CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56’0” with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20’1” (Section 14-5.2(D)(9)).

Case number: 2019-001600-HDRB  
Project Type: HDRB

PROJECT LOCATION(S): 113 Washington Avenue

OW – Rosewood Inn of the Anasazi  
113 Washington Avenue  
Santa Fe, NM 87501

AP – Martinez Architecture Studio PC  
P.O. Box 925  
Santa Fe, NM 87504

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area □  Downtown and Eastside □  Historic Review □  Transition □  Westside-Guadalupe □

HISTORIC BUILDING STATUS

Non-Statused □  Non-Contributing □  Contributing □  Significant □  Landmark □  N/A □

PRIMARY ELEVATIONS:  

PUBLICLY VISIBLE FACADE-EAST  
Yes □  No □

PUBLICLY VISIBLE FACADE-NORTH  
Yes □  No □

PUBLICLY VISIBLE FACADE-SOUTH  
Yes □  No □

PUBLICLY VISIBLE FACADE-WEST  
Yes □  No □

HISTORIC DISTRICT INVENTORY NUMBER  
H3637

YEAR OF CONSTRUCTION  
Post 1945

PROJECT TYPE

Status □  Primary Elevations □  Remodel □  Demolition □  New □  Other □

USE, EXISTING  
Residential □  Non-Residential □  Vacant □

USE, PROPOSED  
Residential □  Non-Residential □

HISTORIC BUILDING NAME  
State Securities Building
City of Santa Fe, New Mexico

memo

DATE: March 10, 2020
TO: Historic Districts Review Board Members
FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

Case # 2020-001600-HDRB
(POSTPONED FROM 2/11/2020)

Address: 113 Washington Ave
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

___ District Standards & yard wall
   & fence standards.

___ Historic Inventory Form

___ Zoning Review Sheet

___ Other: Height calculation – maximum
   allowable height calculated to be 20’1”

APPLICANT SUBMITTALS

___ Proposal Letter (original and revised)

___ Site Plan/Floor Plan (original and revised)

___ Elevations (original and revised)

___ Photographs

___ Other: digital renderings

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the
proposed project and finds that the application complies with Section 14-5.2(D) General Design
Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
BACKGROUND & SUMMARY:

113 Washington Avenue is a commercial hotel structure that was constructed after 1945 in the Territorial Revival style, when it was known as the State Securities Building. The building was substantially remodeled in 1989 in the Spanish Pueblo Revival style and was adaptively reused as the Inn of the Anasazi. In 2014, the HDRB approved window replacement throughout the structure (Case H-14-025). The building is listed as non-contributing to the Downtown and Eastside.

At the February 11, 2020, hearing of the HDRB, the applicant proposed to construct an addition to the rooftop level of the building, and after discussing several design details, the Board postponed the case, requesting redesign with particular attention to the street-facing west elevation. The applicant submitted revised drawings, reflecting a few modifications to the design, as well as digital renderings which better capture the visual effects of the additions on the streetscape. The project is proposed as follows:

1) Construct an addition and improvements to the rooftop level of the hotel. An exception is requested to exceed the maximum allowable height of 20'1"', and exception criteria and responses are provided below. The applicant proposes to build to a height of 56' in the central portion of the existing roof level, and this massing will rise a maximum of 14' above the existing parapet and will be set back from the street-facing façade by more than 70'.

2) At the front (street-facing) third of the space will be an outdoor event space with tile decking, seating, an informal lobby area, elevator overrun, stairwell, and storage space. The seating area will be set back further from the front façade of the building than originally proposed. The applicant redesigned the chimney structures that are prominent on the proposed design, such that the central chimneys have been consolidated, made more massive, and set back further from the front façade, resulting in better integration of the chimneys into the architectural features of the existing building. The side chimneys have also been made more massive and sculptural so as to blend better with the existing hotel. The seating area will feature a 12’8” high tan canopy situated on dark bronze tracks on which the canopy can be extended or retracted depending on weather. The canopy tracks have been redesigned to be seated on top of the three chimney structures at the west end of the seating area, and the space will be framed by 5’ high stuccoed walls.

3) The central third of the space will feature an enclosed lounge and bar with required back of the house spaces, including kitchen and restrooms. The stuccoed massing will match the Spanish-Pueblo Revival style of the hotel, and windows will match those that are featured elsewhere on the hotel. As stated above, the height of this massing will rise 14’ above the existing parapet, resulting in a total height of 56’. Any rooftop appurtenances and skylights placed on the roof of this addition will not be publicly visible.

4) At the rear third of the space will be a rectangular pool and tile deck, set back approximately 4 feet from the edge of the building. The perimeter of the pool deck will be framed by 4’ high stuccoed walls and a retractable tan canopy with dark bronze rails to a
height of 12’8” above the existing parapet. The previously presented wood framed cabana structures have been modified to free-standing fabric structures. In this area, the chimneys have also been moved closer together from the previous design and incorporated into fewer, larger masses rather than having multiple smaller chimneys. At the southeast corner of the pool deck, a stairwell, mechanical and storage spaces will be located, and the northwest corner of the pool deck will feature an outdoor fireplace and seating area.

**EXCEPTION CRITERIA AND RESPONSES**

Exception to exceed the maximum allowable height, per Section 14-5.2(D)(9):

i) Do not damage the character of the streetscape;

**Applicant Response:** On this block of Washington Ave (on both sides of the street), tall institutional and commercial buildings define the streetscape. The hotel adjacent and to the north of the Inn of the Anasazi is about the same height, and the buildings across Washington Avenue are taller than the Inn of the Anasazi. Typically, the buildings rise from the sidewalk up several stories without setting back. This character - tall institution and commercial buildings adjacent to the sidewalks - is unique in many ways to this area of the downtown area. The proposed addition will be set back from the edge of the existing parapet. It will not be visible from the east side of the street and will hardly be noticeable from the west side of the street. As a result, the addition will fit into the existing character of the streetscape, rather than do damage to it. The human scale enjoyed today on this section of the streetscape will not be adversely affected or damaged.

**Staff Response:** *Staff agrees with this response.*

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

**Applicant Response:** The hardship to the applicant results from the fact that Inn of the Anasazi sits on a lot that already occupies 100% of the lot, and there is no additional area to provide the amenities that are being proposed in the addition. It is in the interest of the public welfare (and the Inn of the Anasazi) for this property to remain economically viable and competitive in the hospitality industry in downtown; the Inn of the Anasazi must be at least as attractive to visitors as other luxury hotels in the downtown area. All of the Inn of the Anasazi’s major competitors-La Fonda, the Drury, and the Eldorado Hotel - all provide swimming facilities (all of which are on the roof tops), and opportunities for outdoor and indoor dinning, socializing and event-staging on their rooftops. In order to compete and remain relevant and to avoid eventual obsolescence – and thereby avoid a hardship and harm to the public welfare of the City of Santa Fe – the Inn of the Anasazi must invest in the facilities with the propose addition, but has nowhere to add them except on top of the existing hotel.

**Staff Response:** *Staff agrees with this response.*
(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;

Applicant Response: This criterion really addresses residential uses in the historic district and a
"full range of design options to ensure that residents can continue to reside" and has no
applicability to addition of a commercial building. However, the proposed addition will
strengthen commercial character of the downtown by adding amenities to a downtown hotel
that will allow visitors and patrons a greater range of possibilities to enjoy the unique culture of
Santa Fe.

Staff Response: Staff agrees with this response.

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

Applicant Response: Inn of the Anasazi sits on a lot that has for decades been occupied by a tall
building covering the entire lot, and the applicant did not divide the property to create a lot
with a small area of land. Rather, the small lot was created many, many decades ago. The
condition of the lot is not the result of the action of the owner.

Staff Response: Staff agrees with this response.

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

Applicant Response: The proposed addition and amenities will not have any negative impact on
the streetscape or the historic character of the downtown area. The addition will be set back
from the edge of the existing parapet so it will reduce its visibility as discussed above and will
not add or cast a shadow on to the streets below. In short, it will not exacerbate any of the
effects that tall building may have on a streetscape - "canyon effect," shadows,
disproportionate scale or massing. So, any potentially negative impacts have been mitigated by
the design.

Staff Response: Staff agrees with this response.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
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.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-
-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more
specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the
    characteristic effect is that the buildings are long and low. Roofs are flat with a slight
    slope and surrounded on at least three sides by a firewall of the same color and
    material as the walls or of brick. Roofs are never carried out beyond the line of the
    walls except to cover an enclosed portal or porch formed by setting back a portion of
    the wall or to form an exterior portal, the outer edge of the roof being supported by
    wooden columns. Two-story construction is more common in the territorial than in
    other sub-styles, and is preferably accompanied by a balcony at the level of the floor
    of the second story. Façades are flat, varied by inset portales, exterior portales,
    projecting vigas or roof beams, canales or water-spouts, flanking buttresses and
    wooden lintels, architraves and cornices, which, as well as doors, are frequently
    carved and the carving may be picked out with bright colors. Arches are almost never
    used except for nonfunctional arches, often slightly ogive, over gateways in
    freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth
    color to a dark earth color. The exception to this rule is the protected space under
    portales, or in church-derived designs, inset panels in a wall under the roof, in which
    case the roof overhangs the panel. These spaces may be painted white or a
    contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space
    combined. Single panes of glass larger than thirty (30) inches in any dimension are not
    permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights
    or installation of air conditioning devices, or any other necessary roof structures, but
    such structures other than chimneys, flues, vents and aerials, shall be so placed as to
    be concealed by the firewall from the view of anyone standing in the street on which
    the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish.
    Construction with masonry blocks, bricks, or other materials with which the adobe
    effect can be simulated is permissible; provided, that the exterior walls are not less
    than eight (8) inches thick and that geometrically straight façade lines are avoided.
    Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style
Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

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

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

(c) Height

(i) Official map of building heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting building heights in the historic districts to the governing body. This map shall be used for the purpose of regulating building height in the historic districts. The map shall be adopted at a public hearing of the governing body, which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected property owners and owners of lots or of land within one hundred (100) feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, mailed at least fifteen days prior to the public hearing. The official map shall be adopted by the governing body by ordinance.

B. The official map of building heights in the historic districts may be amended from time to time. This historic districts review board shall make
recommendations to the governing body for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing.

C. The governing body shall hold a public hearing on any amendments to the official map. The official map, inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein. Such public hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected property owners and owners of lots or of land within one hundred (100) feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, mailed at fifteen days prior to the public hearing.

D. The official map is available in the city planning office and is accessible at all reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

A. If a proposed building has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the streetscape.

B. If the proposed building has a pitched roof, the ridge height of the proposed building shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the streetscape.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

D. Pursuant to Section 14-7.4(C), the height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a structure and...
the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)
**New Mexico Historic Building Inventory Form**

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<td>Comments</td>
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**Notes:**
- The building was remodeled in 1989 H-89-132 as part of the Spanish Pueblo Revival style. It is the Inn of the Anasazi.
### Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**
- **Date Submitted:** January 13, 2020
- **Property Owner of Record:** Richard Martinez
- **Applicant/Agent Name:** Richard Martinez
- **Contact Person Phone Number:** 505-439-4958
- **Site Address:** 118 Washington Ave

**Zoning District:** BLD-MAR
- **Overlay:**
  -☐ Escarpment
  -☐ Flood Zone
  -☐ Other: ______________

**Submittals Reviewed with PZR:**
-☐ Legal Lot of Record
-☐ Development Plan
-☐ Building Plans
-☐ Existing Site Plans
-☐ Proposed Site Plans
-☐ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**
-☐ Zero Lot Line Affidavit

**Access and Visibility:**
-☐ Arterial or Collector
-☐ Visibility Triangle Required

**Use of Structure:**
-☐ Residential
-☐ Commercial Type of Use: Hotel

**Terrain:**
-☐ 30% slope

**Lot Coverage:** 78.12%
-☐ Open Space Required: ______________

**Setbacks:**
-☐ Proposed Front: 2'-6" Minimum: 2'-9"
-☐ 2nd Front: ______________
-☐ Proposed Rear: 0'-0" Minimum: 0'-0"
-☐ Proposed Sides: 0'-0" Minimum: 0'-0"

**Height:**
-☐ Proposed: 51'-1"
-☐ Maximum Height: 51' or
-☐ Regulated by Historic District Ordinance
-☐ Regulated by Escarpment District

**Parking Spaces:**
-☐ Proposed: 49 Accessible: 0
-☐ Minimum: ______________
-☐ Bicycle Parking:
-☐ Proposed: 0 Minimum: 0

---

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

**Richard Martinez**
-☐ OWNER
-☐ APPLICANT
-☐ AGENT

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

**Signature:**
-☐ Richard Martinez

**Date:** 1-19-20

---

**To Be Completed By City Staff:**
-☐ Escarpment Approval by Date: ______________
-☐ Flood Plain Approval by Date: ______________
-☐ Traffic Engineering Approval by Date: ______________

**Notes:** ______________

**Zoning Approval:**
-☐ Preliminary Approval with conditions
-☐ Rejected

**Comments/Conditions:** Building exceeds DECO max zoning height of 42', The applicant shall go to a variance before the Board of Adjustments prior to submittal.

**Reviewer:**
-☐ ______________

**Date:** 1-19-20

---

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.
PROPOSAL TO ADD ROOFTOP PROJECT
THE ROSEWOOD INN OF THE ANASAZI – 113 WASHINGTON AVE.
Downtown/Eastside Historic District – Non-Contributing
January 13, 2020

EXISTING CONDITIONS:
The Inn of the Anasazi was built in 1990. It incorporated the structural system of the office building that previously occupied the site. The Owner’s of the hotel wish to give their guests the experience of staying in a building that reflects the beauty of Santa Fe. The rooftop project is not intended to feel like an addition, but rather an integral part of the hotel. The hotel has a restaurant and a bar now and the Owner’s wish to add a pool and an event space. Current hotel trends have shown that guests want these options when choosing where to stay.

PROPOSED CONSTRUCTION:
The changes asked for are on the roof and for the most part involve elements not seen by the public. There will be no changes to the existing facades which give this building its character. The roof is now unused, valuable space in the downtown area (see attached letter photos “A”).

We will extend the existing elevators and exit stairs to access a new floor on the roof of the building which will consist of a deck 6’-0” above the existing roof deck in order to accommodate the pool and the structure to support that pool that will be required.

In the middle of the roof will be an enclosed lounge space and bar with its required back of house spaces (kitchens, etc.) and restrooms.

Proposed bar, back of house, restrooms: 4,654 sq.ft.
Height of proposed bar, back of house, restrooms: 56’-0” (14’-0” from existing parapet)
Materials: stucco, wood windows to match existing

In the front of the space will be an open deck recessed 6’-0” from the street facade to accommodate special events and outdoor seating that would sometimes be partially covered by a canopy (see attached letter photos “B”).

Proposed special event space: 3,078 sq.ft.
Height of proposed special event space: 5’-0” stuccoed walls, 12’-8” canopy
Materials: stucco, tile decking, stained wood beam, dark bronze tracks, tan canopy

The back third of the rooftop will be a pool and deck recessed from the exterior walls. The deck will have a fireplace, cabanas and chaise lounges, again with a canopy.

Proposed pool area: 3,716 sq.ft.
Height of proposed: 4’-0” stuccoed walls, 12’-8” canopy
Materials: stucco, tile decking, stained wood beam, dark bronze tracks, tan canopy

The stucco, stained wood and trim colors will match the existing building. The existing fireplaces in the rooms below which have flues on the current roof, will be raised with stuccoed chimneys. There will be appurtenances and skylights on the roof of the addition which will not be publicly visible.

Richard Martinez
Inn of Anasazi Applicant’s responses to the applicable Exception Criteria:

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

On this block of Washington Ave (on both sides of the street), tall institutional and commercial buildings define the streetscape. The hotel adjacent and to the north of the Inn of the Anasazi is about the same height, and the buildings across Washington Avenue are taller than the Inn of the Anasazi. Typically, the buildings rise from the sidewalk up several stories without setting back. This character – tall institution and commercial buildings adjacent to the sidewalks – is unique in many ways to this area of the downtown area. The proposed addition will be set back from the edge of the existing parapet. It will not be visible from the east side of the street and will hardly be noticeable from the west side of the street. As a result, the addition will fit into the existing character of the streetscape, rather than do damage to it. The human scale enjoyed today on this section of the streetscape will not be adversely affected or damaged.

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

The hardship to the applicant results from the fact that Inn of the Anasazi sits a lot that already occupies 100% of the lot, and there is no additional area to provide the amenities that are being proposed in the addition. It is in the interest of the public welfare (and the Inn of the Anasazi) for this property to remain economically viable and competitive in the hospitality industry in downtown; the Inn of the Anasazi must be at least as attractive to visitors as other luxury hotels in the downtown area. All of the Inn of the Anasazi’s major competitors – La Fonda, the Drury, and the Eldorado Hotel – all provide swimming facilities (all of which are on the rooftops), and opportunities for outdoor and indoor dinning, socializing and event-staging on their rooftops. In order to compete and remain relevant and to avoid eventual obsolescence – and thereby avoid a hardship and harm to the public welfare of the City of Santa Fe -- the Inn of the Anasazi must invest in the facilities with the propose addition, but has nowhere to add them except on top of the existing hotel.

(ii) 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 criterion really addresses residential uses in the historic district and a “full range of design options to ensure that residents can continue to reside” and has no applicability to addition of a commercial building. However, the proposed addition will strengthen commercial character of the downtown by adding amenities to a downtown hotel that will allow visitors and patrons a greater range of possibilities to enjoy the unique culture of Santa Fe.
(iii) 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 exception is requested purely due to the small size of the lot, as discussed above, and the fact that it is completely covered with the existing hotel. Most other lots within the applicable streetscape are not tall hotel properties and have the ability to add height without an exception.

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

Inn of the Anasazi sits on a lot that has for decades been occupied by a tall building covering the entire lot, and the applicant did not divide the property to create a lot with a small area of land. Rather, the small lot was created many, many decades ago. The condition of the lot is not result of the action of the owner.

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

The proposed addition and amenities will not have any negative impact on the streetscape or the historic character of the downtown area. The addition will be set back from the edge of the existing parapet so it will reduce its visibility as discussed above and will not add or cast a shadow on to the streets below. In short, it will not exacerbate any of the effects that tall building may have on a streetscape – “canyon effect,” shadows, disproportionate scale or massing. So, any potentially negative impacts have been mitigated by the design.
EAST ELEVATION
SOUTH ELEVATION

SOUTH ELEVATION
SOUTH ELEVATION

SOUTH ELEVATION
Inn of the Anasazi Exterior Finish Selections

Dark Bronze Anodized Finish
Tan 740 Fabric utilized with the Future Shade Structure

Desert Tan

Porcelain Tile with Texture for Pool Deck and Outdoor Patio Area | Comes with Pool Coping | Acqua Castor 12X48, Arizona Tile

Adobe #116 Stucco Color from El Rey to Match Existing Stucco Finish

Lodge Brown SW3007 Woodscapes Solid Color Stain To Match Existing Wood Stain for the Vigas, Doors and Exposed Lintels

Hawthorne SW3518 Stain Color for the Future Window to Match Existing Windows
PROPOSAL TO ADD ROOFTOP PROJECT
THE ROSEWOOD INN OF THE ANASAZI – 113 WASHINGTON AVE.
Downtown/Eastside Historic District – Non-Contributing
March 4, 2020

We have appeared before the board on this case and have revised the design based on some comments and concerns of the members of the board. The design has changed in the following ways.

- The center chimney has been pushed back from the front facade and made wider to appear more like a buttress than a tall skinny chimney. This has reduced the size of the event space by 75 square feet. The height of this chimney is shown by poles on the roof of the Inn of the Anasazi.
- The supports for the retractable awning have been incorporated into the chimneys at the sides of the building to look more like buttresses than chimneys.
- The chimneys at the back of the building have been moved closer together and incorporated into fewer larger masses rather than being multiple smaller chimneys.
- The cabanas have been changed to freestanding fabric structures.

Richard Martinez