

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

2025-011354-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George & Tina Feghali, owner, propose to demolish two non-contributing additions on significant structure and demolish two non-contributing detached structures. (Amanda Romero)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends approval of the proposed demolition of two detached structures and two additions on the north façade of the main residence, and finds that the application complies Section 14-3.14, Demolition of Historic or Landmark Structure.

Sample motions:

- a. In case 2025-011354-HDRB, for 515 Paseo de Peralta, *approve* or *deny* the proposed requests for demolition [detached garage, shed, additions on north elevation].

BACKGROUND & SUMMARY:

The property at 515 Paseo de Peralta prominently sits above the street on a sloping lot that is supported by rock retaining walls along the southern property line. There is a similar retaining wall along the north. Historically, the lot was densely vegetated, had been subdivided, and once had an acequia running along the north of the property.

The single-family residence at 515 Paseo de Peralta is significant to the Downtown and Eastside Historic District, built in 1889 with a Territorial design style highlighted by its brick coping feature. Originally, the residence had a brick exterior; however, stucco appeared in photographic evidence as early as 1910. The stucco has a unique textured finish. There is a rubble stone foundation that continues above grade. The south façade features a keyhole opening, where the primary entry door is located. At the western portion of the south elevation, concrete steps and a new entry were added in 1943.

An addition on the building's northeast corner originally served as a garage and was renovated to become a bedroom. An additional detached garage was constructed at that time. There have been many changes to the building in association with the creation of apartments within the original single-family residence.

The free-standing shed, shown in 1912 Kings Map, is a 195 sq. ft shed, which features a gabled roof with corrugated metal. The south elevation is finished with cementitious stucco. The north elevation is a combination of brick and rubblestone. The interior of the shed is accessed via a pair of wood plank doors on the south elevation. John Murphy references it as an important contextual structure reflecting the history of housing work animals on the same site as a residence.

The residence was most likely constructed for Samuel Beach Axtell, former New Mexico Territorial Governor, who held a large tract of land along what was once Hillside Avenue. He upgraded old Adobe dwellings and built a brick residence. Axtell was thought to be corrupt and was removed from office in 1878 but was never formally charged with any corruption.

The detached garage proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The detached shed proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The additions on the north elevation were constructed in the 1940s and the 1970s. The addition on the northeast corner originally served as a garage and was later enclosed. The addition on the northwest corner dates to the 1970s and has no character defining features.

PREVIOUS CASE SUMMARIES:

H-95-091 - In 1995, Dorothea Gabel applied for window repairs, partial restucco, and stabilization of the front entry porch. Gabel received a historic preservation award for the restoration in 1997.

H-04-114 – In May 2007, the HDRB denied a request to demolish the historic stone wall along Paseo de Peralta. The case was appealed to the City Council, which upheld the HDRB’s decision to preserve the historic wall.

2025-010763-HDRB -In August 2025 the HDRB voted to retain the significant status of the main residence, excluding the northwest addition (facades 16, 1, and 2) and excluding the garage addition on the northeast elevation (facades 4, 5, and 6). To designate the shed as non-contributing, to designate the garage as non-contributing because the building lacks integrity. designate the south retaining wall, including the entry steps, as significant and the other retaining walls as non-contributing since they are part of the landscaping. Member Degnan seconded.

APPLICANT’S REQUEST:

The applicant requests:

- 1) Demolish two non-contributing detached structures (shed and garage) at the northern portion of the site.
- 2) Demolish two additions on the north façade.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Significant Structure:

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. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national, or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located 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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (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 complementary 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.

Section 14-3.14(G) Demolition Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure ; and
 - (c) The state of repair and structural stability of the structure under consideration.