

MEMORANDUM

RE: 515 Paseo de Peralta

Date: 9/3/25

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 is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant, with the walls of the NW bedroom addition and NE converted garage addition excluded as non-primary. The existing detached shed, garage, and other site walls were found to be noncontributing.

The project consists of the proposed renovation and restoration of the historic late-nineteenth century brick house, demolition of noncontributing site structures, and an addition to the North side of the existing house.

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, erected circa 1889. 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. 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.

The proposed renovation of the historic brick house will return it to single-family residential use, provide ADA accessibility, and stabilize the 135-year-old structure. Existing exterior materials, doors, and windows will be repaired in kind. A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised. These are proposed to be rebuilt and expanded along the South facade, shoring up the house's foundation.

The proposed two-story addition will be partly buried in the sloped site to the North, replacing existing noncontributing additions and outbuildings. From Paseo, the addition will be located behind the existing house. The addition will lightly touch the historic North facade of the brick house, leaving the historic facade as unaltered as possible. The new structure will provide bedrooms, kitchen, garage, an upstairs guest suite, and private outdoor spaces away from busy Paseo de Peralta, tucked behind the historic house.

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 name.

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