

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

Case #H-17-029

Address – 210 Don Gaspar Ave.

Agent's Name – Lloyd & Associates Architects

Owner/Applicant's Name – Heritage Hotels

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2017.

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 St. Frances. The De Vargas Hotel was constructed in 1924, but buildings have existed in the location as early as 1890.

The building is characterized by: its unusual footprint; its Mission style elements such as arches at patio and terrace entrances as well as over some windows, wrought iron elements, and clay tile detail; stucco exterior; concrete sills at the windows; a long patio at the entrance and an enclosed courtyard patio at the northwest corner.

The 1984 Historic Building Inventory form notes that the first floor of the hotel was thought to have existed by 1883 when it was the National Hotel. A second story was added between 1902 and 1908. The 1995 Historic Building Inventory notes that a remodel/restoration of the property took place in the mid-1980s and some doors were replaced and that some changes occurred to the storefront on the north side of the building. More recent remodeling (2008) approved by the HDRB included a new window opening on the north and west dining courtyard, alteration of the arched gate at the courtyard for functionality, and addition of clay roof tiles on the west elevation of the hotel. The Applicant proposed to remodel with the following items:

1) Remove a 2nd-story window on the west elevation, above the courtyard, and replace it with an arch. The opening width will not change. An exception is requested to alter an architectural feature (14-5.2(D)(5)(b)) and to remove historic material (14-5.2(D)(5)(a)(i)). The relevant code citations and exception responses were in staff's memo.

2) Relocate the French doors on the 2nd-story patio by setting them back 6'-0" from their current location in order to expand the existing patio space.

3) Match stucco color and other finish details with existing.

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 Recommendation: Staff found that not all of the exception criteria have been met but the Board may find they have been with further testimony from the applicant. Otherwise the application complies with 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

- X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);
 - X Section 14-5.2(D) General Design Standards; and
 - X 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:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
 6. An Exception Request to alter an architectural feature and remove historic material on a significant building was applicable to this Application:
 - X The Board affirms those findings by staff that found that particular exception criteria were not met.
 7. Adding an additional arch will detract from the building's intended balanced design.
 8. The Board should strive to keep significant buildings intact.
 9. 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.
 10. 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.
 11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
 12. 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 denied the Application, including the removal of the 2nd story window on the west elevation and the relocation of the French doors, as recommended by staff.

IT IS SO ORDERED ON THIS 23rd DAY OF MAY 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ruiz
Chairperson

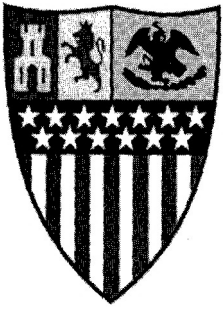
23 May 2017
Date:

FILED:
Melina A. Pagan
for Yolanda Y. Vigil
City Clerk

5/24/17
Date:

APPROVED AS TO FORM
[Signature]
Assistant City Attorney

23 May 2017
Date:



City of Santa Fe, New Mexico

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

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1

Renee Villarreal, Dist. 1

Peter N. Ives, Dist. 2

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Chris Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Mike Harris, Dist. 4

PROJECT DESCRIPTION: Lloyd and Associates Architects, agent for Heritage Hotels, owner, propose to remodel a significant non-residential structure by removing a window to create an arch and add French doors at a second floor patio. Exceptions are requested to remove historic material (Section 14-5.2(D)(5)(a)(i)) and to alter an architectural feature (Section 14-5.2(D)(b)).

Case number: H-17-029

Project Type: HDRB

PROJECT LOCATION (S): 210 Don Gaspar Avenue

PROJECT NAMES:

OW – Heritage Hotels 201 Third Street NW Ste. 1150 Albuquerque, NM 87102

AP – Lloyd & Assoc Architects 321 West San Francisco St. Ste. A Santa Fe, NM 87504

BOARD ACTION

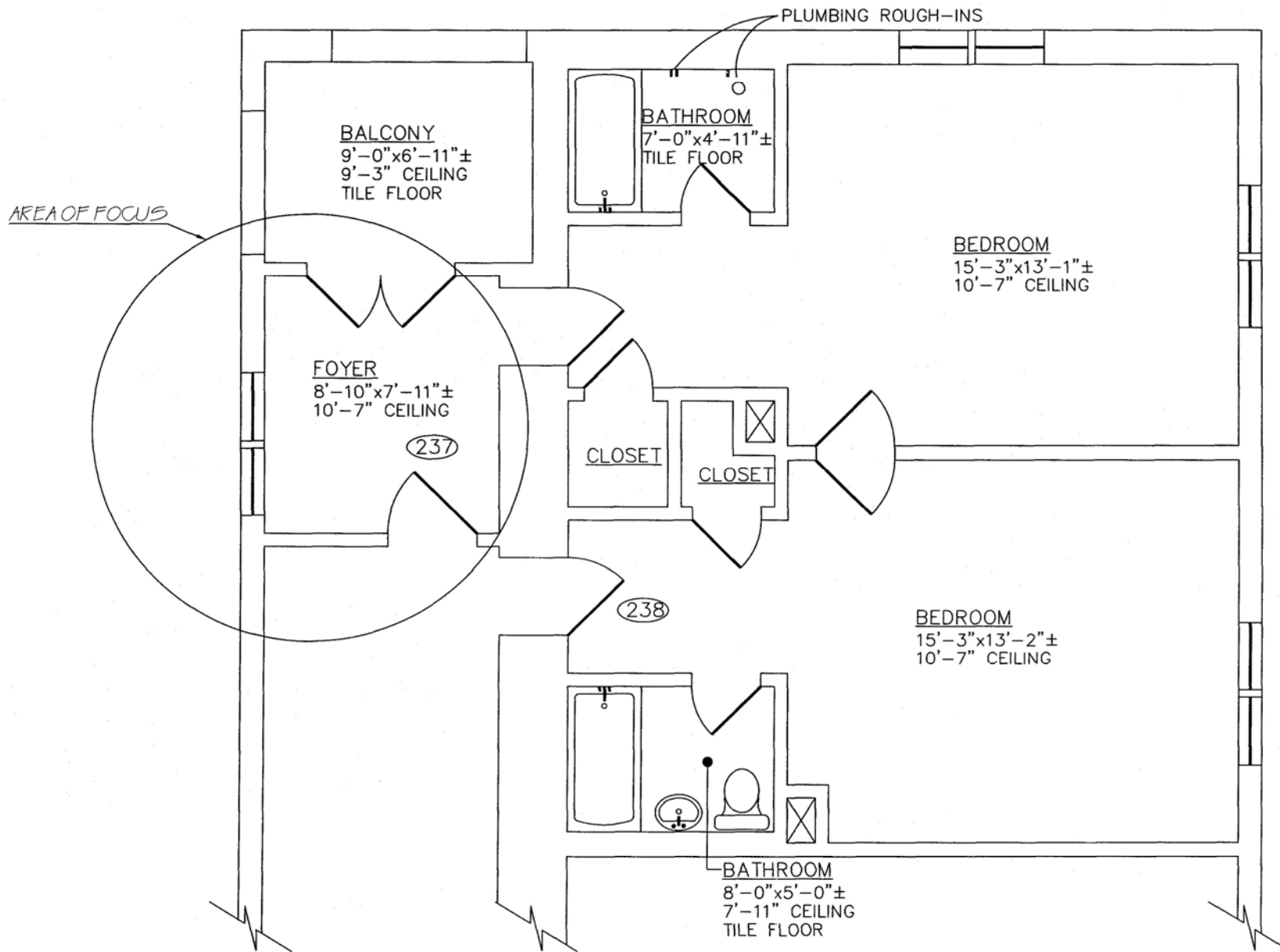
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 25, 2017. The decision of the Board was to deny the application. For further information please call 955-6605.

Sincerely,


Nicole Ramirez Thomas

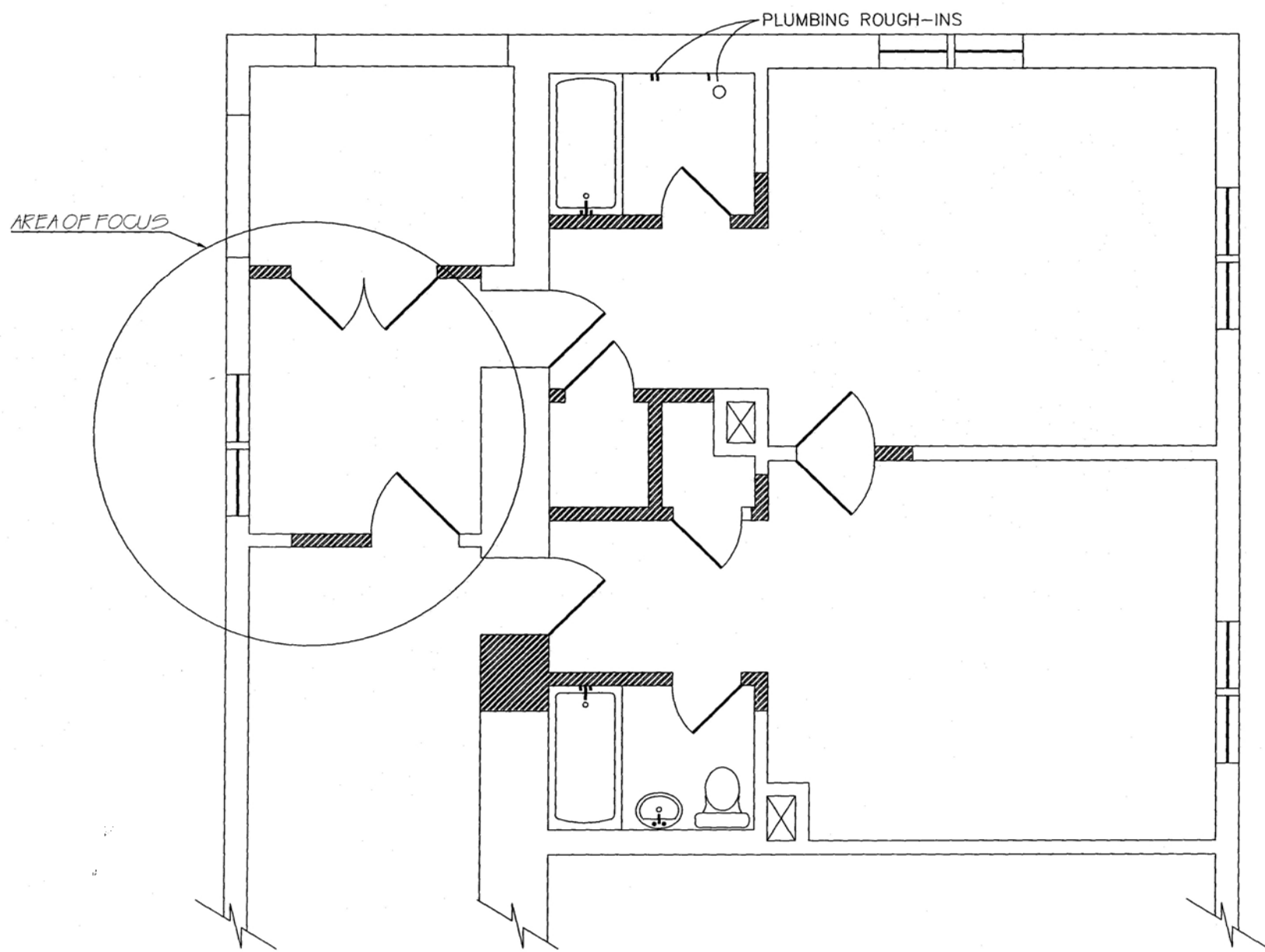
Planner Senior, Historic Preservation Division

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.



1 EXISTING CONDITIONS - CARDINAL SUITE
A-06.2 SCALE: 1/4"=1'-0"

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2 DEMO PLAN - CARDINAL SUITE
A-06.3 SCALE: 1/4"=1'-0"

CSM I E

Seat

HOTEL ST FRANCIS

Key Plan

Scale 1

Date 3

Job

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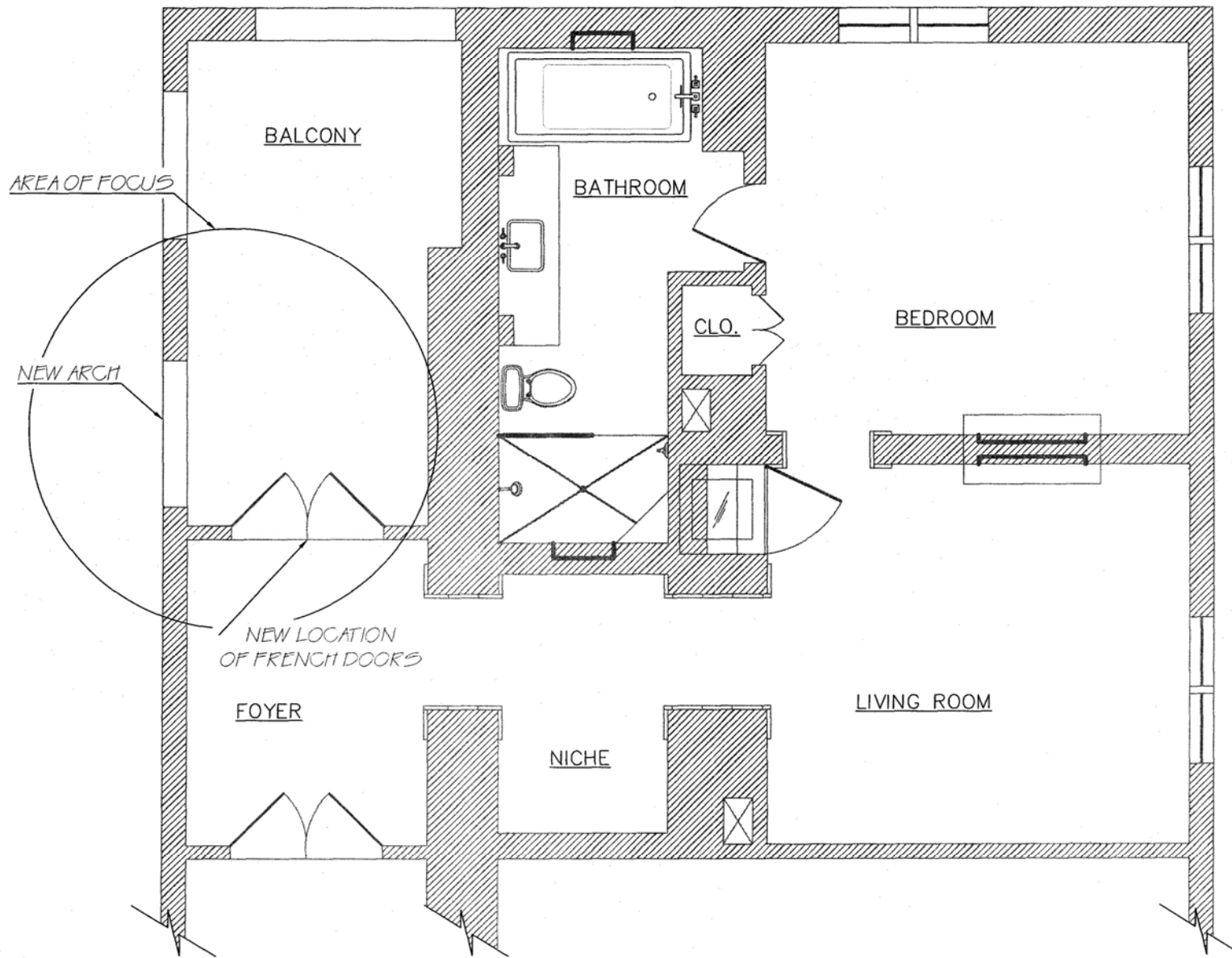
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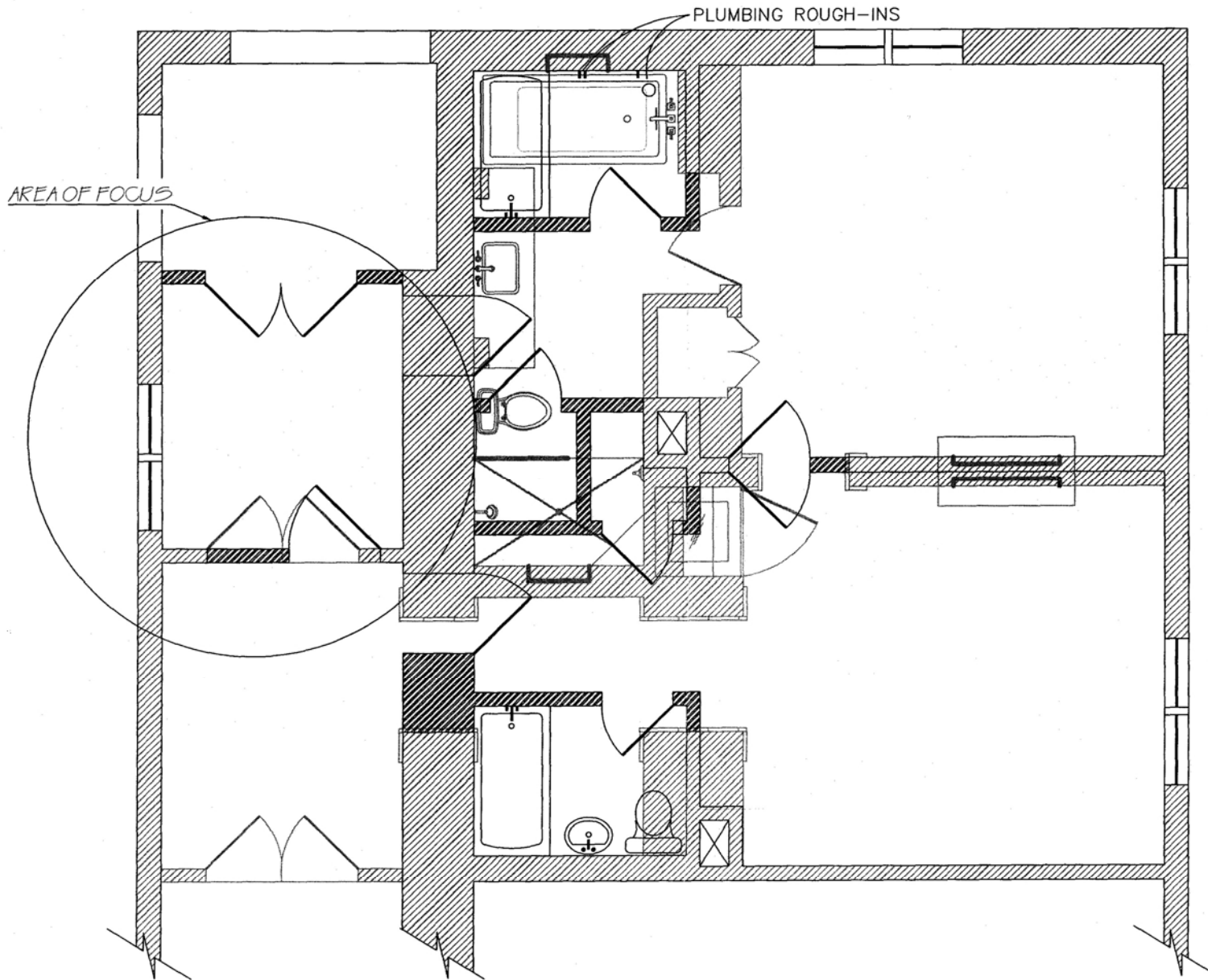
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3 PROPOSED PLAN - CARDINAL SUITE
 A-06.4 SCALE: 1/4"=1'-0"

samie
 Hotel St Francis
 Key Plan
 Scale: 1/4"
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4 OVERLAY PLAN - DEMO/PROPOSED-CARDINAL SUITE
 A-06.5 SCALE: 1/4"=1'-0"

FRANCIS

Seal

HOTEL ST FRANCIS

Key Plan

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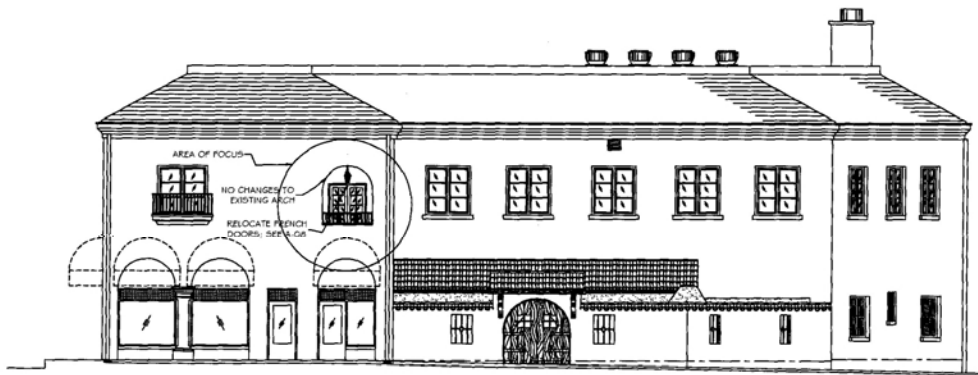
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APR - 6 2017
Replacement



1 NORTH ELEVATION - WATER STREET - EXISTING
A-1.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - WATER STREET - PROPOSED
A-1.0 SCALE: 1/8" = 1'-0"

CSAMIE

Seal

HOTEL ST FRANCIS

Key Plan

Scale 1/8"

Date 4.6.17

Job

Rev

No.

NORTH
ELEVATION

Sheet

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APR - 8 2017
Replacement

CSAMIE

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/4"

Date 4.6

Job

Rev

No.

EAST ELEVATION

Sheet

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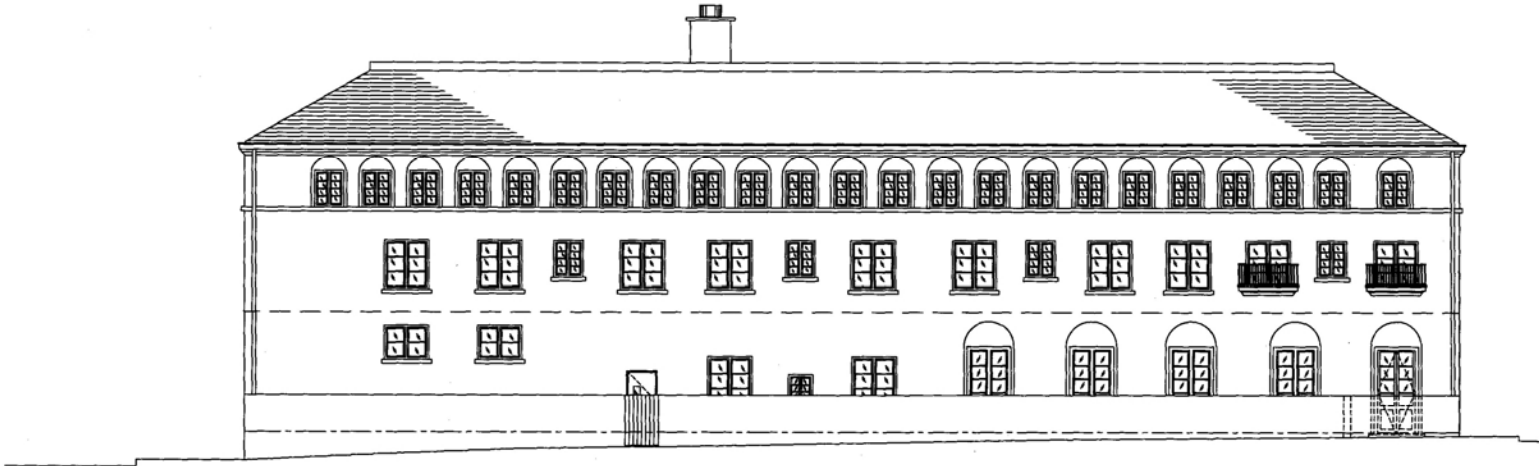


1 EAST ELEVATION - DON GASPAR AVE. - EXISTING
A-1.1 SCALE: 1/8"=1'-0"

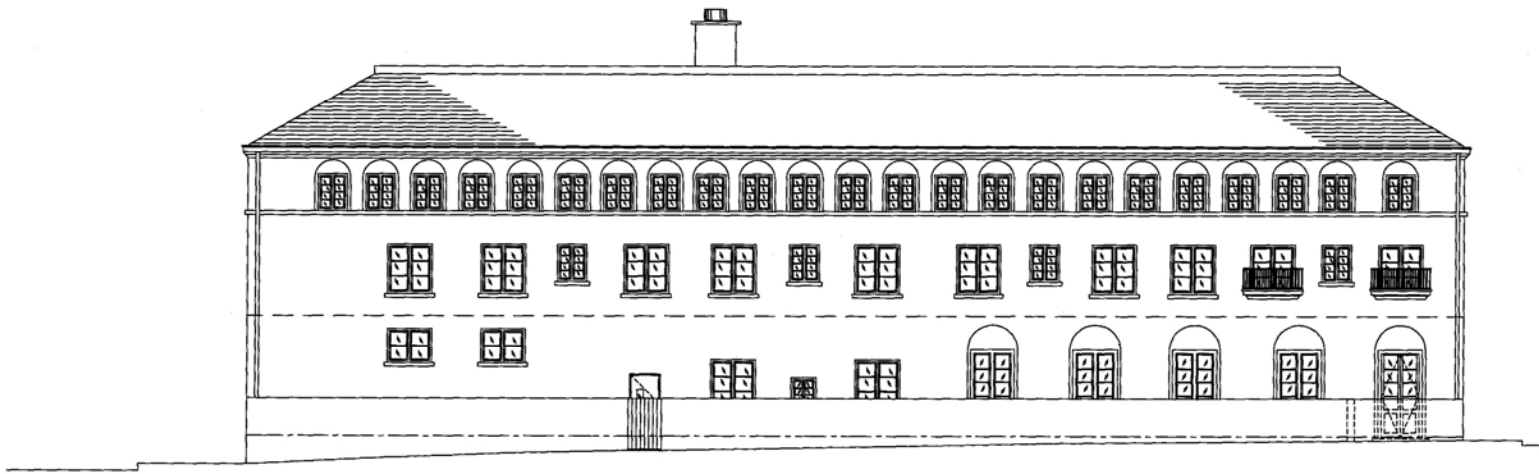


2 EAST ELEVATION - DON GASPAR AVE. - PROPOSED
A-1.1 SCALE: 1/8"=1'-0"

APR - 5 2017
Replacement



1 SOUTH ELEVATION - PARKING LOT - EXISTING
A-1.3 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - PARKING LOT - PROPOSED
A-1.3 SCALE: 1/8"=1'-0"

CSAMIE

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/8"

Date 4.6

Job

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APP - 3 2017
Replacement



1 WEST ELEVATION - ORTIZ STREET - EXISTING
A-1.4 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - ORTIZ STREET - PROPOSED
A-1.4 SCALE: 1/8" = 1'-0"

Scale of Drawing

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

Date: 4.6.17

Job: HOTEL ST. FRANCIS

Rev: 1

No. 1

Sheet: WEST ELEVATION

Project: HOTEL ST. FRANCIS

Seal

Key Plan

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

Date: 4.6.17

Job: HOTEL ST. FRANCIS

Rev: 1

No. 1

Sheet: WEST ELEVATION

Project: HOTEL ST. FRANCIS

APR - 5 2017
Replacement



1 NORTH ELEVATION - WATER STREET - EXISTING
A-1.0 SCALE: 1/16"=1'-0"



2 NORTH ELEVATION - WATER STREET - PROPOSED
A-1.0 SCALE: 1/16"=1'-0"

607A CERRILLOS RD.
SANTA FE - N.M. 87505

Samuel

HOTEL ST. FRANCIS
049 DON LOPEZ AVENUE

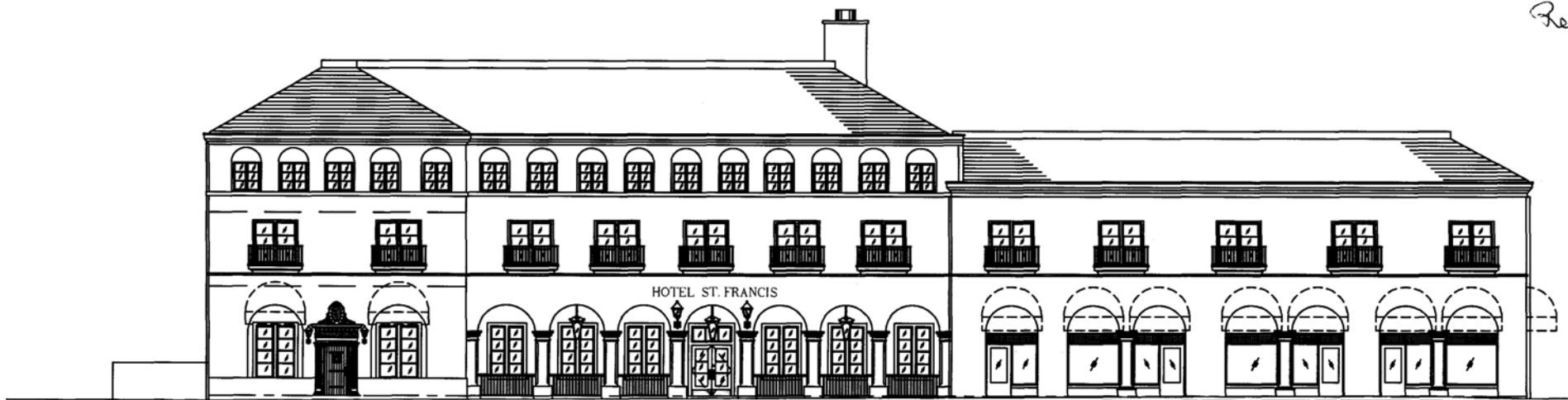
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No. Date

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1 EAST ELEVATION - DON GASPAR AVE. - EXISTING
A-1.1 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - DON GASPAR AVE. - PROPOSED
A-1.1 SCALE: 1/16" = 1'-0"

607A CERRILLAS RD.
SANTA FE - N.M. 87505

Samuel

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/16"
Date 4.6.17
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Revision
No. Date

EAST EX
ELEVAT

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Project

2017
Replacement

607A CERRILLOS RD.
SANTA FE - N.M. 87505

Samuel
ARCHITECTS

Seal

HOTEL ST. FRANCIS
310 DON CASPAR AVE

Key Plan

Scale 1/16" = 1'-0"

Date 4.6.17

Job

Revision No. Date

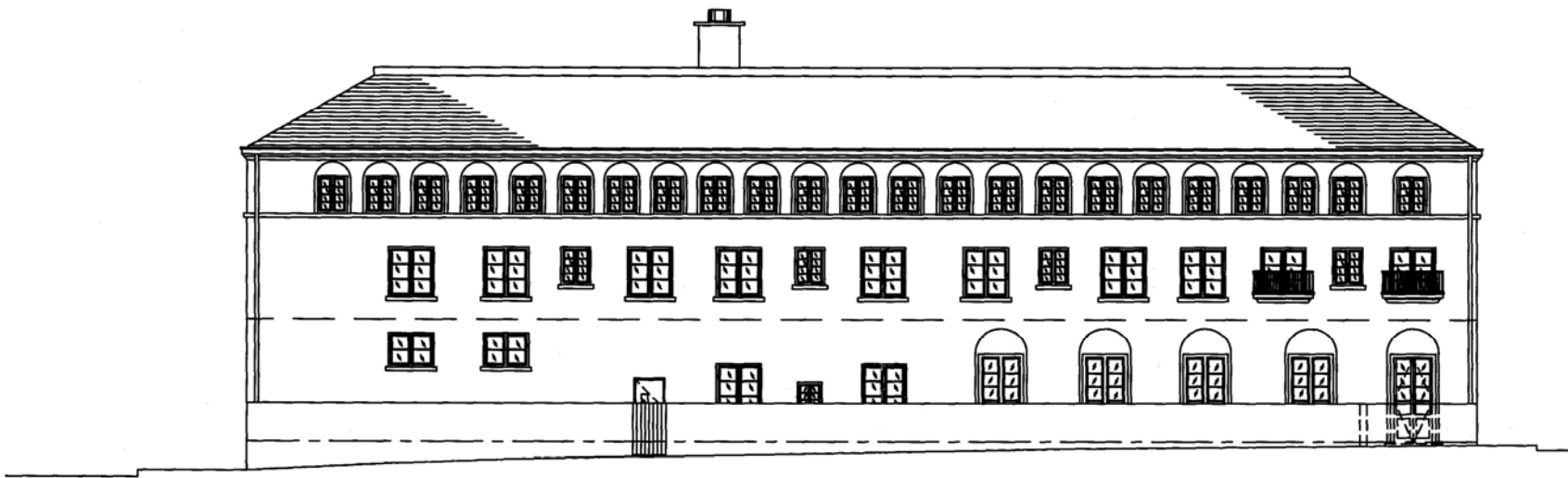
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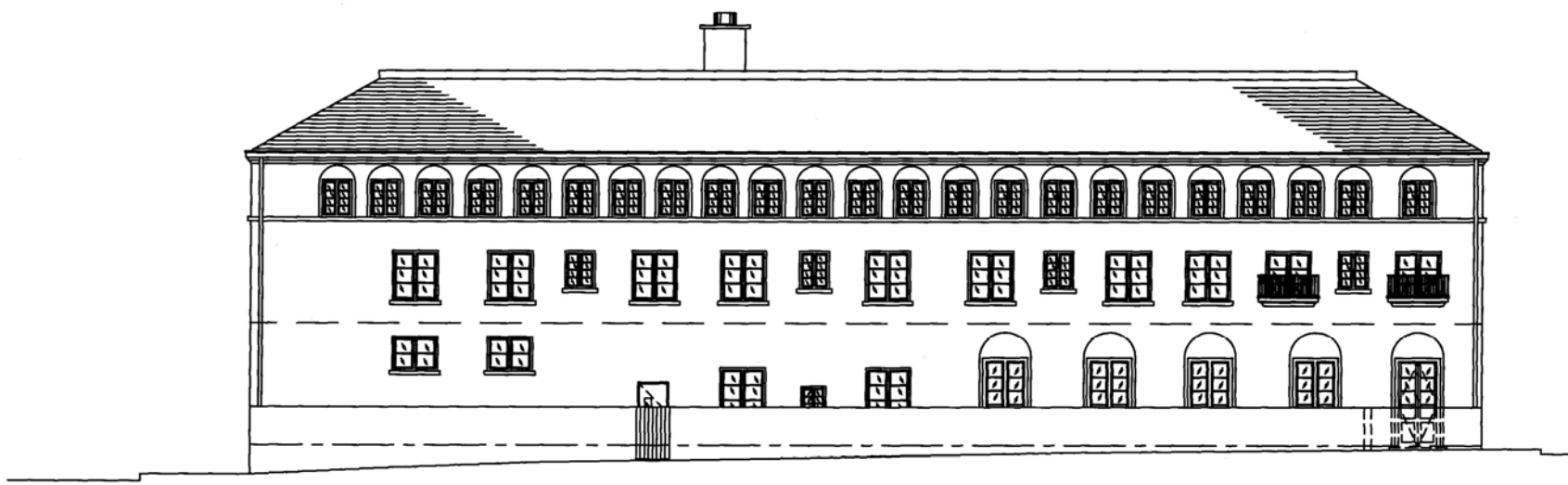
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Project



1 SOUTH ELEVATION - PARKING LOT - EXISTING
A-1.3 SCALE: 1/16"=1'-0"



2 SOUTH ELEVATION - PARKING LOT - PROPOSED
A-1.3 SCALE: 1/16"=1'-0"



1 WEST ELEVATION - ORTIZ STREET - EXISTING
 A-1.4 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - ORTIZ STREET - PROPOSED
 A-1.4 SCALE: 1/16" = 1'-0"

457-15 2017
 Replacement

607A CERRILLOS RD.
 SANTA FE - N.M. 87505

Samuel
 ARCHITECTS

Seal

HOTEL ST. FRANCIS
 210 DON CASPAR AVE

Key Plan

Scale 1/16" = 1'-0"
 Date 4.6.17
 Job
 Revision No. Date

WEST EXT
 ELEVAT

Sheet
A-1
 Project 5



HOTEL
ST. FRANCIS

GALET



HOTEL
ST. FRANCIS





















CITY WATER

ONE WAY

STOP

LEADING ZONE
NO PARKING
EXCEPT FOR
EMERGENCY



Tabla
1111
1111

WATER



WATER ST
ST. LOUIS

STOP

Breakfast · Lunch · Dinner

Table
of
contents
RESTAURANT



EN

Tabla
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♦ ♦ ♦
RESTAURANTE

City of Santa Fe, New Mexico

memo

DATE: April 25, 2017
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation
FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation *NRT*

CASE # H-17-029

ADDRESS: 210 Don Gaspar Avenue
Historic Status: Significant
Historic District: Downtown and 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:

STAFF RECOMMENDATION:

Staff finds that not all of the exception criteria have been met but the Board may find they have been with further testimony from the applicant. Otherwise the application complies with 14-5.2(E) Downtown and Eastside.

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 Frances. The De Vargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890.

The building is characterized by: its unusual footprint; its Mission style elements such as arches at patio and terrace entrances as well as over some windows, wrought iron elements, and clay tile detail; stucco exterior; concrete sills at the windows; a long patio at the entrance and an enclosed courtyard patio at the northwest corner.

The 1984 Historic Building Inventory form notes that the first floor of the hotel was thought to have existed by 1883 when it was the National Hotel. A second story was added between 1902 and 1908. The 1995 Historic Building Inventory notes that a remodel/restoration of the property took place in the mid-1980s and some doors were replaced and that some changes occurred to the storefront on the north side of the building. More recent remodeling (2008) approved by the HDRB included a new window opening on the north and west dining courtyard, alteration of the arched gate at the courtyard for functionality, and addition of clay roof tiles on the west elevation of the hotel.

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

- 1) Remove a second story window on the west elevation of the property, above the courtyard, and replace it with an arch. The opening width will not change. An exception is requested to alter an architectural feature (14-5.2(D)(5)(b)) and to remove historic material (14-5.2(D)(5)(a)(i)). The relevant code citations and exception responses are presented at the end of this memo.
- 2) Relocate the French doors on the second story patio by setting them back 6'-0" from their current location in order to expand the existing patio space.
- 3) Stucco color and other finish details will match existing. The applicant will need to provide specific information to this point at the hearing.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades 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.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

EXCEPTION RESPONSES

Exception to alter an architectural feature (14-5.2(D)(5)(b))

i.) Do not damage the character of the district.

This request does not damage the character of the district the change is consistent with the existing design.

Staff response: Staff agrees with this response. The proposed design does not damage the character of the district.

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

Hardship: with the increased roofed patio area on the second floor, the venistration would be inconsistent if the existing window remained. The consistent design aesthetic would be to create an arch identical to the adjacent arch.

Staff response: Staff does not agree with this response as it does not address the criterion.

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.

The unique heterogeneous character of the city and specifically this building is being maintained in every way.

Staff response: Staff does not agree with this response as no other design options were proposed.

Exception to remove historic material (14-5.2(D)(5)(a)(i)).

i.) Do not damage the character of the district

By removing this one window (there are XX identical windows). It does not damage the character of the façade.

Staff response: Staff does not agree with the response as it does not address the district.

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

There is nowhere on the building to utilize this window without creating an opening that does not presently exist.

Staff response: Staff does not agree with this response as it does not address criterion.

iii.) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure the residents can continue to reside within the historic districts.

The unique character of the city and specifically this area of this building is being maintained.

Staff response: Staff does not agree with this response as it does not present a full range of design options.



March 15, 2016

David Rasch,
Planner Supervisory
City of Santa Fe Historic Preservation Div.
P. O. Box 909
Santa Fe, NM 87501

Re: St. Francis Hotel

Dear David,

Samuel Design Group, in conjunction with Lloyd & Associates Architects, and Heritage Hotels and Resorts request permission to modify part of the exterior façade at St. Francis Hotel; located at 210 Don Gaspar Ave, Santa Fe, NM 87501.

We are seeking to modify the West façade in the following ways:

- Remove existing window adjacent to existing patio on second story and replace with a matching arch. Please note elevation drawings presented by Samuel Design Group.
- Relocate French doors on second story in the patio approximately 6' setback from current location to allow for expanded patio space.
- Match any architectural façade details up to and including stucco or decorative details.

We are modifying the existing double room layout to be a large suite. The design incorporates a larger patio space to enhance to overall experience the hotel wants to offer to their guests. By incorporating a second arch, as opposed to keeping the existing window, we feel that continuity both in the space and the view from the exterior will be more cohesive overall.

We feel that this alteration will not diminish the character of the historic structure but will enhance and fully appreciate the historic nature of this building and locale.

Best regards,

Wayne S. Lloyd, AIA
President



March 15, 2017

Exception for St. Francis Hotel for Design Standards

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

- 1) This request does not damage the character of the district the change is consistent with the existing design.

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

- 2) Hardship: with the increased roofed patio area on the second floor, the venistration would be inconsistent if the existing window remained. The consistent design aesthetic would be to create an arch identical to the adjacent arch.

(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.

- 3) The unique heterogeneous character of the city and specifically this building is being maintained in every way.

Removing Historic Material:

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

- 1) By removing this one window (there are XX identical windows). It does not damage the character of the facade.

(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.

- 2) There is no where on this building to utilize this window without creating an opening that does not presently exist.

(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.

- 3) The unique character of the city and specifically this area of this building is being maintained.



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 210 Don Gaspar Avenue (St. Francis Hotel)

HISTORIC DISTRICT: Downtown & Eastside Don Gaspar Area Westside-Guadalupe
(from attached map) Historic Transition Historic Review Landmark (outside of historic districts)

PROJECT PROPOSAL: _____

CONSTRUCTION COST: \$20,000.

BASE FEE: \$ 250 + EXCEPTION: \$ 350 + POSTER: \$ 50 = TOTAL: \$ 655

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: HERITAGE HOTELS PHONE #: _____

OWNER MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: ALB.

EMAIL: JLONG@hhandr.com

APPLICANT: LLOYD & ASSOC. ARCHITECTS PHONE #: 505 988 9789

MAILING ADDRESS: SUITE 'A' 321 W. SAN FRANCISCO ST.

CITY, STATE, ZIP CODE: SANTA FE, N.M. 87501

EMAIL: wlloyd@lloyd-architects.com

PREAPPLICATION MEETING: Date: 3/15/17 Case Planner: Heidi & Kevin Thomas

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 210 DON GASPAR

I/We authorize WAYNE S. LLOYD to act as my/our agent to execute this application.

Signed: [Signature] Date: 3/15/2017

Printed Name: JAMES LONG

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.