



# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

Project description: Remodel the St. Francis Hotel, a significant commercial building by replacing a door with a nicho infill, replacing 3 windows with 3 doors, replacing a wooden fence with a stuccoed wall and remodeling the dining courtyard with changes in opening locations and dimensions and creating new openings where openings do not exist in the courtyard wall, and constructing a water feature and a corner fireplace. An exception is requested to alter primary elevations (Section 14-5.2 (D)(5)).

Project number: 08-10100112

Case number: 08-112

Project type: HDRB

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

**PROJECT NAMES:**

OW - Heritage Hotels and Resorts  
Albuquerque, NM 87102

201 3rd Street NW

AP - Richard Martinez  
Santa Fe, NM 87504

PO Box 925  
505-989-4958

**BOARD ACTION**

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, Dec. 9, 2008, acted on the above referenced case. The decision of the board was to approve your exception request to alter opening dimensions with the following conditions: that the historic door on the east must be retained and the nicho deleted; that new window openings on the north and west dining courtyard walls be rectilinear rather than arched; that the arched gate be altered for functionality; and that the west elevation clay roof be added to the approval. See Findings of Facts and Conclusions of Law for final legal clearance.

For further information please call 955-6605.

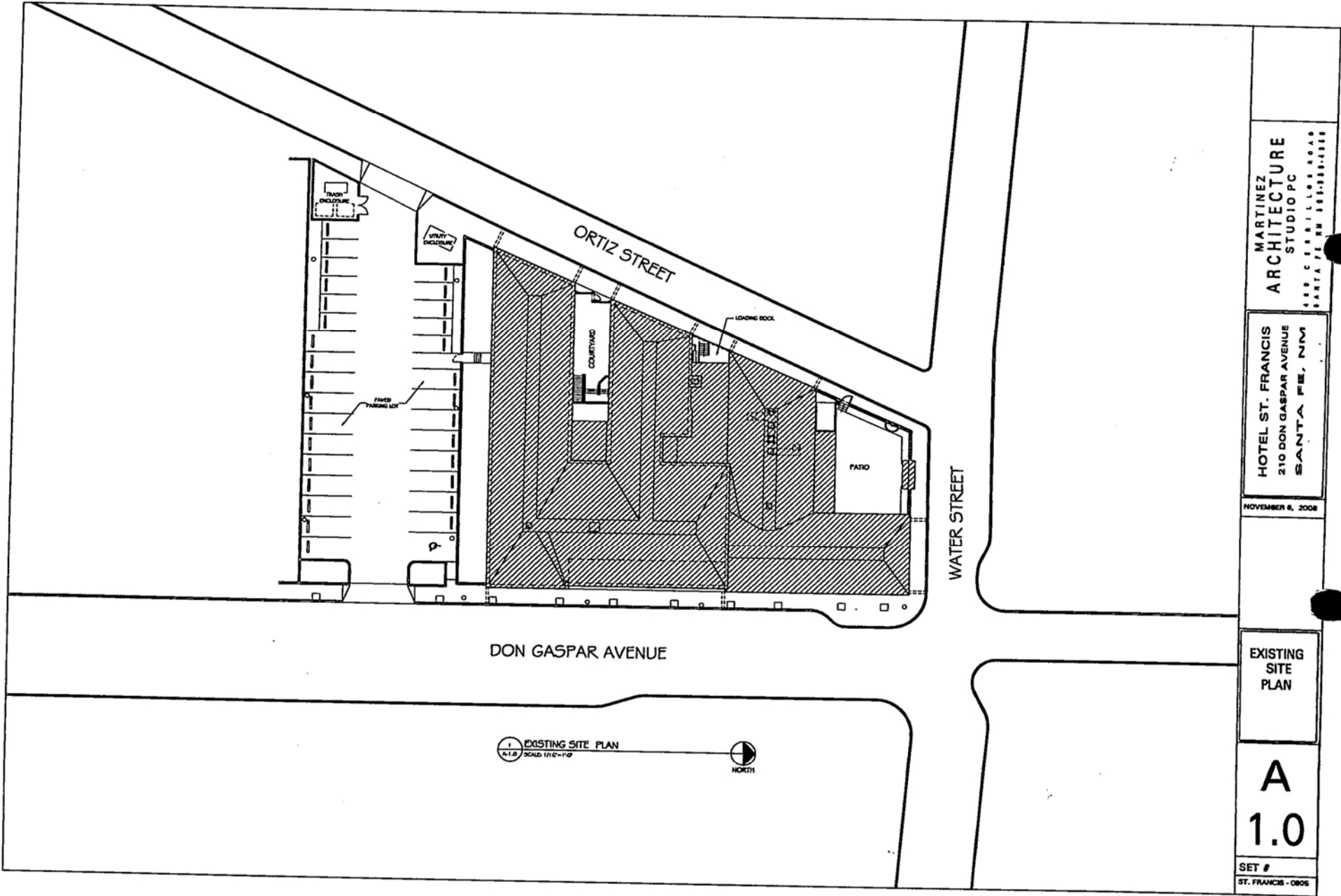
Sincerely,

David A. Rasch

Planning Supervisor Historic Preservation Division

**NOTE:** Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. 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 building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.





MARTINEZ  
 ARCHITECTURE  
 STUDIO PC  
 480 CERRILLOS ROAD  
 SANTA FE, NM 87508-1001

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

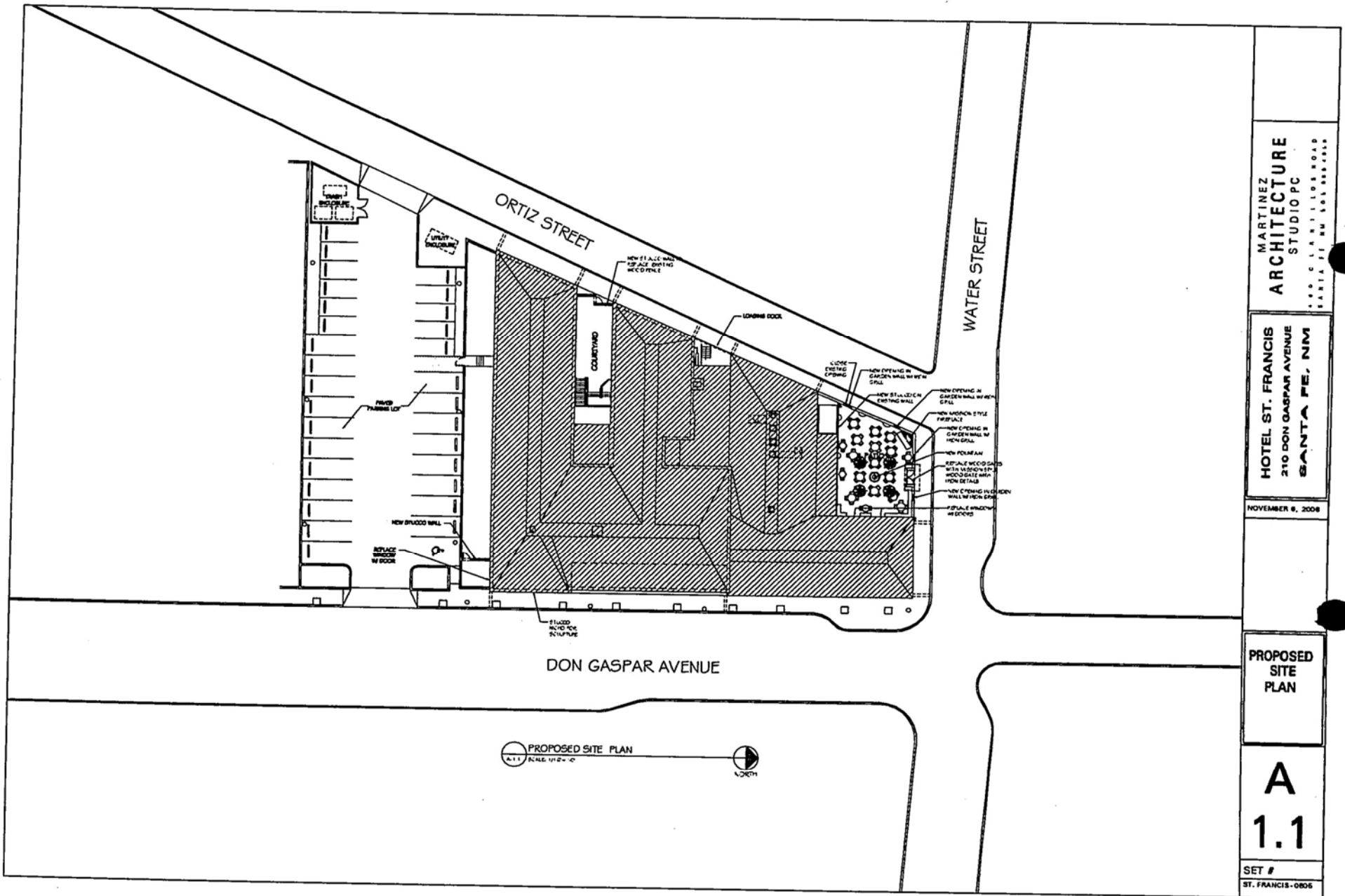
NOVEMBER 8, 2008

EXISTING  
 SITE  
 PLAN

A  
 1.0

SET #  
 ST. FRANCIS - 0806

SEP 08



MARTINEZ  
**ARCHITECTURE**  
 STUDIO PC  
 440 C LA RANILLOS ROAD  
 SANTA FE, NM 87505

**HOTEL ST. FRANCIS**  
 210 DON GASPAR AVENUE  
 SANTA FE, NM

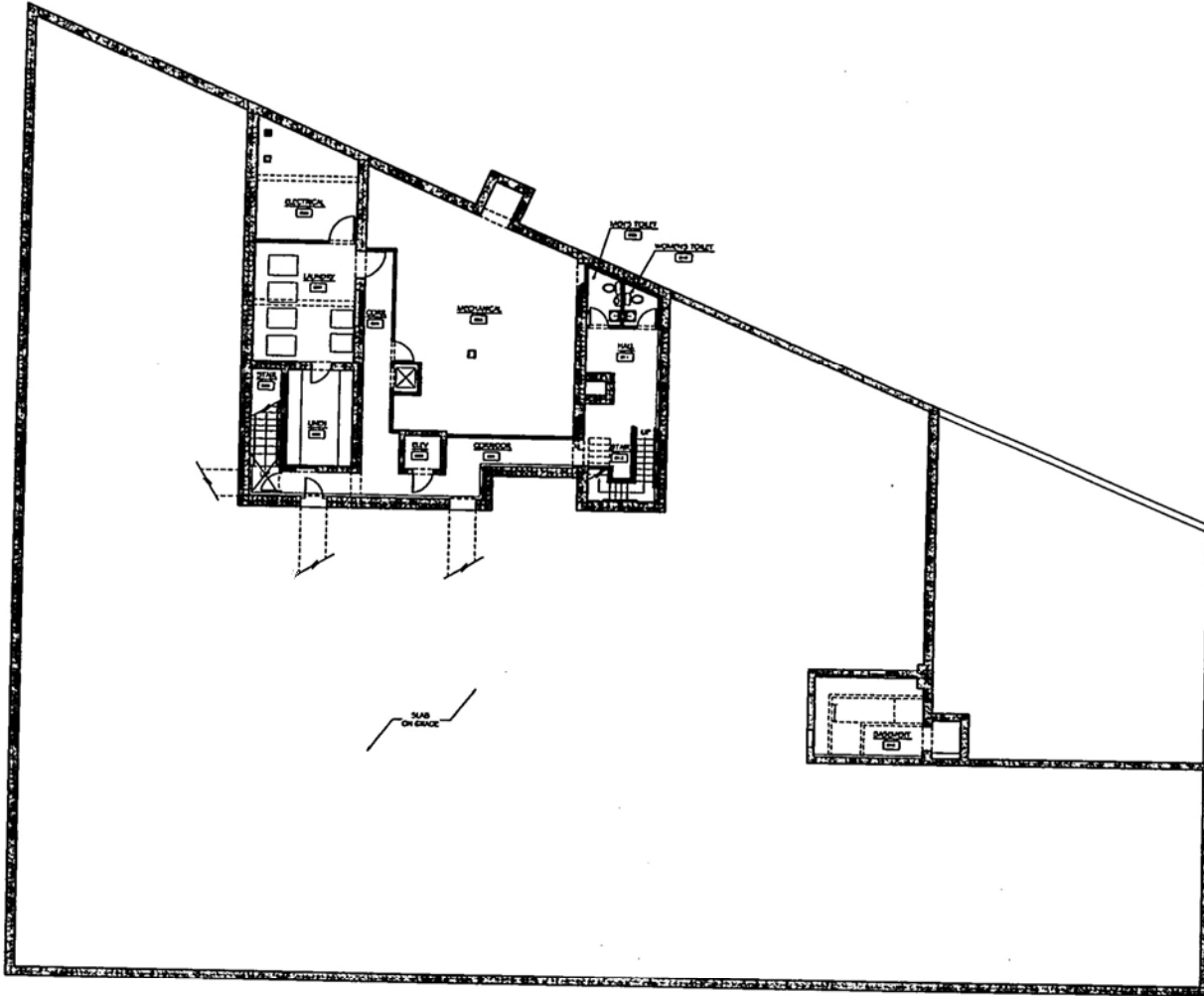
NOVEMBER 8, 2008

**PROPOSED  
 SITE  
 PLAN**

**A  
 1.1**

SET #  
 ST. FRANCIS - 0805

1/8" = 1'-0"



EXISTING BASEMENT FLOOR PLAN  
SCALE 1/8" = 1'-0"



MARTINEZ  
ARCHITECTURE  
STUDIO PC  
3005 S. ILLINOIS ROAD  
SANTA FE, NM 87505-4888

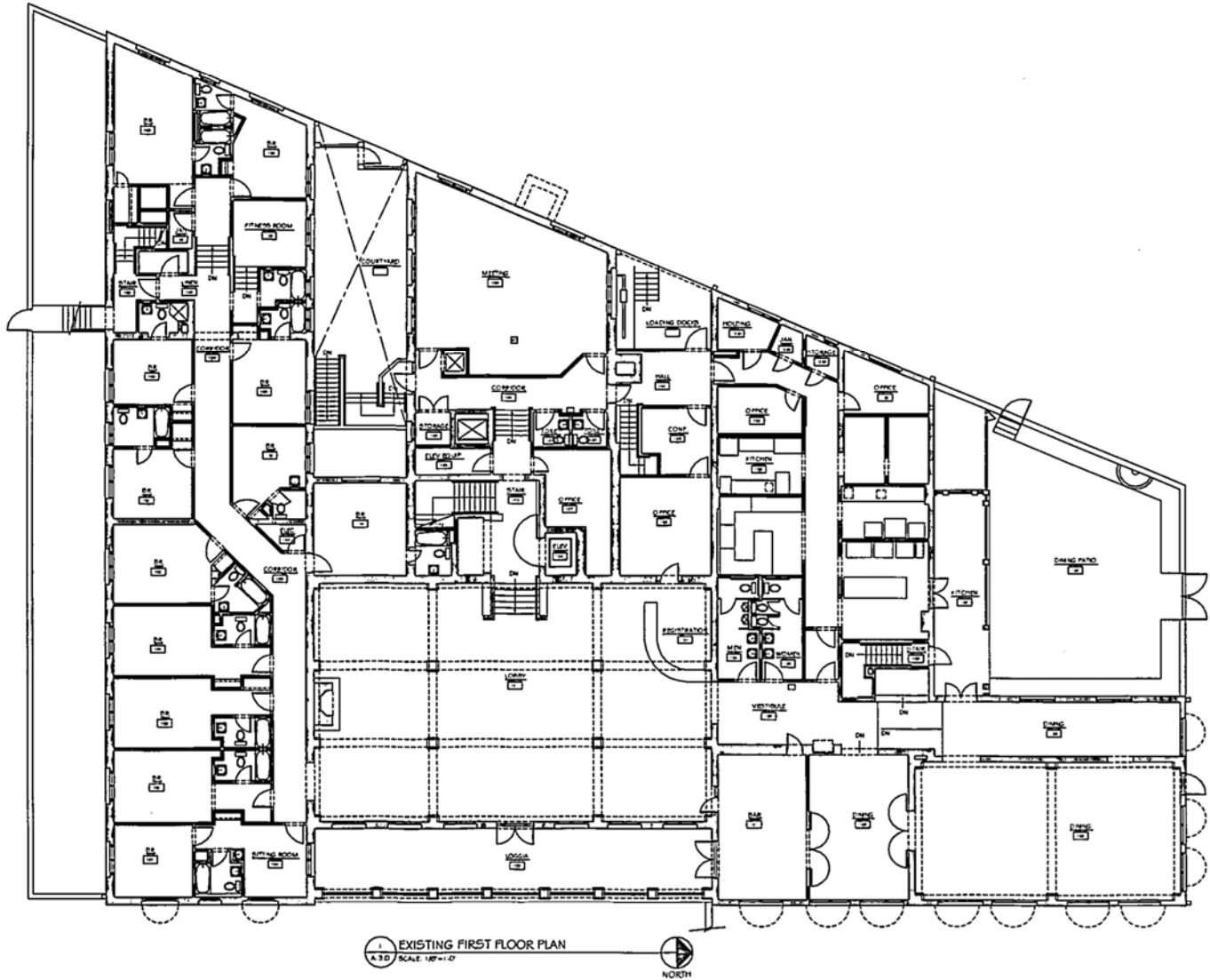
HOTEL ST. FRANCIS  
210 DON GASPAR AVENUE  
SANTA FE, NM

NOVEMBER 8, 2008

EXISTING  
BASEMENT  
FLOOR  
PLAN

A  
2.0

SET #  
ST. FRANCIS - 0808



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



MARTINEZ  
ARCHITECTURE  
STUDIO PC  
440 S. I. P. S. 1100 S. ROAD  
SANTA FE, NM 87505-4555

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

NOVEMBER 6, 2008

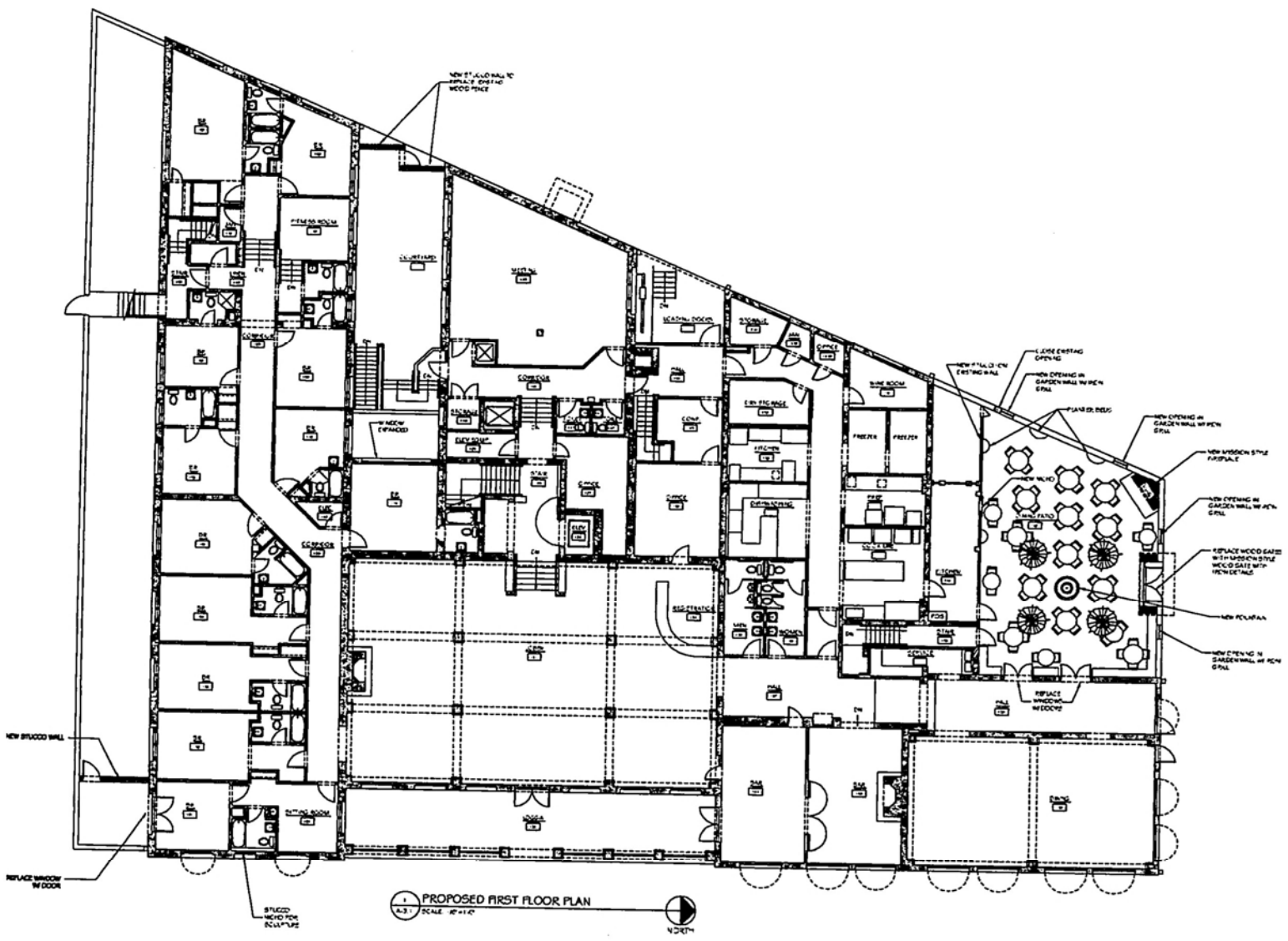
11.19.08

EXISTING  
FIRST  
FLOOR  
PLAN

A  
3.0

SET #  
ST. FRANCIS - 0805

1E  
1E



MARTINEZ  
**ARCHITECTURE**  
 STUDIO PC  
 3400 C STREET, SUITE 100, LOS ANGELES, CA 90008

**HOTEL ST. FRANCIS**  
 210 DON GASPAR AVENUE  
 SANTA FE, N.M.

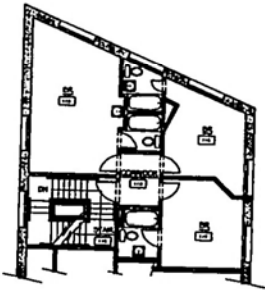
NOVEMBER 8, 2008

**PROPOSED  
 FIRST  
 FLOOR  
 PLAN**

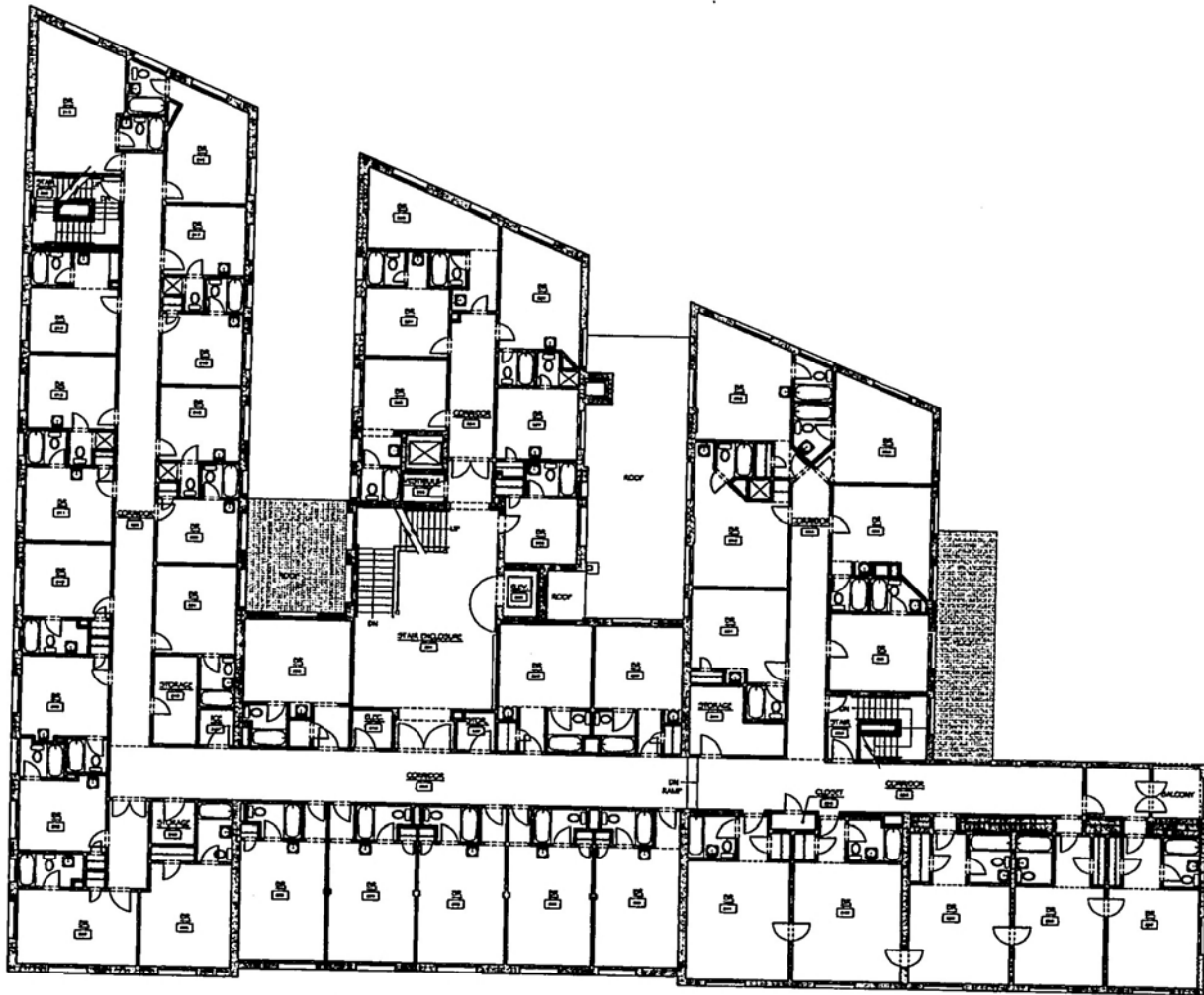
**A  
 3.1**

SET #  
 ST. FRANCIS-0805

SEC. 12



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



1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
3335 C. S. F. A. B. I. L. L. O. S. A. D. A. S.  
SANTA FE, N. M. 87505-3808

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

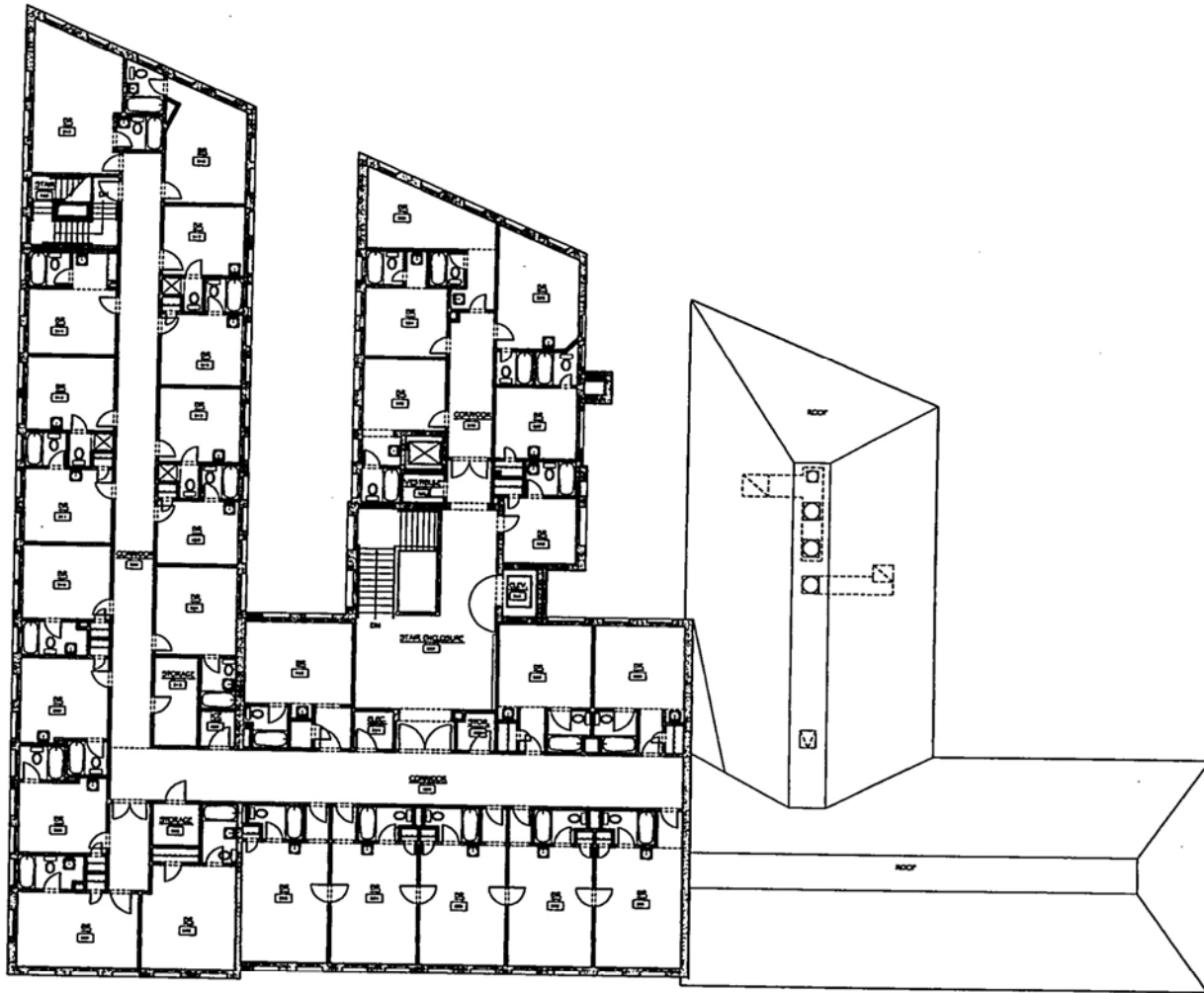
NOVEMBER 6, 2008

EXISTING  
SECOND  
FLOOR  
PLAN

A  
4.0

SET #  
ST. FRANCIS - 0803

16 16



1 EXISTING THIRD FLOOR PLAN  
AS SHOWN SCALE: 1/8" = 1'-0"



MARTINEZ  
 ARCHITECTURE  
 STUDIO PC  
100 S. CALLE ALTA, SUITE 100  
 SANTA FE, NM 87505-1000

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

NOVEMBER 6, 2008

EXISTING  
 THIRD  
 FLOOR  
 PLAN

A  
 5.0

SET #  
 ST. FRANCIS - 0805



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



8' TALL  
NEW WINDOW  
SCULPTURE

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



3 EXISTING NORTH ELEVATION - WATER STREET  
SCALE 1/8" = 1'-0"



NEW ARCHES  
NEW GATE  
NEW ARCHES  
4 PROPOSED NORTH ELEVATION - WATER STREET  
SCALE 1/8" = 1'-0"

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
SANTA FE, NM 87505

HOTEL ST. FRANCIS  
310 DON GASPAR AVENUE  
SANTA FE, NM

NOVEMBER 8, 2008

ELEVATIONS

A  
6.0

SET #  
ST. FRANCIS - 0805



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



2 PROPOSED WEST ELEVATION  
SCALE 1/8"=1'-0"

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
330 C. L. R. I. LOS BOYS  
SANTA FE, NM 87505

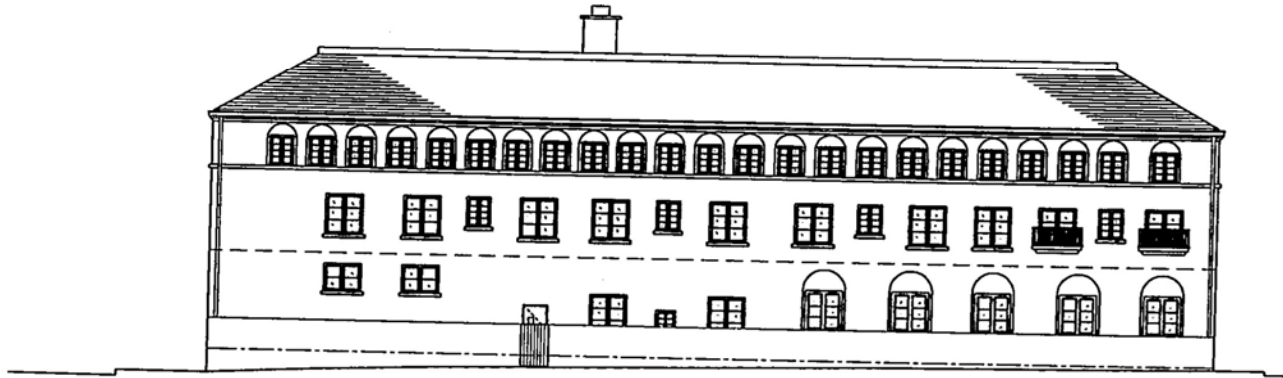
HOTEL ST. FRANCIS  
210 DON GASPAR AVENUE  
SANTA FE, NM

NOVEMBER 8, 2008

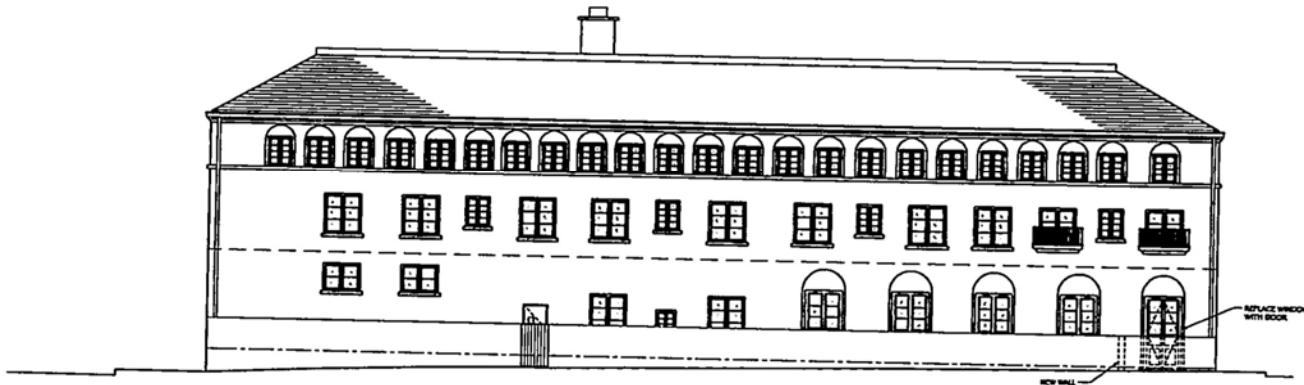
ELEVATIONS

A  
6.1

SET #  
ST. FRANCIS-0805



1 EXISTING SOUTH ELEVATION - PARKING LOT  
A-6.2 SCALE: 1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION - PARKING LOT  
A-6.2 SCALE: 1/8"=1'-0"

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
4000 C STREET, S.W. LOS ANGELES  
SANTA FE, NM 87508-4555

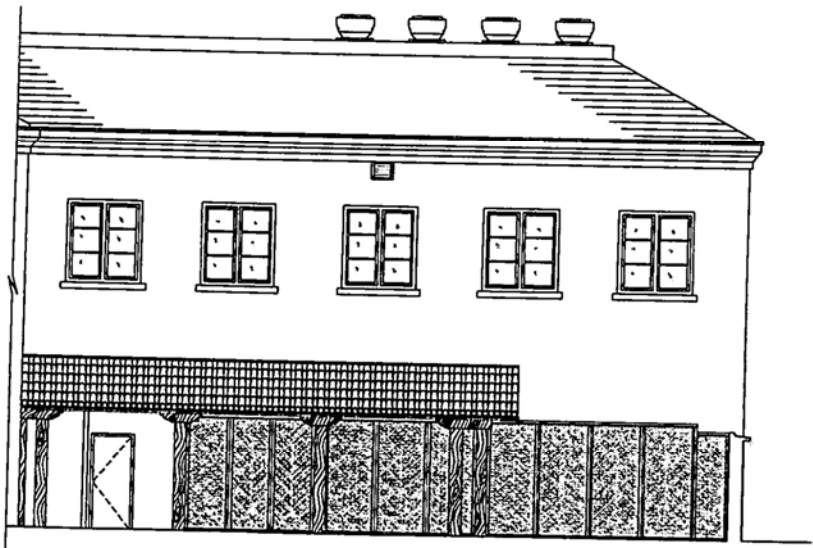
HOTEL ST. FRANCIS  
210 DON GASPAR AVENUE  
SANTA FE, NM

NOVEMBER 6, 2008

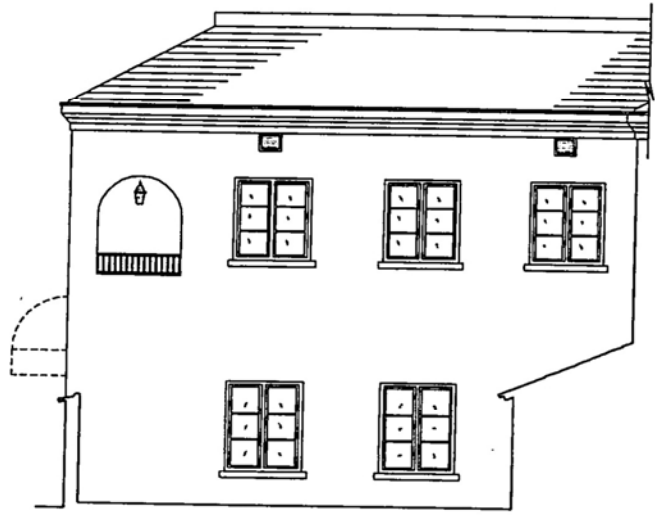
ELEVATIONS

A  
6.2

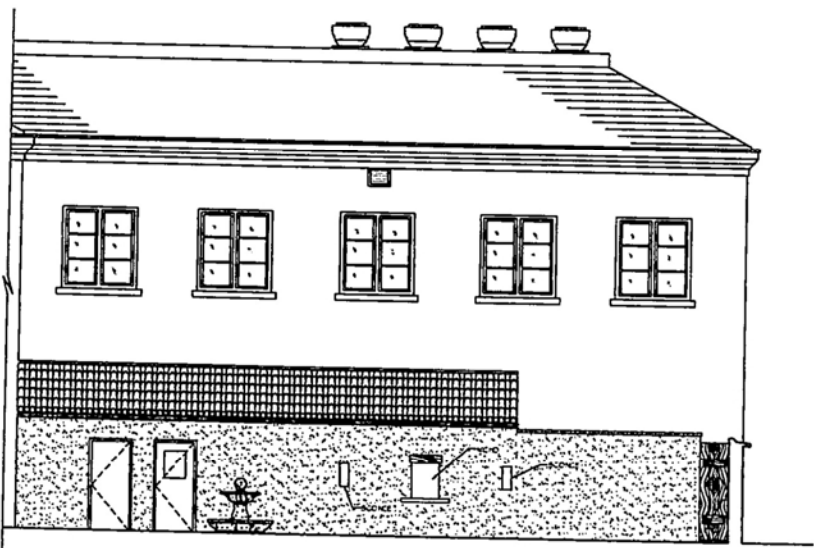
SET #  
ST. FRANCIS - 0805



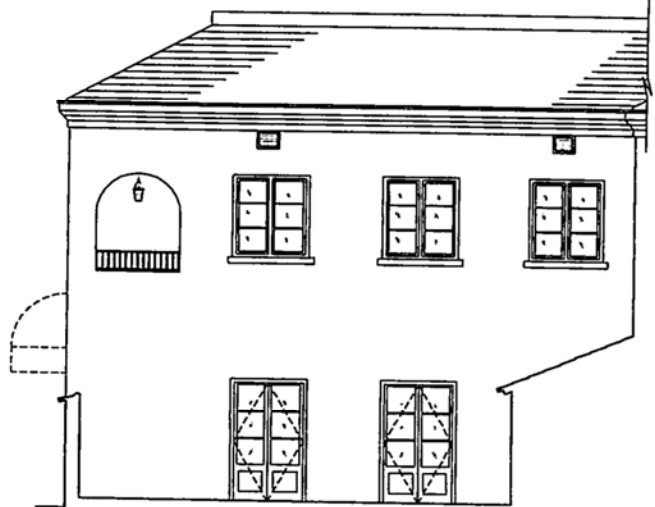
1. LOOKING SOUTH- EXISTING DINING PATIO 142  
A-70 SCALE 1/8" = 1'-0"



3. LOOKING EAST- EXISTING DINING PATIO 142  
A-70 SCALE 1/8" = 1'-0"



2. LOOKING SOUTH- PROPOSED DINING PATIO 142  
A-70 SCALE 1/8" = 1'-0"



4. LOOKING EAST- PROPOSED DINING PATIO 142  
A-70 SCALE 1/8" = 1'-0"

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
3000 CALIFORNIA ROAD  
SANTA FE, NM 87505-3800

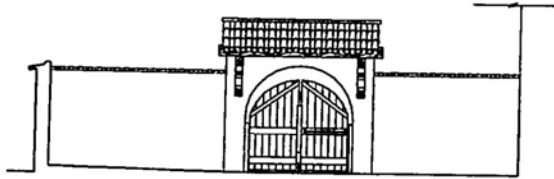
HOTEL ST. FRANCIS  
210 DON GASPAR AVENUE  
SANTA FE, NEW MEXICO

NOVEMBER 6, 2008

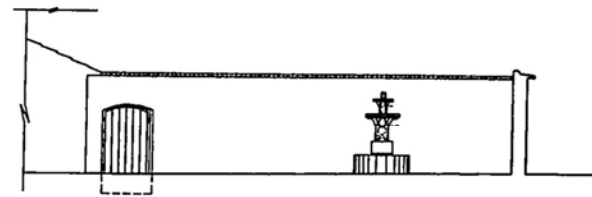
INTERIOR  
ELEVATIONS  
DINING  
PATIO

A  
7.0

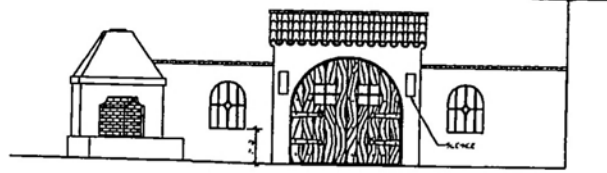
SET #  
ST. FRANCIS - 0605



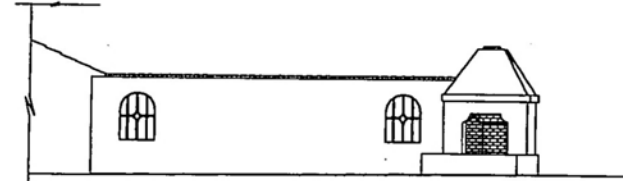
1. LOOKING NORTH- EXISTING DINING COURTYARD  
SCALE 1/8" = 1'-0"



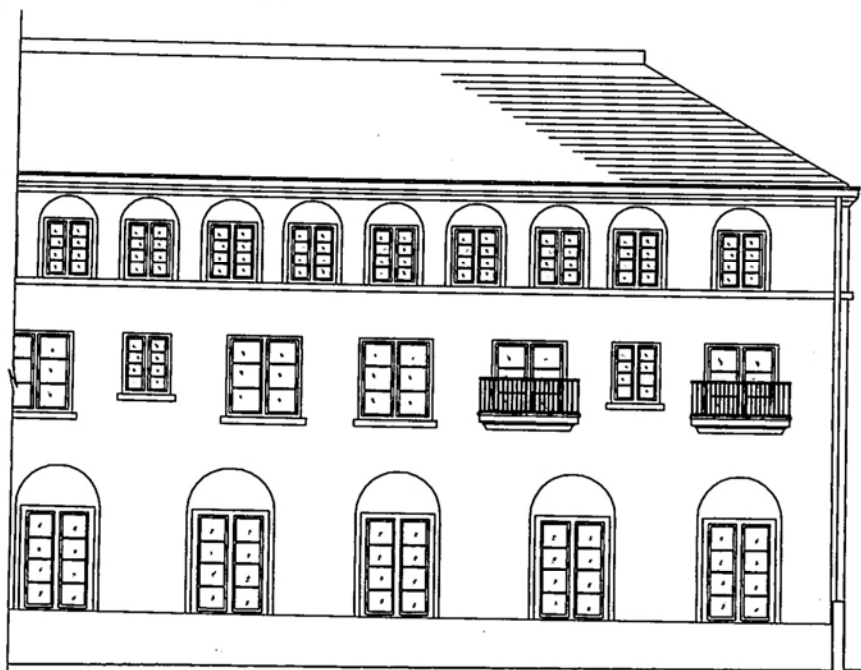
3. LOOKING WEST- EXISTING DINING COURTYARD  
SCALE 1/8" = 1'-0"



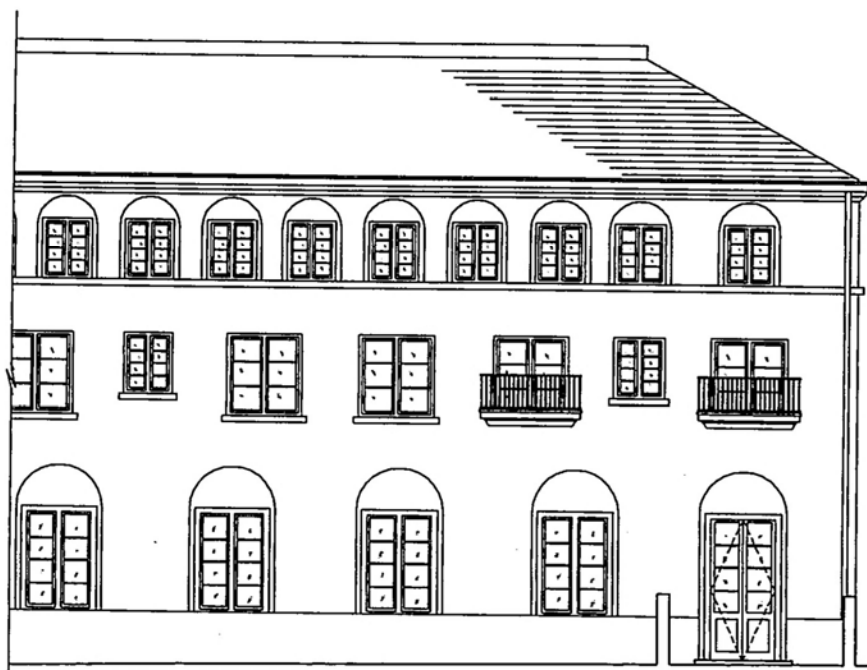
2. LOOKING NORTH- PROPOSED DINING PATIO COURTYARD  
SCALE 1/8" = 1'-0"



4. LOOKING WEST- PROPOSED DINING PATIO COURTYARD  
SCALE 1/8" = 1'-0"



5. LOOKING NORTH- EXISTING SOUTH FACADE INSIDE COURTYARD  
SCALE 1/8" = 1'-0"



6. LOOKING NORTH- PROPOSED SOUTH FACADE INSIDE COURTYARD  
SCALE 1/8" = 1'-0"

MARTINEZ  
ARCHITECTURE  
STUDIO PC  
450 CERRILLOS ROAD  
SANTA FE, NM 87505-1144

HOTEL ST. FRANCIS  
210 DON GASPAR AVENUE  
SANTA FE, NEW MEXICO

NOVEMBER 6, 2008

INTERIOR  
ELEVATIONS  
DINING  
PATIO

A  
7.1

SET #  
ST. FRANCIS - 0805



West Façade on Ortiz St.



East Façade on Don Gaspar Ave.



North Façade and Garden Wall on Water St.



South Façade Facing Parking Lot



THE VIEW FROM ORTIZ STREET THE EXISTING BOLLER FIVE IS VISIBLE.



VIEW FROM Ontig Street



THE VIEW FROM DON GASPAR AVE.



THE VIEW FROM THE PARKING LOT.



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department - Building Permit Division

## To Be Completed By Applicant:

Date Submitted: <u>Sept. 12, 2008</u>	Site Address: <u>210 Don Gaspar</u>
Property Owner of Record:	Proposed Construction:
Applicant Name: <u>Martinez Architecture Studios</u>	TOTAL ROOF AREA:
Phone Number: <u>989-4958</u>	Agent Phone Number: <u>989-4958</u>
Agent Information: <u>Richard Martinez</u>	

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

**BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

[Signature]  
 APPLICANT/AGENT

SEP 12 08  
 DATE

Zoning District Overlay: BDDKA / DOWN TOWN CENTER SIDE Permitted Use:

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Accessory Use:

Special Exception:

Variance:

Prohibited Use:

BFE'S ESTABLISHED

Historic  Escarpment  Flood Zone  Business Capitol District  NONE

Front: Provided \_\_\_\_\_ Required \_\_\_\_\_ 2<sup>nd</sup> Front Provided \_\_\_\_\_ Required \_\_\_\_\_

Left Side: Provided \_\_\_\_\_ Required \_\_\_\_\_ Right Side: Provided \_\_\_\_\_ Required \_\_\_\_\_

Rear: Provided \_\_\_\_\_ Required \_\_\_\_\_

### ZONING SUBMITTALS:

Item	Required	Use	Complete	Comments
Proof of Legal Lot of Record	Yes		<input checked="" type="checkbox"/>	
Approved Development Plan(s)	Yes		<input checked="" type="checkbox"/>	
Existing Drawing Site Plan*	Yes	ALL	<input checked="" type="checkbox"/>	
Proposed Drawing Site Plan*	Yes	ALL	<input checked="" type="checkbox"/>	
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	<input checked="" type="checkbox"/>	
Approval Letters	Yes	ALL	<input checked="" type="checkbox"/>	<u>PERMITTED OR</u>
Accessory Structure Affidavit	Yes	ALL	<input checked="" type="checkbox"/>	
Zero Lot Line Affidavit	when 0 lot line exists		<input checked="" type="checkbox"/>	

Staff: \_\_\_\_\_

# ZONING SITE PLAN REQUIREMENTS:

Address of Property	✓	
North Arrow	✓	
Graphic Scale	✓	
Information Table (upper right hand corner of site plan)	—	
a. Zoning: <u>PCD ALA</u>		
b. Overlay Districts: <u>ALANETA</u>	<del>ALANETA</del>	<u>ALANETA</u>
c. Flood Zone: <u>AE</u>	<u>AE</u>	<u>BFE ESTABLISHED</u>
d. Use of buildings:	<u>Hotel</u>	
e. Number of parking spaces Provided _____ Required _____	—	—
f. Parking and isle dimension	—	—
g. All building separation(s) on and off the property (10' separation required for all structures.	—	
h. All Setbacks from property lines	—	
i. Height of Structures Proposed _____ Required _____	—	
j. Lot Coverage Proposed _____ Required _____	—	
k. Open Space and square footage (if required)	—	
l. Access on and off the property	<u>OK</u>	<u>NOT TO BE TRIANGLED</u>
m. Driveway and visibility Triangle Dimensions	—	
n. Bicycle Parking Requirement Provided _____ Required _____	—	
Graphic representation of items a. thru n.	—	
Location of proposed structures including walls and/or fences and all other elements of the drawing	✓	
Any existing easements of record	—	
Street names <u>Don Canyon / 10212 / 10214</u>		
Vicinity Map	—	

6982

Preliminary Approval:

Preliminary Approval with conditions:

Comments: PROVIDE DOC'S @ TIME of Building Permit

REVIEWER: [Signature]

DATE: 9-12-08

Staff: [Signature]

# City of Santa Fe, New Mexico

# memo

**DATE:** November 25, 2008  
**TO:** Historic Design Review Board Members  
**FROM:** David Rasch, Supervising Planner Historic Preservation Division DR

---

CASE # H-08-112

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter  
 Vicinity Map  
 Site Plan/Floor Plan  
 Elevations  
 Photographs  
 Other: exception responses

**STAFF RECOMMENDATION:**

Staff recommends denial of the exception request to create openings where openings do not exist, close existing openings, and alter opening dimensions in historic elevations unless the Board has a positive finding of fact to approve the proposal. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

## **BACKGROUND & SUMMARY:**

210 Don Gaspar Avenue, known previously as De Vargas Hotel and today as Hotel St. Francis, was constructed in the Mission Revival style by 1890. The Mission Revival courtyard wall at the northwest corner has an unknown but presumed historic date of construction. Minor remodeling has occurred and the building is listed as significant to the Downtown & Eastside Historic District. All facades on a significant building are considered to be primary.

On October 14, 2008, the Board postponed action on this application pending submittal of additional drawings with more detail of proposed alterations. Now, the applicant proposes to remodel the property with the following five items.

1. The northwest courtyard will be remodeled with changes to the building west elevation, perimeter yardwalls, and inner courtyard.

The two existing window openings on the west elevation facing the courtyard were enlarged in 1986 and 6-light windows were installed to match other windows. These windows will be removed and replaced with 3-light French doors in the same height and width with the lower panels solid to mimic the visual character of the windows. Therefore, while this opening change on a primary elevation requires an exception (Section 14-5.2(D)(5)) and the exception responses are attached, there has already been non-historic opening alterations in these areas.

The perimeter yardwalls will have new openings where openings do not exist and closing an existing opening with an exception requested to alter openings on primary elevations (Section 14-5.2(D)(5)) and the required responses are attached. The changes include creating two arched window openings flanking the arched doorway opening on the north elevation, adding another two arched window opening on the west elevation, and closing an arched doorway opening on the west elevation. The window openings will be installed with iron grilles.

The existing wooden pedestrian gates on the north elevation will be removed and replaced with different wooden gates. The entry wall will be thickened in this area so that the gates can be recessed to not swing into the sidewalk. The clay tile roof will be retained. Two sconces will be installed on either side of the gates.

An existing fountain and planters on the west side of the courtyard will be removed.

A stuccoed fireplace will be constructed in the northwest corner with the chimney extending above the wall. It is designed in the character of the building.

A Spanish Baroque-designed fountain will be constructed in the center of the courtyard and four trees will be planted.

Existing wooden screen walls at the rear of the courtyard will be stucco finished and a narrow wooden access door will be replaced at the west end. An additional door will be cut in the screen wall and both doors will be painted to match the stucco color. A nicho and two sconces will be installed on the wall.

2. An existing sealed, possibly historic, wooden pedestrian door on the east elevation will be removed and the opening infilled with stuccoed wall to create a nicho for a St. Francis sculpture. The sculpture design was not submitted.

3. An existing 7.5' high wooden board fence and gate on the west elevation will be stuccoed in the same location at a slightly taller height at 8.25'. The existing gate will be retained and replaced.

An existing 6-light window behind the proposed stuccoed wall will be replaced with a 12-light window at the same height but in a wider opening. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)) and the required responses are attached.

4. An existing 8-light window on the south elevation will be removed and replaced with 4-light French doors in the same height and width with the lower panels solid to mimic the visual character of the window. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)) and the required responses are attached.

A stuccoed yardwall will be constructed to enclose the new outdoor space by matching the color and height of adjacent yardwalls.

5. The clay tile roof over the kitchen beside the northwest courtyard is leaking. The roof will be replaced in-kind to match existing conditions.

M A R T I N E Z  
A R C H I T E C T U R E  
S T U D I O P. C.

TEL (505)-989-4958 MAIL: PO BOX 925 SANTA FE NEW MEXICO 87504  
FAX (505)-989-8933 OFFICE: 460 CERRILLOS ROAD SANTA FE NM

**HISTORIC DESIGN PROPOSAL**

HOTEL ST. FRANCIS  
210 DON GASPAR

The Hotel St. Francis is a very important building in Santa Fe. It was built in 1924 incorporating an existing building to the north. The building has been remodeled several times, the most recent in 1986. 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 changes asked for are minor and for the most part involve either elements not seen by the public or changes to the garden wall, not involving changes to the elements which give this building its character. The changes requested only allow the hotel functions to continue.

The Restaurant has been unsuccessful for many years. The changes allow the restaurant to open to the patio directly. The patio is also cut off from the street, it is a mystery to most people on the street to find that there is a dining patio behind this solid wall. We would like to visually open this patio to the street and make this area a part of the Santa Fe walking or driving experience. The garden wall which we would like to open was added to the building. We do not know the date of this addition but on one end where the wall meets the building, there is a gap and on the other the end the wall does not line up with the building. The ironwork at the openings and the door would match the existing ironwork on the hotel.

The stone surround on the east side is to remain. The owners would like to replace this closed door with a nicho for a sculpture of St. Francis. The sculpture would be made to fit the space, we request a stucco background to show off this sculpture.

The stucco and trim colors will remain as they are. All City of Santa Fe Building regulations are to be met.

DESCRIPTION OF PHYSICAL APPEARANCE.

The current overall appearance of the structure includes a slightly pitched, red tiled roof, which is three stories tall in the southern section and two stories tall in the northern section, adobe colored stucco exterior walls, and wood casement windows with decorative iron railing. There is a large east facing loggia supported by a series of massive columns, with graceful arches between the columns. The interior of the loggia has large windows opening onto the lobby of the hotel. The northwest portion of the structure contains a ground level patio with a covered porch. As such, the DeVargas Hotel is Santa Fe's largest and best example of what is known as California Mission Revival architecture. The architectural features which combine to give the structure its California Mission appearance have not always been present, as the building has undergone a series of changes commencing in the latter part of the 19th century.

Between 1886 and 1890, a two-story brick structure, with wood flooring and a flat roof, was built at the northeast corner of the site, and was used by an undertaker in 1890. A two-story section of similar construction was added to the south side of this structure some time before 1912. Later than this addition but before 1912, a further two story addition of similar construction was added extending to Otero Street. In 1924 the main body of the hotel was built to the south. Three stories high, it incorporated the earlier buildings into the hotel by use of identical door and window details, finishes and fixtures. Among the features of the 1924 construction were load-bearing brick exterior walls, with steel column and beams, concrete floor slabs on the interior, and steel trusses under the four pitch roof. The southwest and south wings of the ground floor underwent major remodeling after 1924. The most recent remodeling, of the south wing, ground floor, took place in the 1970's.

Attached to this application is a general building survey showing site improvements. Also attached is a city map showing the building's proximity to the Santa Fe Plaza, the New Mexico Capitol Complex and the Santa Fe River.

DeVargas Hotel came into existence at present location in 1924 when William G. Sargent added the three story wing to an existing two story structure which was located on the north portion of the site. William G. Sargent, mayor of Santa Fe between 1914 and 1918, previously operated the DeVargas Hotel on Marcy Street in Santa Fe. This hotel burned to the ground on January 5, 1922. When Mr. Sargent built the present hotel at Don Gaspar Avenue and Water Street he found a two story brick structure which was constructed in stages between 1880 and 1912. The earliest use was by an undertaking establishment in 1898 and in 1912 the building housed Dr. Diaz' sanitarium.

Following construction of the third story in 1924 and the overall incorporation of the building into a hotel with retail space, restaurant and bar, in the words of Romualdo "Cuate" Chavez, Santa Fe's municipal judge for 26 years, the DeVargas Hotel "was the hotel in the capital." As Judge Chavez stated, "It was a first class hotel with a wonderful dining room - waitresses in uniform and bellhops." In the spacious lobby there were men in top hats and coats and women in full length dresses, he recalled.

New Mexico's capital complex one block to the south and New Mexico's appellate courthouses were situated to make the DeVargas Hotel a natural gathering place in the 1930's and 1940's. Its location about a block from the Santa Fe River and a block from the Santa Fe Plaza make it a community crossroads. Perhaps the most active area in the hotel was in the bar and lobby where probably as many unofficial political caucuses were held as were official ones down the street at the State of New Mexico Capital Complex. In those days the only other hotel in downtown Santa Fe was La Fonda, which was owned and operated by railroad magnate Fred Harvey. The La Fonda was said to be a favorite of tourists and artists many of whom were driven in from the railroad station at Lamy. However, working people, New Mexicans who visited the State Capital, politicians and local people gathered at the DeVargas.

paper columnist and Pulitzer Prize winner Ernie Pyle in his book Home Country noted the contrast between the hotels in the thirties:

You could go there any time of the day and see a few artists in the bar or an Indian that some white woman loved, or a goateed nobleman from Austria, or a maharaja from India or a New York broker, or an archeologist or some local light in overalls and cowboy boots. You never met anybody anywhere except at the La Fonda. You never took anybody to lunch anywhere else. I could not see how some of the struggling geniuses afforded it. I stayed at the DeVargas.

Nevertheless, as Judge Chavez stated, anyone wanting to meet almost any high level politician would find him at the DeVargas Hotel bar. At one time or another one could see every governor of New Mexico from James F. Hinkle, who was the Chief Executive in 1923-24 to Clyde Tingley, who was governor from 1935 to 1938. Also, the bar was well known for a place to receive election results and World Series baseball results before such news was reported anywhere else.

In 1947 the hotel was sold to Mr. and Mrs. Pat Vigil of Santa Fe and Mr. and Mrs. David Armijo of Albuquerque. Both were members of well established old New Mexico families who were involved in business and ranching. Following World War II, the hotel went through a number of changes, including a succession of restaurants and retail tenants. Throughout, the hotel remained and the Vigil family lived and raised their children in the hotel. Today, Celine Vigil still resides in the hotel.

Over the years the DeVargas Hotel has served the community of Santa Fe and the State of New Mexico well. The building and its many occupants have had high and low points as the history of Santa Fe unfolded in and around it for nearly a century. Its significance to Santa Fe, New Mexico, its people and its history is extremely important and worthwhile to preserve.

M A R T I N E  
A R C H I T E C T U R E  
S T U D I O P. C.

TEL (505)-989-4958 MAIL: PO BOX 925 SANTA FE NEW MEXICO 87504  
FAX (505)-989-8933 OFFICE: 460 CERRILLOS ROAD SANTA FE NM

**HISTORIC DESIGN PROPOSAL**

HOTEL ST. FRANCIS  
210 DON GASPAR

The Hotel St. Francis is a very important building in Santa Fe. It was built in 1924 incorporating an existing building to the north. The building has been remodeled several times, the most recent in 1986. 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 changes asked for are minor and for the most part involve either elements not seen by the public or changes to the garden wall, not the facades which are publicly visible and give this building its character. The changes requested only allow the hotel functions to continue.

The Restaurant has been unsuccessful for many years. The changes allow the restaurant to open to the patio directly. The patio is also cut off from the street, it is a mystery to most people on the street to find that there is a dining patio behind this solid wall. We would like to visually open this patio to the street and make this area a part of the Santa Fe walking or driving experience. The garden wall which we would like to open was added to the building. We do not know the date of this addition but on one end where the wall meets the building, there is a gap and on the other the end the wall does not line up with the building.

The stone surround on the east side is to remain. The owners would like to turn this closed door into a niche for a sculpture of St. Francis. The sculpture would be made to fit the space, we request a stucco background to show off this sculpture.

The stucco and trim colors will remain as they are. All City of Santa Fe Building regulations are to be met.

**Before the Historic Design Review Board**  
**City of Santa Fe**  
**Case No. \_\_\_\_\_**

The Applicant, Heritage Hotels ("Heritage"), hereby requests and exception to Section 14-5.2D.5.a.ii. SFCC 1987. Specifically, Section 14-5.2D.5.a.ii. provides as follows:

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  - ...
  - (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.

Heritage's application request approval for the creation of openings where they do not presently exist: (1) Converting one window to a door behind the southern wall on the south east facade of the hotel; (2) Converting two windows to doors on the western facade of the building in restaurant court yard, (3) creating two openings on each side of the gate on the courtyard wall on the north side facing Water Street, (4) creating an opening in the western courtyard wall north of the existing courtyard door, and (5) closing the door opening on the western courtyard wall.

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

(i) **Character of the streetscape.**

The character of the streetscape in each instance will not be altered or damaged. Only the openings in the courtyard wall will visible; all of the doorway openings will not be visible from the street. The openings that are visible are minor in comparison to the height and length of the courtyard wall. The openings will provide views into 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 purchase of the St. Francis Hotel for the purpose of enhancing and updating the hotel. The circulation patterns within the hotel insofar as the restaurant is concerned are in need of better access, as the current access passes through an unsightly work station for the restaurant, which detracts from the enjoyment of the hotel by its patrons. The proposed door on the southern facade will allow for the creation of an outdoor space accessible from a new conference room, which is being created as part of the renovations. Outdoor access is necessary to make the outdoor area accessible and usable, and without the door the outdoor space cannot be accessed or used. 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 not 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 §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 § 14-5.2(A)(1) as follows:

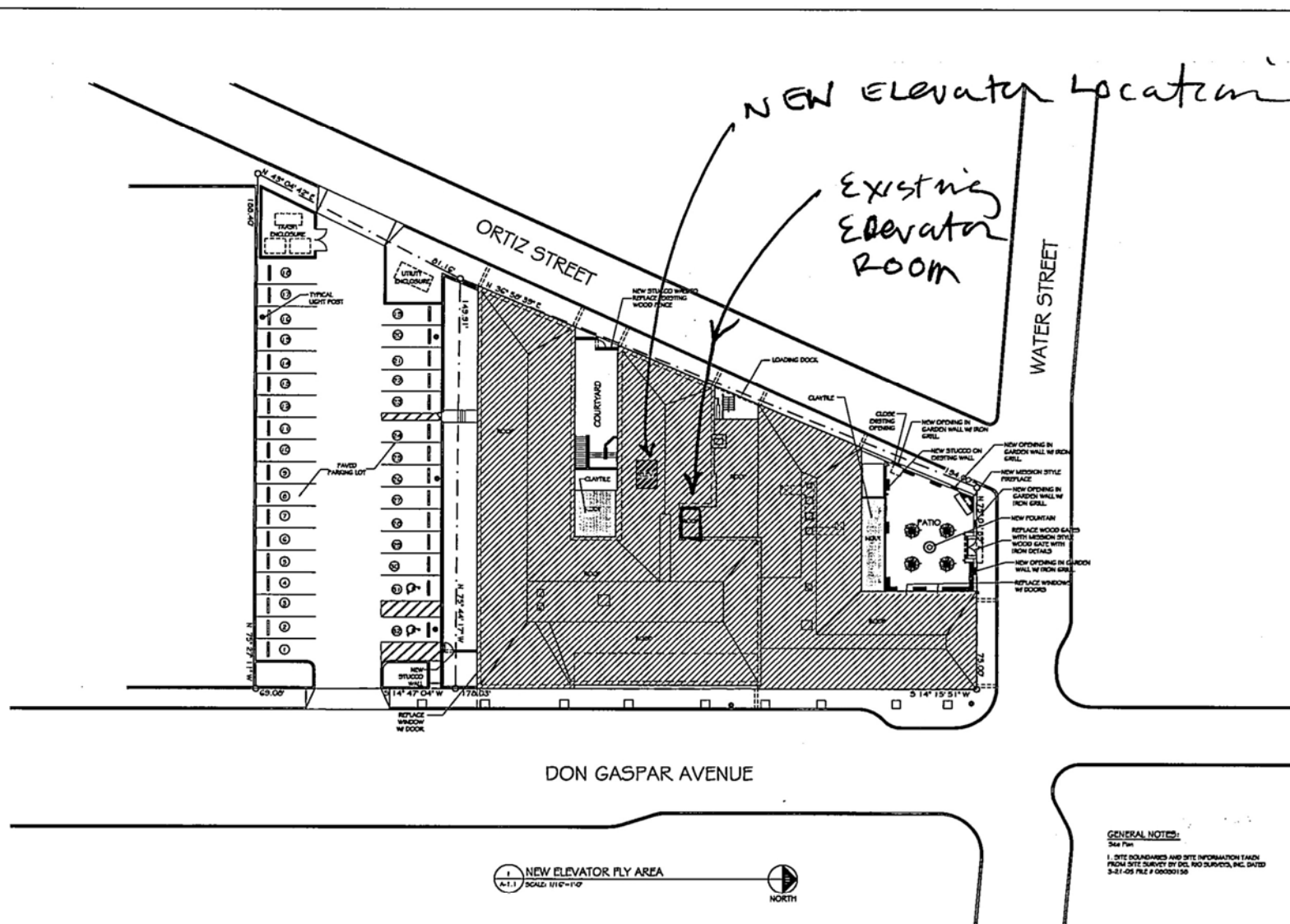
In order to promote the economic, cultural, and general welfare of the people of the City and to ensure the harmonious, orderly and efficient growth and development of the City, it is deemed essential by the Governing Body that the qualities relating to the history of Santa Fe, and a harmonious outward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



1 NEW ELEVATOR FLY AREA  
SCALE: 1/16" = 1'-0"  
NORTH

GENERAL NOTES:  
See Plan  
1. SITE BOUNDARIES AND SITE INFORMATION TAKEN FROM SITE SURVEY BY DCL, INC. SURVEY, INC. DATED 5-21-05 FILE # 06000150

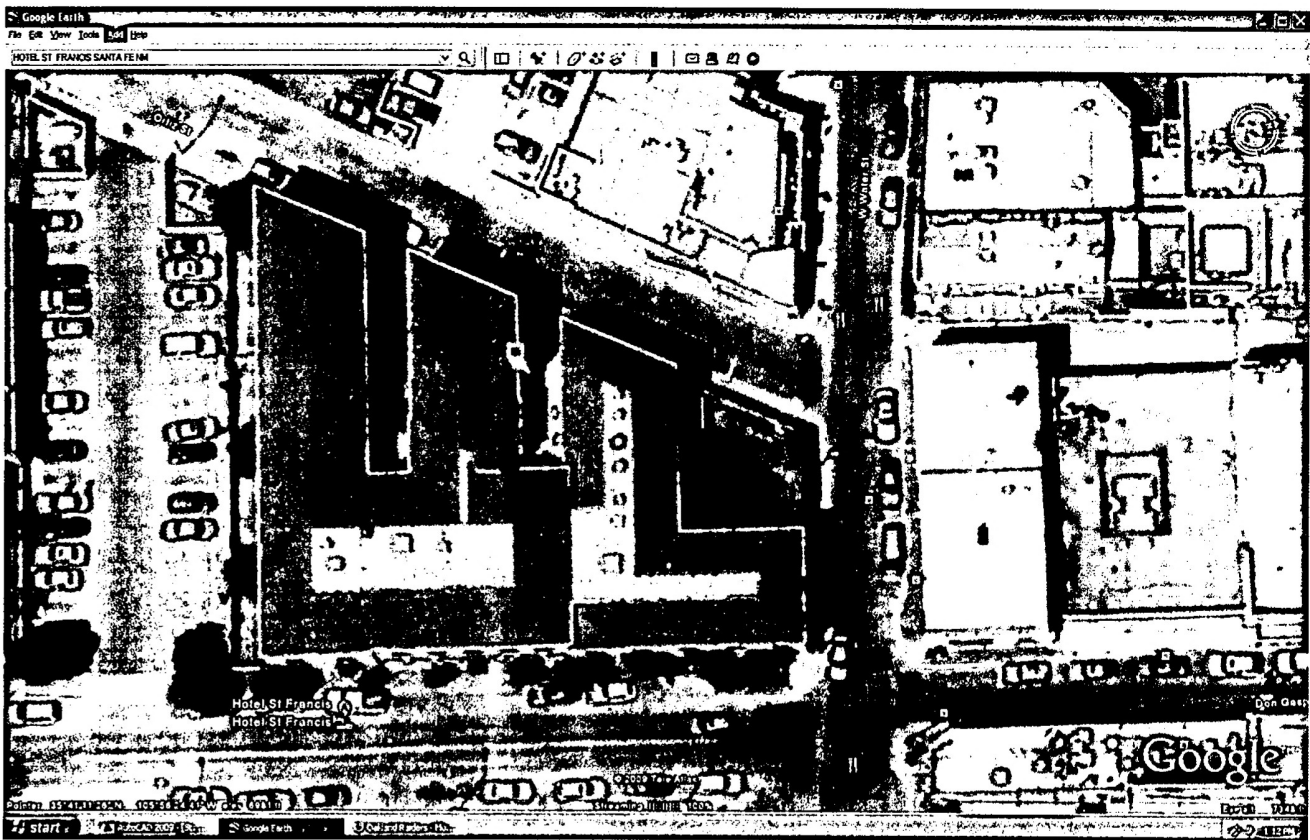
MARTINEZ  
ARCHITECTURE  
STUDIO PC  
488 E. RAILROAD ROAD  
SANTA FE, NM 87505-4888

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

DECEMBER 12, 2008

NEW  
ELEVATOR  
FLY AREA

SET #  
ST. FRANCIS - 0805



ROOF OF HOTEL ST. FRANCIS



The existing room at the top of the old elevator is visible at the center of the roof. This room stands above the roof and is entered from the light colored walkway on the roof to the south of the room. You can also see the existing chimney from the boiler in the basement. The new elevator shaft is marked.

Hotel St. Francis  
210 Don Gaspar



ST FRANCIS HOTEL IN MIDDLE GROUND

View of Roof of the Hotel St. Francis showing existing room on top of old elevator and chimney from boiler in basement. Top of new elevator shaft would not be visible in this view. The shaft would be behind the roof that shows.