NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 515 Paseo de Peralta (previously 133 Hillside)

OLD ID NUMBER: 0516 10 5666

BUILDING NAME:

SANTA FE ID NUMBER: H 30040

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NE 1/4 SW 1/4

FIELD MAP Santa Fe

Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE 1890 ACTUAL

SOURCE(S) by owners

BUILDING DATA

ARCHITECTURAL STYLE: Neoclassical

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? shed, garage

IF INVENTORIED, LIST ID NUMBER(S) H 30041, H 30042

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: porch remodel, addition 1940s

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

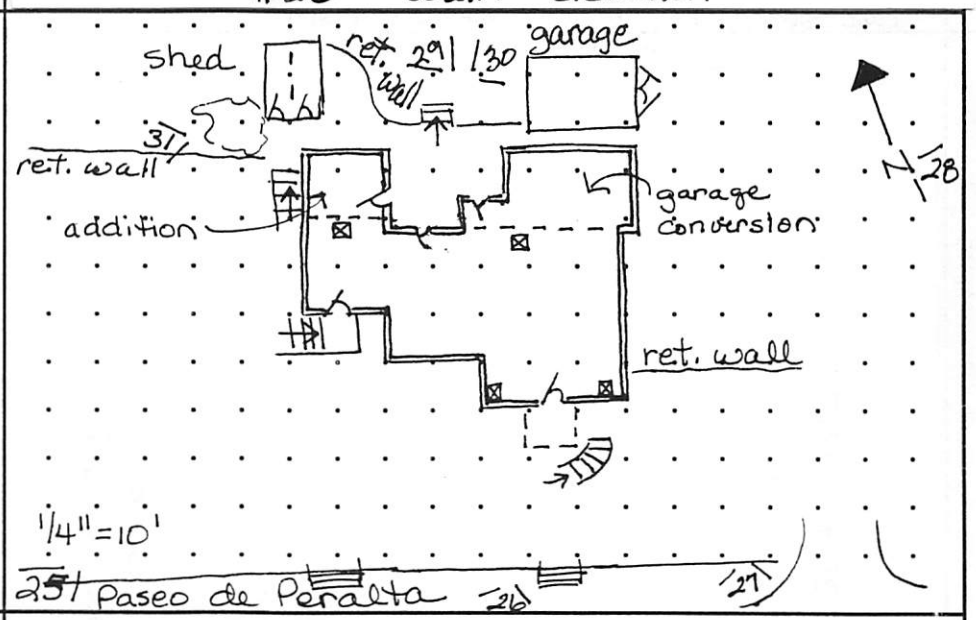
BUILDING THREATENED?

____ YES X NO

PHOTO

#26 south elevation

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 5/96 BY DB

NEGATIVES WITH NMHPD ROLL # DOL NEG # 25 TO 31 & 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed with brick coping, stabilized with concrete & asphalt along top row; flat w/ asphalt roofing	
BUILDING WALLS	tan textured stucco over double brick	
FOUNDATIONS	Stone (visible under porch)	APPROX. HEIGHT (FT.) 20
DOORS	S - wood with double arched light N - wood panel w/ 4 lights, wood panel w/ 2 lights, wood panel w/ single light - all w/ old wood screens	
WINDOWS	paired and single 2/2 wood DHWs in double or single segmental openings, old glass (windows at S center in flat openings); 6/6 wood DHWs on NE	
PORCHES OR PORTALES	center S - projecting "tower" with arched openings, stuccoed brick banister, approached by curving steps on E; concrete stoop SE w/ steps; brick steps NE corner	
ARCHITECTURAL DETAILS	string course on parapet, windows in segmental recesses, brick evident under stucco - stucco has deteriorated & is patched on porch.	
FENCES/WALLS	stone wall all along property, S on street (no sidewalks) with stone steps	
SITE FEATURES	Stone retaining walls at street and at intervals up the slope; large concrete retaining wall on N	
OTHER/ COMMENTS	In 1940s, porch was partially demolished and west stairs removed. Addition on NW 1940s with clearly different windows (3 light awning). Shed at NW very old, exposed adobe w/ metal roof.	

ADDITIONAL PHOTOGRAPHS

#25 southwest

#36 southwest

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION		
ADDRESS	515 Paseo de Peralta	ID NUMBER: 0516 10566
		SANTA FE ID NUMBER: H30040
		SURVEYED/RESEARCHED DATE 5/96 BY DB

#30 north elevation, W end

#29 north elevation, E end

#28 east elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION		
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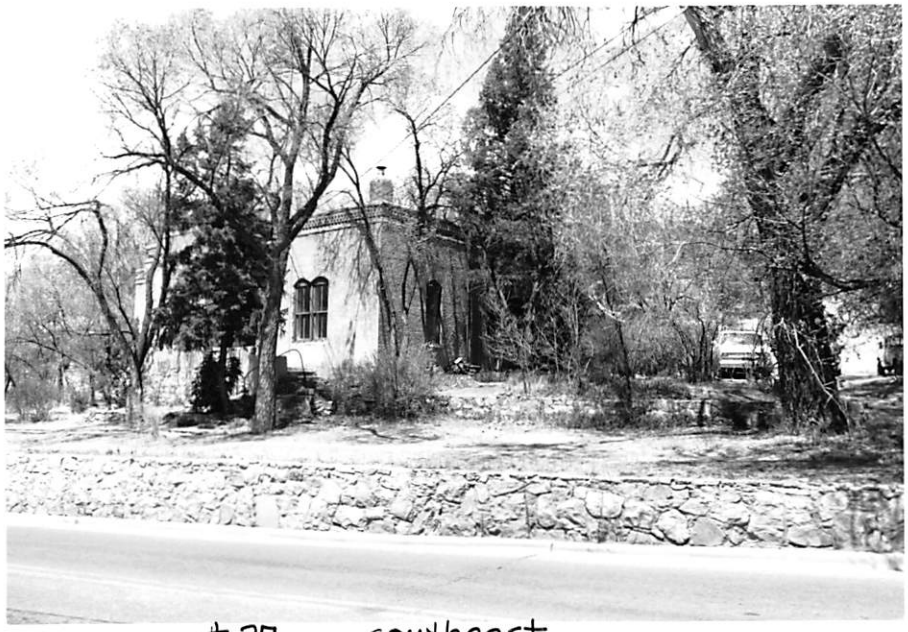
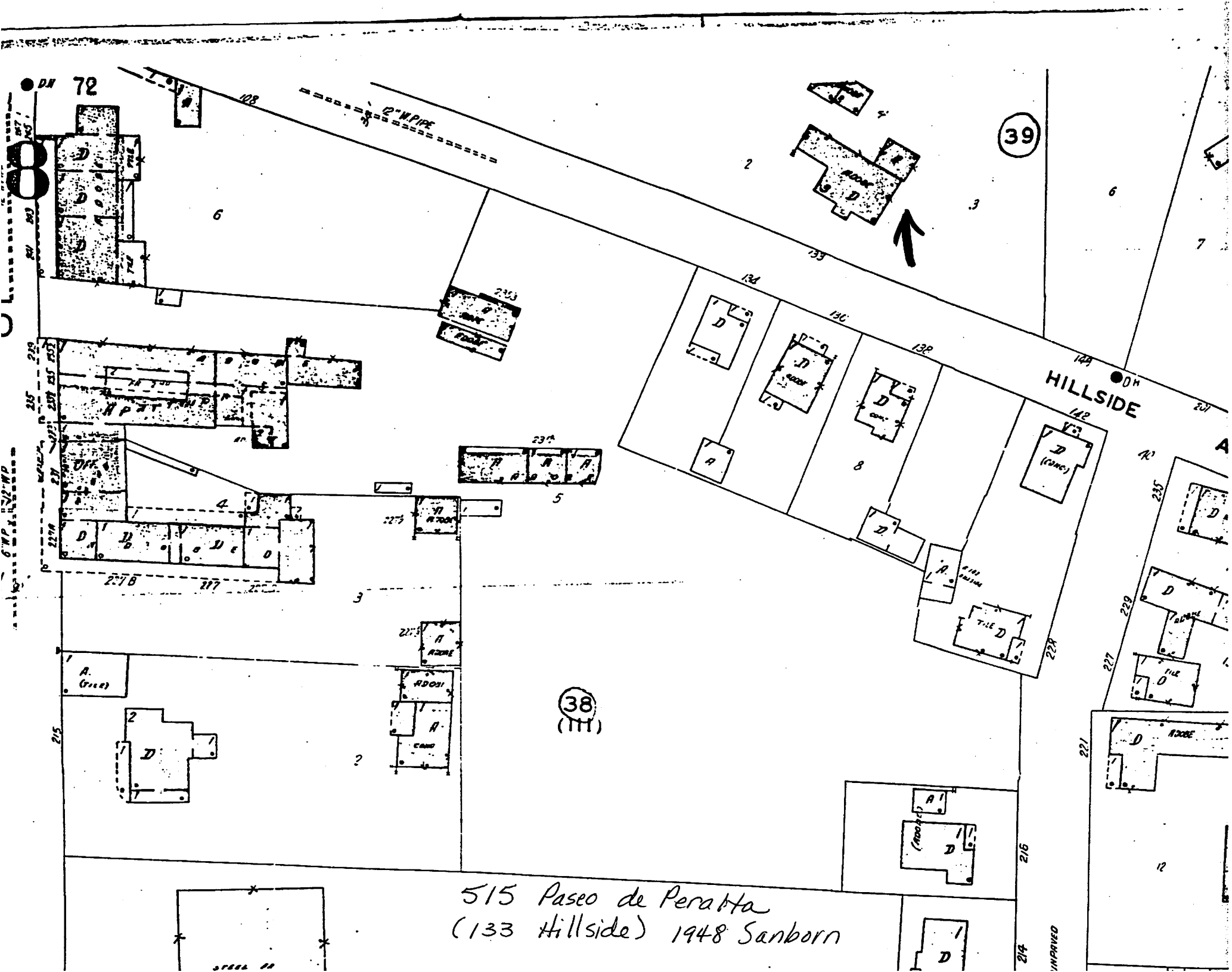
		SANTA FE ID NUMBER: H30040
		SURVEYED/RESEARCHED DATE 5/96 BY DB



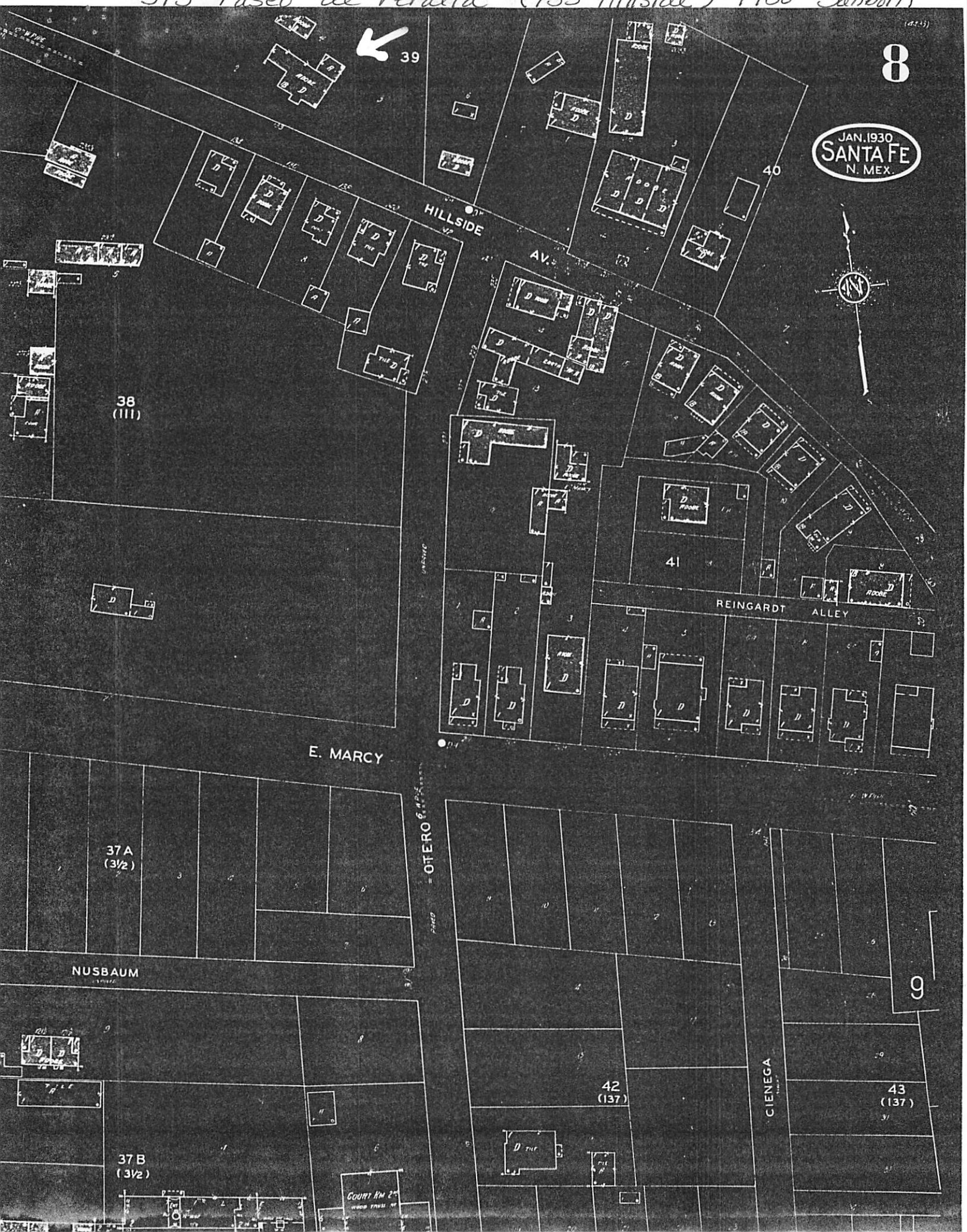
#27 southeast

#31 shed from SW

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

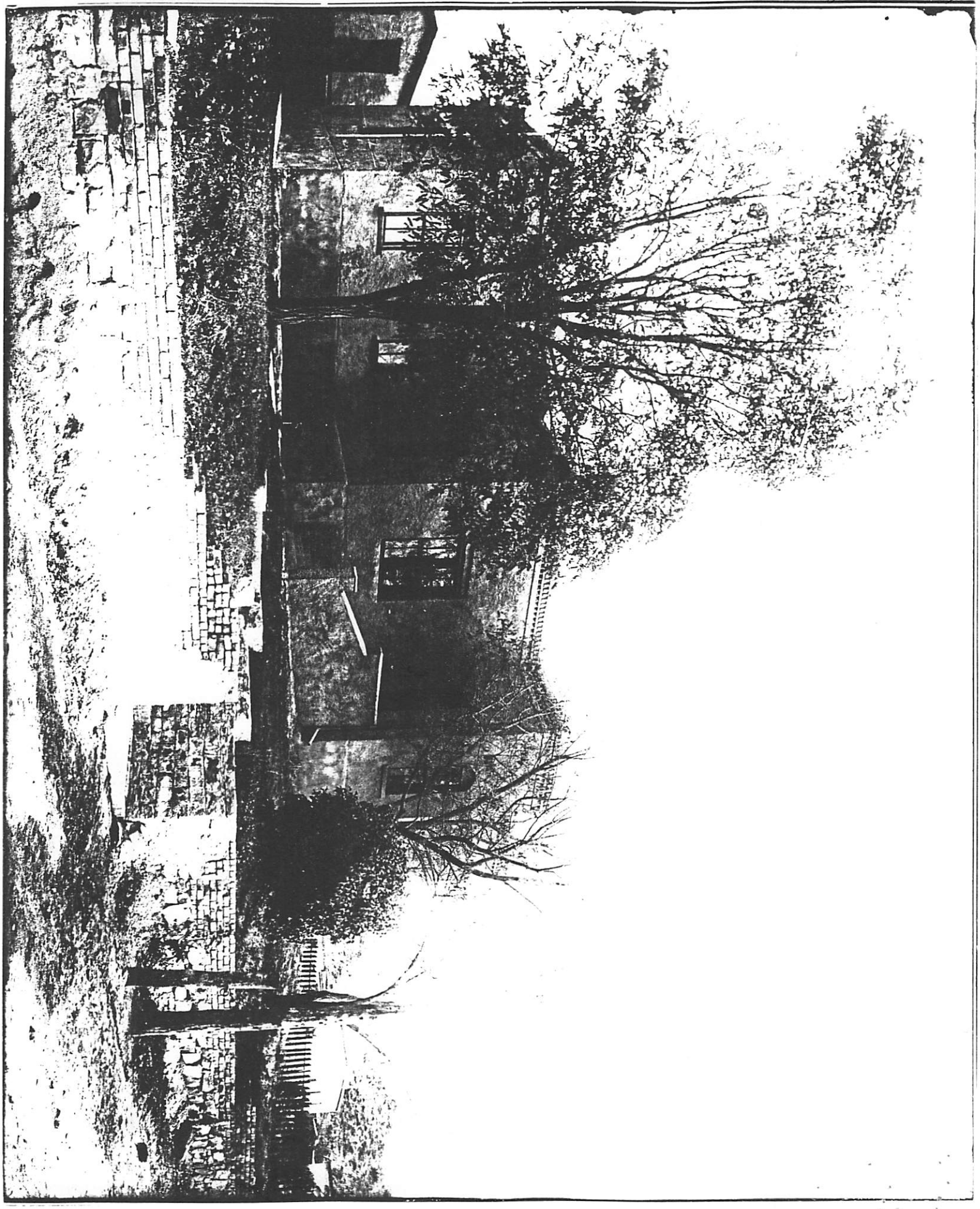

HILLSIDE
39
38
(III)
12" W. PIPE
515 Paseo de Peralta
(133 Hillside) 1948 Sanborn

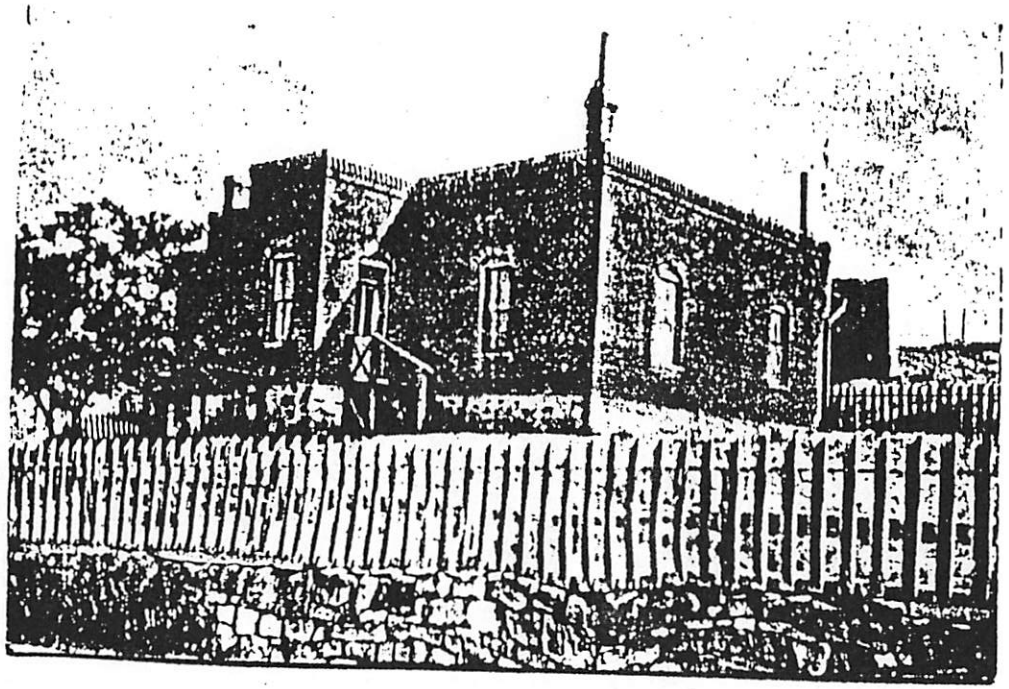
515 Paseo de Peralta (133 Hillside) 1930 Sanborn



MNM # 51631

House on Paseo de Peralta (formerly Hillside Avenue
ca 1910-15
(glass 8X10)





House on Hillside Avenue
ca 1907-12

MNM #10516

(Water-colored print)

(Dorman Coll.)

June 19, 1995
Box 1218
Mesilla, NM 88046

Historic Design Review Board
City of Santa Fe
200 Lincoln Ave
P.O. Box 909
Santa Fe, N.M. 87504-0909

Re: 515 Paseo de Peralta, Area #1, House #533, "Significant".

Dear Historic Board Members:

This proposal is for the repair and restoration of the exterior stucco, exterior wood surfaces, and structural integrity of the front porch on significant historic building #533, located at 515 Paseo de Peralta (Ex. A).

The building is of double brick construction covered with a rough cement stucco. The existing stucco was probably applied at the time of original construction. The bricks are roughened and pocked to hold the stucco without lath. The brick faces do not show signs of ever having been the exterior surface. I know that the existing stucco has been in place since 1937 when the building was purchased by my parents. At that time the stucco appeared to be old (See 1937 photo at Ex. B).

Due to weathering and age, the stucco has peeled and cracked in several places. There are large cracks with missing bricks in the front porch. It is proposed that those bricks be replaced and the cracks filled with a non shrinking filler. Lath would be used as necessary to hold the new stucco. The porch structure will be reinforced for safety with steel bands and plates which will be covered with stucco. This plan was recommended and endorsed by Ken DeLapp, professional and structural engineer (Ex. C).

The brick pattern in the parapets will not be covered by new stucco. The wood in the eaves, window frames, and doors will be scraped and painted. Rotten wood will be replaced as needed. The original configurations will be maintained.

The earliest record of a building on this site which I have been able to find is dated December 13, 1872 in Book Q Deeds at Page 256 and refers to "tenements and apputenances thereunto". This was on a deed filed October 1, 1887 transfering title. It is unknown to me if the "tenements and apputenances" were the existing building.

The first positive identification that I have been able to make of the present standing building appears on King's Official Map Santa Fe - 1912 Portion of Block 39. The unique shape of the house is recognizable on what was then Hillside Avenue.

In 1937 when my parents bought the house it consisted of two apartments. The address then was 133 Hillside. During the housing shortage in early World War II the larger apartment was split and an attached garage converted into a bedroom. The building then took on the three apartment configuration that it has today.

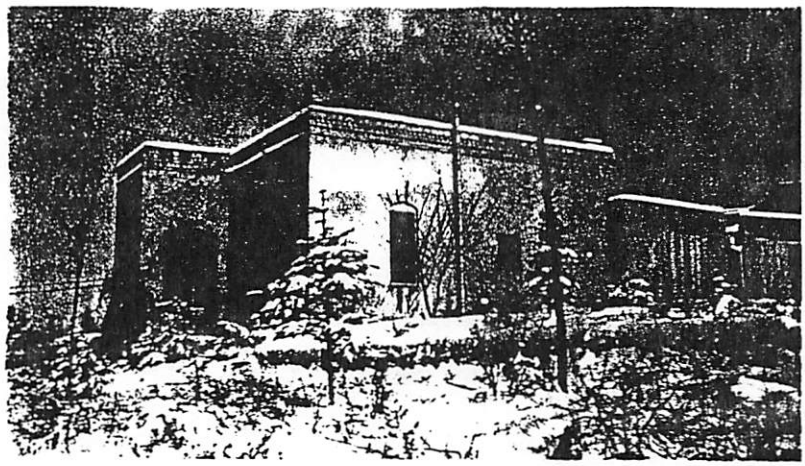
The objective of this proposed project is to repair, restore, and maintain the exterior of the structure. NO changes or additions will be made except for the steel reinforcement to the porch and metal lath, both of which will be covered with stucco. The rock foundations and brick trim on the parapets will not be covered with new stucco.

Respectfully submitted,

Dorathea A. Gabel

Dorathea A. Gabel
Owner

December 1937



H3004

building threatened?	surveyed	county	ID no.
yes	date 11/85 by HMW	SANTA FE	051610566

field map	number	UTM reference zone 12 13	easting	northing
SFHD #1	566			

location description: ~~501 (?)~~ P° de PERALTA 515

city/town: SANTA FE

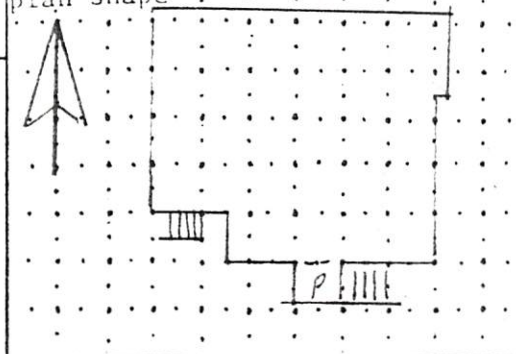
land ~~grant/reservation~~

building name:

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

film roll	negative nos.	loc. of neg.
by SL no. SFHD #24	?	HPB

plan shape



date of construction: PRE 1912 estimate ___ actual ___

source: KING'S.

use
present: residential
other: ___
historic: residential
other: ___

condition: ___ excellent ✓ good ___ fair ___ deteriorating

degree of remodeling: ✓ minor ___ moderate ___ major

describe:

style: TERRITORIAL

foundation material: STONE

wall material/surface: BRK / STUCCO

architectural features
STUCCO'D BRK COVING - 2 DENTIL BANDS, 1 N. HDR, 1 DOGTOOTH; COVED RF WRAP OVER TOYS AS FLASHING.
2/2 D.H. WD WINDS, SILLS, TRIM'D W/ SGL LINTELS, STRAIGHT FOR TRIM'D.
OPEN PORCH W/ SEMI-CIRC. ARCH OPENINGS.
SGL LF 2 ARCH LIGHT WD. DOOR W/ SGL TRANS.
3 6/6 D.H. IN BAND ON REAR E. STAIRS TO L SIDE

comments: FRONT ENTRY: SGL IS LIGHT DOOR W/ SGL TRANS.
WAS STUCCO'D VERY EARLY - SHOWS IN C.1910 PHOTOS.
AN EXC. BRK TERRITORIAL W/ STEPPED MASS PLAN.

surroundings: COMM / RES

relationship to surroundings: ___ similar ✓ not similar

district potential: ___ yes ___ no

significance: ✓ eligible ___ of interest ___ none

if eligible, why? PRIMARY: STYLE, INTEG.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

June 19, 1995
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Respectfully submitted,

Dorathea A. Gabel

Dorathea A. Gabel
Owner

December 1937

Allen Stamm & Associates
BUILDERS REALTORS

September 18, 1953

Mrs. D. Koch Dunakin
527 Agua Fria
Santa Fe, New Mexico

Dear Mrs. Dunakin:

Enclosed is plat of the Simms property which also shows Tract I which we will receive from you, Tract G, which we will try to get the City to deed you, and Tract H which we hope to receive from the City.

5 ft. will have to remain in your ownership along the south side of Tracts H and I, as discussed previously, in order that your proposed apartment will comply with the setback restrictions of 10 ft rear yard width.

We propose to construct a wall at least 62 ft in length as shown, 8' or 9' in height with a minimum height of 8', and receive in exchange title to Tract I, less 5' along the south side as shown by the red dotted line. We will also have to build necessary retaining wall "X" approximately 14' in length at our expense. Retaining wall between Tracts A and G will be constructed by Mr. Simms to stabilize his rear yard and provide driveway from the rear of his garage to Tract G. Steps at point "Y" 5' in width will cost you $75.00 if you want us to do the work. About $50.00 of this is in the steps, and $25.00 in the retaining wall which we would have to build at "X-1". If you do not wish these steps we will provide heavy crib retaining wall out of some large vigas we have, which could be removed at a later date if you build your apartments and the steps.

We will be working with our full crew there next week and will be happy to meet you at the job any time you say to discuss this matter further.

Yours sincerely,

Allen Stamm

Allen Stamm

lp
cc W. C. Simms

LOCATION/PROBABLE ADDRESS: between 515 + 520 Paseo Paseo de Peralta/Otero

H-83-042