Woven Architecture

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October 29, 2026

Lani McCulley, Historic Senior Planner
City of Santa Fe – Historic Preservation Division / Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Request for HDRB hearing/amendment of existing HDRB approval – Case #2025-010093HDRB

Dear Ms. McCulley,

I submit this request for an HDRB hearing, along with the attached documents (drawings and exception criteria) for the Drury Plaza Hotel/Marian Hall Renovation project located at 224 E. Palace Avenue, existing case# 2025-010093HDRB, on behalf of the property owner, Drury Santa Fe, LLC. As previously discussed, an application form is not included in this submittal, as this is a request to amend approval of an existing case.

On May 13, 2025, The Historic Design Review Board reviewed and approved proposed renovation and adaptive reuse of the building known as Marian Hall, a three-story Craftsman Style building with a Significant status in the Downtown & Eastside Historic District. The Board acted unanimously to approve the project as presented without any conditions.

Since that approval, the project has completed its construction documentation phase and has been reviewed by the Building/Permit Department, and a building permit has been issued, and the project is now in construction. During the design development and construction documentation phases, the owner identified a few design and function issues, which were not addressed in the original proposal reviewed and approved by the Board. We would like to present these items to the Board and request their approval. The proposed alterations are:

1. Demolition of existing non-original (non-historic) concrete stair from grade to basement level, and its associated walls and railings
   a. *This stair is not original to the building, added in the 1950's. It is not visible from the public right of way, as it is a stair that leads to a basement level below grade. The only visible portion of it is the guardrail at grade, which is also from the 50's, a 2" metal pipe railing. The stair was abandoned some years ago, and there is no landing or access to it at grade. Its removal will not impact any historic material or affect the integrity of the historic façade. See attached photos of existing stair conditions.*

2. Replacement of existing non-original 2" metal pipe guardrail/railing at East Façade with new metal guardrail

   a. *The existing guardrail/railing is not original to the building, added in the 50's, and has an industrial appearance, incongruous with the east façade's Craftsman style architecture. Since this railing is detached from the façade, it will not impact any historic materials or affect the historic integrity of the building. See attached photos of existing conditions and historic photo from early 1950's.*

3. Proposed new metal guardrail at east façade at historic stair to basement
   a. *This proposed guardrail will replace the non-historic 2" metal pipe guardrail which was approved for demolition by the Board in 2025.*
4. Proposed new metal privacy railings at west and south veranda access points.
   a. *The proposed metal privacy railings are needed for security and privacy of the ground floor hotel rooms. There are four existing concrete stairs for accessing the veranda at the south and west facades that lead right up to hotel guest room windows, compromising guest privacy and security. The proposed privacy railings will be only visible from the interior side of the site and will be anchored in a manner that allows for their removal without affecting historic material. New work will be differentiated from historic and not mimic it.*

We acknowledge Marian Hall's significance to the Downtown & Eastside Historic District and to the city's history, and our proposed solutions take that into account. We have followed the Department of the Interior's Guidelines for Rehabilitation and none of the proposed alterations will destroy any historic materials or character-defining features. We are requesting two exceptions to the Design Standards, due to the building's historic status. Attached are Exceptions Criteria Responses(Exhibit A), drawings of the proposed work (Exhibit B), and reference photos of the existing conditions (Exhibit C).

Thank you for assisting us with this case. If you need additional information, let me know.



Tiho Dimitrov, AIA, Project Manager

Woven Architecture, LLC

EXHIBIT A

Design Standards & Signage Exceptions

The requested exceptions to Design Standards are listed below:

1) 14-5.2(D)(1)(a) demolition of existing concrete stair from grade to basement level at southeast corner.
2) 14-5.2(D)(5)(b) addition of metal privacy railing and guardrails at west and south Portals and east elevation (primary facades)

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

1) Demolition of existing concrete stair from grade to basement level at southeast corner

The demolition of the existing non-original stairs that lead from the basement to existing grade will not damage the character of the district because they are below grade and therefore not visible to the public; they were built in the 50's and are not original to the building; are made of poured-in-place concrete and have no character-defining features and were built solely for functional purposes of the basement; the character of the district is defined by visible building features, building styles, and massing, not by building features not visible from the public right of way.

2) Addition of metal privacy railing & guardrails at west and south portals, and at east façade, along existing lightwell and stair (primary facades).

This exception to allow addition of new railings to a primary façade will not damage the character of the district because the proposed changes to the façade will not alter the overall character of the building, its style and detailing, or its impact on the district. The original building design and facades featured wood railings along the portals. These railings were removed sometime in the 1940s-50s. The existing condition of the east façade features a non-historic metal pipe railing at the stair and light well. None of the proposed elements are out of style or character for this district and their addition would fit in and be of better aesthetic quality than the existing pipe railing. The proposed design of these railings & guardrails is similar to the existing wrought iron fence along the north façade of the building but does not imitate it. Therefore, it will blend within the existing context, without creating a false sense of history. Also, the railings at the south and west porches can be installed in a manner that allows for their removal at a later time, without damaging the structure or historic materials of the building.

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

1) Demolition of existing concrete stair from grade to basement level at southeast corner

Demolition of existing concrete stair from grade to basement level stair at southeast corner – this stair has been abandoned as the building function has changed over the years. Leaving it as-is creates a hardship to the applicant and a possible injury to the public welfare for these reasons – the stair leads to a dead-end space below grade, and is often used by transient/unhoused people squatting, using the space as shelter; the stair tends to become frozen and icy in cold months, posing a danger of injury for anyone who may decide to walk on it; the steps do not meet current building code requirements; The stair has been abandoned and without maintenance, it will fall in further disrepair.

2) Addition of metal privacy railing and guardrails at west and south portals and at east elevation, along light well and existing stair (primary façade)

An exception to the Design Standards would prevent the following hardship to the applicant and injury to public welfare – The existing pipe railing/guardrail at the east-elevation light well and stair does not meet the minimum 4" spacing building code requirement, posing a risk to public welfare; the existing stairs that lead to the porches at the south and west facades offer unobstructed access to the porches, which compromises the privacy and security of hotel guests, therefore posing a hardship for the applicant. There is no alternative way to limit access to the porch area and offer hotel guests privacy and security or to close off this private area from being used/accessed by public, without granting this exception.

III.) Exception will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

1) Demolition of existing concrete stair from grade to basement level at southeast corner

Removing the abandoned and unsafe concrete stair, which serves no purpose and is not original to the building, will improve the overall experience of this building, its appearance, and have a positive impact on the surroundings. By removing the dead-end landing, which is below grade, we alleviate the problem of its use by unhoused, either for shelter or in lieu of a toilet. We believe that cleaning up this building's surroundings, including the removal of this non-original stair, will improve the residents' experience of the Historic Districts and strengthen the character of the City.

2) Addition of metal privacy railing & guardrails at west and south portals, and at east façade, along existing lightwell and stair (primary facades).

Similar to above, replacing the unsightly 2" metal-pipe railing with a more aesthetically pleasing railing and guardrail along the east façade will improve the residents' experience of the City and the streetscape. It will allow us to remove an industrial-looking element, which is out of place in this location, and replace it with a more congruent and pleasing one, helping to strengthen this building's historic integrity and significance.

As for the proposed new privacy railing & guardrails at the south and west facades, we believe their addition to the respective facades will strengthen the City's unique character by allowing this building to adapt to a new use and have a successful use as a hotel, facing the most visited park in the city – Cathedral Park, without compromising the Owner's objectives and the hotel guests' experience. Allowing this exception does not affect in any way the residents' ability to reside in the Historic Districts. It simply allows for some privacy and access control features to be installed at this private building, without a negative impact on residents. These railings & guardrails can be installed without removing any historic material and can be removed at a later time without affecting the existing historic facades.



Existing ADA ramp and walls - South Façade



Existign ADA ramp and walls - West Façade



East Facade - current condition



East Facade - historic photo, 1951



Stair to Basement - existing condition



East Facade - historic photo, 1951

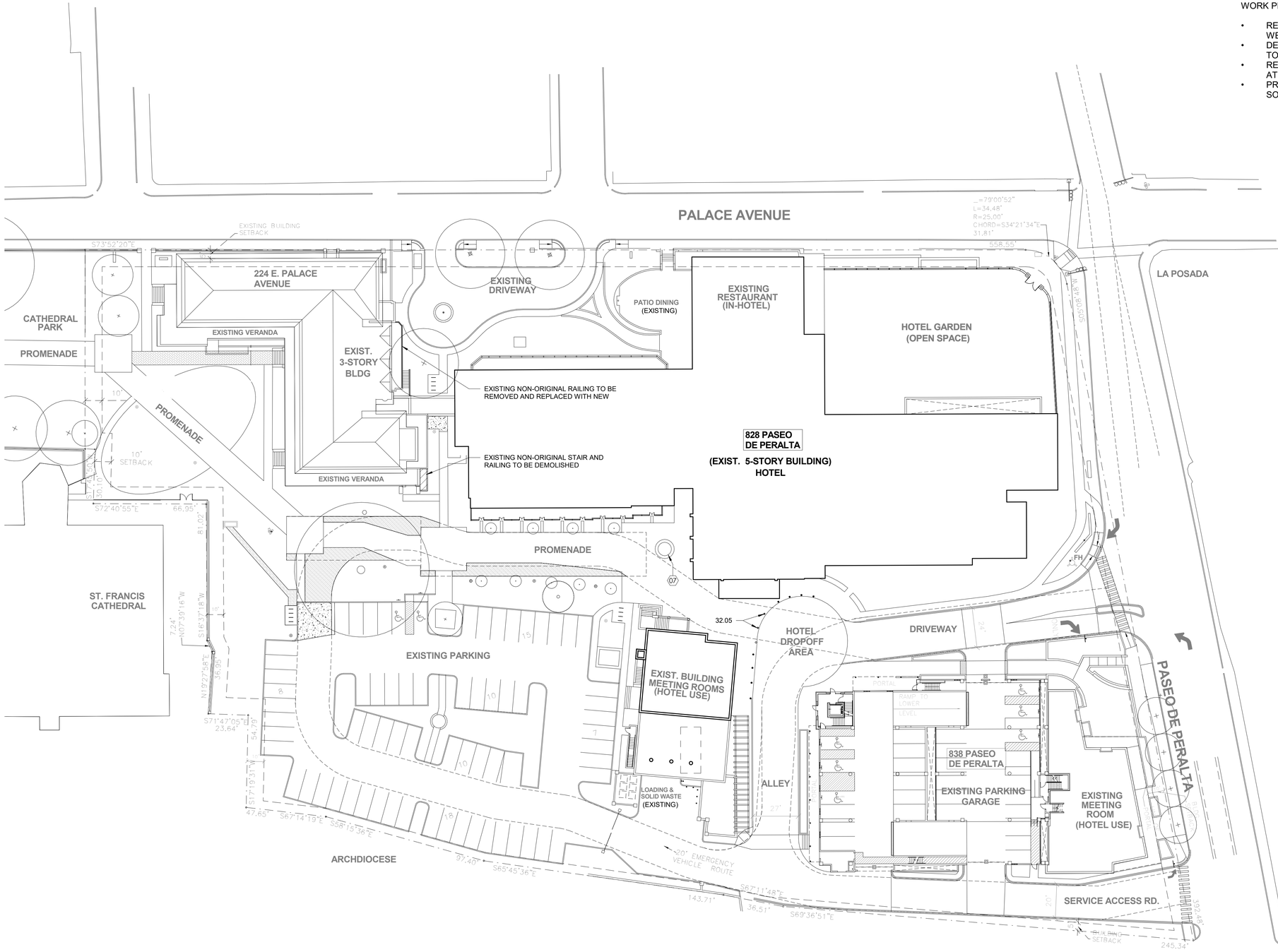


Existing Iron Fence along north facade - Palace Avenue

EXHIBIT B

NO CHANGES TO SITE PLAN ARE PROPOSED. THE ONLY WORK PROPOSED IS:

- REMOVAL OF EXISITNG NON-HISTORIC ADA RAMP AT WEST/SOUTH FACADES,
- DEMOLITION OF NON-ORIGINAL STAIR FROM GRADE TO BASEMENT
- REPLACEMENT OF EXISTING NON-ORIGINAL RAILING AT EAST FACADE WITH NEW
- PROPOSED IRON PRIVACY RAILING AT WEST AND SOUTH FACADES



1 HA001 EXISTING SITE PLAN (FOR REFERENCE ONLY)
1" = 30'-0"

NORTH

0 15' 30' 60'
0 1" = 30'-0" 2"

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DRURY PLAZA HOTEL
MARIAN HALL RENOVATION
224 E. PALACE AVENUE
SANTA FE, NM 87501

ISSUED	10/02/26

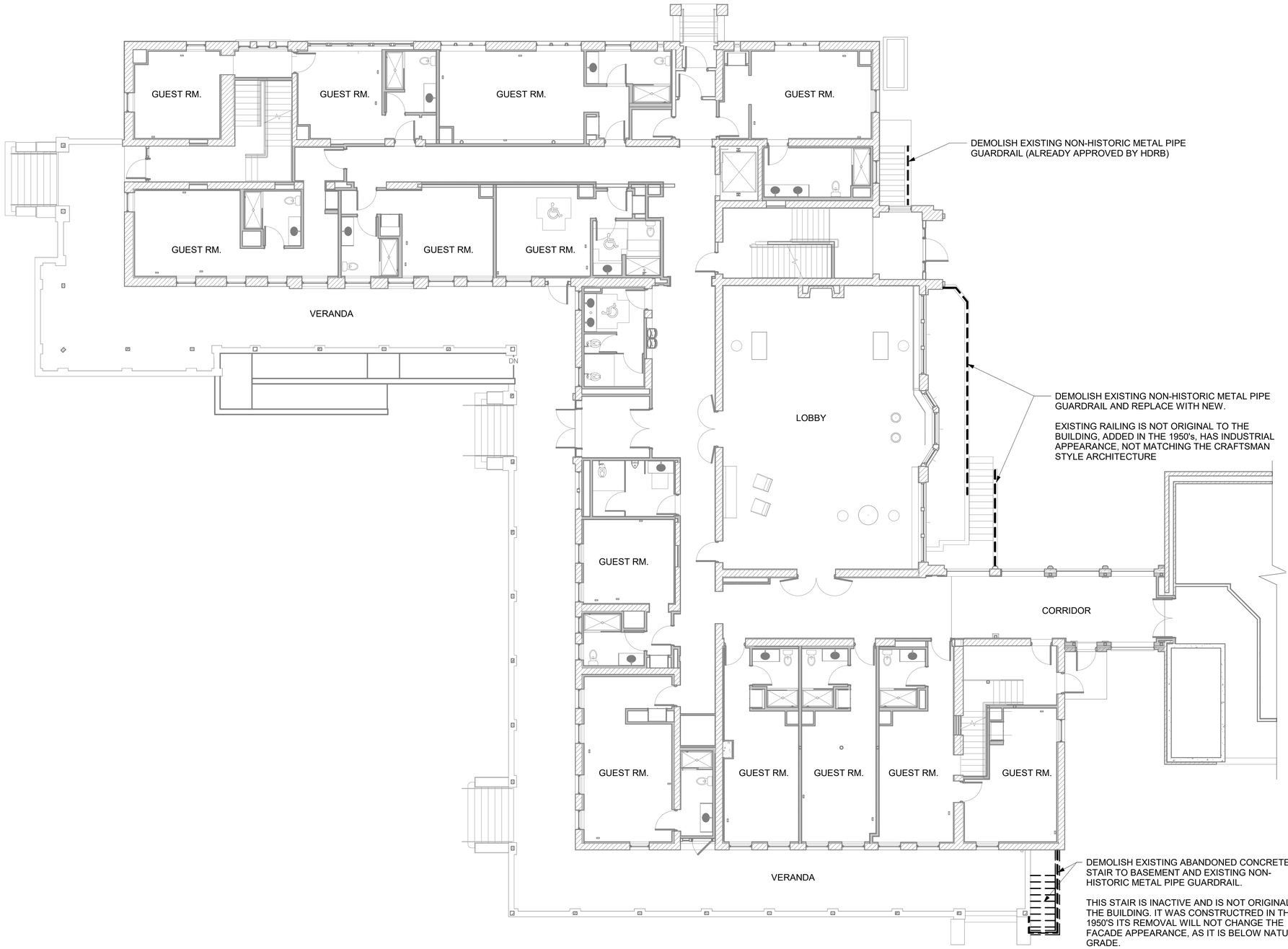
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CHECKED BY	TD, BJF

Sheet Name
SITE PLAN

Sheet No.
HA001
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1 HA101 EXISTING AND DEMOLITION FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

NORTH

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL/MATERIAL TO BE DEMOLISHED

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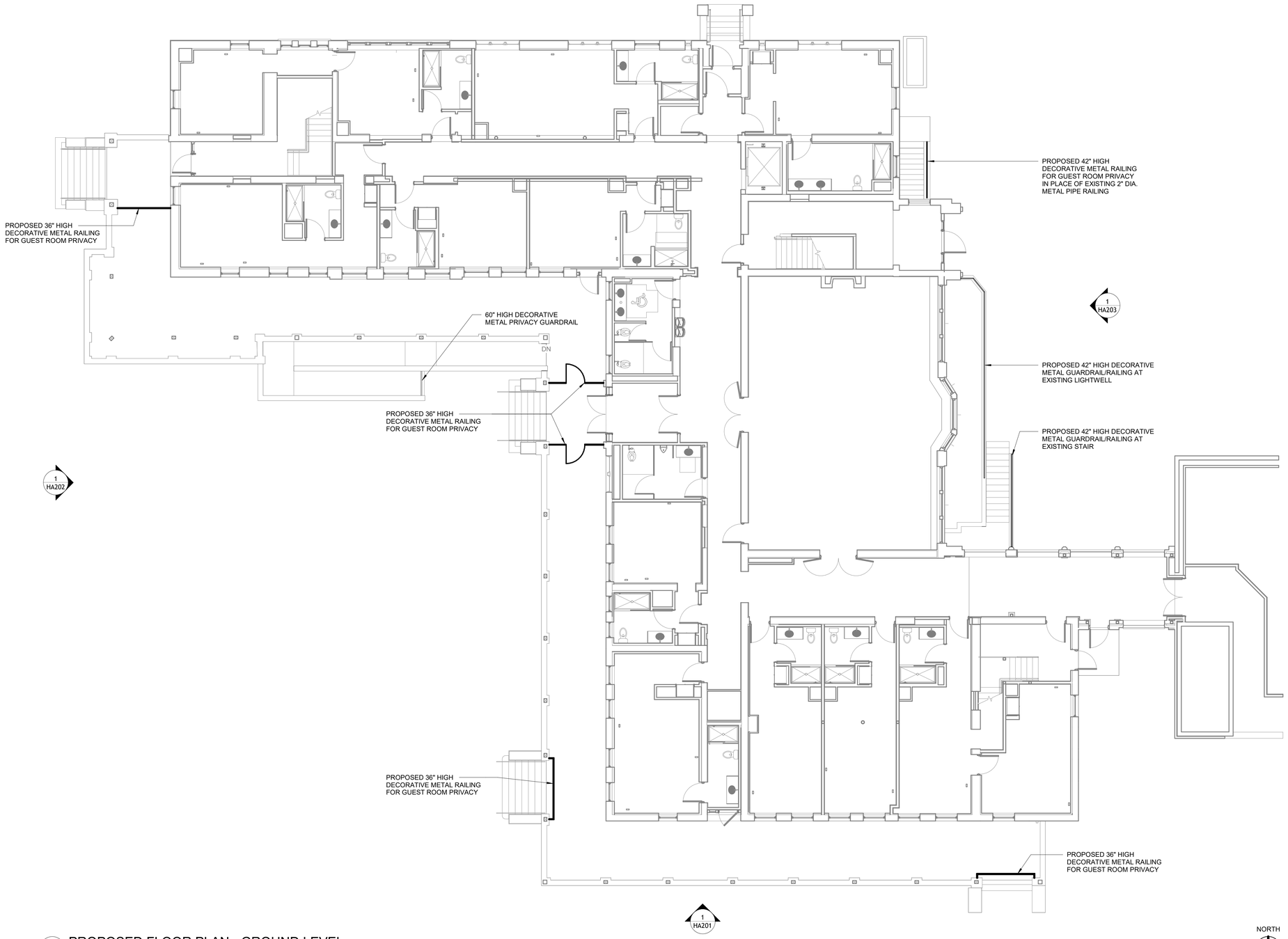
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Sheet Name
EXISTING & DEMOLITION PLAN - GROUND LEVEL

Sheet No.
HA101
SHEET NO. ___ OF ___ SHEETS

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1 HA102 PROPOSED FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0"

NORTH

0 4' 8' 16'

0 2'

1/8" = 1'-0"

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PROPOSED FLOOR PLAN - GROUND LEVEL

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HA102

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2 HA201 SOUTH ELEVATION - AS APPROVED BY HDRB (EXISTING)

1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"



1 HA201 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

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ISSUED	09/30/26

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PROJECT NO	25011 [58-1-037]
FILE NAME	Autodesk Docs://Marian Hall/Marian Hall - 2025.rvt
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Sheet Name
EXTERIOR ELEVATIONS

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HA201
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2 HA202 WEST ELEVATION - AS APPROVED BY HDRB (EXISTING)

1/8" = 1'-0"

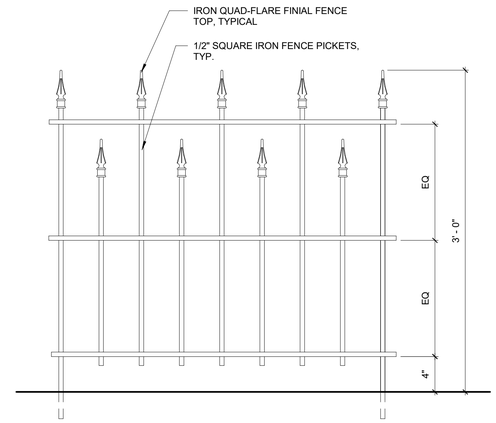
0 4' 8' 16'
0 2'
1/8" = 1'-0"



1 HA202 WEST ELEVATION

1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"



3 HA202 PROPOSED PRIVACY FENCE

1 1/2" = 1'-0"

0 4' 8' 1'-3"
0 2"
1 1/2" = 1'-0"

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EXTERIOR ELEVATIONS

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2 HA203 EAST ELEVATION - AS APPROVED BY HDRB (EXISTING)

1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



EXISTING CONDITION AT STAIR TO BASEMENT



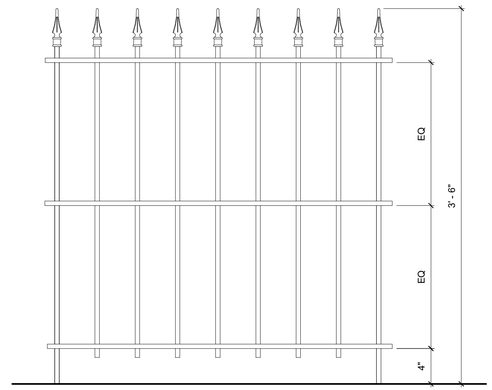
EXISTING IRON FENCE AT NORTH FACADE



1 HA203 EAST ELEVATION - PROPOSED

1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"



3 HA203 PROPOSED IRON RAILING DETAIL

1 1/2" = 1'-0"

0 4" 8" 1'-3"
0 2"
1 1/2" = 1'-0"

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CHECKED BY	BJF, TD

Sheet Name
EXTERIOR ELEVATIONS

Sheet No.
HA203
SHEET NO. ___OF___ SHEETS

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NO CHANGES PROPOSED TO NORTH FACADE,
INCLUDED ONLY FOR REFERENCE



1 HA204 NORTH ELEVATION - AS APPROVED BY HDRB (EXISTING)
1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

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Sheet Name
EXTERIOR ELEVATIONS

Sheet No.
HA204
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