

MEMORANDUM

RE: 515 Paseo de Peralta

Date: 5/19/25

TO: Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Informational Session

Attachments: Conceptual design drawing packet, Existing buildings structural report

Dear Amanda:

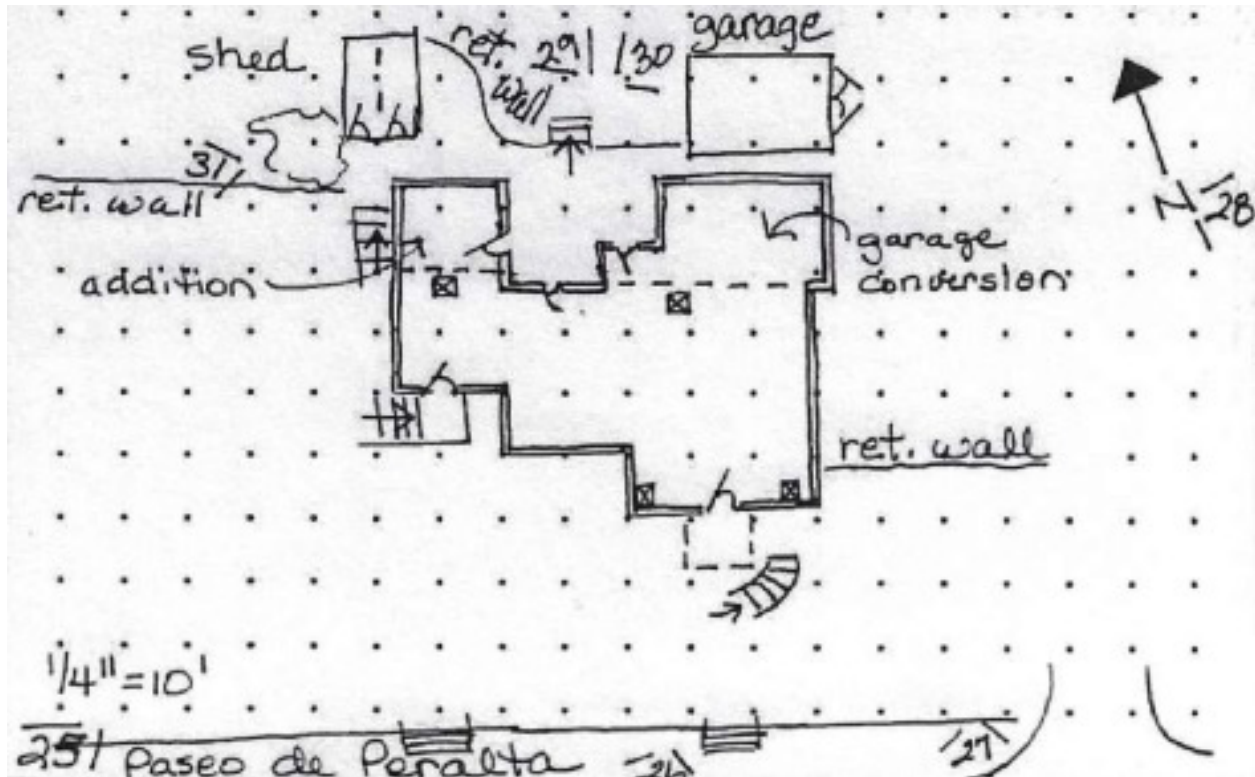
This letter is submitted on behalf of George and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board for a site visit and informational session concerning the existing house and outbuildings at that property.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs. The property consists of an original 1,800 sf brick house facing Paseo de Peralta to the South, along with two additions to the North façade and two stand-alone outbuildings totaling 900 sf. The building is designated as “contributing” in the Downtown and Eastside Historic District.

The original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Its exact age is unknown, but a 1872 deed notes “tenements and appurtenances” on this site and the 1912 King’s Map of Santa Fe shows the building’s earliest recognizable footprint. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged (see sheet H101).

Two additions have been made onto the North side of the original brick house. To the Northeast, an adobe-brick garage with shed roof was added in the 1940s and later converted into a bedroom during the WWII housing shortage. To the Northwest, a CMU and stucco bedroom was added at an unknown date. Both additions have rooflines five to eight feet lower than the original house and have clearly different windows.

Two stand-alone outbuildings are also present North of the original brick house. To the Northeast is a brick and stone rubble garage with shed roof, unconditioned and currently unused. A stone site retaining wall extends from its Southwest corner. To the Northwest is an adobe brick storage shed with pitched metal roof, also unconditioned and currently unused. These structures’ exact ages are unknown. A structural inspection, attached, notes that these outbuildings and site wall are unreinforced, with no observable foundations or waterproofing, and currently retaining up to six feet of soil.



Above: Sketch from NM Historic Building Inventory – Santa Fe Resurvey 1996

The project consists of the proposed renovation and restoration of the historic brick house, as well as a proposed addition to the North side of the existing building. The interior renovation of the original house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story addition will be partly buried in the sloped site behind the existing house and will provide bedrooms, garage, guest suite, and art studio. The proposal is represented conceptually in the attached plans, sections, and elevations.

Existing outbuildings are proposed to be demolished. As noted above and in the structural report, these structures are currently acting as unreinforced retaining walls. Moisture intrusion has caused observable debonding of the masonry and deterioration of the blocks themselves, creating potentially dangerous conditions within and around these structures. Correcting the structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of foundation system, amounting to an entirely new structures rather than a restoration.

Additions on the North facade of the original brick house date from the mid-20th Century and are stylistically distinct from the original structure. Their shorter height, lack of brick detailing, and the different window styles mark these structures as non-original. These additions are also proposed to be demolished.

Our goals for the site visit and informational session are to determine the Board's priorities in preservation of the historic house, their thoughts on possible demolition of existing additions and outbuildings, and any initial input on the conceptual proposal.

We look forward to the chance to discuss with the Historic Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Devendra N. Contractor". The signature is fluid and cursive, with a long, sweeping underline that extends to the left and then curves back under the main text.

Devendra N. Contractor, AIA, Principal, Owner
DNCA Architects