

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph (505) 255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue
Date	Plot Date
September 09, 2025	9/3/25
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515 PdPeralta -G100 Cover.vwx	
Set	
Schematic Design	
Sheet Title	
	Cover Sheet
	G100h
Sheet	of



515 Paseo de Peralta, 1915

515 Paseo de Peralta HDRB Info Session

September 09, 2025

PROJECT DIRECTORY

CLIENT
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DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	ASD101	Existing Site Plan - Historic Status
3	ASD102	Demo Site Plan
4	AS101	Proposed Site Plan
5	S100	Existing Plan w/ Structural Deficiencies
6	A101(E)	Existing Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	A101	Proposed Ground Floor Plan
9	A102	Proposed Upper Floor Plan
10	A103	Proposed Roof Plan
11	A200h	South Elevations - Existing & Proposed
12	A201h	East Elevations - Existing & Proposed
13	A202h	North Elevations - Existing & Proposed
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15	A300h	Section A - Existing & Proposed
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PROJECT DESCRIPTION

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

The property 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 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.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

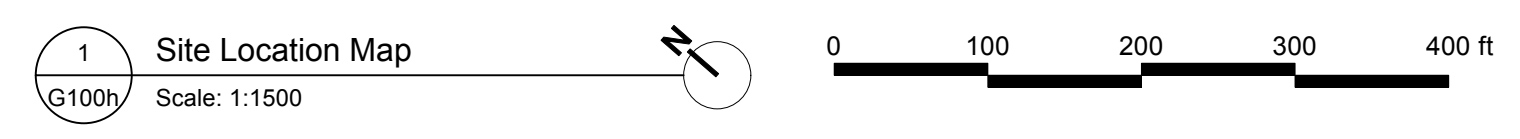
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515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

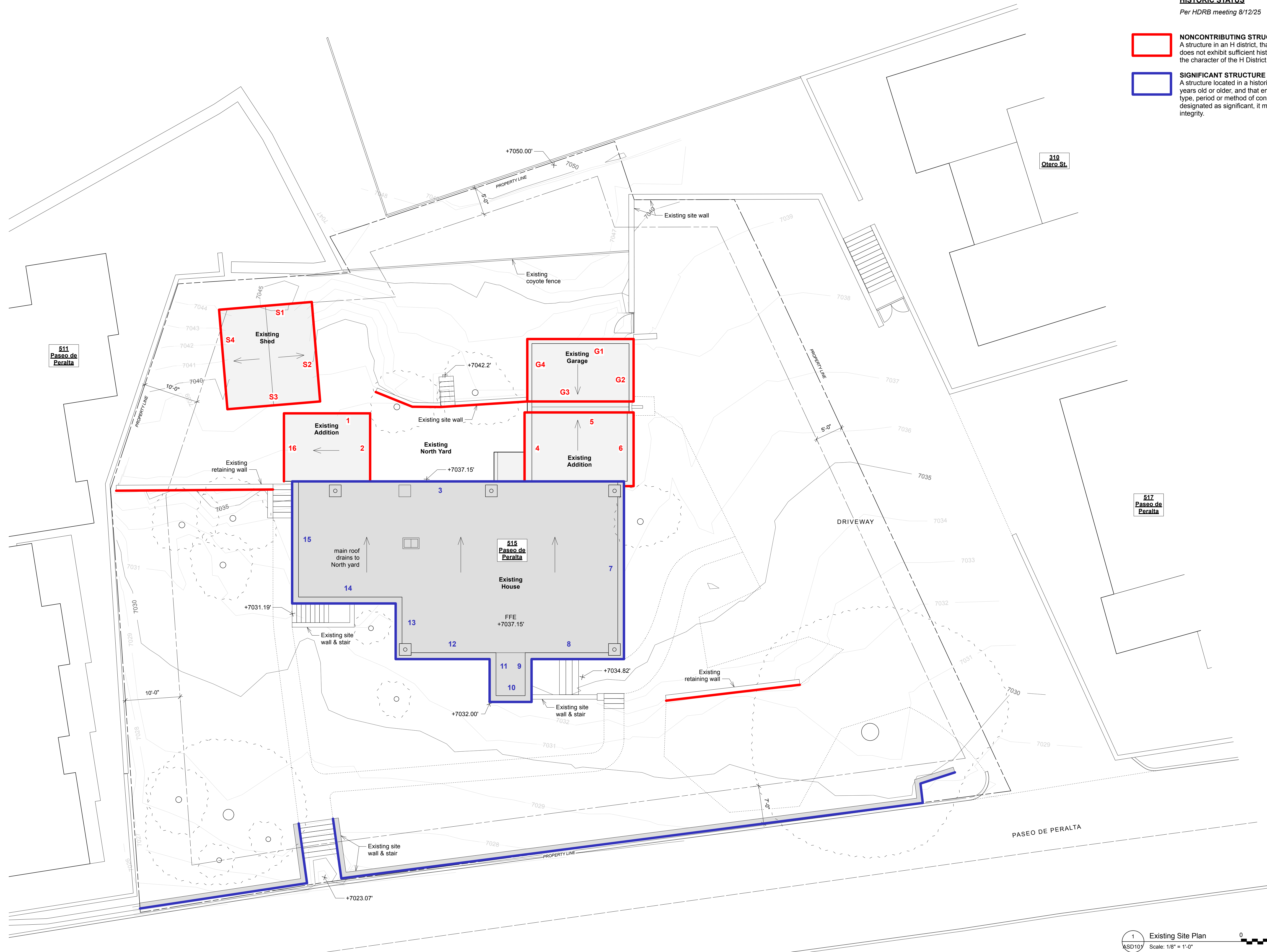
HISTORIC DISTRICT
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

HISTORIC STATUS
Contributing

SITE AREA
14,985 sf / 0.344 acres

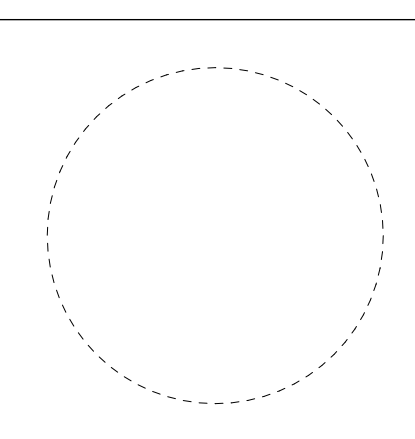


1 Site Location Map
G100h Scale: 1:1500



HISTORIC STATUS
Per HDRB meeting 8/12/25

- NONCONTRIBUTING STRUCTURE / NON-PRIMARY FAÇADE**
A structure in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
- SIGNIFICANT STRUCTURE / PRIMARY FAÇADE**
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity.



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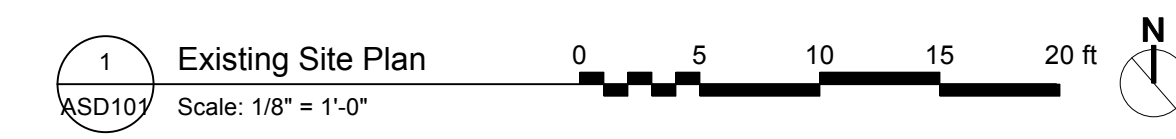
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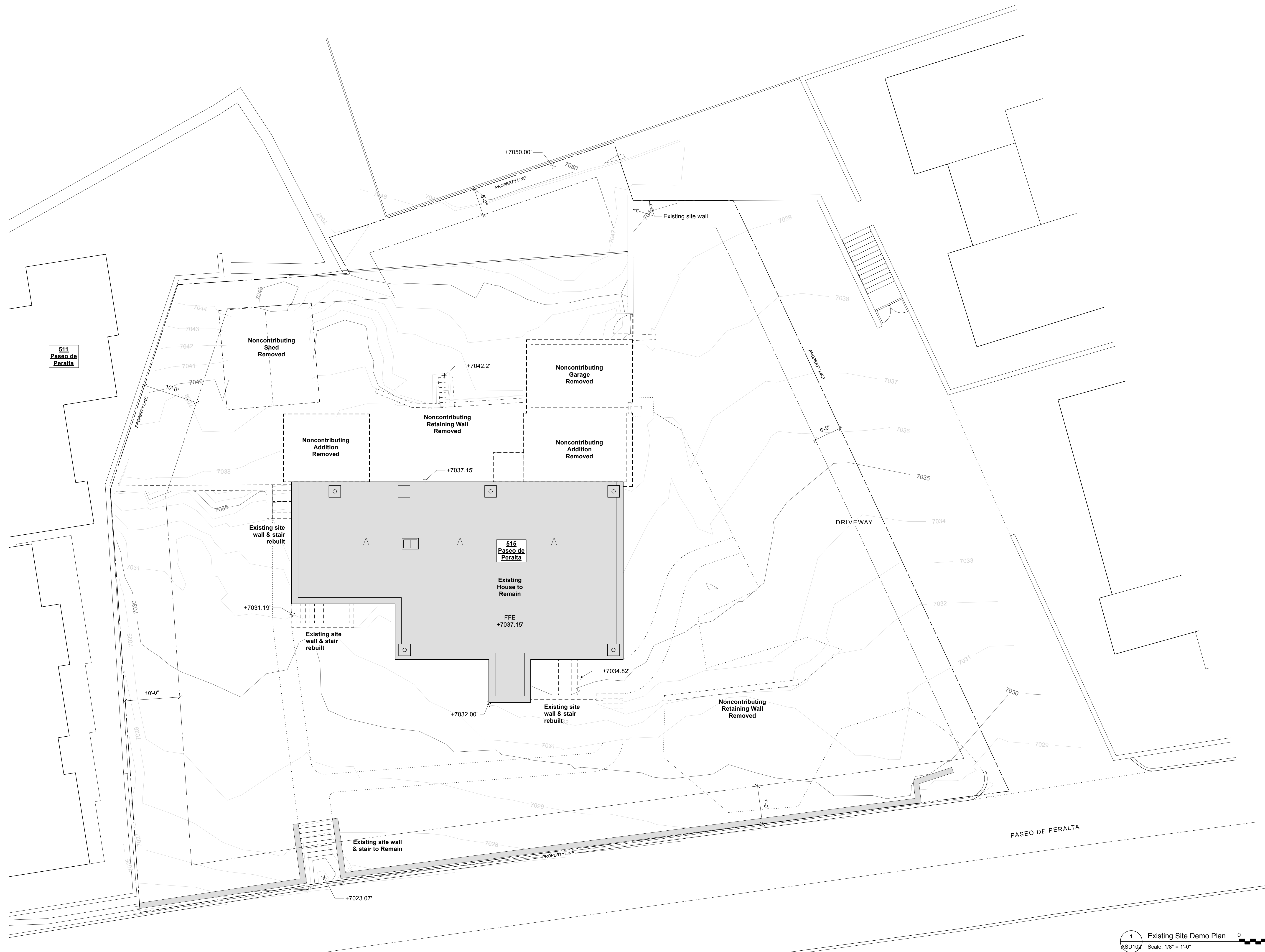
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Existing Site Plan
Historic Status

ASD101

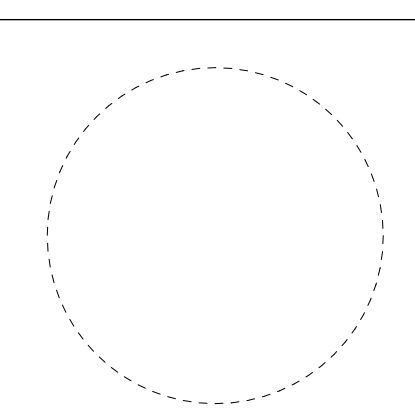
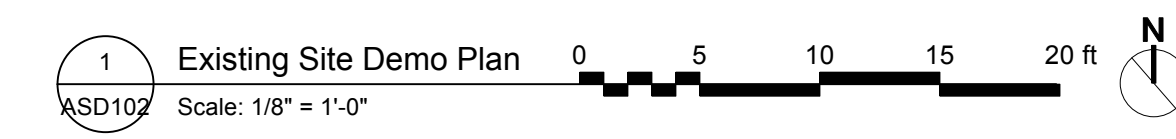
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511
Paseo de
Peralta

515
Paseo de
Peralta



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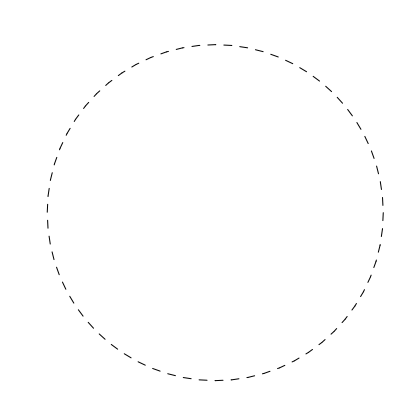
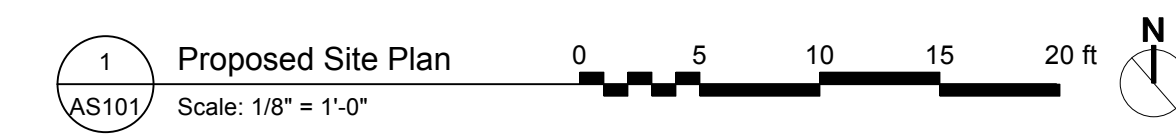
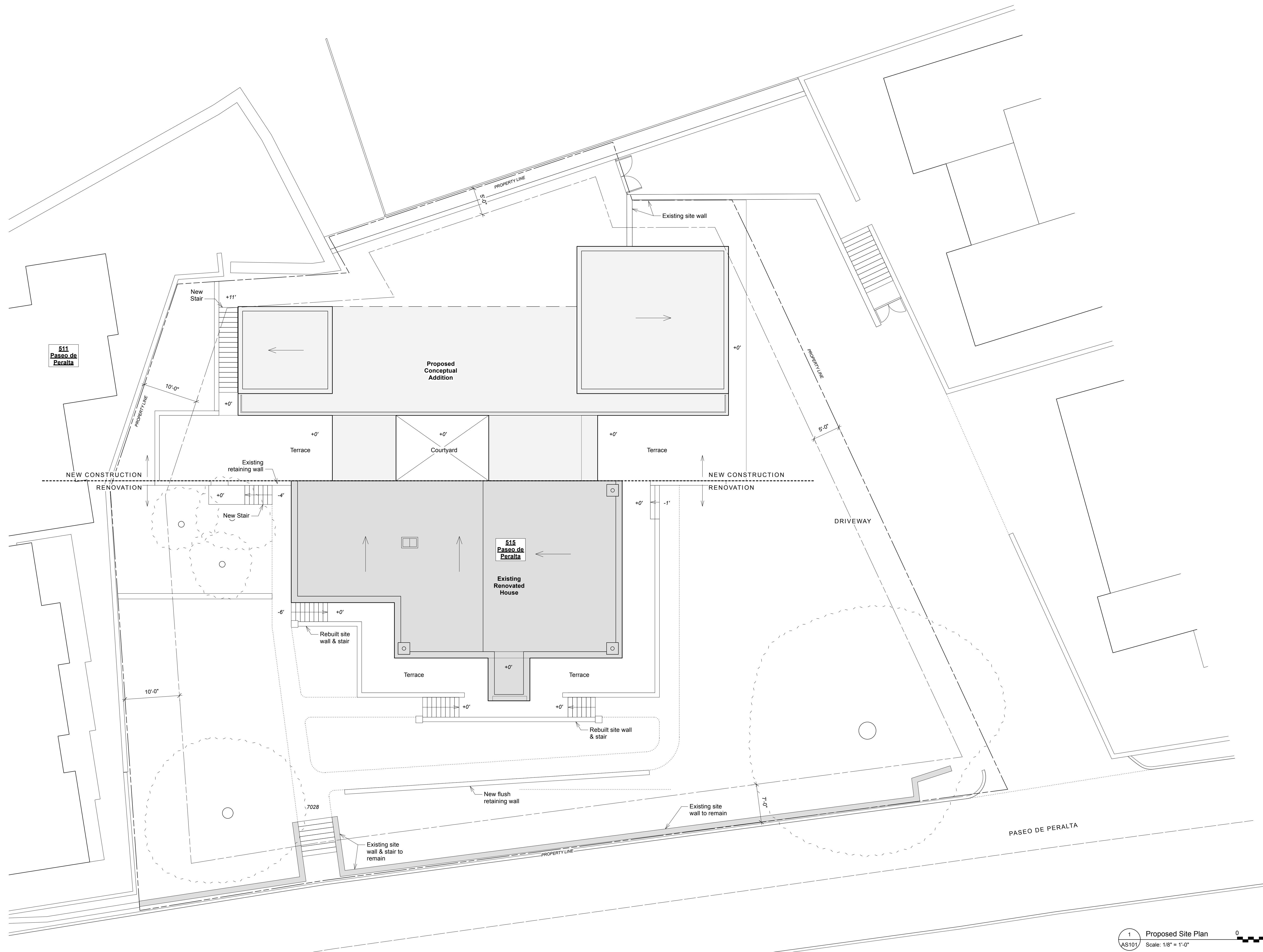
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Sheet Title
Existing Site Demo Plan

ASD102
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Date: September 09, 2025
 Drawn by: AS101
 Plot Date: 9/3/25
 Checked by: AS101
 File: 515 PdPeralta_A100 Plans.vwx
 Set: Schematic Design
 Sheet Title: Proposed Site Plan

AS101

Sheet of



RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ABODE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED, AND NO FOUNDATION WAS DETECTED.



RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED

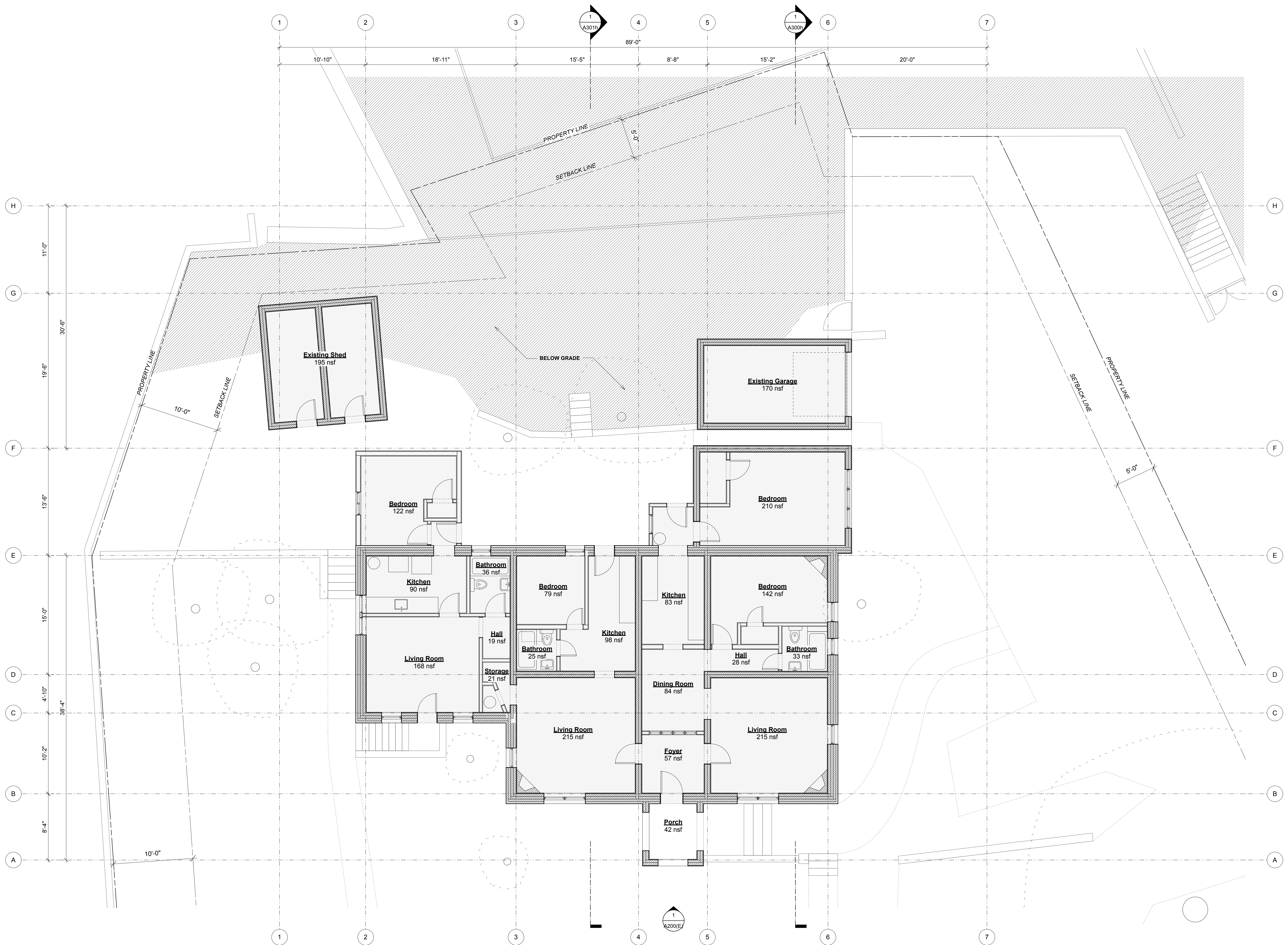


PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION

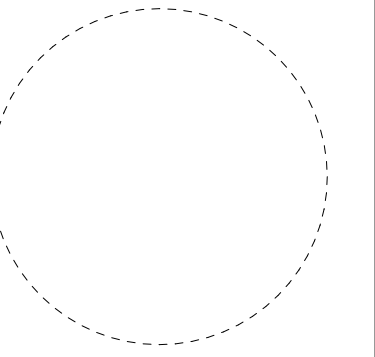
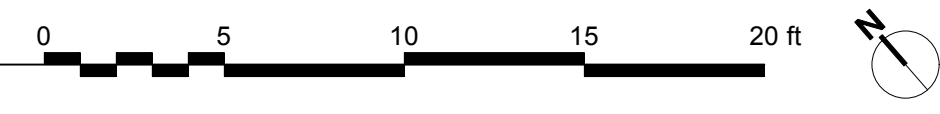


DAMAGE TO RUBBLE FOUNDATION STEM WALL





1 Existing Ground Floor Plan
 Scale: 3/16" = 1'-0"



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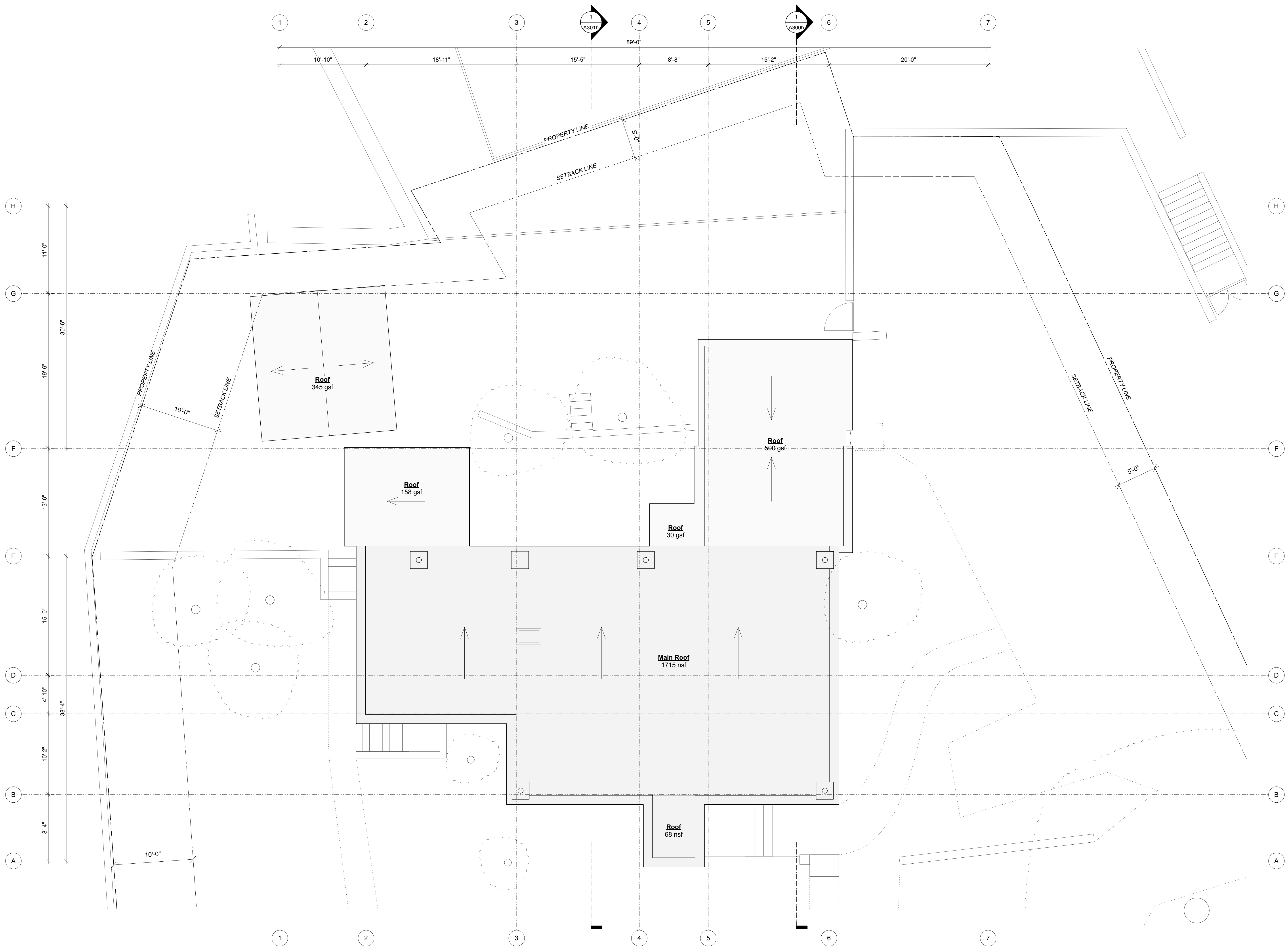
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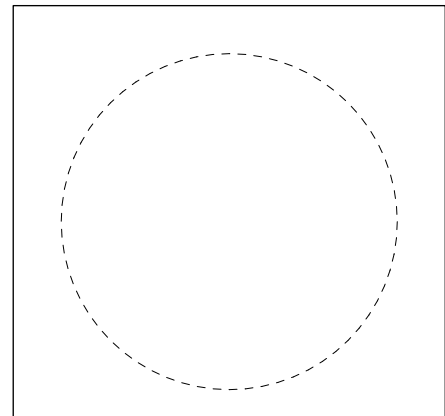
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Sheet Title	Existing Ground Floor Plan		

A101E

Sheet of



1 Existing Roof Plan
 A102(E) Scale: 3/16" = 1'-0"



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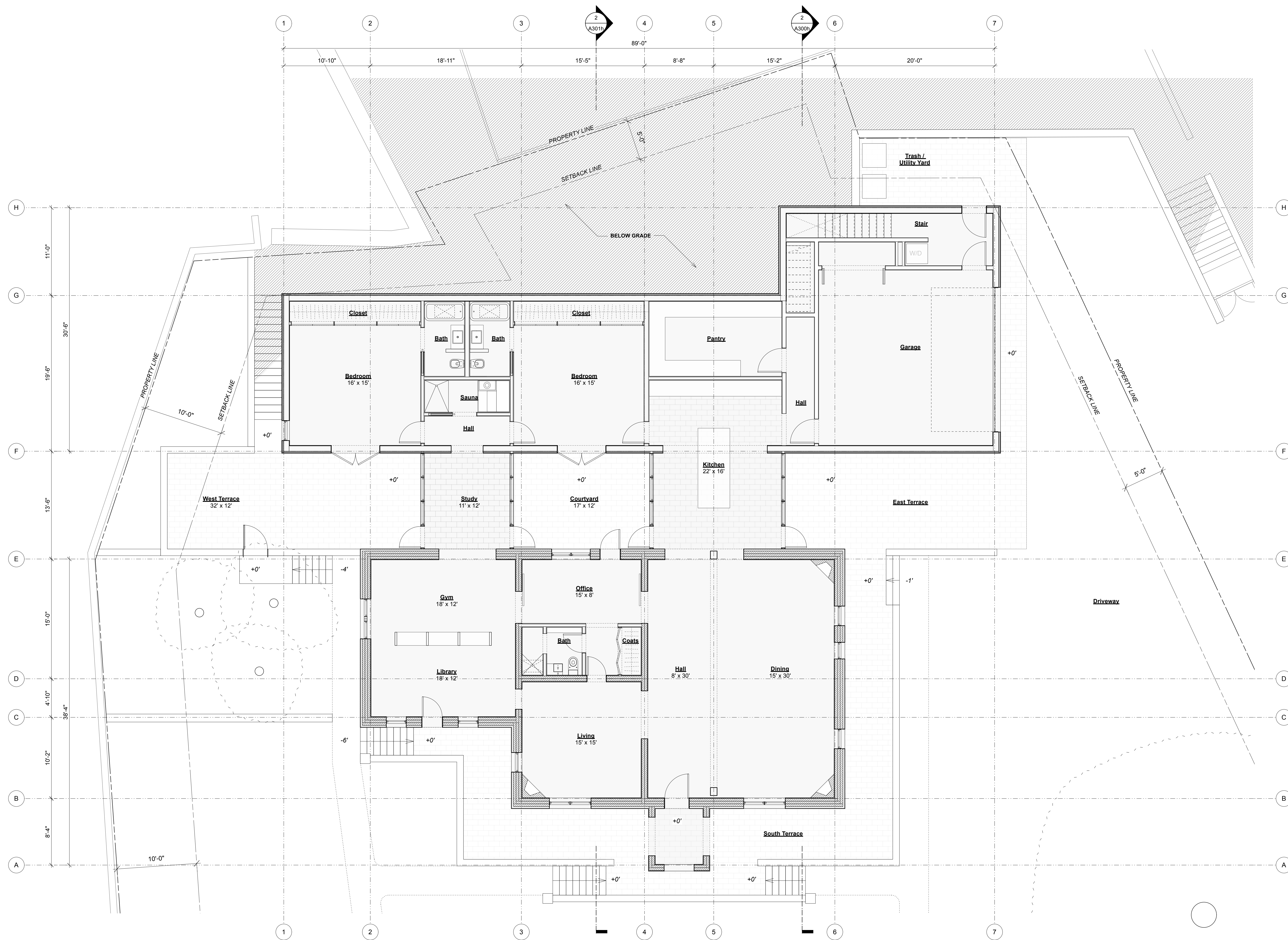
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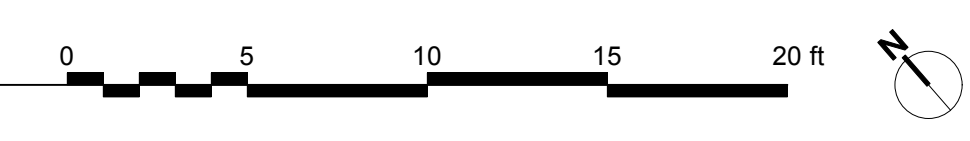
Existing Roof Plan


A102E

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1 Proposed Conceptual Ground Floor Diagram
 A101 Scale: 3/16" = 1'-0"





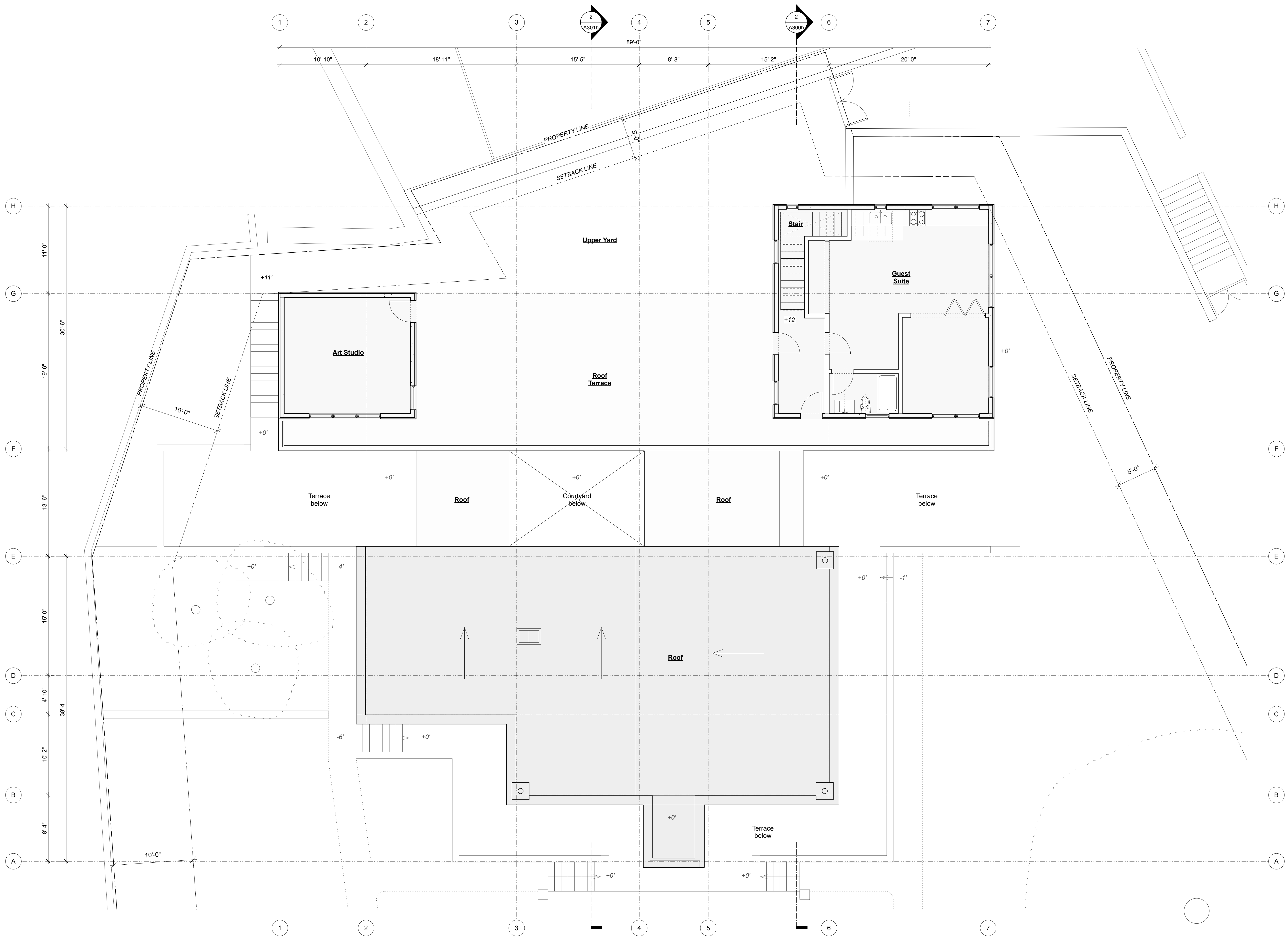
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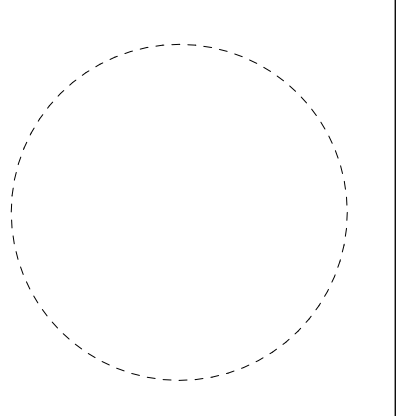
Date	Issue

Date September 09, 2025	Plot Date 9/3/25
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File: 515 PdPeralta_A100 Plans.vwx
 Set: Schematic Design
 Sheet Title: **Proposed Conceptual Ground Floor Diagram**
A101



1 Proposed Conceptual Upper Floor Diagram
 Scale: 3/16" = 1'-0"



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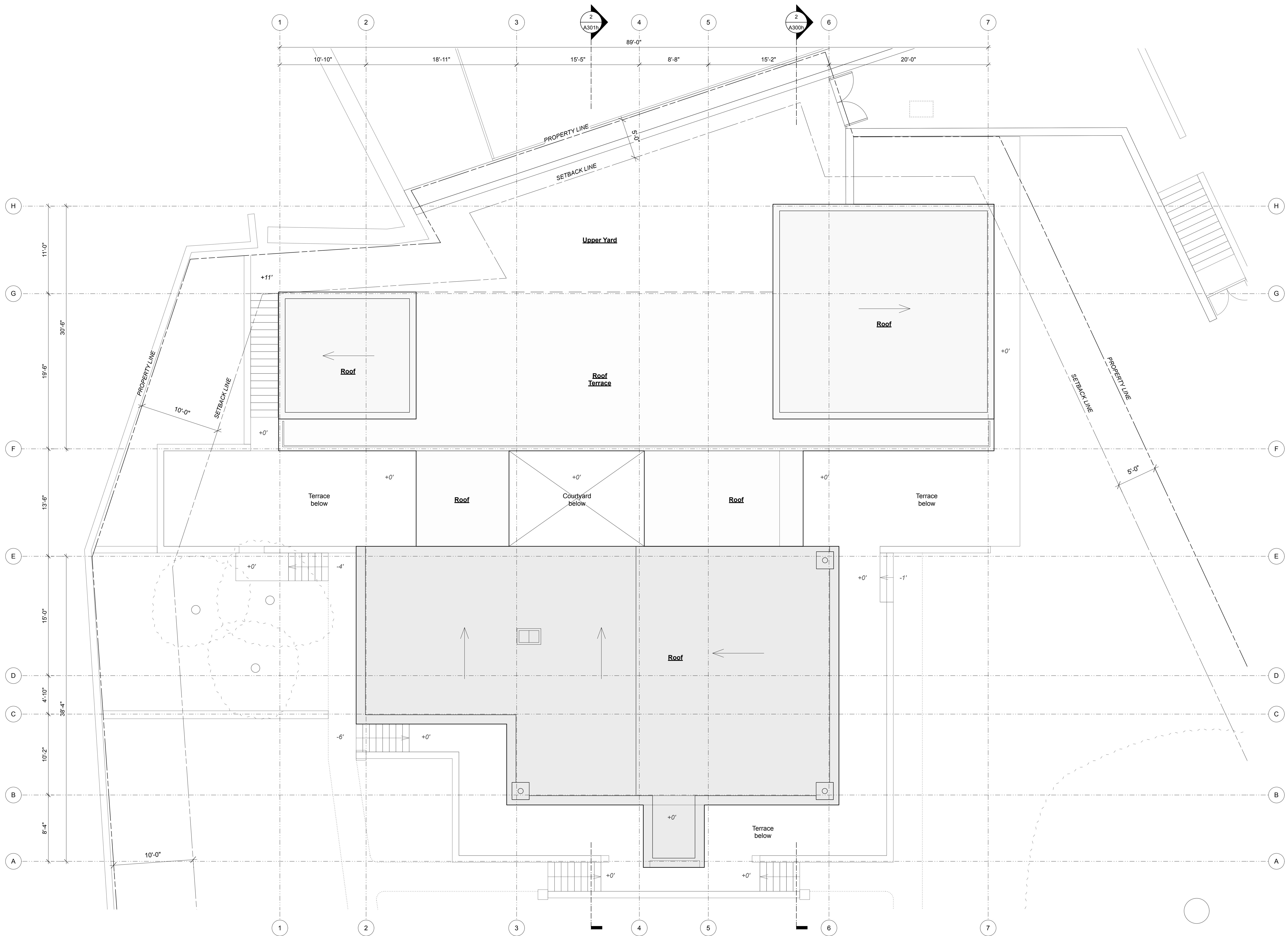
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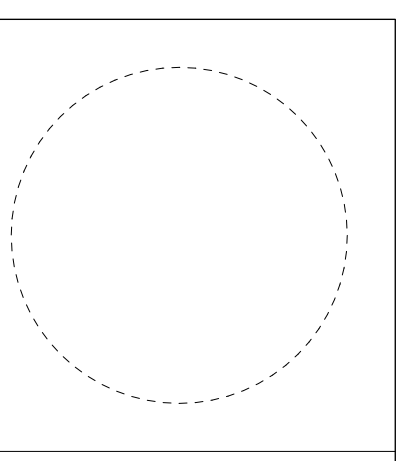
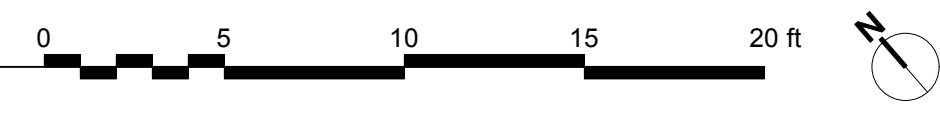
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File	515 PdPeralta_A100 Plans.vwx		
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Sheet Title: **Proposed Conceptual Upper Floor Diagram**

Sheet **A102** of



1 Proposed Conceptual Roof Diagram
A103 Scale: 3/16" = 1'-0"



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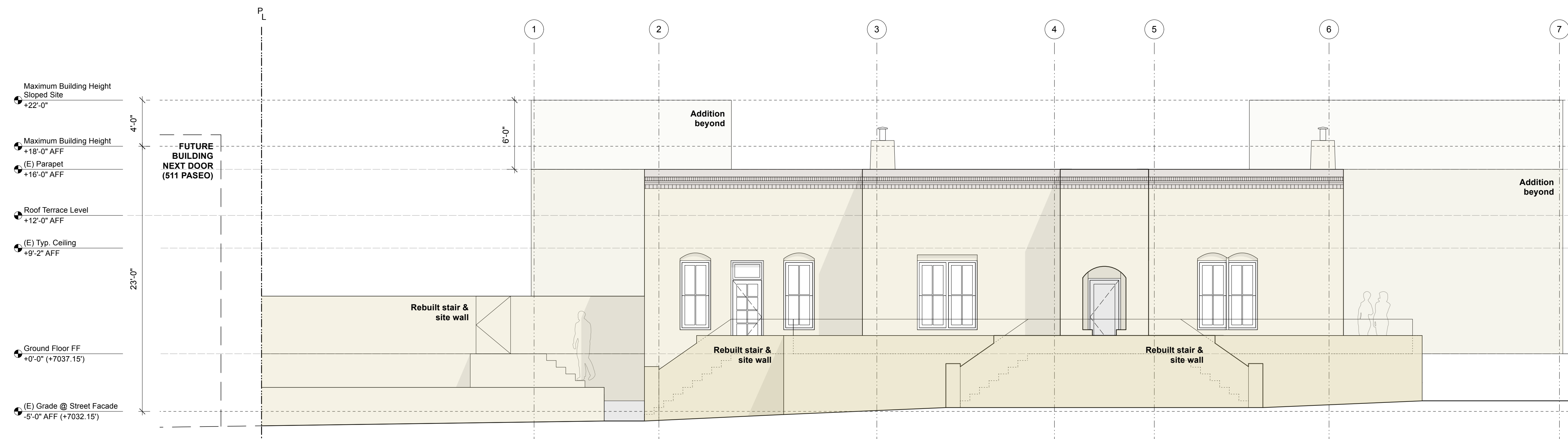
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Date September 09, 2025	Plot Date 9/3/25
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Sheet Title Proposed Conceptual Roof Diagram	

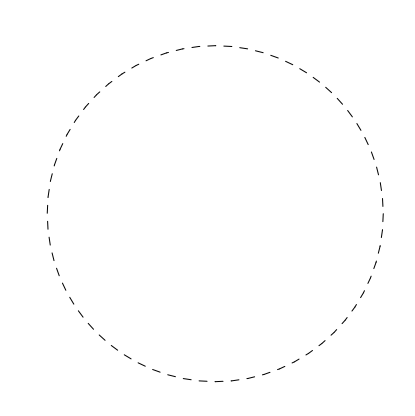
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1 Existing South Elevation
 A200h Scale: 3/16" = 1'-0"



2 South Elevation - Conceptual Proposal
 A200h Scale: 3/16" = 1'-0"

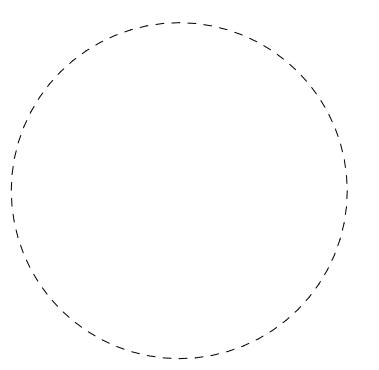
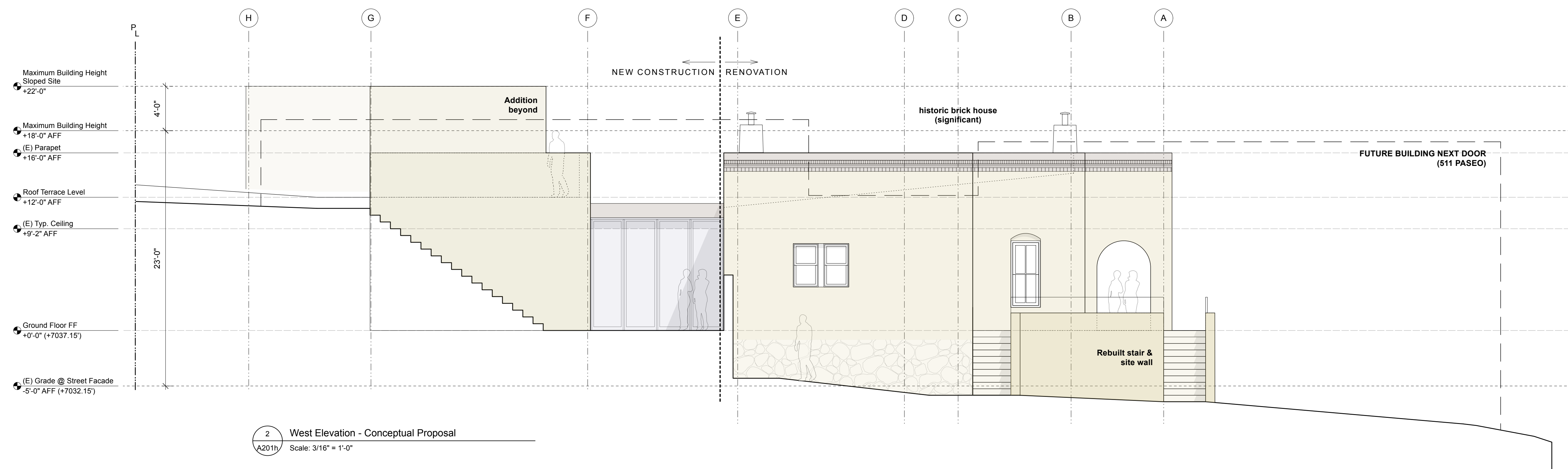
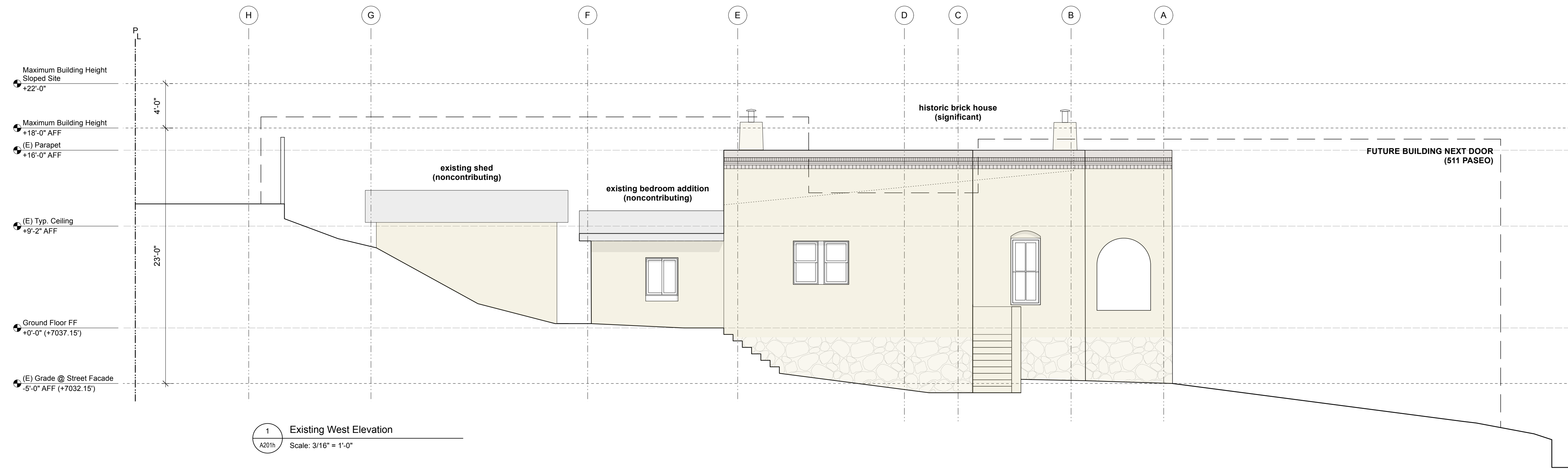


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Date	Issue

Date: September 09, 2025
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 Plot Date: 9/3/25
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 File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Schematic Design
 Sheet Title: **South Building Elevations**
A200h



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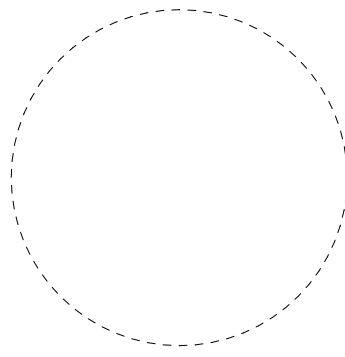
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue
September 09, 2025	

Date: September 09, 2025 Plot Date: 9/3/25
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 File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Schematic Design
 Sheet Title: West Building Elevations

A202h

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Date	Issue

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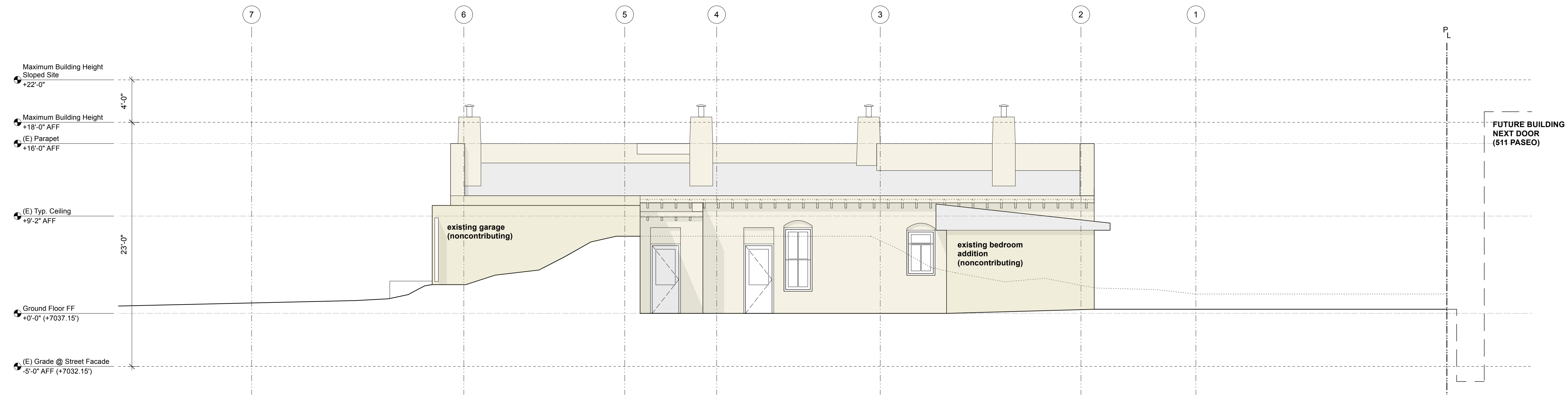
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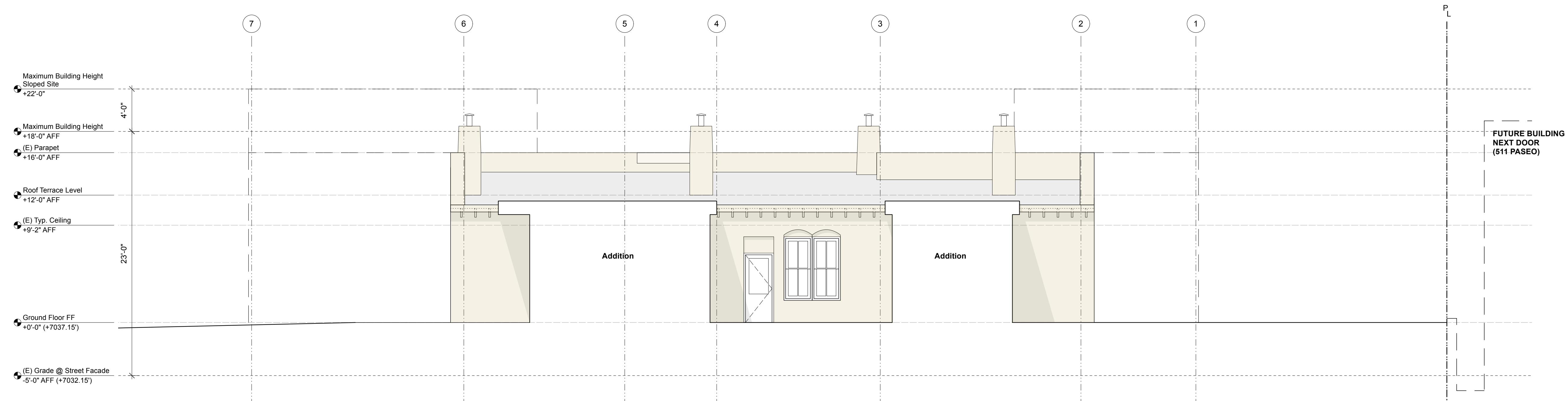
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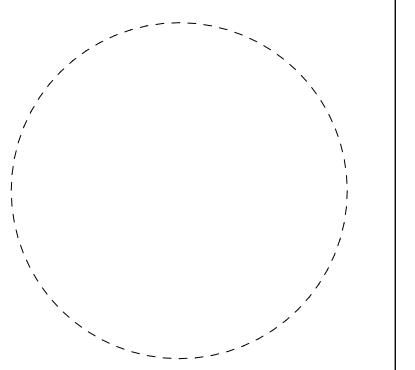
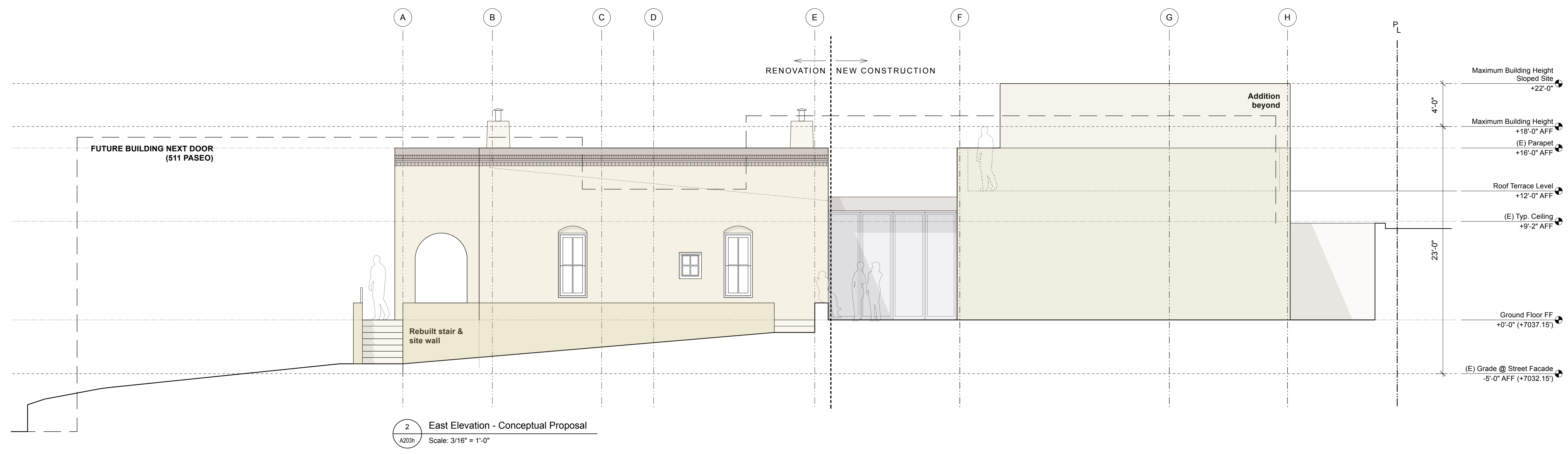
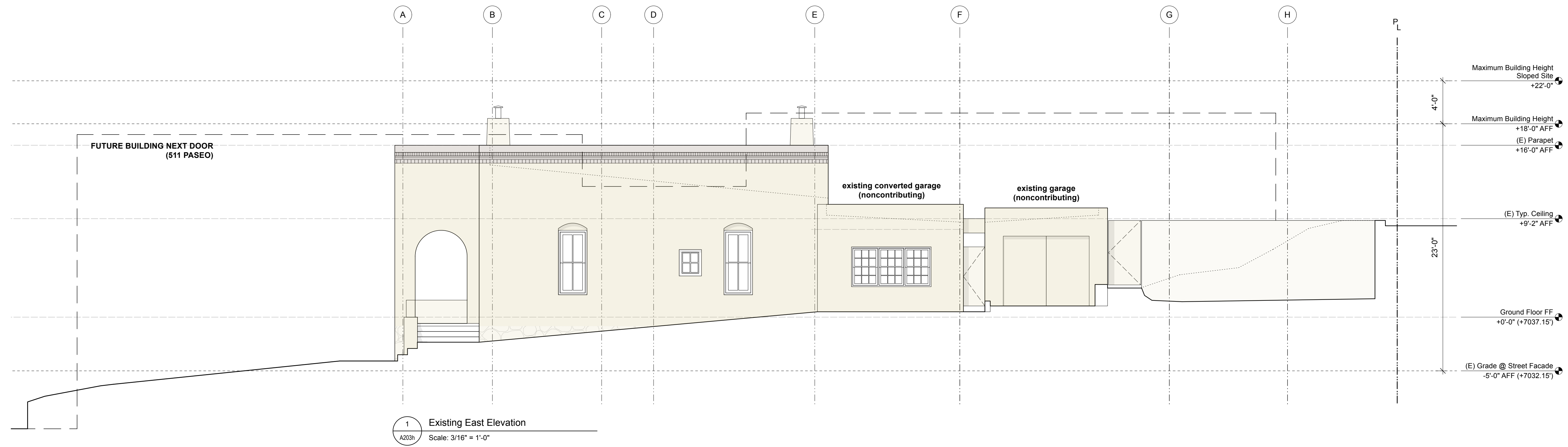
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3 Existing North Elevation
A202h Scale: 3/16" = 1'-0"



1 North Elevation - Conceptual Proposal
A202h Scale: 3/16" = 1'-0"



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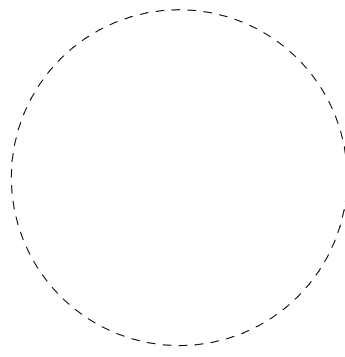
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Date: September 09, 2025 Plot Date: 9/3/25
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 File: 515 PdPeralta_A200 Elev Sections.vwx
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Sheet Title: **East Building Elevations**
A203h
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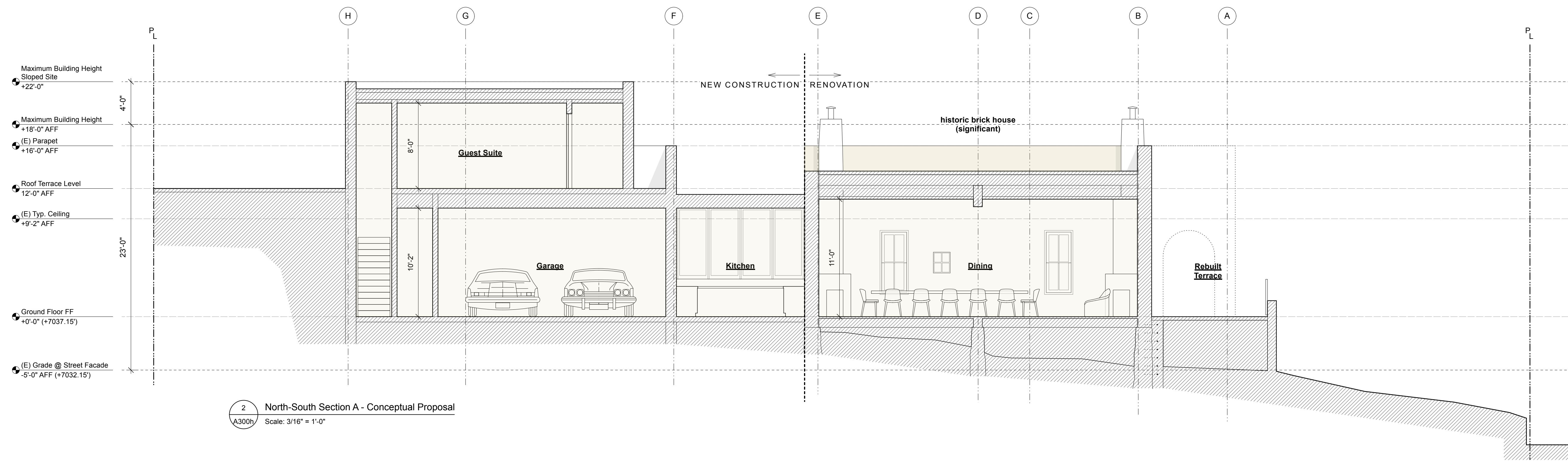
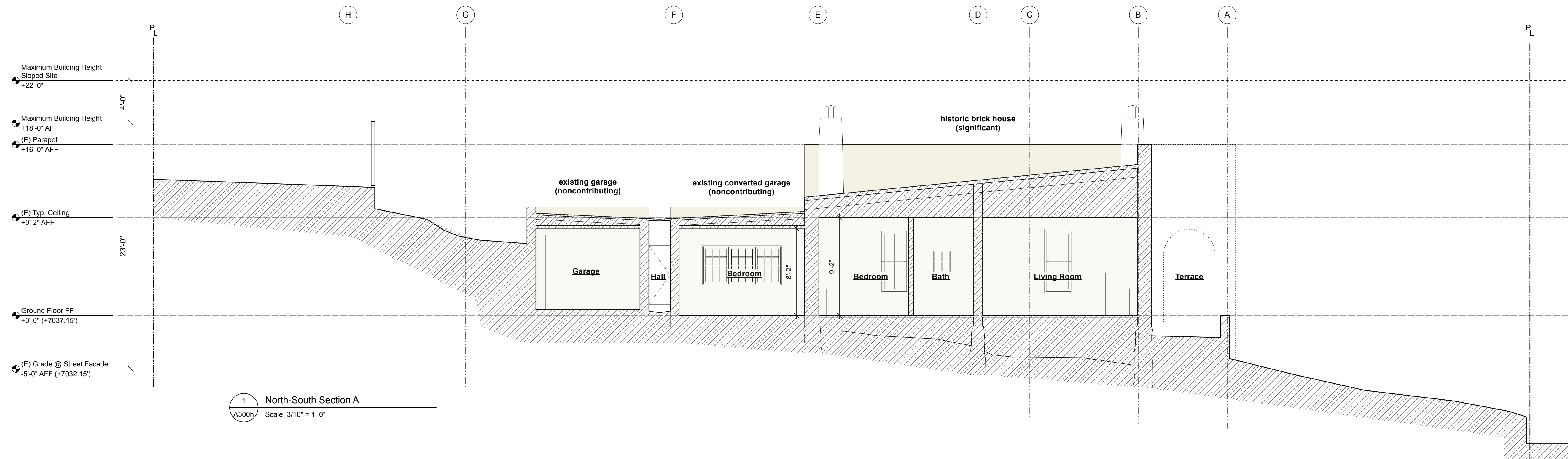
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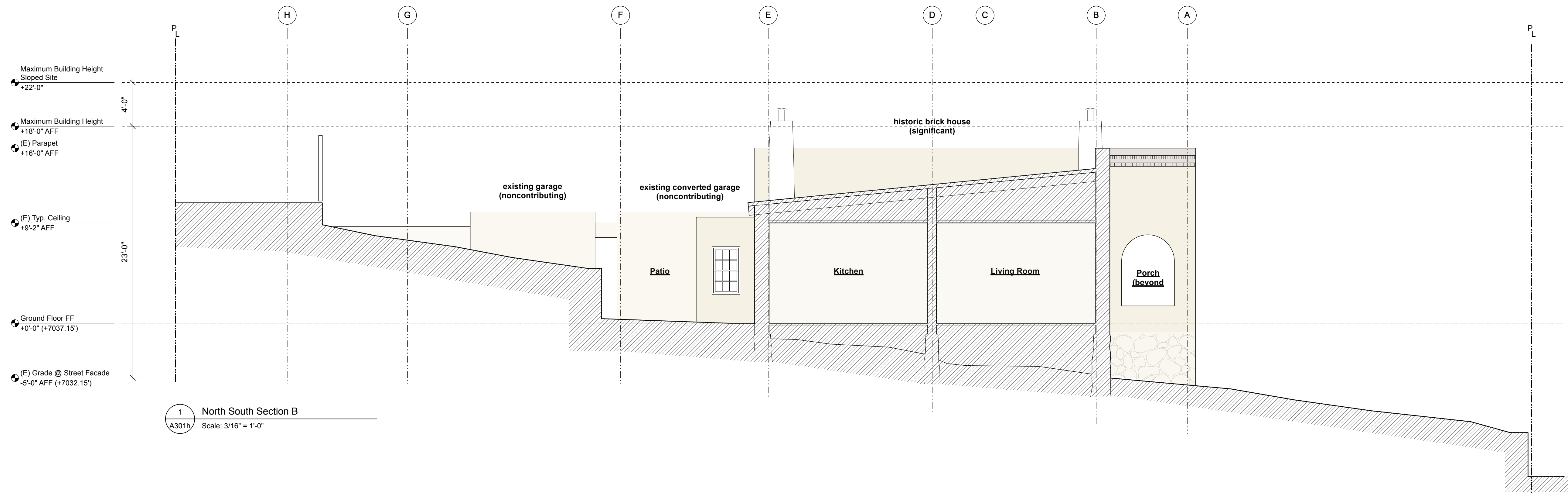
Date: September 09, 2025 Plot Date: 9/3/25
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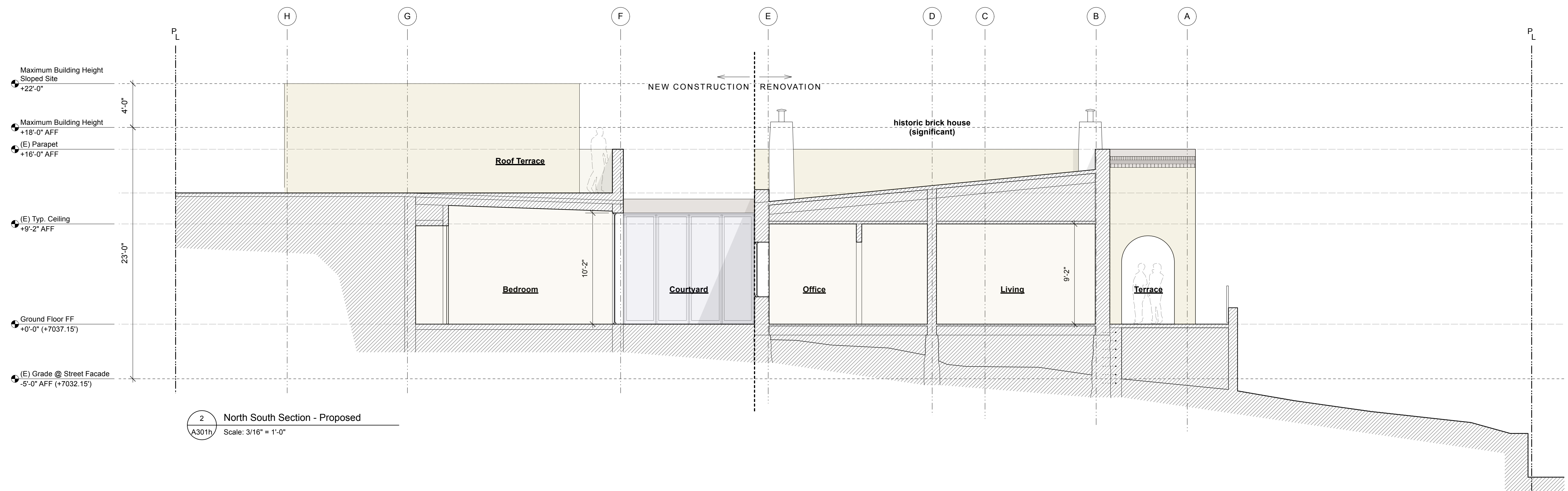
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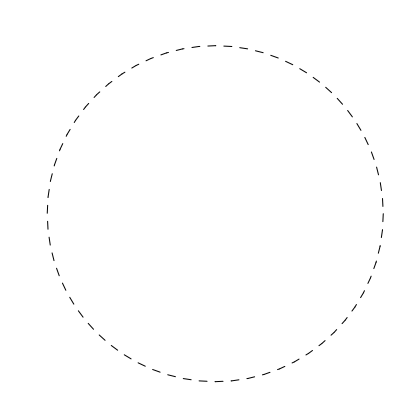




1 North South Section B
A301h Scale: 3/16" = 1'-0"



2 North South Section - Proposed
A301h Scale: 3/16" = 1'-0"



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File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: **North-South Building Section B**

A301h

Sheet of