTION TYPE: (IBC SECTION 601)	TYPE V - 1 HOUR	GAS:	PNM (EXISTING)
FIRE PROTECTION:	FIRE SPRINKLER SYSTEM EXISTING	ELECTRIC:	PNM (EXISTING)
SQUARE FOOTAGE AREA:		SEWER:	CITY OF SANTA FE (EXISTING)
BASEMENT (EXISTING)	2,918 S.F.	WATER:	CITY OF SANTA FE (EXISTING)
FIRST FLOOR (EXISTING)	15,296 S.F.	ZONING:	BCDLAA BUSINESS CAPITOL DISTRICT ALAMEDA STREET SUB-DISTRICT DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
SECOND FLOOR (EXISTING)	15,074 S.F.	HISTORIC STATUS:	SIGNIFICANT
MEZZANINE (EXISTING)	1,030 S.F.	PARKING:	EXISTING 33 SPACES
THIRD FLOOR (EXISTING)	10,315 S.F.		
TOTAL AREA (EXISTING):	44,643 S.F.		
TOTAL ROOFED AREA:	17,059 S.F.		
NO NEW ROOFED AREA PROPOSED			
MAX BUILDING HEIGHT:	44 FEET 10 INCHES (EXISTING)		
OCCUPANCY LOAD: (IBC TABLE 1003.2.2.2)	EXISTING - NO CHANGE IS USE PROPOSED		

Correct this

DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925
Santa Fe, NM 87504
(505) 989-4958

DRAWING INDEX

A-0.1	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED NORTH & SOUTH COURTYARD ELEVATIONS
A-3.1	EXISTING & PROPOSED EAST ELEVATION

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210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

SEPTEMBER 10, 2018

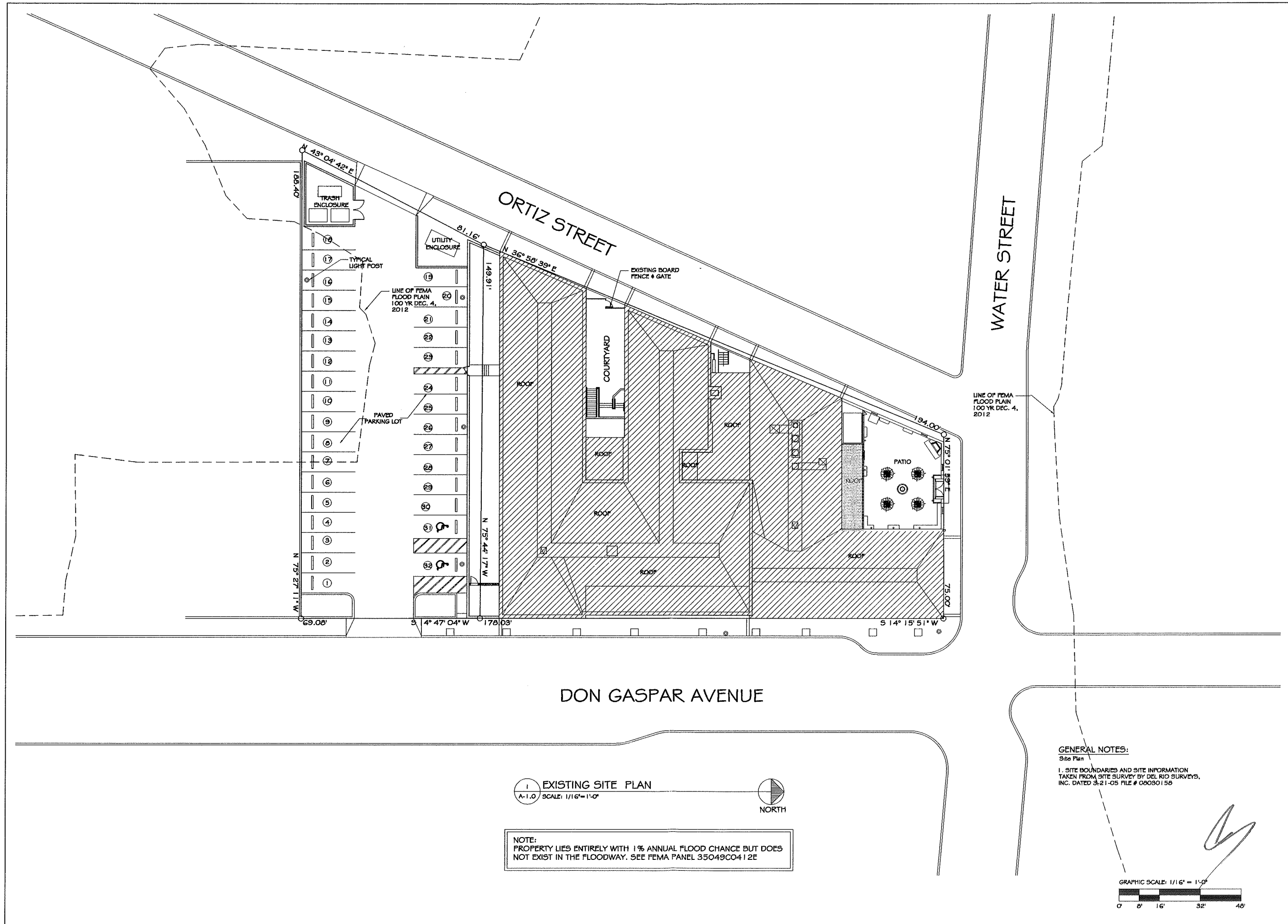
COVER
SHEET
PROJECT
DATA

A
0.1

SET #

1805 - ST. FRANCIS SPA

[Signature]
9/7/18



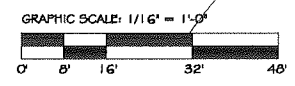
DON GASPAR AVENUE

1 EXISTING SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"



NOTE:
PROPERTY LIES ENTIRELY WITH 1% ANNUAL FLOOD CHANCE BUT DOES NOT EXIST IN THE FLOODWAY. SEE FEMA PANEL 35049C0412E

GENERAL NOTES:
Site Plan
1. SITE BOUNDARIES AND SITE INFORMATION TAKEN FROM SITE SURVEY BY DEL RIO SURVEYS, INC. DATED 3-21-05 FILE # 08030158



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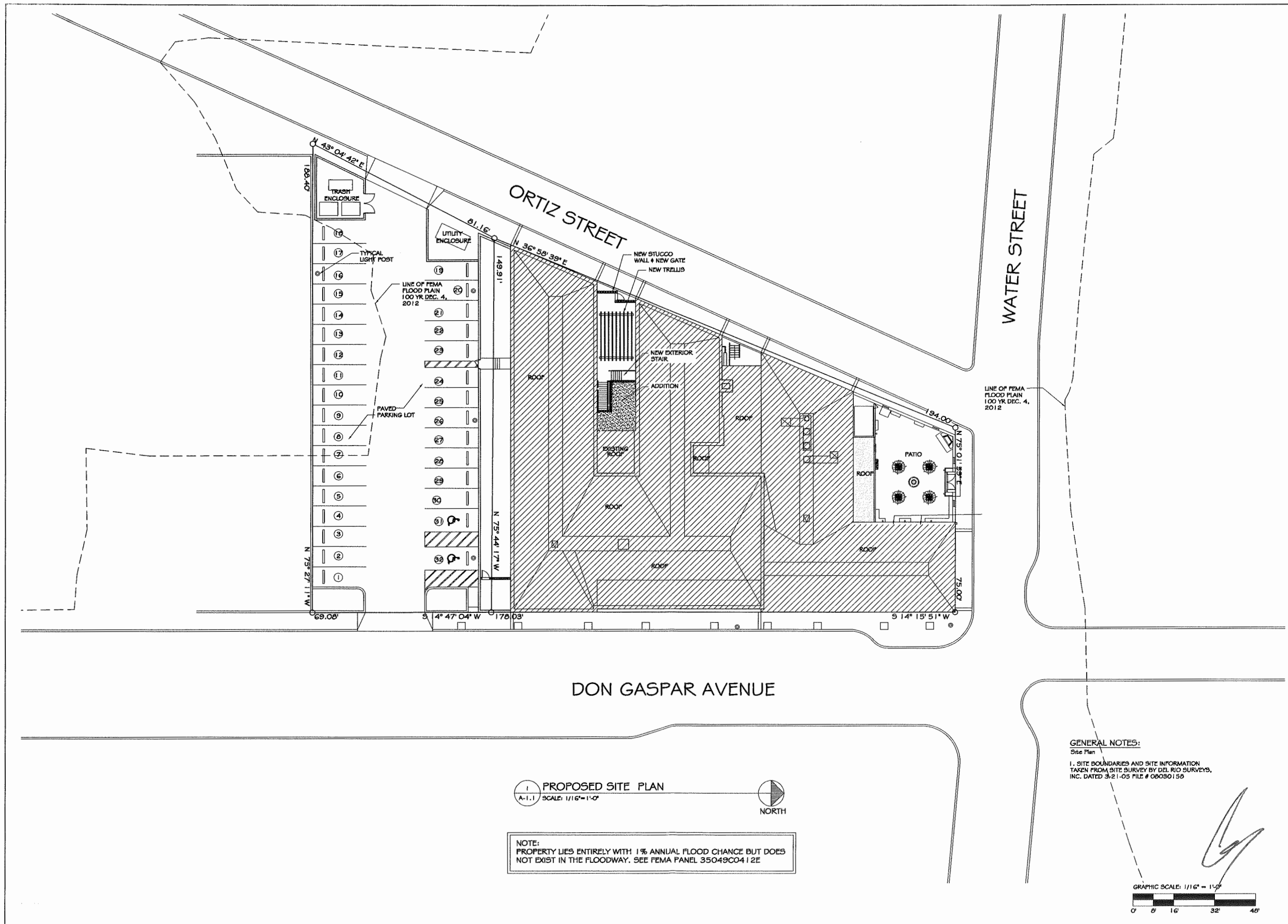
SEPTEMBER 10, 2018

EXISTING
SITE PLAN

A
1.0

SET #

1805 - ST. FRANCIS SPA



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ST. FRANCIS SPA
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 SANTA FE, NEW MEXICO

SEPTEMBER 10, 2018

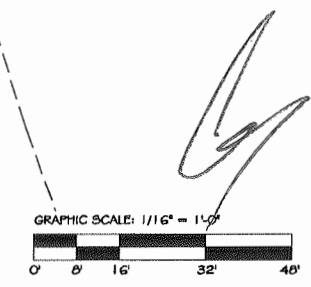
**PROPOSED
 SITE PLAN**

**A
 1.1**

SET #

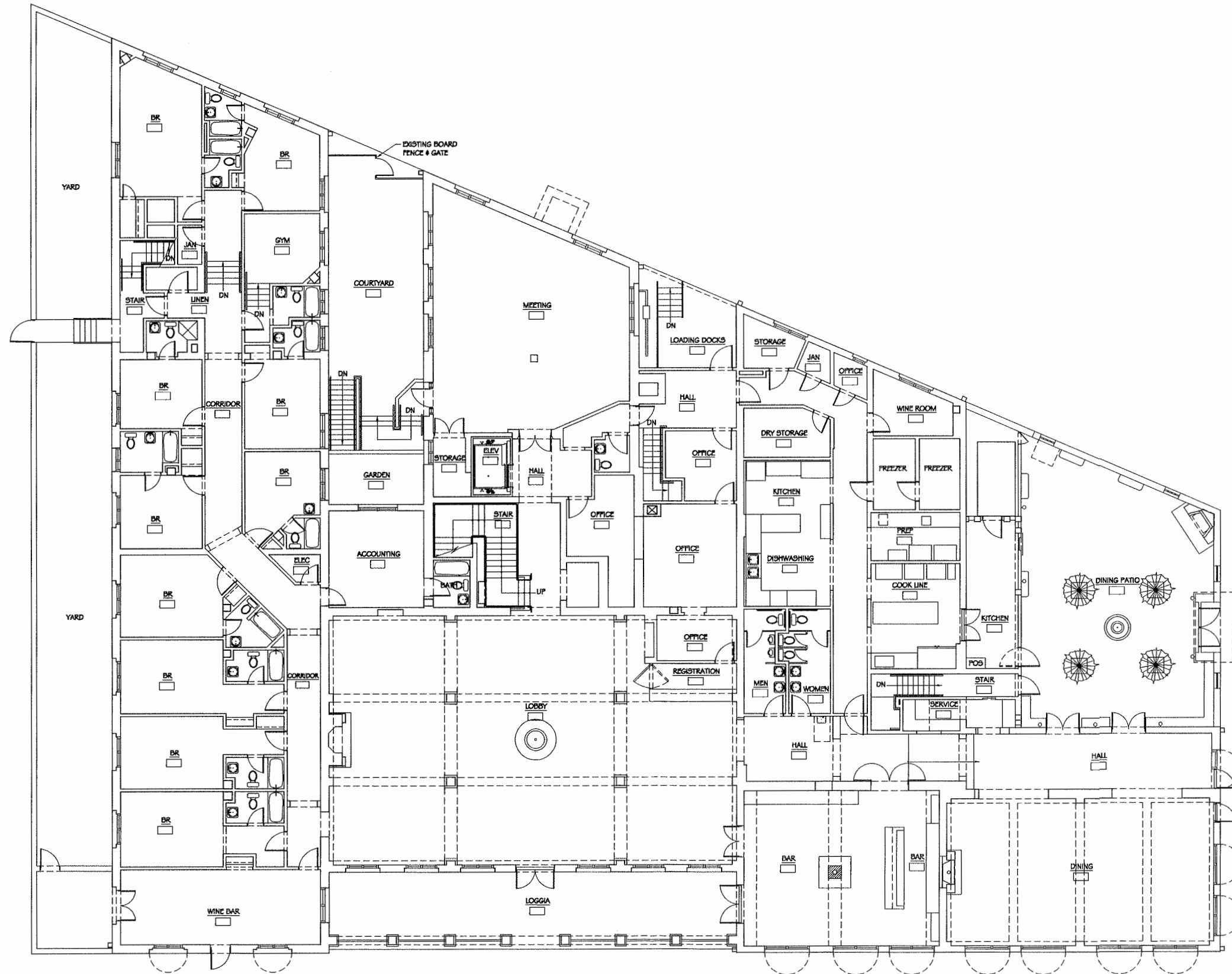
1805 - ST. FRANCIS SPA

GENERAL NOTES:
 Site Plan
 1. SITE BOUNDARIES AND SITE INFORMATION
 TAKEN FROM SITE SURVEY BY DEL RIO SURVEYS,
 INC. DATED 3-21-05 FILE # 08030158

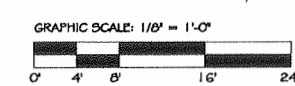


PROPOSED SITE PLAN
 A-1.1 SCALE: 1/16" = 1'-0"
 NORTH

NOTE:
 PROPERTY LIES ENTIRELY WITH 1% ANNUAL FLOOD CHANCE BUT DOES
 NOT EXIST IN THE FLOODWAY. SEE FEMA PANEL 35049C04 1 2E



1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/8" = 1'-0"



Handwritten signature

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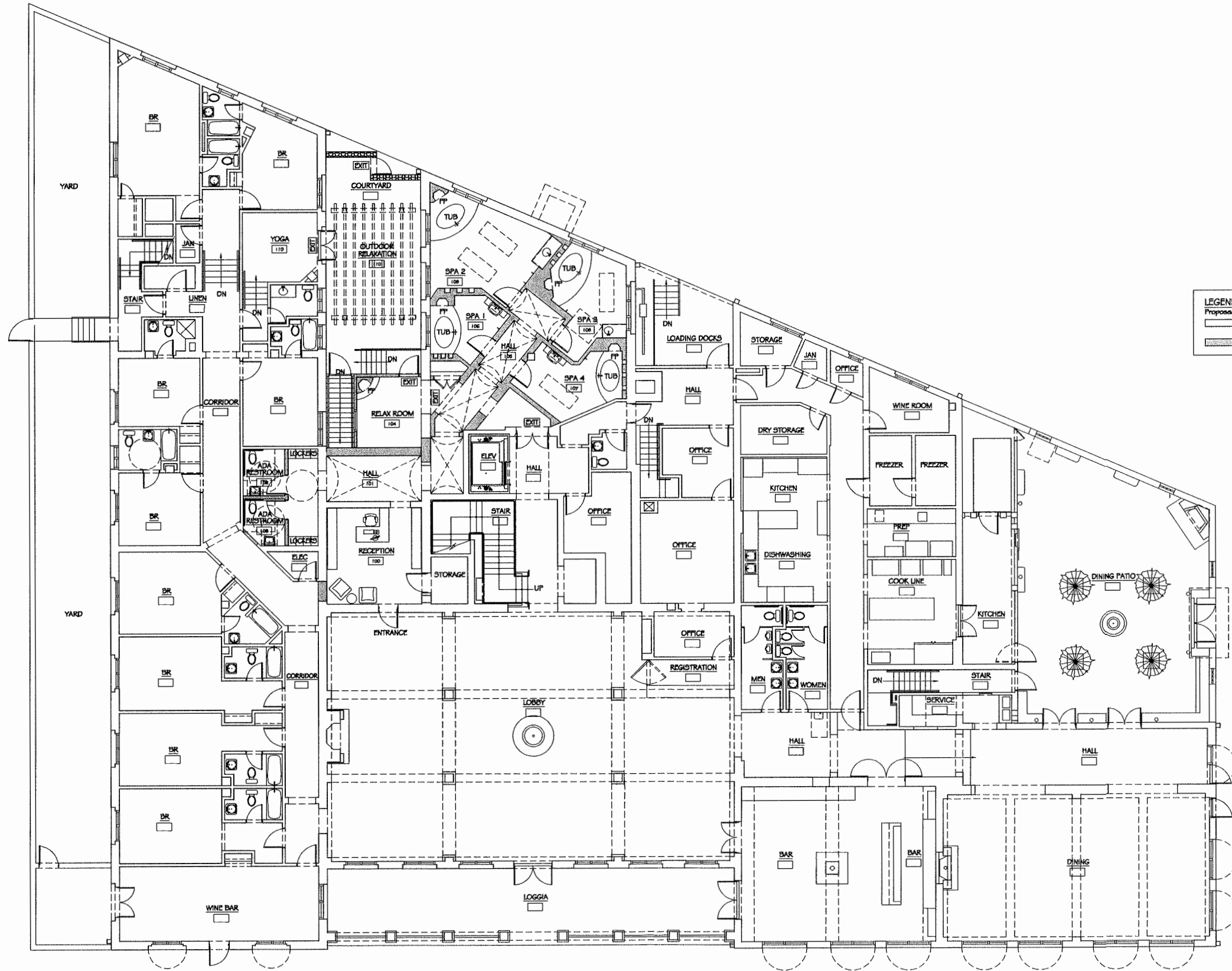
SEPTEMBER 10, 2018

EXISTING
FLOOR
PLAN

A
2.0

SET #

1805 - ST. FRANCIS SPA



LEGEND:
 Proposed Floor Plan
 ——— EXISTING WALL TO REMAIN
 ——— NEW WALLS

1 PROPOSED FLOOR PLAN
 A-2.1 SCALE: 1/8" = 1'-0"



GRAPHIC SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 24'

Handwritten signature

MARTINEZ
 ARCHITECTURE
 STUDIO PC

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 505.429.4458 studio@martinezarch.com

ST. FRANCIS SPA
 210 DON GASPAR AVE.
 SANTA FE, NEW MEXICO

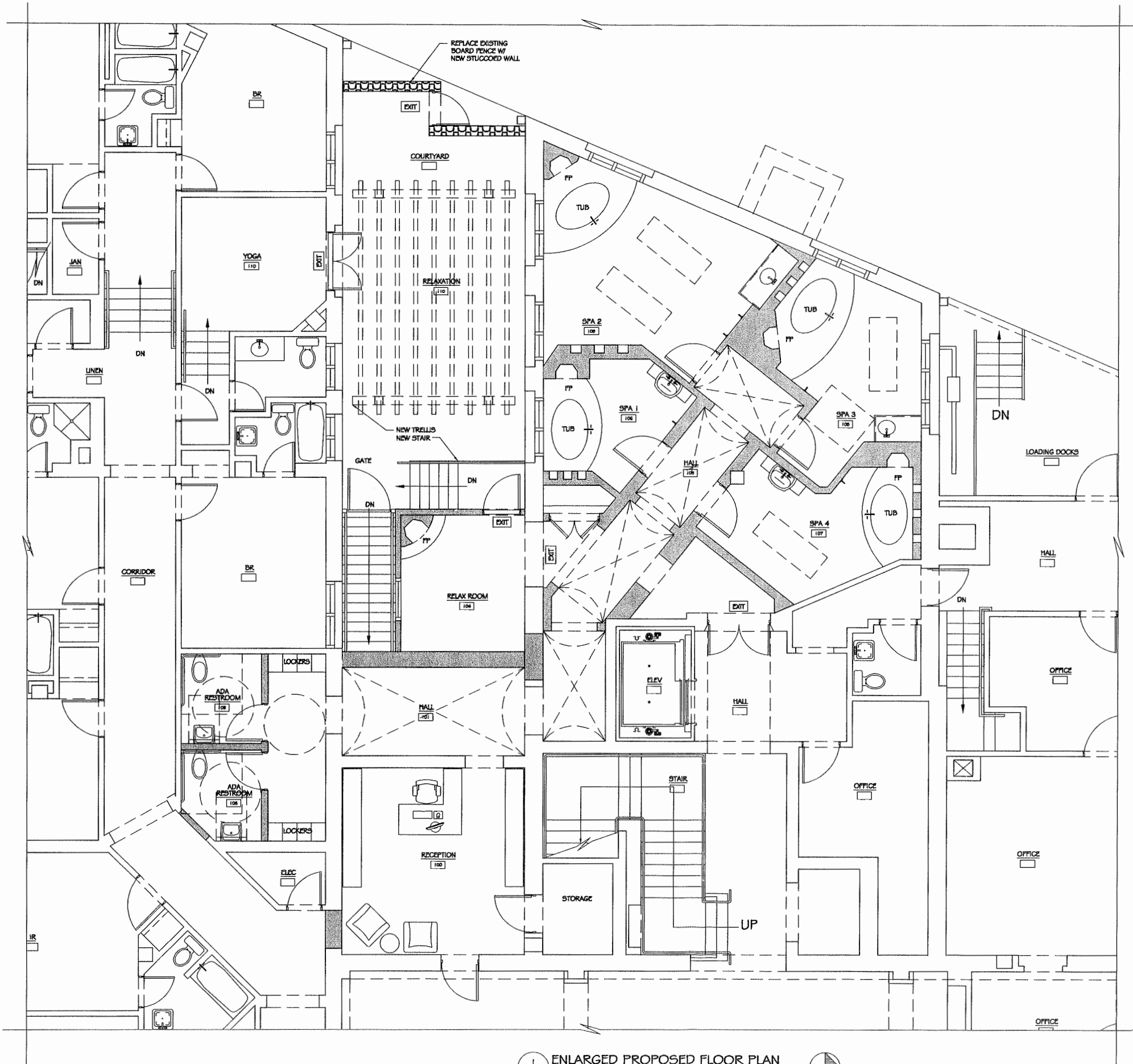
SEPTEMBER 10, 2018

PROPOSED
 FLOOR
 PLAN

A
 2.1

SET #

1805 - ST. FRANCIS SPA



LEGEND:
 Proposed Floor Plan
 ——— EXISTING WALL TO REMAIN
 - - - - - NEW WALLS

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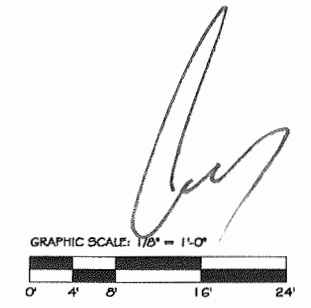
SEPTEMBER 10, 2018

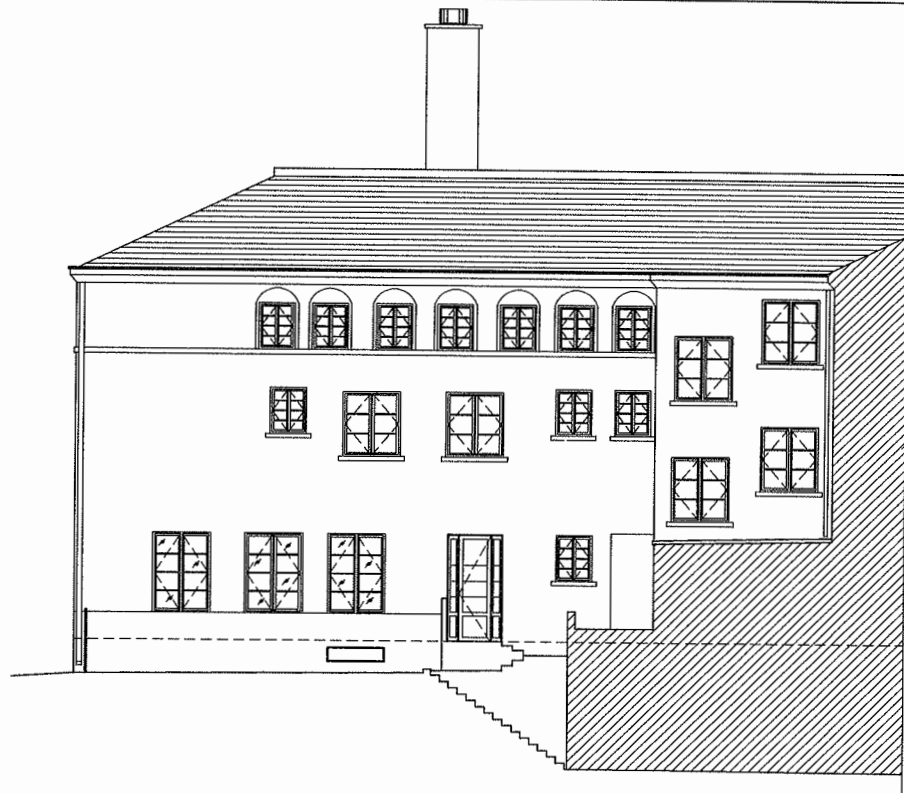
**ENLARGED
 PROPOSED
 FLOOR
 PLAN**

**A
 2.2**

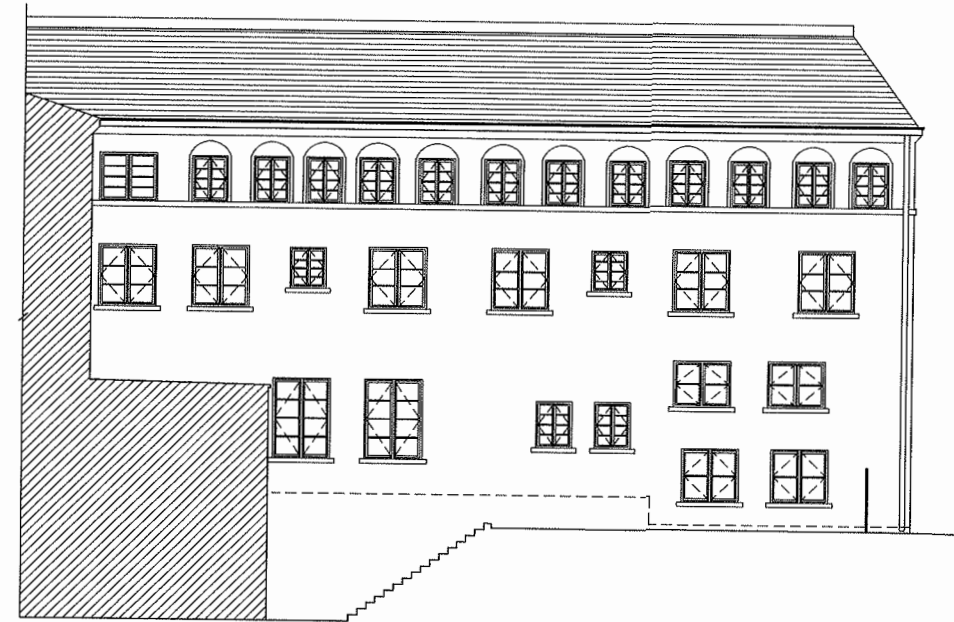
SET #
 1805 - ST. FRANCIS SPA

1 ENLARGED PROPOSED FLOOR PLAN
 A-2.2 SCALE: 1/4" = 1'-0" NORTH

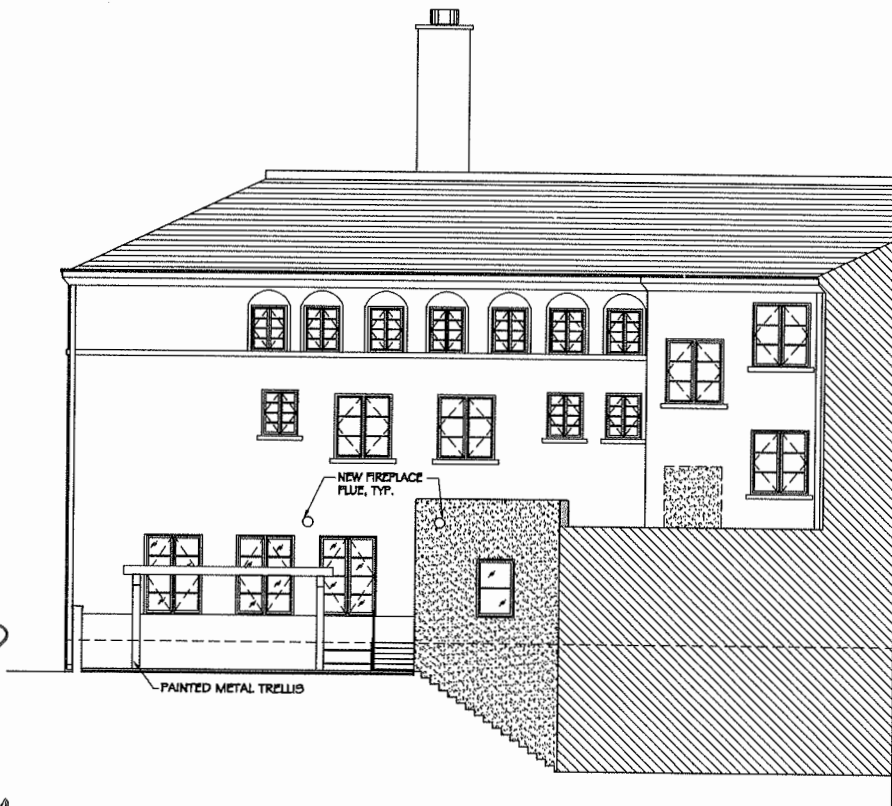




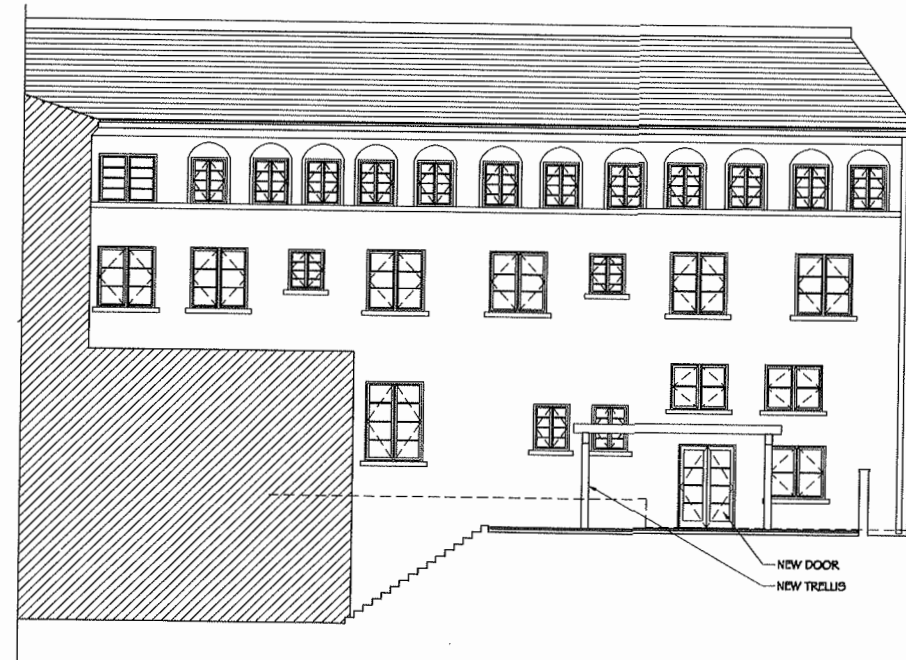
1 EXISTING NORTH COURTYARD ELEVATION
A-3.0 SCALE: 1/8"=1'-0"



3 EXISTING SOUTH COURTYARD ELEVATION
A-3.0 SCALE: 1/8"=1'-0"



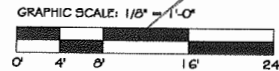
2 PROPOSED NORTH COURTYARD ELEVATION
A-3.0 SCALE: 1/8"=1'-0"



4 PROPOSED SOUTH COURTYARD ELEVATION
A-3.0 SCALE: 1/8"=1'-0"

Min/Max 3'
Stucco Wall
per BCDALA

Min/Max
3'
Wall



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SEPTEMBER 10, 2018

EXISTING &
PROPOSED
NORTH &
SOUTH
COURTYARD
ELEVATIONS

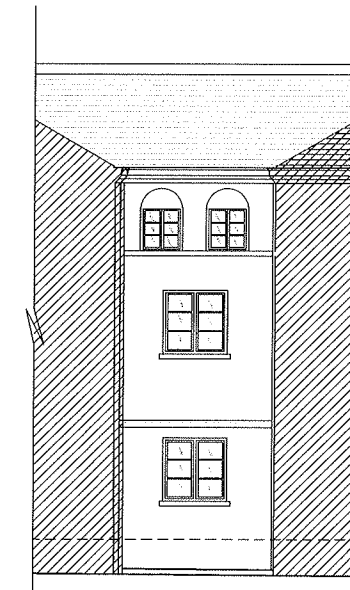
A
3.0

SET #

1805 - ST. FRANCIS SPA



1 OVERALL EXISTING EAST ELEVATION W/ FENCE
A-3.1 SCALE: 1/8" = 1'-0"

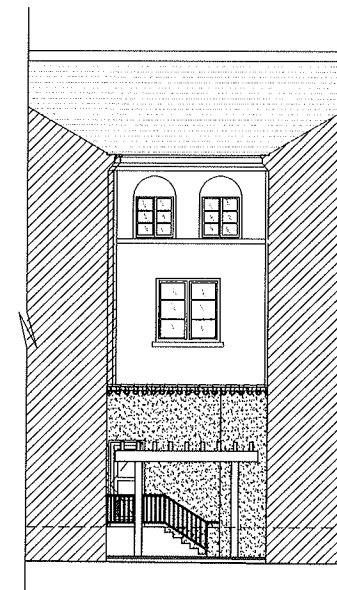


2 EXISTING EAST COURTYARD ELEVATION
A-3.1 SCALE: 1/8" = 1'-0"

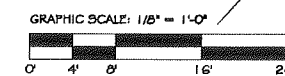


3 OVERALL PROPOSED EAST ELEVATION W/ WALL
A-3.1 SCALE: 1/8" = 1'-0"

*Min/Max 3'
Stucco Wall*



4 PROPOSED EAST COURTYARD ELEVATION
A-3.1 SCALE: 1/8" = 1'-0"



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SEPTEMBER 10, 2018

EXISTING &
PROPOSED
EAST
ELEVATION

A
3.1

SET #
1805 - ST. FRANCIS SPA