NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 224 E. Palace (previously surveyed as 200)

ID NUMBER: 0516 10355

BUILDING NAME: Marian Hall

SANTA FE ID NUMBER: H2859

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SE 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

BUILDING DATA

DATE OF CONSTRUCTION:

1910 ESTIMATE 1930 by ACTUAL

SOURCE(S) newspaper / Sanborn

ARCHITECTURAL STYLE: Craftsman

USE:

HISTORIC: ~~residential~~

OTHER Sanitorium/convent

PRESENT: ~~residential~~

OTHER state offices

SURROUNDINGS: commercial/religious

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? attached by walkway to 820 Paseo de Peralta

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: new doors, windows replaced, door hidden by walkway, porches removed 2nd & 3rd floors

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

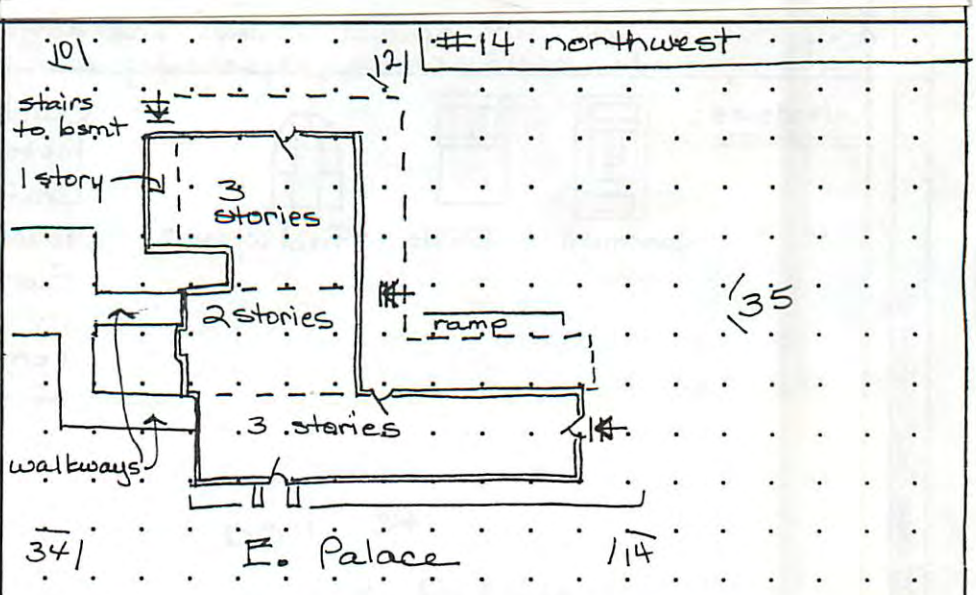
BUILDING THREATENED?

X YES ___ needs maintenance, preservation

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown & Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB11 NEG # 10 ~~#9~~ & 12, 14

DB11 # 34 & 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped asphalt shingle w/ wide overhang, shaped rafters (orig. roof was tile)
BUILDING WALLS	painted brick – peeling – uncertain when brick was first painted
FOUNDATIONS	not visible
DOORS	N – heavy wood prairie door with 5-light sidelights & 5-light segmental transom, recessed in brick surround; others large light wood (modern) with sidelights & clear transom, oversize wood french with wide muntins
WINDOWS	2/2 & 1/1 wood DHWs with hanging screens, concrete sills; prairie DHWs in trios & bay; prairie casement paired with 4-light transoms; fixed with flanking casements & fanlight
PORCHES OR PORTALES	S & W – flat roofed wood frame porch with wood/metal fascia, square posts, small corbels on low brick wall with concrete cap, concrete steps with brick banisters, pipe banisters, concrete floor (wood needs to be restored – peeling paint, wood damage)
BALCONIES	
COURTYARDS	small patio on E surrounded by walkways and building at 820 Paseo de Peralta – obscures E side of this building. Removal of N walkway would correct this problem.
~~FENCES/WALLS~~ FENCES	wrought iron fence along N
ARCH. DETAILS	N – windows grouped in pairs, groups – some set in oriels w/ small balconies on brackets, one group recessed with lintel, one segmental
~~OTHER~~	N door has round hood on brackets – hood extends to tiny arched windows on each side; E – tower with mixtilinear parapet with cap

COMMENTS Renovated in 1984 (plaque) – the building retains overall historic appearance and has a few very special windows and doors that should be preserved. The building needs maintenance, especially on wood porches.

ADDITIONAL PHOTOGRAPHS

Windows:



casement DHWs fixed w/csmt

Building is architecturally and historically significant. Excellent Craftsman example with Mission touches on previous chapel. Survivor of healthseeker era in New Mexico. Building was renovated in 1950s in the "year of the Marian" and so renamed.



#34
northeast (walkway in foreground)

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

IDENTIFICATION

ADDRESS

224 E. Palace

ID NUMBER: 0516 10355

SANTA FE ID NUMBER: H 2859

SURVEYED/RESEARCHED

DATE 7/95 BY DB



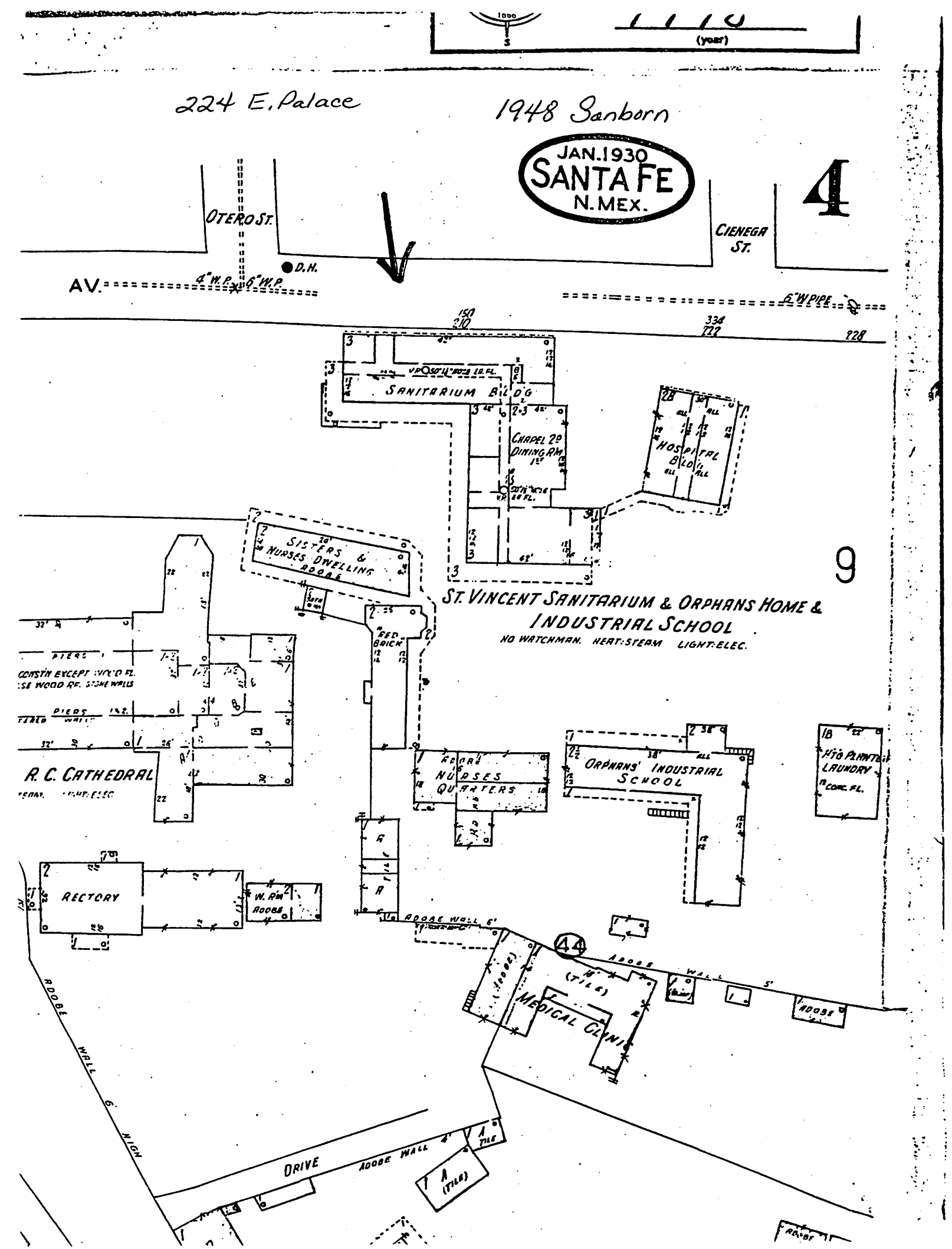
#10 south elevation, E end

#12 south elevation, W end



#35
west elevation,
N end

(continuation sheet for additional field notes, /notes, map/plat information)


224 E. Palace
1948 Sanborn
JAN. 1930
SANTA FE
N. MEX.
4
OTERO ST.
CIENEGA ST.
AV.
4" W.P.
6" W.P.
D.H.
6" W. PIPE
150
210
334
722
928
SANITARIUM BLDG
CHAPEL 2D DINING RM 1ST
HOSPITAL BLDG
SISTERS & NURSES DWELLING ADOBE
9
ST. VINCENT SANITARIUM & ORPHANS HOME & INDUSTRIAL SCHOOL
NO WATCHMAN. HEAT: STEAM LIGHT: ELEC.
RED BRICK
NURSES QUARTERS
ORPHANS' INDUSTRIAL SCHOOL
LAUNDRY
CONC. FL.
PIERS
R. C. CATHEDRAL
RECTORY
W. RM
ADOBE
ADOBE WALL 6'
44
MEDICAL CLINIC
ADOBE WALL 5'
ADOBE WALL 6' HIGH
DRIVE
ADOBE WALL 4'
A (TILE)

Where are Marian Hall's valuables?

157 where are marion Hall's Valuables? NM 3/26/1981

By DENISE KESSLER
The New Mexican Staff

Marian Hall isn't what it's cracked up to be.

The former sanitarium, standing silently boarded up on Palace Avenue, is headed for certain demolition. But the building doesn't contain historical artifacts it's suppose to house, and no one seems to know where the vanishing valuables are.

Some say the Sisters of Charity, who built the original hospital on the site where Marian Hall now stands, sold the artifacts before vacating the building in 1977. Others say the stained glass, pews and handcarved wooden doors were incorporated in the new St. Vincent Hospital chapel. Still others point to vandals, who apparently entered the empty building and carried off the goods.

Whatever the explanation, historical artifacts listed in a resolution recently adopted by the city council do not exist in Marian Hall. The resolution, which states, "it would be in the traditional heritage of Santa Fe to promote the preservation of these items," counts hand wrought woodwork, the inlaid marble flooring and the unique stained glass decorating this building" among items suitable for preservation.

A thorough inspection of the building failed to turn up the marble floor or stained glass that councilors want preserved. The only resemblance of stained glass that now decorates the building is a glass door covered with colored paper that leads from the kitchen to an outdoor patio. Rather than inlaid marble, the floor of the old dining room is covered with a majestic-looking tile mosaic. While the hand-carved doors seem to have slipped off their hinges, elegantly designed wooden handrails and banisters still line several staircases.

When asked about the artifacts supposedly housed in the building, Tom Chavez, curator of collections for the state Museum's History Division said, "there's no historical value in Marian Hall."

Chavez, who also sits on the city's Historical Styles Committee, said the building's value lies in its architectural style. Marian Hall [illegible] the evolution of [illegible]

extolls Marian Hall as a 19th century structure, the building was constructed in 1910, and was remodeled as late as 1954.

Construction of the original hospital, erected on the site of Marian Hall, began in 1878 by the Sisters of Charity, who had arrived in Santa Fe in 1865 with the intent of opening the first hospital in northern New Mexico.

In 1896, the first hospital was destroyed by fire, although other structures had been erected to house patients. In 1908, another building was begun on the site of the original hospital, and two years later, the new sanitarium opened its doors.

According to "The Hospital at the End of the Santa Fe Trail" by Clark Kimball and Marcus J. Smith, a pamphlet of the day boasted of the structure that later was to become Marian Hall. "Porches for outdoor living," electric lights, steam heat, running cold and hot water, a sanitary kitchen and milk from Jersey cows were announced. No mention was made of marble floors or stained glass.

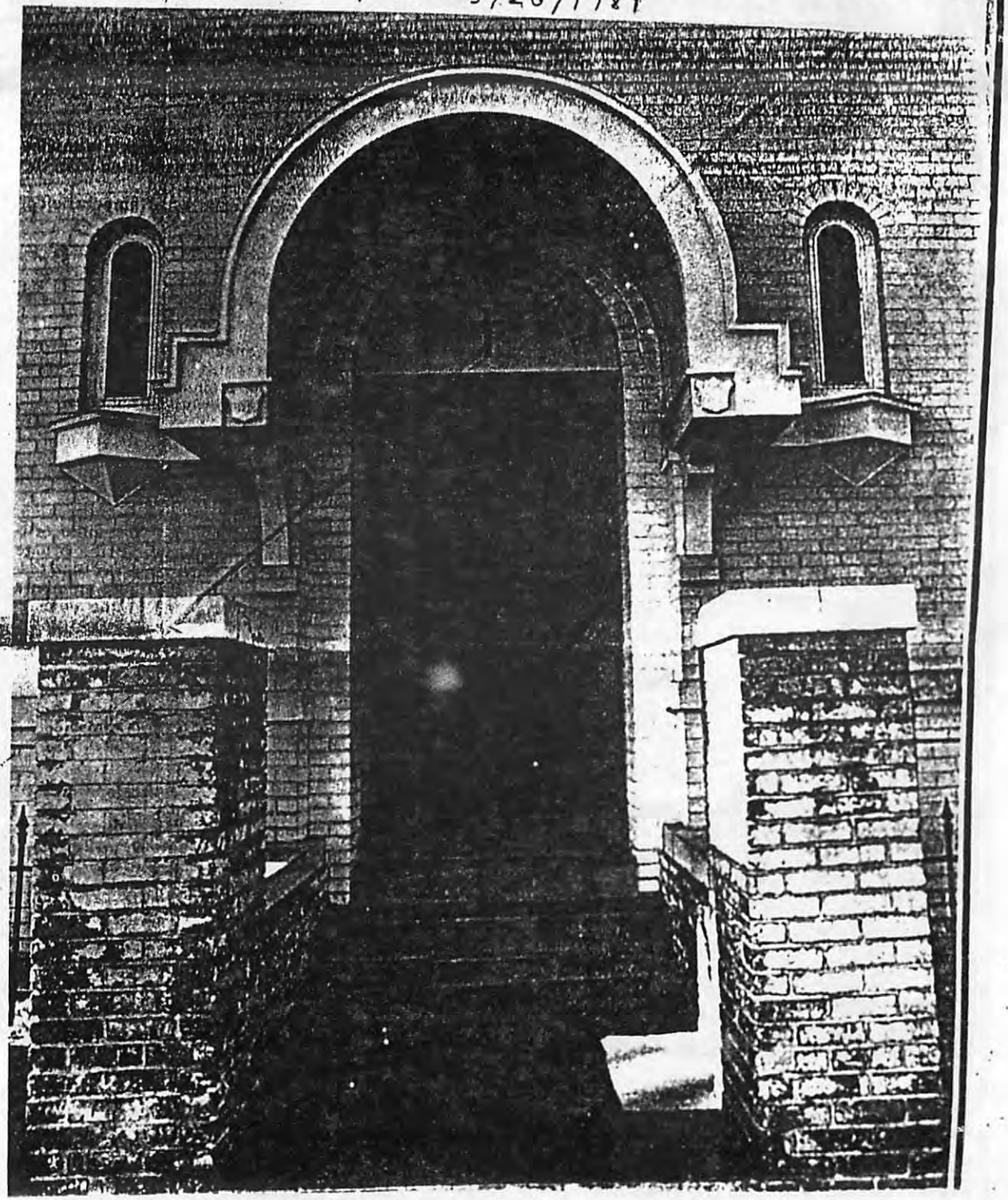
Rooms were rented for $100-160 per month, including food and medical care. In addition to patients, the hospital let rooms to guests, including legislators who came to Santa Fe on business.

In 1954, the structure was remodeled for use as a convent and school for nurses. At that time, the building was christened Marian Hall.

Since St. Vincent Hospital moved to St. Michael's Drive, Marian Hall has remained vacant. A lone guard walks the empty floors with a frisky black puppy, the building's only resident.

Until recently, the building was destined to be razed to make way for an Indian Arts Museum. But during this year's Legislative session, the museum's request for funds to construct the Indian museum on the site was given a thumbs down.

Jim Snead, president of the museum Board of Regents, said he is "very disappointed the Legislature didn't see fit to fund" the proposal. He believes legislators now want the Indian museum built on Caminio Lejo, near the Laboratory of [illegible] and the Wheelright



nts the style of architecture of
t period.

To preserve and document the
chitectural style, the museum's
story Division has photographed
interior and exterior of the
lding. Chavez also plans to
ng segments of the tile floor into
collections so that architects
d other interested persons can
w and re-create the remarkable
nstruction.

Although the city council passed
e resolution to alert the Museum
d the governor of the need to pre-
rve the valuables, Chavez said
eservation of Marian Hall arti-
cts was initiated soon after the
ilding was vacated, and muse-
plans call for the work to con-
ue before the building is gutted.
attributed the council's resolu-
n to a lack of information about
ork underway. "They didn't
ow about this."

Chavez said he does not believe
arble floors ever existed in Mari-
Hall, but he acknowledged that
me of the artifacts disappeared
fore the museum could lay its
nds on them. He speculated
me valuables were moved to the
w hospital.

Father Edward O'Byrne, direc-
r of St. Vincent's pastoral care,
onfirmed that the hospital's new
hapel contains some valuables
om the old Marian Hall chapel.

O'Byrne, who lived in Marian
all and helped the hospital
rough the moving transition,
id one of the old building's
ained glass windows is in the new
hapel. He also said some of the
ews and small altars from Mari-
n Hall now decorate the hospital
hapel, and Mass vestments from
e old days are used in services in
e new building.

The pastoral director said the
rge main altar from Marian Hall
as given to St. Catherine Indian
chool, and many items, including
tations of the cross, were sold by
he nuns during a sale to benefit
he new hospital.

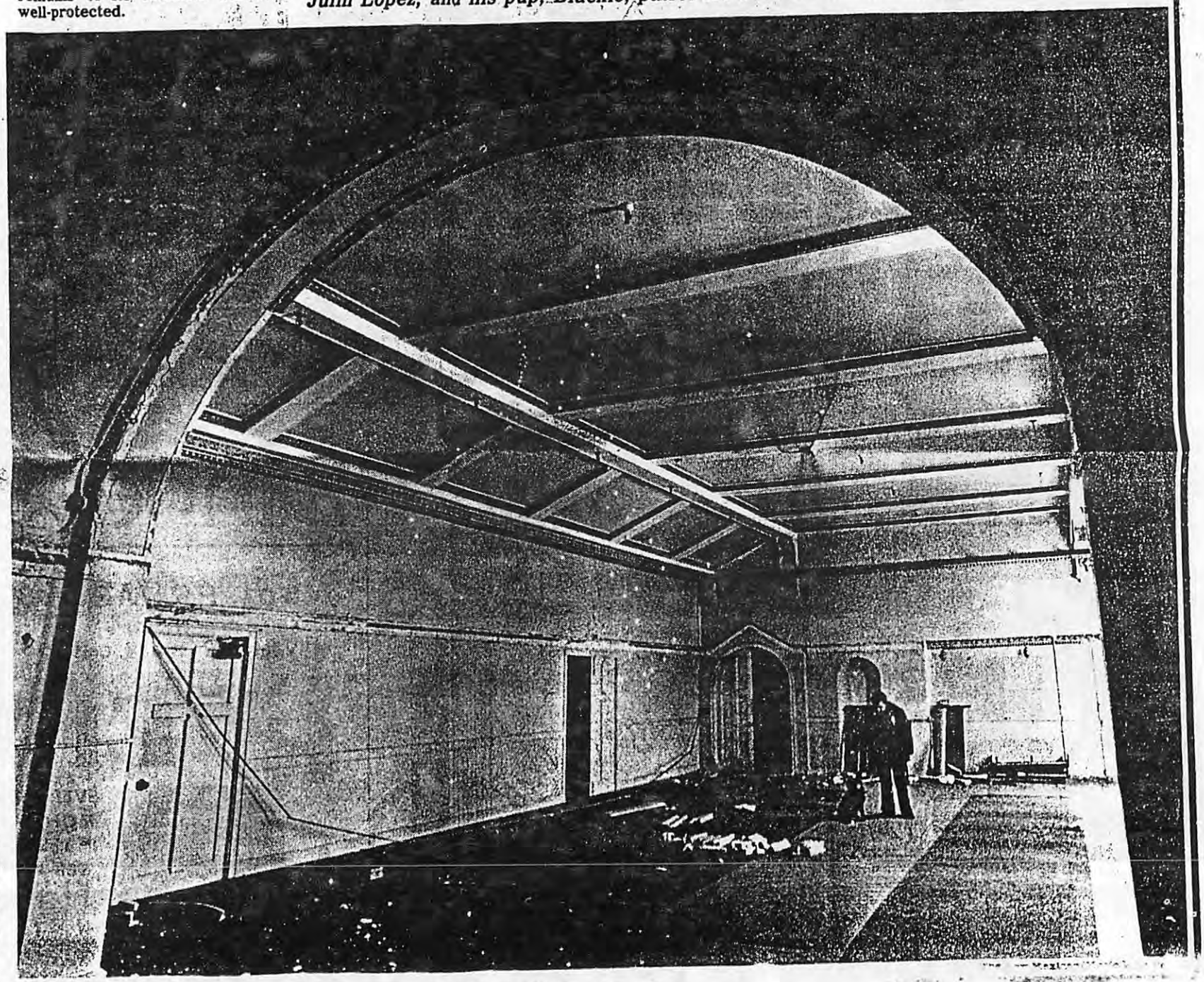
O'Byrne has no idea what hap-
ened to the carved wooden doors
n the old building. "They were
here when we left." He said he has
eard that vandals entered the
uilding, a rumor that was con-
irmed by a guard hired to watch
Marian Hall and the old hospital
ext door.

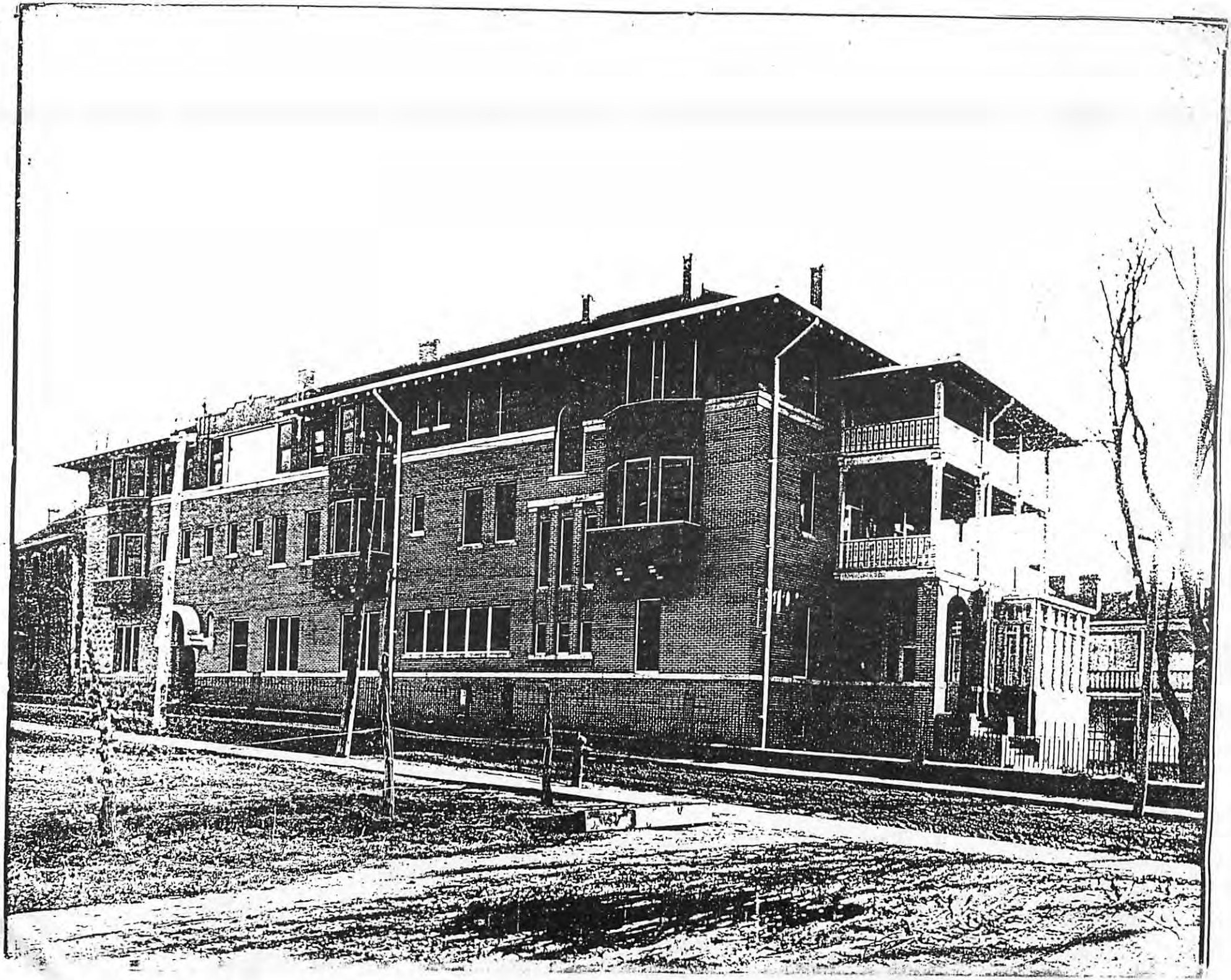
Although the council's resolution

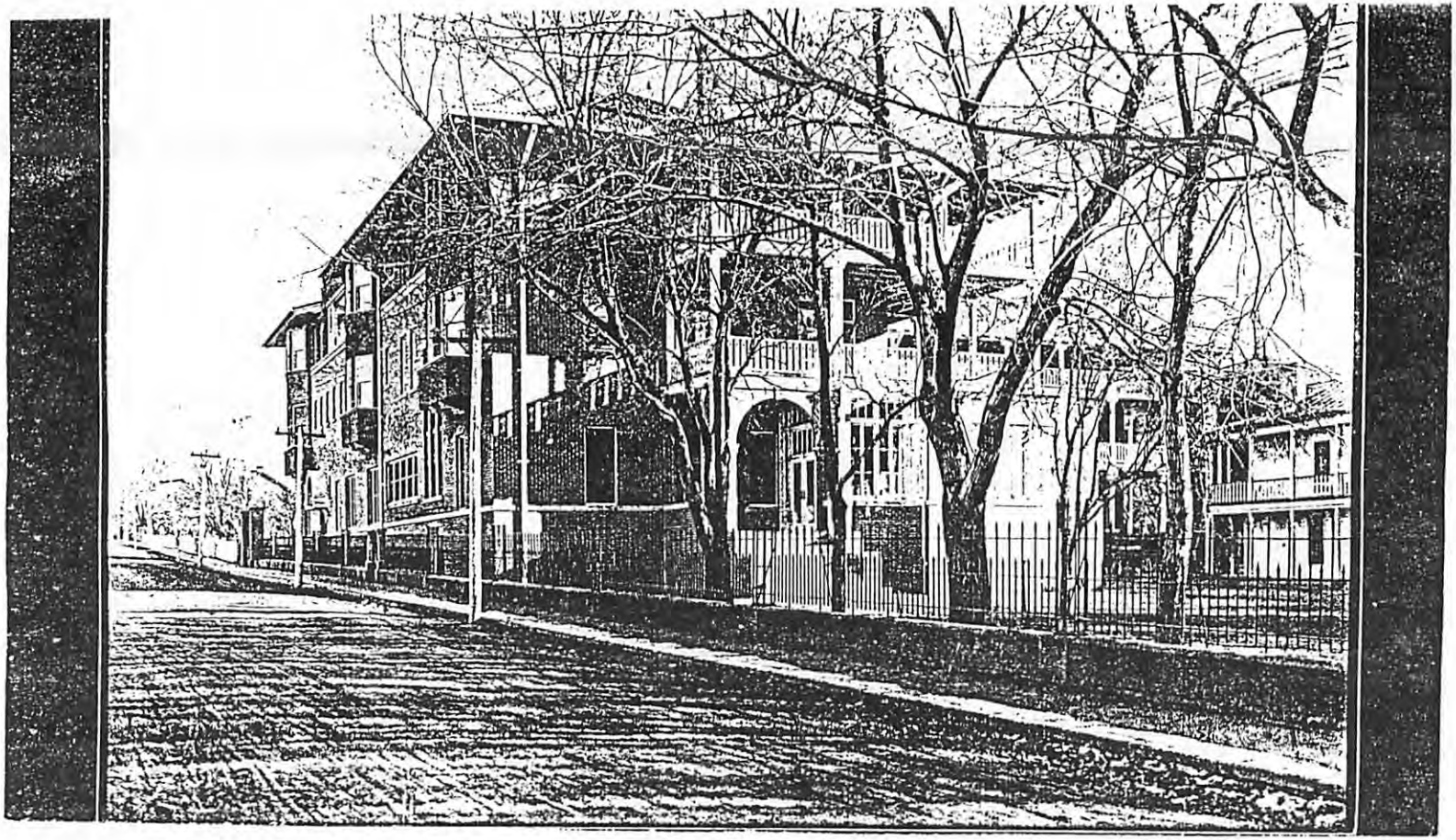
The museum board is expected to discuss location of the Indian museum at its April meeting. In the meantime, the fate of Marian Hall hangs in the lurch, although Santa Feans can rest assured what remains of its artifacts will be well-protected.

The New Mexican/Mario Villafuerte

LOST ANTIQUITIES - Marian Hall stands silently boarded up, above, while a lone guard, Julin Lopez, and his pup, Blackie, patrol the former sanitarium and convent. Valuables listed in a city council resolution have disappeared from the building.







[illegible] 61371 St [illegible] (Mon[illegible]) 1911
Nusbaum

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2859

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610355
field map SFHD #1	number 355	UTM reference zone 12 13 easting	northing

location description
~~224~~ ~~200~~ (?) E. PALACE

city/town
SANTA FE

land grant/reservation

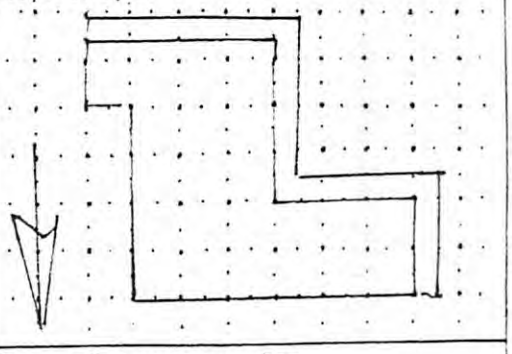
building name
MARION HALL

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD 17	negative nos. 10	loc. of neg. HPB



plan shape



date of construction
1 estimate 1912 actual

source
C. SHEPPARD.

use
present residential
other STATE OFFICES.
historic residential
other SANITORIUM / CONVENT.

condition
X excellent ___ good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

ARTS & CRAFTS.

CONC.

wall material/surface
BRK / PAINTED BRK & STUCCO

architectural features
HIPPED & GABLE RFS - RF PLAN NOT DISCERNIBLE, OPEN EAVE W/ EXP'D DECOR. RAFTER ENDS; EAVE BROKEN ON N W/ RAISED SEC'D ARRANGT.
1/1 D.H. WD WDWS, SOLS, TAND / TRIP W/ CONC (?) LUG SILLS.
3 DORMS W/ HIPPED STUCCO CLADDED ON 2 HEIGHT WD CORBELS.
SILL COURSES (CONC?) @ 1ST & 3RD FLR WDWS.
1 TRIP 2/1 D.H. WDW GROUP N SIDE.

surroundings
COMMERCIAL / RELIGIOUS

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
X eligible ___ of ___ none interest

if eligible, why? PRIMARY: SITE, ARCHT INTEG.

comments PRIMARY PORCH W & S SIDE HAS OVERSCALED DENTILS. ENTRY ON S SIDE ENTRY: RECESS'D SGL LF PANE DOOR W/ STEPS IN RECESS, OPENING CONCEALED W/ SEMI-CIRC ARCHED HOOD ON BRKTS.
E SIDE: 2ND FLR HAS 3 SEMI-CIRC ARCHED WDWS W/ INDIVIDUAL CABLED PARAPET (CTR ONE W/ CROSS), CONC COPING, & CONC UNDER SILLS TYING INTO STRING COURSE.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ✓ yes

COMMENTS: RAPP / RAPP, ARCHTS.

MARION ISLE SERVED AS A T.B. SANITORIUM / LATER AS A CONVENT.

IT ORIG. HAD A 3 STORY GLAZED WARM AIR/NAT'L PORCH ON W / S SIDES (WHERE CURRENT PORCH RUNS) AS SLEEPING PORCHES / SOLARIUM FOR PATIENTS.

DATE OF DEMOLITION UNK.

IT RESEMBLES OTHER WORK BY RAPP / RAPP FOR THE SISTERS IN LAS VEGAS.

A GOOD ARTS / CRAFTS / CRAFTSMAN BLDG W/ MISSION REV. OVER TUNNELS IN THE PARAPETS.

THE CURRENT WINDS ARE REPRODUCTION REPLACEMENTS OF ORIGINALS INSTALLED IN RETROFIT TO STATE OFFICES 1984-85.

ADDRESS: 200 E. Palace **HIST. SURVEY #:** 355

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Marion Hall

CITY SURVEY

Area #: 1 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Y Museum: 2 Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: NM 3/26/1981 possible dem. Misc. newspaper articles on 1984 renovations.

Bibliography:

Comments:

Clovis News Journal

DEC 2 1 1983

New Mexico Press Clipping Bureau
Albuquerque, N. M.

Building renovations

152

SANTA FE (AP) — The state Board of Finance has agreed to support legislation to finance renovations of a state office building for the Public Service Commission.

The board voted Tuesday to support legislation in lieu of issuing a $1.6 million loan requested by the state Property Control Division for the renovation.

Division director Mike Trujillo said a loan would allow the project to begin soon with an expected completion date of November 1984, but that waiting for the Legislature to appropriate the funds would delay the project only a couple of months.

After some discussion, the board decided to support a request to the Legislature for a direct appropriation to renovate the former convent in Santa Fe, because the loan would have had to be repaid into the Capitol Buildings Repair Fund by legislation anyway.

Gov. Toney Anaya agreed with the decision, saying the PSC has to be moved into more spacious quarters in any event.

"The only question is, if it's an emergency we allocate the money as a loan, or let the Legislature do it directly," Anaya said.

The loan was sought last month after the state fire marshal found overcrowding and other fire code violations in the Bataan Memorial Building, which houses the PSC, the Economic Development and Tourism Department and other smaller agencies.

Marian Hall is located west of the newest state office building, La Villa Rivera, which is the former St. Vincent Hospital. La Villa Rivera now houses the Office of Indian Affairs and some divisions of the Office of Cultural Affairs.

Trujillo told the board some of the smaller agencies now located in the Bataan Memorial Building will have to be moved out in any case because of the overcrowded conditions cited by the fire marshal. He said he would seek from $126,000 to $155,000 from the board next month for moving and rental costs in other buildings for those agencies.

The Economic Development and Tourism Department and the Regulation and Licensing Department are slated to move into the new state office building under construction and scheduled for completion in mid-1986.

•• THE NEW MEXICAN ••
SANTA FE N M

DEC 13
New Mexico Press Clipping Bureau
Albuquerque, N. M.

Marian Hall fix-up OK'd

Marian Hall will be getting a new roof, new paint and new landscaping in preparation for its new role as the home of the state Public Service Commission.

152

The city Historic Design Review Board on Monday approved the remodeling plans presented by Steven Day, an architect for the state.

Day said Marian Hall, built in 1910 as a hospital at Otero and Palace Avenue, was remodeled in the early 1950s by architect John Gaw Meem for use as a convent and for classrooms. At that time, balconies on the west side were removed and its clay tile roof replaced with shingles.

He said few changes are planned for the building's exterior, although no decision has been made on whether to keep the pink color.

The first-floor dining room and second-floor chapel will be remodeled for PSC hearing rooms, while the third-floor dormatories will be used for staff offices, he said. Parking spaces will be added on the building's south side, along with an entry ramp for the handicaped, he said.

1953?
rehab was done in
"year of the Marian"
a special type of
devotion = so structure
renamed to reflect
that devotion
from Stan Hordes TLS
7-16-85

Journal Nov. 8/4/92

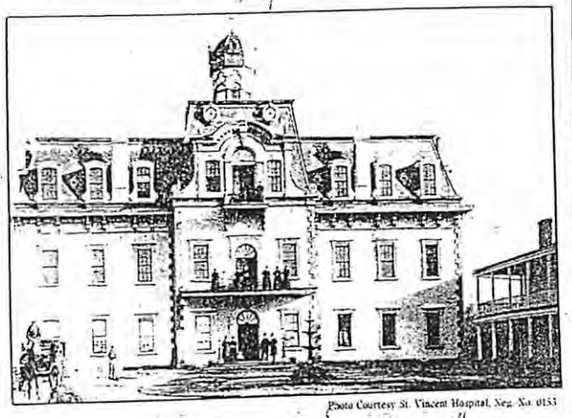


Photo Courtesy St. Vincent Hospital, Neg. No. 0153

Original St. Vincent Sanatorium in 1885

Old Sanatorium Being Nursed To Recovery

By JOHN SHERMAN
Journal Correspondent

MARIAN Hall, a landmark Santa Fe building on East Palace Avenue, is slowly being nursed back to good health.

Built in 1910 by the Sisters of Charity as St. Vincent Sanatorium, it's being renovated to open next January as the new office of the state Public Service Commission.

The tile floors with their colorful designs, the dark woodwork on the walls and ceilings and the brick fireplace in the visitors room will be retained, according to contractor Robert L. Doose of Albuquerque.

Only about 25 percent of the decorative plaster-of-paris trim remainded in the second-floor Sacred Heart Chapel when reconstruction began, Doose said. The workers were instructed to pick up, wrap and box all that could be her house.

According to Clark Kimball and Dr. Marcus J. Smith, authors of "The Hospital at the End of the Santa Fe Trail," a pictorial history of St. Vincent, the 1910 sanitorium contained an elevator, hot and cold running water, electric lights and modern surgical facilities on the third floor.

Monthly rates, payable in advance, were $100 to $160 for private rooms and suites. This included "food, nursing, and medical care, pneumothorax, and fluoroscopy."

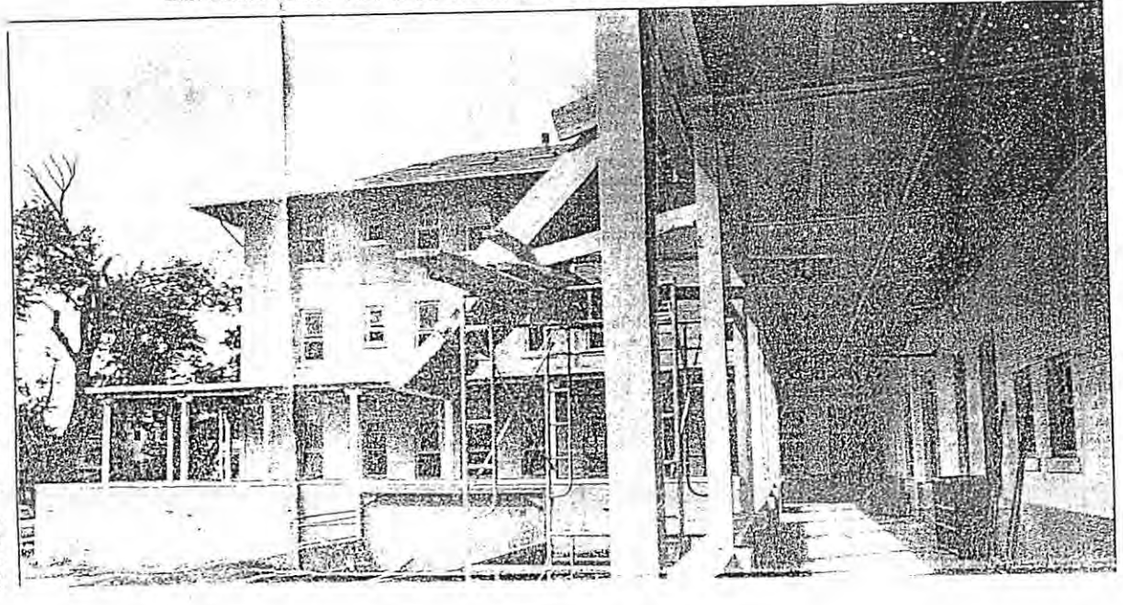
There was a "certain air of elegance" about the place, said Mrs. Claffey. Patients were served with silverplated water pitchers and coffee pots. A look at the old photographs of the patient's rooms shows attractive fixtures, wicker rocking chairs and colorful rugs.

The elevator did not work for many years, according to Kimball and Smith, and a surgeon, Dr. LeGrand Ward, and a nurse had to



Photo by Jesse Nusbaum Courtesy St. Vincent Hospital, Neg. No. 0015

East Palace Avenue View of St. Vincent Sanatorium as It Appeared Earlier This Century



up, wrap and box all that could be found in order to restore it to the walls of the room where daily mass was said for many years.

Marian Hall has been vacant since St. Vincent Hospital moved in 1977 from its next-door location to the present site on St. Michael's Drive.

In December 1910, the sanitorium was dedicated and the public had a chance to see the latest in medical apparatus, enjoy a "Spanish supper" and a military band for 50 cents, and purchase "fancy work," candy or ice cream from a booth, according to *New Mexican* reports of that week.

Amalia Sanchez, 91, is one of the few people around who attended the opening festivities. Not only does she recall the first days of the sanitorium, she also remembers when its precedessor, the first St. Vincent's Sanatorium, called "the old San" by some oldtimers, burned down in 1896.

"I was 4 years old," she said. "We climbed up on the roof of Sena Plaza (her family home) and watched the blaze" until adults in the family made her and the other children get down. She believes the fire started because the slate roof of the building got too hot.

That first sanitorium served the community from 1883 until the fire. Between its demise and the opening of the second, other buildings at the site were used for the patients.

Like its precedessor, the second sanitorium was used not only for medical purposes but as a hotel of sorts, as well. It was common practice for visitors to Santa Fe to board at the sanitorium, and poker-playing legislators frequented the rooms, including the billiard room off the lobby, when the Legislature was in session.

Marguerite Claffey, a longtime employee and volunteer at St. Vincent, remembers running up and down the tile floors with other children when her mother and grandmother took out rooms in the sanitorium during the legislative sessions.

Her grandfather, Thomas D. Burns, represented Rio Arriba county in the Legislature. He and the other men in the family stayed at the DeVargas Hotel, another gathering spot for legislators. The children made so much noise they were banished to the old seminary building, attached to St. Francis Cathedral, where, Mrs. Claffey recalled, most of the people were deaf.

She also remembered sending unexpected out-of-town guests to the sanitorium during Fiesta week in the late 1930s when too many other guests already filled LeGrand Ward, and a nurse had to carry anesthetized patients down the stairway after their operations.

One of the other doctors to work out of the sanitorium was a Sister of Charity, Sister Mary de Sales, who was granted her M.D. in 1901 by the state of New Mexico. She was believed to be the first woman doctor in the West. She had come to Santa Fe in 1880 in the last years of the Santa Fe Trail.

Some of the chapel's stained-glass windows have been preserved and are now in the chapel at the current St. Vincent. Prominent residents, such as the Luna family, donated the windows for the 1910 opening.

Looking around the room that was once the chapel, now filled with construction equipment and debris, Mrs. Sanchez said, shaking her head, "Oh, this was so beautiful." The former chapel, like the former dining room directly below it, will become a hearing room for the commission.

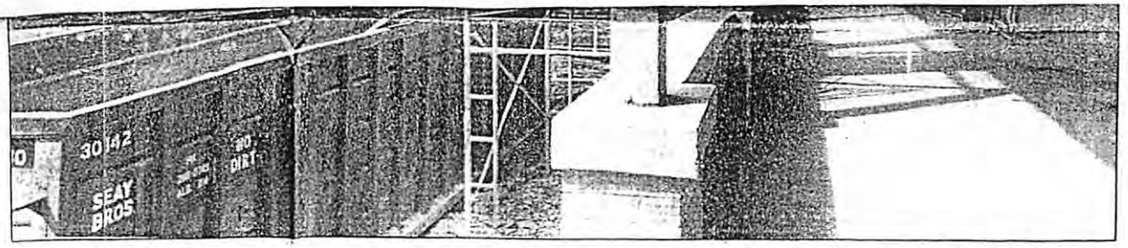
The white altar that was used for so many years for patients and visitors alike is still in use in a Catholic institution in Santa Fe, St. Catherine Indian School.

For 43 years, the second sanitorium served as Santa Fe's sole public hospital. After World War II, a growing community made a larger hospital necessary and, in 1953, St. Vincent's Hospital opened next to the sanitorium. That building is now called La Villa Rivera, and is known to many residents as "the old hospital."

The sanitorium was remodeled and renamed Marian Hall. According to Sr. Mary Joaquin Bitler, administrator of St. Vincent's from 1960 to 1976, who was in Santa Fe a few days ago for a brief visit, the sisters moved to the second floor (their old dormitory was razed). The Regina School of Nursing, a joint effort by St. Vincent and St. Joseph Hospital in Albuquerque, occupied the other two floors.

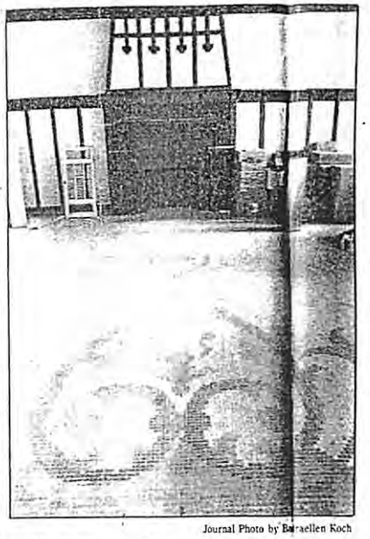
St. Vincent became a community-owned hospital in 1973, although Sister Mary Joaquin remained as administrator for three more years at the request of the board. Once the sisters moved out of Marian Hall and the other school of nursing was transferred to the College of Santa Fe, according to Mrs. Claffey, various departments of the hospital moved into the building.

Four years later, the building was vacated when the hospital moved to St. Michael's Drive. The state purchased the former hospital and Marian Hall.



Journal Photo by Barbaraellen Koch

Marian Hall Undergoes Reconstruction for Its Reopening in January as State Offices



Journal Photo by Barbaraellen Koch

Dust Covers Dining Hall Floor Tiles

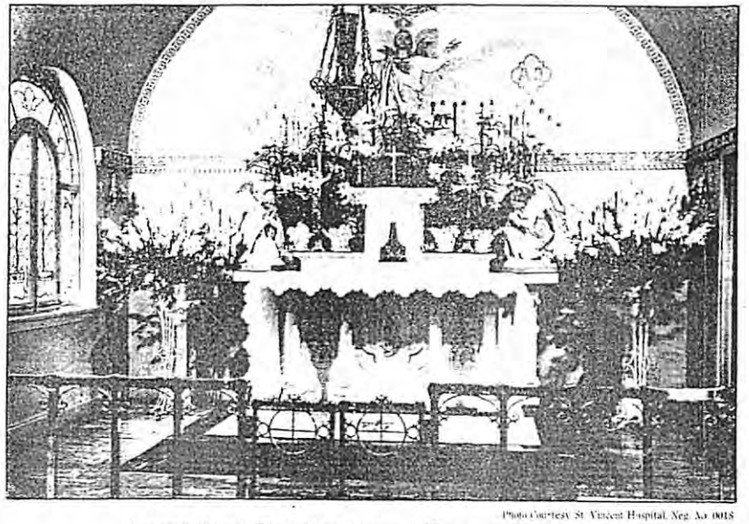
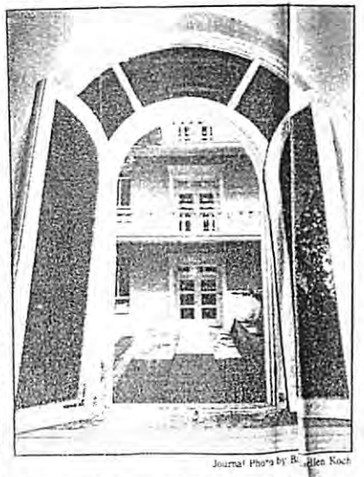


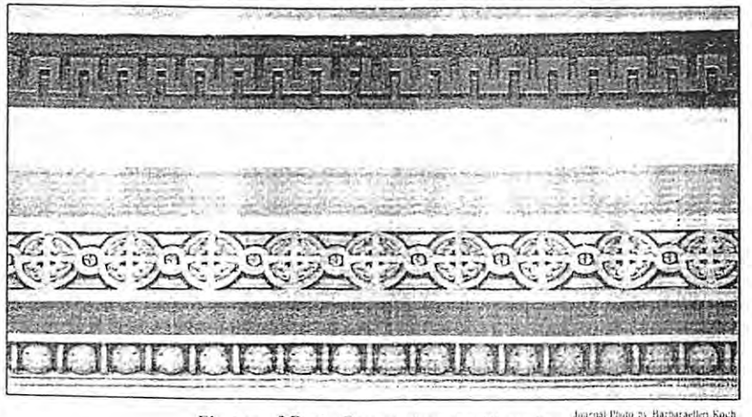
Photo Courtesy St. Vincent Hospital, Neg. Ax 0018

Sacred Heart Chapel on Second Floor of Sanatorium



Journal Photo by Barbaraellen Koch

Chapel Windows Were Once Stain Glass



Journal Photo by Barbaraellen Koch

Plaster-of-Paris Decorations in Chapel

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3026

building threatened? yes	surveyed date 2/85 by HMW	county SANTA FE	ID no. 051610354
field map SFHD #1	number 354	UTM reference zone 12 13 easting	northing

location description: ~~820 Pº de PERALTA~~ 228 E. Palace Ave
SW CORNER AT PALACE

city/town: SANTA FE

land ~~grant~~/reservation

building name: ST. VINCENT'S HOSPITAL
LA VILLA RIVERA BLDG. ('84)

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD 17	18	HPB



plan shape

date of construction: 1951-52 estimate ___ actual
source

use
present: residential
other: OFFICES / CLINIC
historic: residential
other: HOSPITAL

condition
___ excellent ___ good
___ fair ___ deteriorating

style

wall material/surface

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features

surroundings: COMMERCIAL / RELIGIOUS

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of ___ X none
if eligible, interest
why? N.C. DATE "Cont." 7/28/98 HDRB

comments
JOHN GAW MEEM, ARCHT.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

COPYRIGHT © SANBORN
MAP & GEOGRAPHIC INFORMATION SERVICES
THIS SANBORN MAP IS A CERTIFIED
PRODUCED BY SANBORN FROM ITS ARCHIVES
INFORMATION ON THIS MAP IS DERIVED FROM
SANBORN FIELD SURVEYS CONDUCTED IN
1948
(year)

8

JAN. 1930
SANTA FE
N. MEX.

OTERO ST.

CIENEGA ST.

D.H.

4" W.P. 6" W.P.

E. PALACE AV.

150
210

330
222

SANITARIUM BLDG

CHAPEL 2D DINING RM

HOSPITAL BLD

SISTERS & NURSES DWELLING ADOBE

ST. VINCENT SANITARIUM & ORPHANS HO.
INDUSTRIAL SCHOOL
NO WATCHMAN. HEAT: STEAM LIGHT: ELEC

TOWER 75'

CONC. PIERS

FIRE PROOF CONSTN EXCEPT WOOD FL. CONC. RF. FALSE WOOD RF. STONE WALLS

CONC PILASTERED PIERS WALL

TOWER 75'

ST. FRANCIS R. C. CATHEDRAL
HEAT: STEAM. LIGHT: ELEC

RED BRICK

ADOBE NURSES QUARTERS

ORPHANS' INDUSTRIAL SCHOOL

RECTORY

W. RM ADOBE

ADOBE WALL 5'

44

ADOBE WALL 5'

(TILE) MEDICAL CLINIC

ADOBE

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2001- 16

INTRODUCED BY:

A RESOLUTION

CALLING FOR A JOINT MEMORIAL OF THE STATE LEGISLATURE DIRECTING THAT THE SALE OF THE MARIAN HALL BUILDING AND LA VILLA RIVERA BUILDING BE NEGOTIATED TO ENSURE THAT ANY REDEVELOPMENT OF THE PROPERTY IS IN THE PUBLIC INTEREST, CONSISTENT WITH THE HISTORIC CHARACTER OF THE BUILDING AND THE AREA IN WHICH THEY ARE LOCATED AND MAXIMIZES MIXED USE AND ECONOMIC DEVELOPMENT IN THE SANTA FE DOWNTOWN AREA.

WHEREAS, it is in the public interest to encourage diversity of housing types and opportunities for small local business in the core urban areas of the City of Santa Fe; and

WHEREAS, the Marian Hall Building and La Villa Rivera Building, located on East Palace Avenue, and Paseo de Peralta, in Santa Fe, New Mexico, (also known as the old St. Vincent Hospital) are presently owned and utilized by the State of New Mexico; and

WHEREAS, the City of Santa Fe has designated Marian Hall a significant building and La Villa Rivera a contributing building to the Downtown and Eastside Historic District; and

WHEREAS, the State of New Mexico has thus far sought and failed to identify a purchaser for said buildings; and

WHEREAS, the State of New Mexico now has the opportunity to ensure that if said buildings are sold they will be redeveloped in a manner that will encourage diverse uses and mixed use development in the downtown area of the City of Santa Fe; and

WHEREAS, the City wishes to ensure that the redevelopment of the property is consistent with the important historic character of the buildings; and

WHEREAS, the City wishes to encourage the use of local, state and federal tax incentives for historic preservation, affordable housing, economic development, Community Economic Development Plan adopted by the City, and other uses consistent with this Resolution; and

WHEREAS, the City wishes to ensure that the redevelopment of the property also helps diversify the downtown area's economy and provide for mixed uses within the downtown area; and

WHEREAS, the Governing Body of the City of Santa Fe wishes to urge the State of New Mexico to adopt a joint memorial consistent with the foregoing objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the City Manager is directed to seek support in the form of a joint memorial from the state legislature attaching conditions to the sale of the property in question so that the eventual redevelopment and use of the property will be a mixed use residential and commercial development that maintains the historic character of the property.

PASSED, APPROVED and ADOPTED this 31st **day of** January **, 2001.**

Larry A. Delgado

LARRY A. DELGADO, MAYOR

ATTEST:

Yolanda Y. Vigil

YOLANDA Y VIGIL, CITY CLERK

APPROVED AS TO FORM:

PETER A. DWYER, CITY ATTORNEY

Patty-Resolution-MarionHall-LaRiveraBldg2-27-01

CITY OF SANTA FE

COMMERCIAL PRELIMINARY ZONING REVIEW
PLUD-21

Prior to submitting a commercial building permit, applicants for commercial developments may request a preliminary zoning review.

The CPZR is not required prior to submitting for building permit and does not grant zoning approval for a building permit. The final zoning approval will be performed at the time of building permit. Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All CPZR requests must submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 02/18/2025	Property Owner of Record DSW Santa Fe LLC		
Applicant/Agent Contact Tiho Dimitrov / Dimitrov Design Studio LLC			
Site Address 224 E. Palace Avenue Santa Fe New Mexico 87501			
Suite or Space #	Subdivision Name n/a		
Lot # n/a	Block # n/a	Total Roofed Area (square feet) 77,655	
Lot Coverage % 36.3	Lot Size (square feet) 213,692		
Proposed Construction Description	Interior & Exterior Alteration of existing 3-story building and a 275 sf addition to connect two exist. buildings		
Please include the following for review	✔ Development Plan ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations ☐ Legal Lot of Record		
Zoning District BCD	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front 4'-3" (existing)	Rear 22'-8" (existing)	Left Side 10'-0" (exist) / Right Side 39'-6" (exist)
Minimum Setbacks	Front 10'-0"	Rear 10'-0"	Left Side 5'-0" / Right Side 5'-0"
Proposed Height 75' exi	Max Height 27'	Parking Required 220 / Provided 280	Bike Parking 15 / Provided 16

ADDITIONAL SUBMITTALS

☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment	☐ Y ☐ N Flood Plain

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to submittal for a building permit.

_____ ☐ Owner ☐ Applicant ✔ Agent

To Be Completed by Land Use Staff

PRELIMINARY REVIEW STATUS

✔ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions:		
Preliminary Zoning Review completed by: Joel Cruz-Haber		Date: 3/10/25
Preliminary Zoning Review # 2025-010049-PAR		