

MEMORANDUM

RE: 515 Paseo de Peralta

Date: October 06, 2025

TO: Amanda Romero

Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Demolition Review – 515 Paseo de Peralta

Attachments:

Structural Engineer Report, HCPI Report, Site Photos, Project Drawings

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 demolition of noncontributing structures 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. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing.

The present application includes requests for demolition of noncontributing site structures and preservation of significant structures as outlined below.

[A] Historic Brick 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. Its area is about 1,800 square feet, and its parapet is about 20 feet above grade at the Southern street-facing façade.

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 the future. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised.

The original brick structure was found to be historically Significant, and no demolition is proposed.

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The original brick structure was found to be historically Significant, and no demolition is proposed.

[B] Coal Shed

Northwest of the historic brick house is an adobe brick storage shed with gabled metal roof, also unconditioned and currently unused. It is located behind the house and is mostly concealed from the street. According to the previous owner, whose family inhabited the site since the early 1900s, this structure was used for coal storage; a disused coal chute is still visible on the north façade. It measures about 200 square feet in area, with a maximum height of 10-12' on the south reduced to about 4' on the uphill North façade. According to the HCPI and historic photos, this shed (or another structure in its location) was probably constructed by 1912.

A structural inspection notes that this shed's walls are of unreinforced adobe bricks, with no observable foundations or waterproofing, and currently retaining up to six feet of soil. Cracks and significant degradation of the walls are visible, indicating significant damage from moisture intrusion and presenting a potential danger to life and safety. Correcting these structural deficiencies to meet life safety code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system amounting to an entirely new structure, rather than a restoration.

Demolition of this noncontributing structure is proposed.

[C] 1970s Bedroom Addition

At the Northwest corner of the brick house is a CMU and stucco bedroom addition measuring about 120 square feet in area. It is mostly concealed from the street by the house and by an existing fence. Its date of construction is unknown, though the previous owner dates it from the 1970s. Its style is distinctly mid-century, with smooth stucco, aluminum sliding window, and pronounced roof overhang and fascia. This contrasts sharply with the rough stucco, wood divided lite windows, and stucco parapets of the historic brick house. Its form is also distinct, with a roofline that steps about 6 feet down from the adjacent historic parapet to a height of about 10 feet above grade.

Demolition of this noncontributing structure is proposed.

[D] Converted Garage

At the Northeast corner of the brick house is a garage addition that has been converted into a bedroom. It measures about 210 square feet in area with a height about 10 feet above grade. It has adobe and stucco walls and a shed roof draining Northward. Per the HCPI, it was probably constructed in the 1930s and converted in the 1950s. Its horizontal windows and distinct stucco texture contrast with the historic brick house, and its roofline is about 6 feet lower than the historic parapet. Its stucco and walls show significant deterioration.

Demolition of this noncontributing structure is proposed.

[E] Rubble Garage

Northeast of the brick house is a brick and stone rubble garage with shed roof, unconditioned and currently unused. Its area is 170 sf and its height is about 10 feet above grade. According to the HCPI, it was probably constructed in the 1930s when the previous garage was converted into a bedroom. A stone site retaining wall extends from its Southwest corner. It is separated from the converted garage by a narrow outdoor hallway. Its East façade contains recent plywood doors, and like the converted garage its distinct texture and lower height make it distinct from the historic house.

A structural inspection notes that the garage's walls are unreinforced masonry rubble, with no observable foundations or waterproofing, and currently retaining up to six feet of soil. Cracks and significant degradation

of the walls are visible, indicating significant damage from moisture intrusion and presenting a potential danger to life and safety. Correcting these structural deficiencies to meet life safety code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system amounting to an entirely new structure, rather than a restoration.

Demolition of this noncontributing structure is proposed.

Retaining Walls

The site contains several stone and brick retaining walls.

The most prominent of these is a stone wall running along Paseo de Peralta at the South property line. The Board designated this wall as Significant, and no demolition is proposed.

Three other retaining walls at the East, North, and West of the site were determined by the Board to be noncontributing. These all lack foundations, drainage, and reinforcement, and they show structural damage from retaining earth. Like the other unreinforced site structures onsite, complete reconstruction of these walls with new foundations would be required to ensure safe and legal occupation. Demolition of these three noncontributing retaining walls is proposed.

We look forward to discussing these structures with the Historic Board. The highest priority of the Feghalis and of DNCA is to restore and celebrate the unique historic character of the significant historic structures on this prominent site. We look forward to the chance to discuss these nuances with the Historic Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Wood', written in a cursive style.

Rebecca Wood, AIA, Associate
DNCA Architects



Luchini Trujillo Structural Engineers, Inc.

May 20, 2025

DNCA Architects
c/o Rebecca Wood
924-A Shoofly Street
Santa Fe, NM 87505

Re: Residence @ 515 Paseo Del Peralta, Santa Fe, New Mexico 87505

Dear Rebecca,

This letter is to acknowledge that I conducted a site visit on April 16, 2025. The purpose of the site visit was to observe the existing condition of the residence and provide an overall opinion regarding its structural integrity. The attached floor plan has been provided by DNCA Architects and is used to identify locations of structural damage herein. The floor plan includes identification of floor framing information and observed structural deficiencies/concerns throughout the property.





Analysis and Recommendations

Overall, the main residence is in good condition with a few noted structural deficiencies outlined herein that will need to be corrected.

- The southwest corner of the residence exhibited a large crack propagating from the exterior facade to the interior plaster finish. Upon further investigation it was noted that water intrusion had occurred and compromised the masonry and mortar joints in this area. The damaged portion of the wall should be reconstructed with standard masonry techniques to reestablish structural integrity.
- Wood timber posts were installed in an apparent attempt to control floor joist deflections and correct floor framing alterations. The timber supports are at random locations throughout the residence. This condition will need to be corrected with a new wood post and wood beam system with concrete spot footings at the new posts.
- Floor joists that have been cut to accommodate out of service floor heaters were noted to occur in two locations in the main structure. The alterations should be corrected with adequately sized floor joist girders and headers.
- Tunneling through stone masonry stem walls to accommodate HVAC & plumbing chases were noted to occur in numerous locations throughout the main residence. This alteration will need to be corrected as it has caused localized failures of the wood bearing plates for the floor system.

The auxiliary structure's structural deficiencies outlined herein make the structures impossible to meet code compliance.

- The shed walls are dependent on unreinforced adobe and random masonry walls. The transition from adobe & masonry walls to concrete stem wall/footing was not observed. The northwest and northeast walls are retaining anywhere from 1 to 6 feet of soil. Moisture intrusion has caused some debonding of the adobe blocks and deterioration of the block itself. This condition can cause a potential hazard and is susceptible to movement and overturning during extreme loading conditions. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.
- The garage walls are dependent on an assortment of unreinforced brick, stone and clay-block (pentile) masonry walls. The northwest and northeast walls are retaining up to 6 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining portion. Moisture intrusion has caused some debonding of the masonry and deterioration of the wall itself. This condition can potentially cause a hazard and could be susceptible to collapse under extreme loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.



- The far north-east unreinforced stone masonry retaining site wall is dependent on an assortment of various sized stones with mortar joints. The northeast wall is integrated into the existing garage wall and is retaining up to 5 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining wall. This condition can potentially cause rotational movement and sliding under typical loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently retain the earth behind the wall.

Code Analysis

This structure is under the jurisdiction of the City of Santa Fe Land Use Department. Currently the department utilizes the 2021 New Mexico Administrative Building Code. A review of the 2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

In the IRC, Section J501.4 outlines requirements that that structural elements found to be unsound or dangerous be made to comply with the applicable requirements of the code. New installations shall not create a dangerous condition. Replacement of all the roof and floor framing would define the work as an 'extensive alteration', in accordance to Section AJ501.3. The alteration would then have to meet the reconstruction requirements of the code.

In the IEBC, Chapter 5 of the code indicates that replacing walls and roof framing would be considered a 'substantial structural alteration' because the total affected area constitutes more than 30% of the total floor and roof areas of the building. In this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Requirements

Correcting the structural deficiencies in the main residence will not trigger the major alteration requirements outlined by the IEBC. Localized repairs can be made to the isolated deficiencies of the main residence to reestablish structural integrity.

Based on the deterioration of the rubble masonry and adobe retaining walls in the garage and shed respectively, the ability to correct the structural issues with the structures retaining walls would not be possible. The existing walls are unreinforced adobe, & stone/rubble masonry: these types of walls are not permitted for retaining conditions.

Summary and Conclusion

It is my opinion that an effort to restore or repair the shed and garage auxiliary structures is not feasible. Replacement of all retaining and vertical load bearing walls, and the installation of a foundation system would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing shed and existing garage structure can remain in place if this building is to meet building code requirements.



The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate. Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





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



#2 A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED



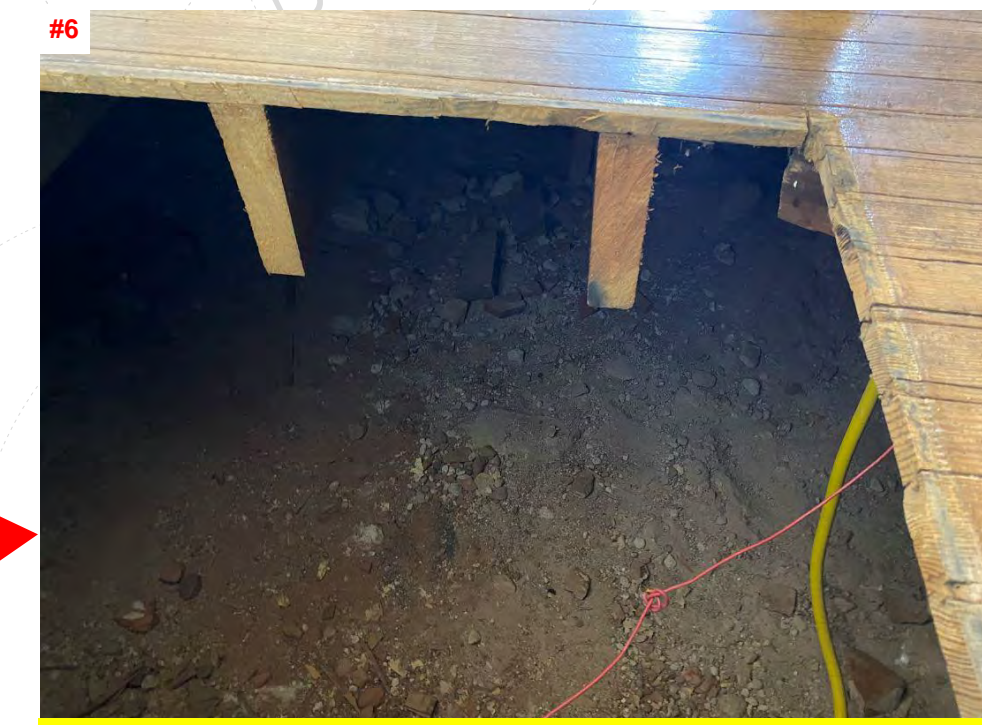
#3 RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



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



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



#6 2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



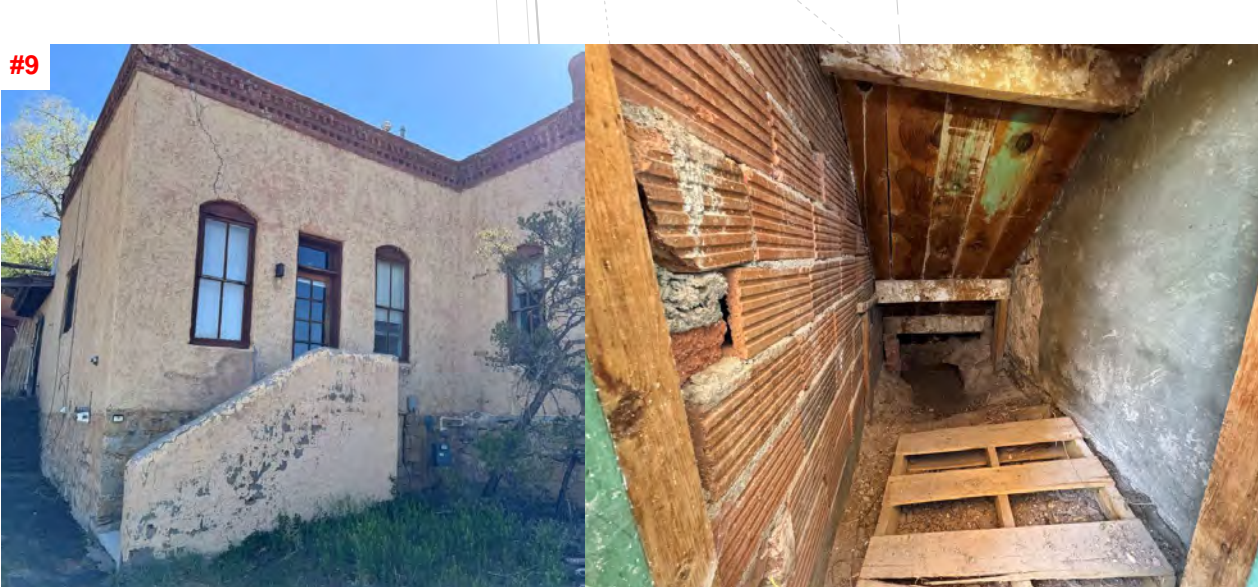
#7 POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



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



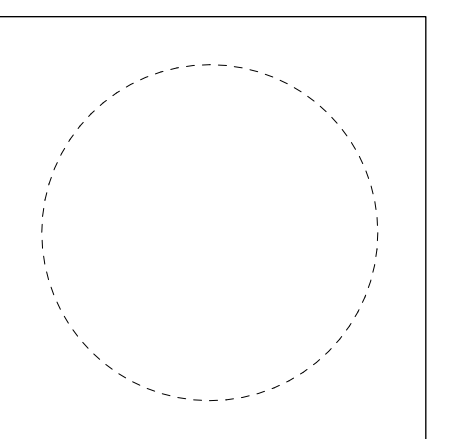
#10 CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



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



#8 DAMAGE TO RUBBLE FOUNDATION STEM WALL



Date	Issue
MAY, 6th 2025	

Date	Plot Date
MAY, 6th 2025	

File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES


S001

Sheet of

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)



Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 30, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	
NRHP _____	SRCP _____	
Criteria	A B C D	
1. Name of property: Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3	2. Location: 515 Paseo de Peralta Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-30040 4. County: Santa Fe Parcel # 10644352
5. Property Type: <input checked="" type="checkbox"/> Buildings: 3 <input checked="" type="checkbox"/> Structures: retaining walls and stairs <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: June 22, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: May 1996, Deborah Butcher <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6902745,-105.9374474		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.		
11. Brief Description of the Property: Erected circa 1889, the Axtell Tenement is a substantial brick residence positioned on a terraced lot overlooking Paseo de Peralta. Originally finished in exposed red brick, the exterior is now covered in a heavily textured stucco of muted yellow-ochre. Character-defining features include its rectilinear massing, tall wood hung-sash windows, and Territorial-style brick coping. At the rear, a former garage—now converted into a bedroom—and a second, later bedroom addition are attached to the main structure. The property also includes a freestanding gabled shed, a rubble-stone garage, stone retaining walls, and a set of brick stairs. All elements are presently in deteriorated condition. According to the City of Santa Fe’s GIS website, the house and its extensions are designated as Contributing to the Downtown and Eastside Historic District; the shed, walls, and stairs are not listed. <i>Continued on Page 5.</i>		
12. Who uses the property? Dwelling – rental		
13. Construction Date: Date: 1889; first visual evidence, 1912 <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Newspaper accounts; 1912 King’s map		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar Comments: Territorial, rectilinear brick construction		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)	
 <p style="text-align: center; margin-top: 10px;">  </p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Current owner and dnca architects</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Georges and Tina Feghali</p> <p>N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High</p> <p>Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)</p> <p>See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 100px;">If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 10px;">Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 10px;">If yes: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributing: house <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status: shed and retaining walls</p> <p style="padding-left: 10px;">Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe:</p> <p style="padding-left: 100px;">Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																																																									
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																											
6. Visible Construction Material: All Structures <input checked="" type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input checked="" type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Stone, rubble and cobble		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input checked="" type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Modified bitumen																																																									
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Hung-Sash</td><td>Wood</td><td>1/1</td><td>2</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>2./2</td><td>9</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>6/6</td><td>4</td></tr> <tr><td>Hopper</td><td>Wood</td><td>4</td><td>1</td></tr> <tr><td>Hopper</td><td>Wood</td><td>1 *</td><td>1</td></tr> <tr><td>Sliding</td><td>Aluminum</td><td>1-1</td><td>1</td></tr> </tbody> </table> <p>Note: Based on visibility and access during survey</p>		Operation	Material	Glazing	Number	Hung-Sash	Wood	1/1	2	Hung-Sash	Wood	2./2	9	Hung-Sash	Wood	6/6	4	Hopper	Wood	4	1	Hopper	Wood	1 *	1	Sliding	Aluminum	1-1	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>Plank</td><td>Wood</td><td>2</td></tr> <tr><td>Single-Leaf</td><td>10-light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>1/2-light over panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>2-light, Territorial</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>4-light over panel</td><td>Wood</td><td>1</td></tr> <tr><td>Vehicular</td><td>Outswing</td><td>Wood</td><td>1</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Plank	Wood	2	Single-Leaf	10-light	Wood	1	Single-Leaf	1/2-light over panel	Wood	1	Single-Leaf	2-light, Territorial	Wood	1	Single-Leaf	4-light over panel	Wood	1	Vehicular	Outswing	Wood	1
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Single-Leaf	4-light over panel	Wood	1																																																								
Vehicular	Outswing	Wood	1																																																								
12. Chimneys <input checked="" type="checkbox"/> Four stuccoed stacks, likely brick at four corners =		13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																																									
14. Other Significant Features N/A																																																											

15. Modifications: ___ No known modifications

#1 Date: post-1915, likely 1920s; change of front entry porch fenestration and introduction of roughcast concrete over exterior brick walls; material and stylistic period and letter from previous owner

#2 Date: Unknown; addition of second segmental-arched window on east section of south façade and hopper window on east elevation; comparison with early photographs of the house

#3 Date: pre-1943; probable change of west elevation window opening; visual evidence

#4 Date: ca.1943; construction of concrete stairway and creation of new door opening on west section of south façade; 1943 building plans

#5 Date: Unknown, ca. 1950s, with possible later demolition and reconstruction; northwest bedroom addition; aerial photographs and visual and material evidence

16. Primary Architectural Style Not Applicable

<input type="checkbox"/> Art Deco/Streamline Moderne	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Mission Revival	<input type="checkbox"/> Pueblo	<input type="checkbox"/> Spanish-Pueblo Revival
<input type="checkbox"/> Bungalow/Craftsman	<input type="checkbox"/> International	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Queen Anne	<input checked="" type="checkbox"/> Territorial
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Italianate	<input type="checkbox"/> Northern NM	<input type="checkbox"/> Ranch	<input type="checkbox"/> Territorial Revival
<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> Mediterranean	<input type="checkbox"/> Prairie	<input type="checkbox"/> Spanish-Colonial	<input type="checkbox"/> Tudor Revival

Notes: Other: Vernacular

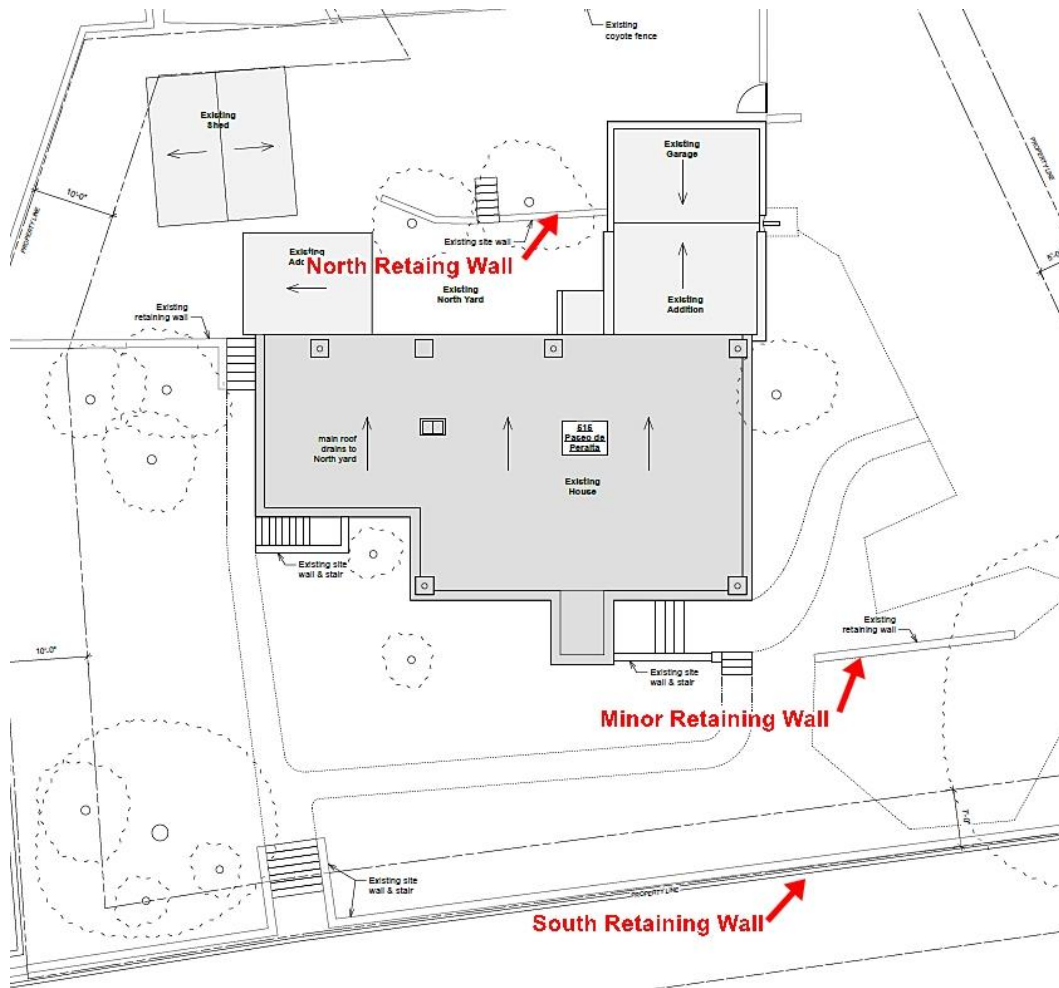
17. Documents Available and Their Locations

Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
--	---

SITE:

18. Attached or Associated Properties *Are associated properties eligible for listing: N/A*

19.Site Plan: Portion of 2025 existing site plan. Courtesy of dnca architects with site features labeled by AHS.



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Architectural Description Continued

Setting

The house occupies a prominent position above Paseo de Peralta, set back approximately 40 feet from the street (Photos 1-3). It stands on a sloping lot supported by a stone retaining wall along the property’s southern edge, with a smaller retaining wall along the north. Historically, the parcel—identified as Lot 2—extended west to Magdalena Street and was densely vegetated. The lot has since been subdivided. An acequia, now obliterated, once ran along the north side of the house, marking the historical boundary between Lots 2 and 4. The land is terraced and sparsely planted today, with only a few remaining trees which are primarily mature Chinese elms. A set of brick stairs, likely fabricated at the state penitentiary, ascends from the street to the house. Vehicular access is located at the east end of the lot via a wide graveled driveway.

Primary House

The house, composed of a series of interlinked rectangular volumes, extends along a roughly northwest-to-southeast axis. It is one story in height and rests on a rubblestone foundation that rises several feet above grade. This foundation supports double-wythe (two-brick thick) solid brick walls¹ now coated in roughcast textured stucco. As shown on the 1912 King’s Map, the original footprint was rectangular with a projecting volume at the northwest corner—a configuration still evident along the south (street-facing) elevation. The original brick portion of the building, including the front entry porch, occupies a gross footprint of approximately 1,840 square feet.

South (Front) Façade

The south façade, which overlooks Paseo de Peralta, has compositionally retained much of its original design shown in early 20th-century photographs (Figs. 3-5). However, elements of the fenestration and the location of the entry stair appear to have been altered—likely during a circa 1943 renovation associated with the creation of a third

¹ Other thicker sections may suggest triple-wythe construction; however, the walls have not been forensically investigated.

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apartment unit. Other features, including the roughcast stucco finish and the keyhole opening at the entry porch, may date to an earlier period, based on their materials and stylistic character.

Beginning at the west end, the façade features an entry door flanked by tall sash windows (Photo 4). The window openings are likely original and contain 2/2 double-hung sash units set within the wall and topped with segmental arches—a configuration typical of late 19th-century houses in Santa Fe and elsewhere (Photos 4).

However, based on their appearance, the existing sash may be later, cost-conscious replacements. Although there is moderate paint buildup, the wood elements lack the characteristic “alligatoring” associated with lead-based finishes from the 19th century. The glazing putty is minimal, missing, or obscured by overpainting, and the glass panes appear flat and uniform, lacking the wavy surface typical of earlier cylinder glass.²

Set between the windows is a ten-light wood door topped by a transom. This door does not appear in early 20th-century photographs and is associated with a concrete and hollow clay tile staircase likely installed during the 1940s apartment conversion.

Moving east, the façade projects about 10 feet and contains a pair of 2/2 wood sash windows separated by a mullion (Photo 4). Distinct from the other openings, these windows are topped with a flat arched header. Below them, an exposed section of the foundation indicates the former location of stairs that once led to the front entry.

The façade projects approximately nine feet at what was originally the primary entry elevation. Early photographs indicate that this section was once fenestrated with doors on the east and west sides and a segmental-arched window on the south elevation (Figs. 3 & 5). These openings were later removed to create a small open porch exhibiting a modest Moorish influence, most evident in the modified keyhole-shaped opening on the south side, which replaced the original segmental-arched window (Photo 5). The east side of the porch is accessed by a set of concrete steps that replaced an earlier wooden staircase. Entry to the house is through a wood door with arched lights.

² This appearance could also be attributed to the cosmetic repair work performed in the 1990s.

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While now partly obscured by stucco, paint, and a parapet cap, the front and side elevations feature a distinctive cornice likely dating to the original construction. The brickwork comprises two distinct courses separated by a stretcher band: a projecting rowlock course below, and above it, a course of canted headers that create a characteristic tooth-like pattern. This cornice detail is an important surviving element, illustrating the builder’s skill and the period’s preference for decorative brickwork as a marker of modernity and refinement.

East Elevation

The east elevation, which faces the driveway, extends nearly 60 feet and includes the original house, a garage added before 1930, and a later rock structure which replaced the original garage (Photos 6-9). The historic portion repeats the fenestration of the street façade, with two tall 2/2 wood sash windows set beneath segmental arches (Photo 6). South of the second window is a small opening containing a four-light hopper window, which does not appear in early photographs of the house (Fig. 5).

Projecting approximately three feet from the façade is a structure identified as a garage on the 1930 Sanborn Fire Insurance Map (Fig. 6). Constructed of stone and set at a lower elevation, it features a grouping of three 6/6 wood sash windows, some of which are missing muntins (Photos 7 & 8). This section of the elevation appears to be in deteriorated condition.

Separated from it by a narrow walkway is the final element of the south elevation: a one-bay stone garage partially built into the hillside (Photos 9 & 10). It is accessed through a pair of non-historic outswing doors constructed of vertical wood boards. Based on the 1943 drawing, this second garage was already in place by that time. It is also in poor condition.

North Elevation

The north elevation, which appears squat in comparison to the street-facing façade, opens onto a flagstone patio (Photo 11). The older central section is covered by a shallow overhang fitted with a modern gutter; the roof slopes in this direction, draining directly into the gutter without a parapet. The functional elements of the apartment

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units are exposed here, including plumbing vents, ductwork, and chimneys (Photos 10 & 11).

The central portion includes a double-light wood door with transom, protected by a wood screen door. To the west are two older wood sash windows (one converted to a hopper) with segmental-arched heads. Projecting from the east is the original garage, fenestrated on the north with a four-light and wood panel entry door with a transom, and on the west a single 6/6 wood sash window (Photos 11 & 12).

At the far west end is a small addition of uncertain origin (Photos 11 & 12). Based on Sanborn maps and aerial photographs, it was appended to the building sometime between 1948 and 1958 (Fig. 8). However, its exterior detailing appears more modern, characterized by a smoother stucco finish, pronounced fascia, and a sliding aluminum window. It is possible that the current structure replaced an earlier addition. The courtyard-facing door is a half-light over wood panel unit of indeterminate age.

West

The older portion of the building contains two 1/1 wood hung-sash windows separated by a mullion (Photo 13). Ghosting visible in the surrounding stucco suggests this was originally a single vertical opening with a segmental-arched window. The adjoining addition contains a single sliding aluminum window (Photo 14).

Interior

Interior access was not available at the time of the survey and, therefore, could not be documented.

Shed

The approximately 195-square-foot shed is located on what was originally Lot 4, north of the alley that once divided the two properties. Constructed in part of adobe, the structure appears on the 1912 King's Map as a stable (Fig. 2). It is topped with a medium-pitched gable roof clad in weathered boards, over which corrugated metal—now painted black—has been applied (Photo 15). The front (south) elevation is finished with smooth stucco, while the side elevations exhibit much rougher texture (Photo 16).

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The north elevation is set into the hillside and incorporates a mix of brick and rubblestone construction. Entry is through the south elevation via a pair of wood plank pedestrian doors (Photo 16).

Retaining Walls and Walkways

The site includes several rubble and stone retaining walls, along with a set of brick stairs that provide access to the house from the street. As these features are structural and ground-level elements not subject to the Board’s purview, they are described here only in brief.

South Retaining Wall

The most significant is a stone retaining wall tracing the south side of property. Lining the edge of Paseo de Peralta, the wall reaches a relative maximum height of 57 inches above the adjacent sidewalk (Photos 1-3). It traces the property line for approximately 160 feet before continuing another 70 feet westward, where it is interrupted by a driveway.

The wall is constructed primarily of locally sourced, undressed stone laid in irregular courses with occasional fragments of limestone. The uppermost courses appear to have been added at a later date. A circa 1915 photograph indicates that brick was originally used for the upper course (Fig. 5). A 70-inch-wide opening near the center forms a stairway lined with dark bricks likely fabricated by prisoners at the New Mexico State Penitentiary (Photos 3, 18 & 19).

North Retaining Wall

A separate section of stone retaining wall is located on the north side of the property (Photo 20). It is constructed of river cobbles set in a bed of concrete mortar. This wall is interrupted by a set of steps that lead to higher ground.

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Minor Retaining Walls

The lot includes additional minor rock retaining walls and stone features that verge on archaeological in character (Photo 21). More recent elements on the property include a low, unstuccoed CMU wall and a coyote fence.

Historical Overview

It's a good time to get hold of a little land in Santa Fe.
Samuel B. Axtell, 1888

Buying up the Loma

Property records and newspaper accounts suggest that the house was likely constructed in the summer of 1889 for Samuel Beach Axtell, a former territorial governor who had acquired a large tract of land along what was then Hillside Avenue (Fig. 1). In his twilight years, Axtell set about “cleaning up” the land by upgrading old adobe dwellings and building a brick tenement.

Born on October 14, 1819, in Columbus, Ohio, Axtell studied law at Western Reserve College and briefly practiced in Michigan before relocating to California to pursue mining interests at the tail end of the Gold Rush.³ In California, he helped establish Amador County in 1854 and served as its first district attorney. He later moved to San Francisco to practice law. Originally a Democrat, Axtell changed parties after the Civil War and went on to serve two terms as a Republican in the U.S. House of Representatives.⁴

In 1875, President Ulysses S. Grant appointed him governor of Utah Territory, but he was removed after just four months for being overly conciliatory toward the Mormon

³ Calvin Horn, *New Mexico's Troubled Years: The Story of Early Territorial Governors* (Albuquerque: Horn and Wallace, 1963), 174.

⁴ Jesse D. Mason, *History of Amador County*, California (Oakland: Thomas and West, 1881), 285. His biographical sketch in this contemporaneous history indicates that Axtell was initially an abolitionist but later became “imbued with Southern ideas and proclivities.”

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population. Undeterred, Axtell sought another appointment and was soon named by Grant as governor of the New Mexico Territory. His single term as territorial governor was marked by controversy, particularly regarding his ineffectual handling of the Lincoln County War and his close association with the Santa Fe Ring. A federal officer assigned to investigate his conduct alleged that Axtell had “conspired to murder innocent and law-abiding citizens because they opposed his wishes and were exerting their influence against him.”⁵

He was removed from office in 1878 but was never formally charged with corruption. Remarkably, despite this cloud, Axtell was later appointed Chief Justice of the New Mexico Supreme Court. He resigned in 1885 and turned his attention more fully to Santa Fe, where he was elected probate judge of Santa Fe County and became widely known as “Judge Axtell.”

Newspaper accounts from the period document Axtell’s steady acquisition of property along the “Loma”—a 19th-century term referring to the high ground along Hillside Avenue—beginning in the 1870s. By 1889, the year the subject house was constructed, one article reported that he owned nearly 1,000 feet of frontage on both sides of Hillside Avenue.⁶ He acquired the parcel containing the subject property in 1888 from two widows of Hispanic descent who had been married to Anglo husbands.⁷

Bricks as Progress

The first mention of the house appeared in a brief item in the *Santa Fe Daily New Mexican*, which reported that Axtell was clearing land to construct “four neat brick cottages,” and had contracted for 80,000 bricks for the project.⁸ This figure was soon revised upward to 100,000.

The bricks likely came from Donaghue & Monier, the local brickworks and building firm that may also have overseen construction of the house. Florence Donaghue, an Irish

⁵ Quoted in Horn, *New Mexico’s Troubled Years*, 174.

⁶ “Improvement Notes,” *Santa Fe Daily New Mexican*, April 29, 1889, 4.

⁷ Abstract of Title document, undated typed manuscript on onionskin paper; index and additional research by author. The abstract and related documents form part of the property legacy papers held by the current owner and were accessed through selected scans provided by the project architect. Hereafter, Property Legacy Papers (PLP).

⁸ “Adobe Town,” *Santa Fe Daily New Mexican*, April 19, 1889, 4.

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immigrant who arrived in Santa Fe in the mid-1870s, became one of the city’s foremost builders, known for his expertise in brick construction.⁹ He was responsible for some of the most recognizable examples of Territorial-style coping, including the 1877 remodeling of the Palace of the Governors (removed with its Pueblo makeover).

In 1884, Donaghue partnered with Quintus Monier, a French-born architect who had come to Santa Fe to supervise construction of St. Francis Cathedral. Under the name Donaghue & Monier, the pair completed several of the town’s most significant buildings at the time, including the original state capitol building, the county courthouse, and the Sisters of Loretto Academy.

Santa Fe did not have a brickmaking facility until the early 1880s when Pogue and Brown—and later Rainey and Company—established local brickyards. Highlighting the demand for this basic building material, *Santa Fe Daily New Mexican* noted that the city “needs [a brickyard] badly”.¹⁰

Brick signified modernity and progress. An April 1889 editorial underscored this point, declaring: “People who erect modern [brick] houses now are sure of a big profit on their investment.”¹¹ Given the timing of the editorial, it likely reflected Axtell’s — and others’ — views of brick as a symbol of modernity in a predominantly mud-built town. Four months later, the newspaper announced that the “first of Judge Axtell’s brick cottages on the Loma is nearing completion.”¹²

It is unclear whether Axtell ever lived in the house; it was likely intended as an investment property. Several newspaper articles from 1889 describe Axtell buying existing adobes and improving them in a manner similar to a modern-day house flipper. The racialized nature of this gentrification is evident in a May 31 piece describing one of his conversions as transforming a “dingy and lifeless looking Mexican quarter” [into] now the very picture of thrift and busy life.”¹³ It is assumed that the subject house was

⁹ John W. Murphey, “Santa Fe Historic Context Study: 1610-1986,” Document prepared for the City of Santa Fe (Revised June 4, 2021), 28.

¹⁰ Editorial, *Daily New Mexican*, May 8, 1881, 4.

¹¹ “Signs of the Times,” *Santa Fe Daily New Mexican*, April 9, 1889, 4.

¹² “Improvement Notes,” *Santa Fe Daily New Mexican*, August 20, 1889, 4.

¹³ “Round About Town,” *Santa Fe Daily New Mexican*, May 31, 1889, 1.

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among several brick tenements Axtell hoped to construct, but his ambition was cut short by illness.

Two months before his death in Morristown, New Jersey, on August 6, 1891, Axtell deeded the property containing the subject house to his son-in-law, Charles M. Phillips.¹⁴ A native of Cleveland, Ohio, Phillips had arrived in New Mexico in 1883. An attorney by training, he was appointed clerk of the New Mexico Supreme Court.

Phillips and his family appear to have spent only a short time in Santa Fe. Although the 1890 census is unavailable, the deed given to Charles Phillips by his father-in-law in 1891 indicates that they were residing in New Jersey at that time. According to an abstract of title, the property changed hands several times during a dispute over the settlement of the Phillips estate, eventually ending up with Harold I. Stephens.¹⁵

A Brick Mason Buys a Brick House

In 1926, Harold I. Stephens sold Lot 2—the parcel holding the brick house—to Fred and Jennie Digneo.¹⁶ Born Alfredo Digneo in 1890, Fred was the son of Carlo Digneo, one of three Italian-born brothers recruited by Bishop Lamy to work as skilled stone masons and cutters on the construction of St. Francis Cathedral. Working under the name Digneo Brothers, the family firm also erected numerous brick residences along the south section of Paseo de Peralta (then West Manhattan Street) and in the Don Gaspar neighborhood. Alfredo followed in the family trade as a brick mason and is credited with constructing many of the original buildings—now demolished—of the United States Indian School off Cerrillos Road.

¹⁴ Warranty Deed, Samuel B. Axtell to Charles M. Phillips, recorded June 26, 1891, Book W, Page 323, Instrument # 1891000483, Santa Fe County, New Mexico.

¹⁵ Abstract of Title document, “Lots 2, 3, 4, Blk. 39, King’s Map of 1912,” undated typed manuscript, Avery-Bowman Company, PLP. Notably, the “Avery” in Avery-Bowman refers to Jennie Digneo, who is discussed later in this HCPI.

¹⁶ Warranty Deed, Edith V. and Harold I. Stephens to Fred and Jennie M. Digneo, recorded October 28, 1926, Book 6, Page 292, Instrument # 32458, Santa Fe County, New Mexico.

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The 1930 census records Fred (listed as Frederick) and Jennie living in the house, which was then valued at \$2,500.¹⁷ Also residing in the household were James Duffy, a sixteen-year-old identified as Fred’s stepson, and Grace Taylor, a 60-year-old Iowa-born woman employed by the family as a live-in maid. The census listed Jennie as the owner of a mercantile business, later identified in a bankruptcy filing as The Smart Shop.

The bankruptcy document offers a rare glimpse into the domestic life of the household at the onset of the Great Depression and suggests how the house may have been furnished and decorated. The items exempted from seizure included kitchen equipment, furniture, multiple Navajo rugs, a chiffonier, an encyclopedia set, and a range of books published as part of the *Universal Library*.¹⁸ Given the timing and Fred’s profession, it is assumed that the initial changes to the façade, including the alteration of the entry porch, were made during their ownership.

Jennie divorced Fred following the bankruptcy, and the house on the hill transitioned into a rental. In 1933, they sold the property to Willzeta Dennee, a Colorado resident, who subsequently deeded it to the Republic Mortgage Company—a firm she appears to have worked for.¹⁹ It was likely under the mortgage company’s ownership that the house formally shifted to rental use.

The 1936 Santa Fe city directory reflects this change, listing two tenant households: Elizabeth Griffin, who worked as a colorist for photographer T. Harmon, and her mother, Ziodah, occupied one unit; in the other lived George and Dorothy Hillhouse. George managed the local Your Foods Store market.²⁰ A newspaper advertisement from that same year described one of the rentals as a large room with a connecting bath, with the option to include use of a garage.²¹ This rental arrangement continued through the

¹⁷ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12A; Enumeration District: 0014; FHL microfilm: 2341134.

¹⁸ Bankruptcy No. 1107, Referee’s Order Allowing Exemptions, U.S. Bankruptcy Court to Jennie M. Digneo, The Smart Shop, recorded September 12, 1930, Book X, Page 119, Instrument # 40454, Santa Fe County, New Mexico.

¹⁹ Abstract of Title document, “Lots 2, 3, 4, Blk. 39, King’s Map of 1912.”

²⁰ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 94, 103, and 243.

²¹ “Rooms For Rent,” *Santa Fe New Mexican*, June 17, 1936, 7.

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Great Depression. Additional newspaper ads from the period suggest the land was also used commercially, operating as a nursery under the name Hillside Evergreen Nursery.

Toward the end of the decade, Republic Mortgage Company worked out an agreement with Ray and Doratheia Dunakin, a recently married couple, to acquire the property. However, before the transaction was finalized, the Dunakins divorced. The precise circumstances are unclear, but Jennie Digneo—now going by Jennie M. Avery—had regained title to the property and, in 1943, transferred it to Dortheia Dunakin by quitclaim deed.²²

That same year, Dunakin hired a builder to prepare plans for remodeling the apartments. A surviving blueprint shows that the work was limited to the section west of the front entry (Fig. 7). The drawing indicates interior renovations within the existing footprint, including updated floor plans, subdivided spaces, and likely reconfigured circulation. The only exterior alteration appears to be the addition of a new set of stairs and doorway at the southwest corner.

The Apartments

From this point on, the old Axtell-Phillips house was identified as an apartment building—Units 1, 2, and 3—in the Santa Fe city directories. The 1947 directory listed Mary Guessarian, a seamstress, as both the occupant and owner of Apartment 1; John S. Russell, a teacher at Carlos Gilbert School, and his wife, Vera, living in Apartment 2; and Raymond Rhea, the owner of a distribution company, along with his wife, Vera, a statistician for the State Land Office, residing in Apartment 3.

While Doratheia Dunakin remained the underlying property owner, Mary Guessarian appears to have taken on the role of apartment manager. Tenants came and went, but according to the city directories, they generally belonged to the same professional class—teachers, small business owners, and mid-level state employees—rather than clerks or manual laborers.²³ By the early 1950s, John S. Russell had been promoted to

²² Quitclaim Deed, Jennie M. Avery to Doratheia K. Dunakin, recorded June 12, 1943, Book 23, Page 236, Instrument # 71337, Santa Fe County, New Mexico.

²³ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 125, 230, 247, and 343.

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principal of Carlos Gilbert School. He and his wife Vera had moved out of the apartments and purchased a home in the South Capitol neighborhood.

Mary eventually moved out, and a woman named Edna McCracken took her place. Over the years, McCracken co-owned several Santa Fe beauty shops and remained a fixture in the neighborhood until her death in 1969. As Santa Fe modernized, the house stood increasingly apart—deteriorating and anchored in a bygone era. In 1962, a bulldozer cleared an old adobe at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe—a large Pueblo Revival structure, complete with a drive-through teller and a 70-car parking lot.²⁴

In the 1970s, Hillside was realigned as part of the newly constructed “Loop,” later renamed Paseo de Peralta—a road designed to relieve downtown congestion but which, at first, created confusion and disruption.

With the realignment and name change, the property acquired a new address: 515 Paseo de Peralta. A decade later, the city permitted the demolition of yet another older building to allow for the expansion of the Bank of Santa Fe into what is now Wells Fargo Bank. This change is abundantly evident reviewing aerial photographs from the late 1950 and early 1970s (Figs. 8 & 9). By 1982, the former Axtell–Phillips House was considered abandoned property, and the City of Santa Fe was unable to identify the actual owner.²⁵

In 1995, Doratheia Gabel—the daughter of Doratheia Dunakin and a resident of Otero County—submitted an application (H-95-091) to the Historic Districts Review Board to undertake repairs on the then-century-old building. The proposed work included window repairs, partial restuccoing, and stabilization of the front entry porch.

In 1997, Gabel received a historic preservation award from the City of Santa Fe in recognition of the renovation. Nearly thirty years later, however, the house has once again fallen into disrepair.

²⁴ “New Pueblo Style-Bank” [photo article], *Santa Fe New Mexican*, April 15, 1962, 16.

²⁵ “Notice of Names of Persons Appearing to be Owners of Abandoned Property” [legal notification], *Santa Fe New Mexican*, March 19, 1982, B-5.

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Evaluation of Historical Status

Based on its age and historical associations, the primary building is clearly eligible for Contributing status. The south-facing front elevation, which has been least affected by later additions, should be considered the primary façade. Significant features of this elevation include its rectilinear volumes, original segmental-arched window openings, keyhole-shaped porch opening, and distinctive brick cornice. In contrast, the side and rear elevations have less architectural interest and have been compromised by later modifications. The northwest bedroom addition is the least compatible and should be excluded from consideration of status.

The second rubble-stone garage is freestanding and of historic age but lacks architectural distinction. The shed, which appears to predate 1912, is an important contextual structure, reflecting earlier land use patterns and signaling a time when work animals were kept for conveyance.

The Board’s authority over purely structural elements, such as masonry retaining walls that do not rise above the retained grade, has been questioned in the past. However, if the Board does hold authority to assign status, the south retaining wall and its entry steps are recommended for Contributing status as an important element of the streetscape.

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Illustrations



Figure 1: Samuel Beach Axtell, undated. Courtesy of Findagrave.com

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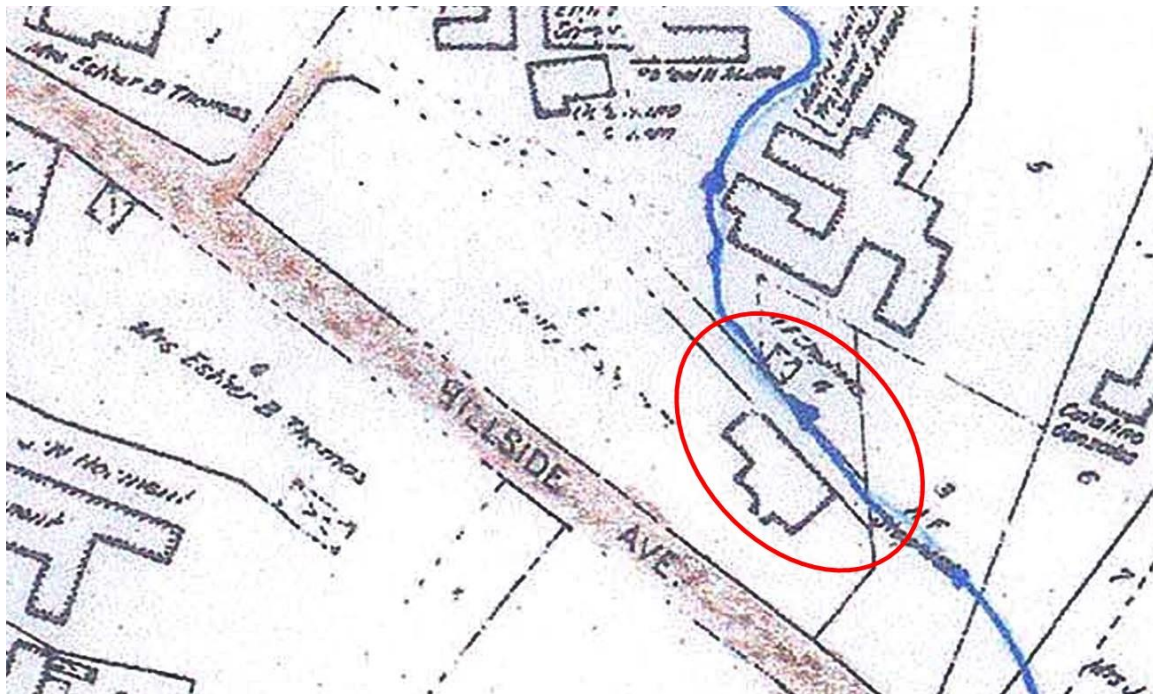


Figure 2: N. L. King, “Official Map of the City of Santa Fe,” 1912. Acequia alignments overlaid by Edward Gonzales, 2012. Subject buildings circled.

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Figure 3: “Adobe home on Hillside Street, Santa Fe, New Mexico,” H. H. Dorman, ca. 1915, Negative Number 010516. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window removed; B. door and wood stairs removed; C. window added; D. window added; E. building demolished.

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Figure 4: “Adobe home on Hillside Street, Santa Fe, New Mexico,” H. H. Dorman, ca. 1915, Negative Number 010517. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window added; B. door removed with addition; C. building demolished.

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Figure 5: “House of Paseo de Peralta (formerly Hillside Avenue), ca. 1910-15, Negative Number 51631. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Shed in existence; B. stairway and door added; C. stairway removed; D. window removed; E. shorter wall topped with bricks.

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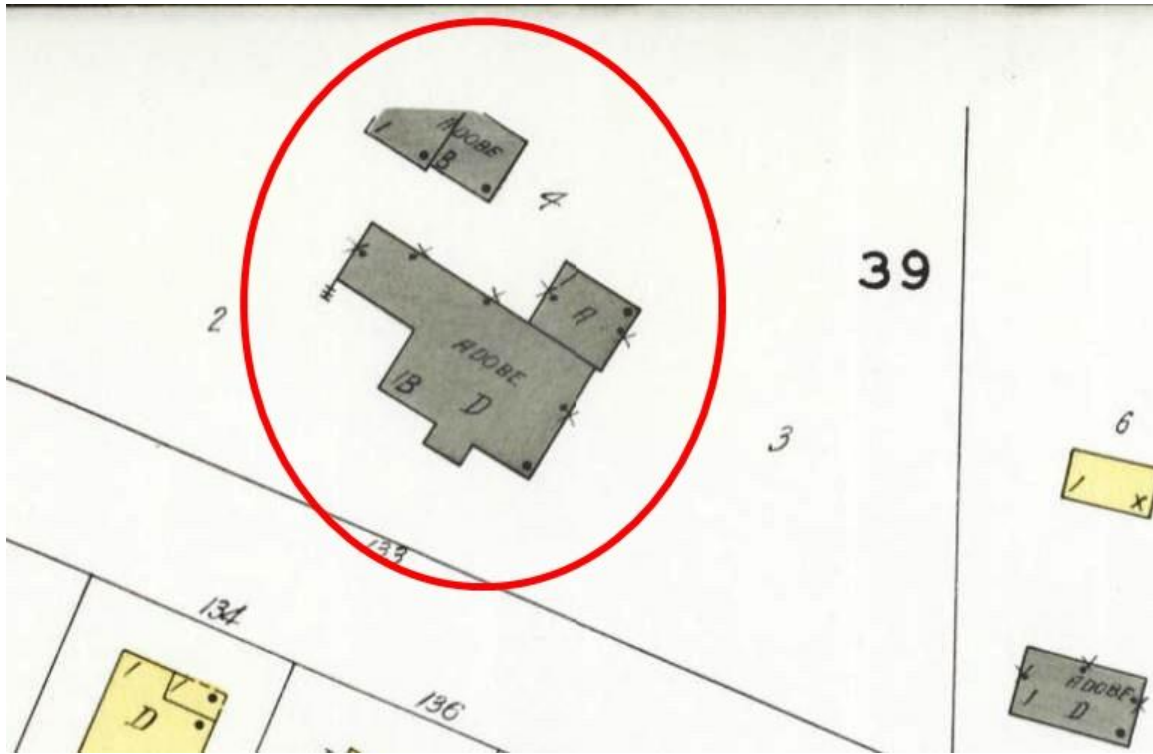


Figure 6: 1930 Sanborn Fire Insurance Map, Sheet 8.

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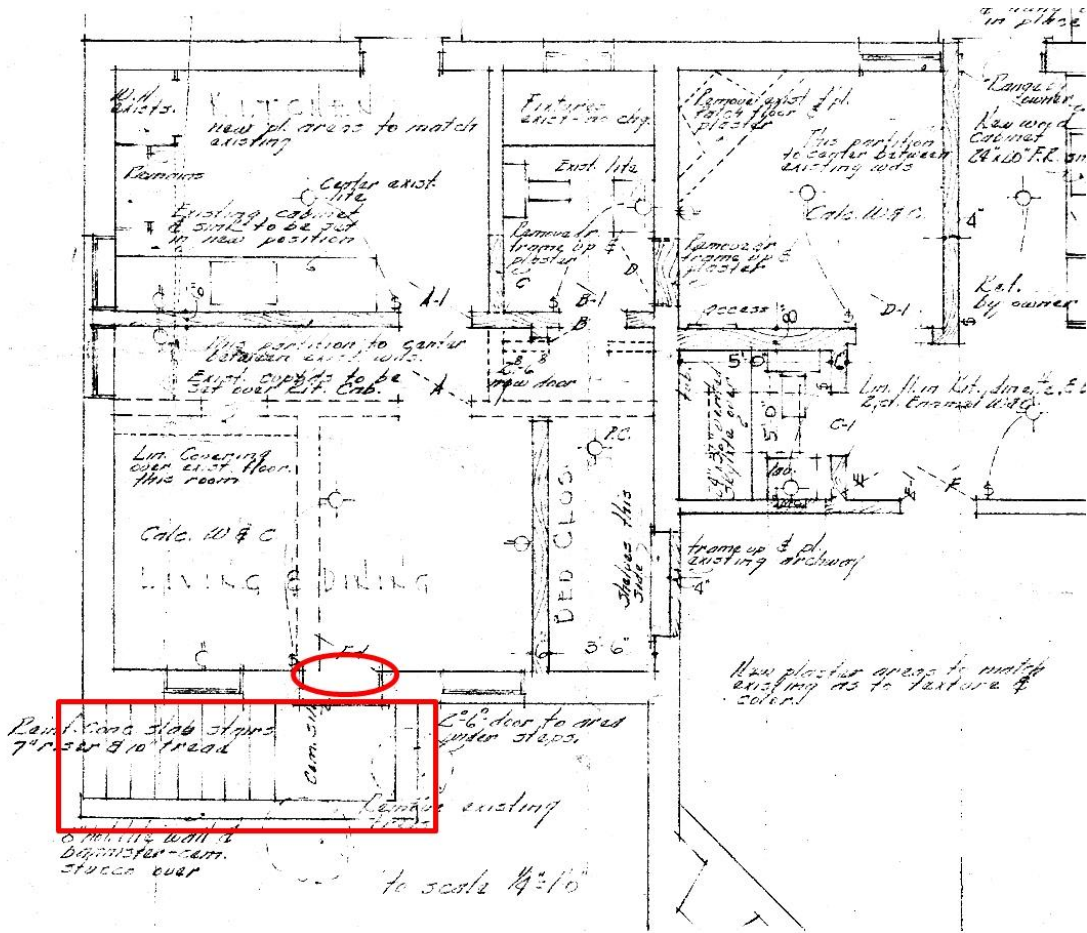


Figure 7: Portion of the 1943 building plan (blueprint converted to black and white), showing the affected exterior changes on the west end of the south façade highlighted. Courtesy of Georges and Tina Feghali.

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Figure 8: November 10, 1958, aerial photograph.



Figure 9: May 11, 1973, aerial photograph. Structure at northwest present.

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Survey Photographs

(All images taken by Giulia Caporuscio, June 22, 2025, unless otherwise noted)



Photo 2: Setting. Camera facing northwest.

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Photo 3: Setting and street entry. Camera facing northeast.

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Photo 4: West half of south elevation. Camera facing up and northeast. Typical window (left) and muntin pattern (right).

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Photo 5: Entry façade and east half of south elevation. Camera facing up and northeast. Entry porch (left) and altered windows (right).

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Photo 6: East elevation of the original building. Camera facing northwest.

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Photo 7: East elevation oblique. Two garage additions highlighted. Camera facing north.

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Photo 8: East elevation. Original garage at center. Camera facing northwest.

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Photo 9: East elevation oblique. Later garage at right. Camera facing southwest.

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Photo 10: Combined garages. North and west elevations. Camera facing southeast.

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Photo 11: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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Photo 12: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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Photo 13: West elevation of original building. 1940s staircase on the right. Camera facing northeast.

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Photo 14: West elevation of bedroom addition. Camera facing southeast.

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Photo 15: Shed. East elevation. Camera facing northwest.

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Photo 16: Shed. South elevation. Camera facing northeast.

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Photo 17: Shed. West elevation. Camera facing northeast.

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Photo 18: Masonry stairway wall of street entry. Camera facing southwest.

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Photo 19: Brick stairs of street entry. Camera facing down.

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For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Samuel B. Axtell Property: Brick Tenement #1 — Doratheia K. Dunakin Property: Apartments 1, 2, & 3	2. Location: 515 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-30040
		4. County: Santa Fe
		5. Date of Survey: June 22, 2025



Photo 20: North retaining wall. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Samuel B. Axtell Property: Brick Tenement #1 — Doratheia K. Dunakin Property: Apartments 1, 2, & 3	2. Location: 515 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-30040
		4. County: Santa Fe
		5. Date of Survey: June 22, 2025



Photo 21: Minor retaining wall. Camera facing southeast.



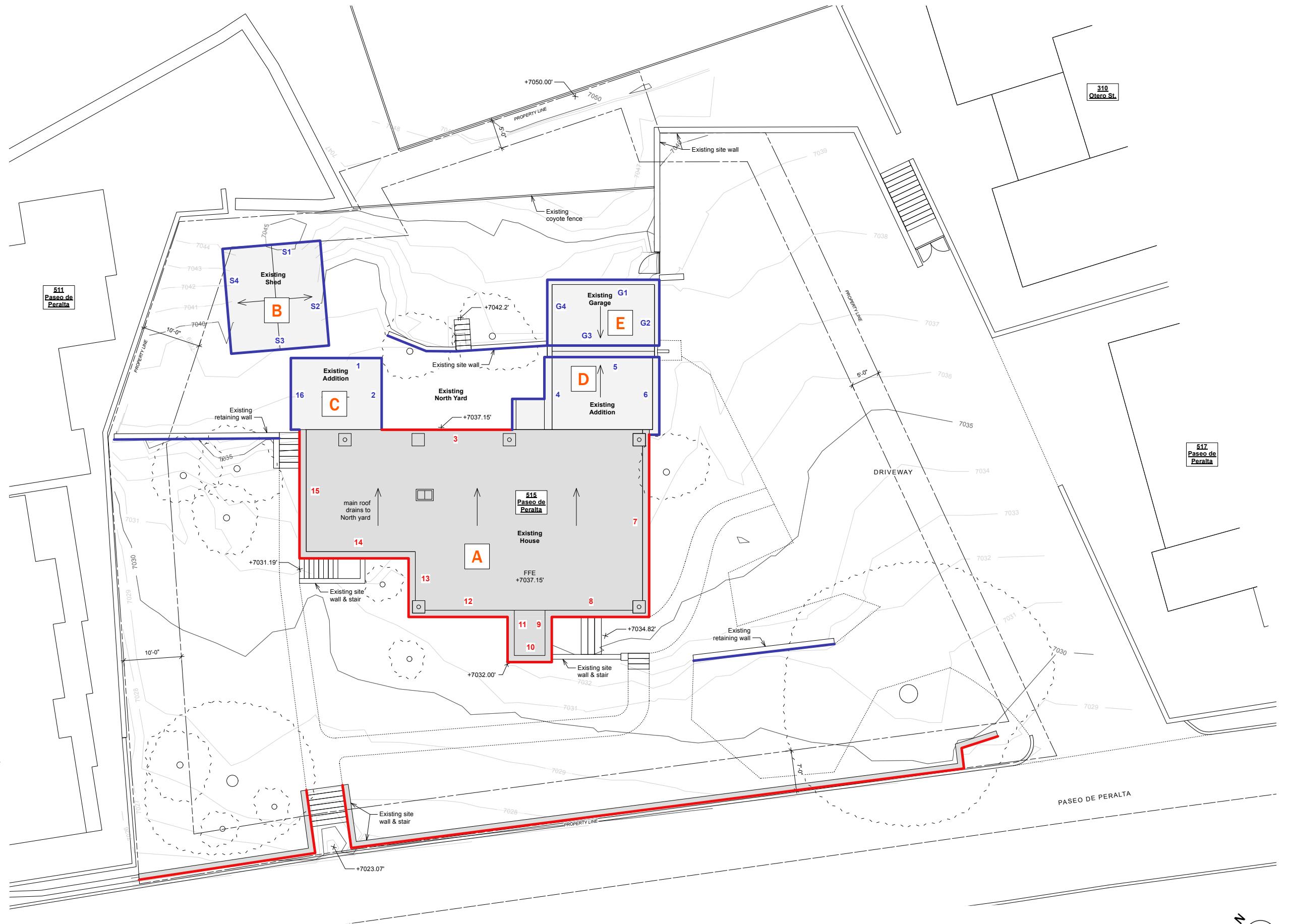
515 Paseo — Existing Conditions Aerial View

NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE

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.

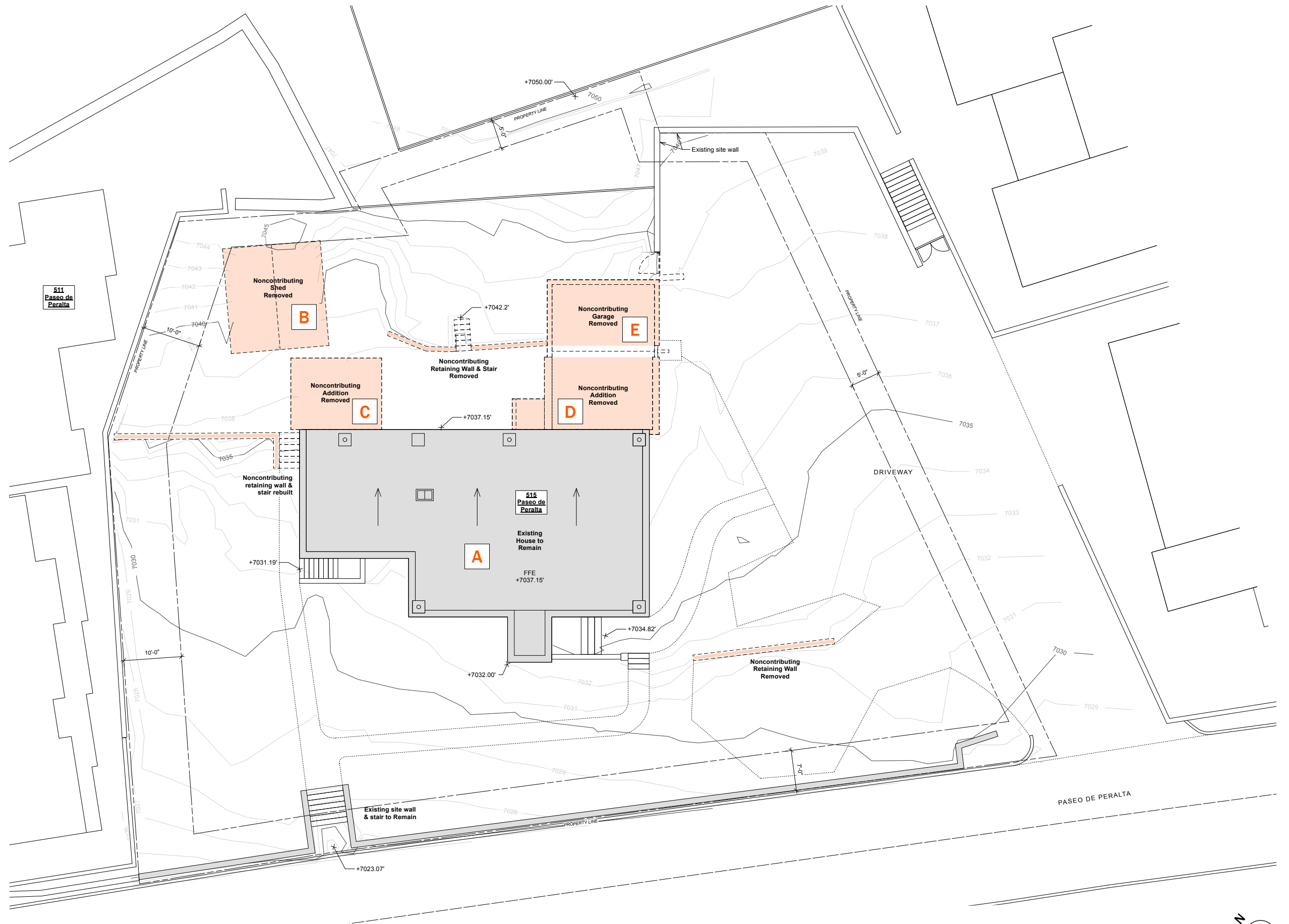
SIGNIFICANT STRUCTURE / PRIMARY FACADE

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.



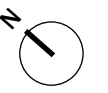
515 Paseo – Historic Status

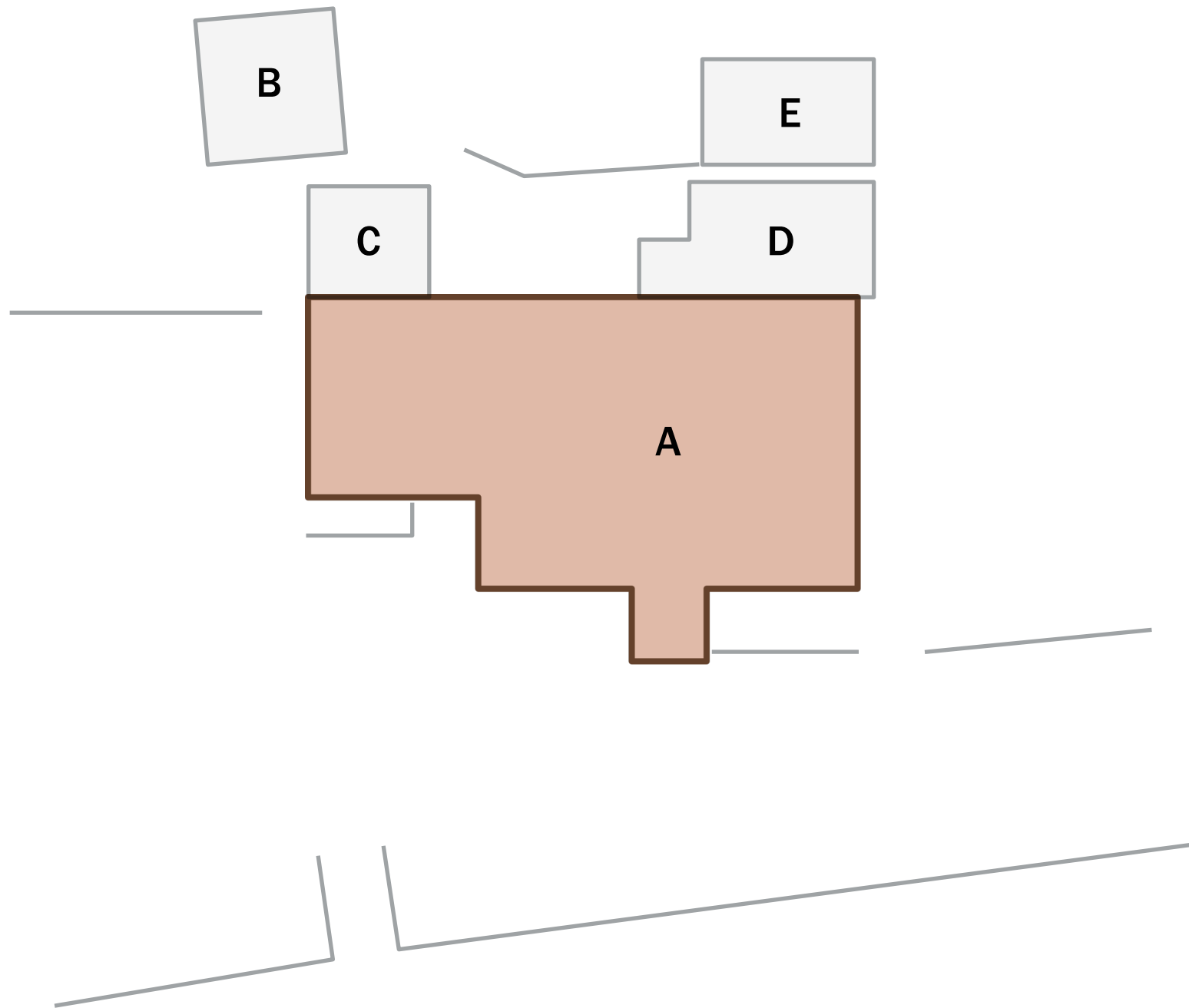




- NONCONTRIBUTING STRUCTURE**
Demolition proposed
- SIGNIFICANT STRUCTURE**
No demolition proposed

515 Paseo – Demo Site Plan





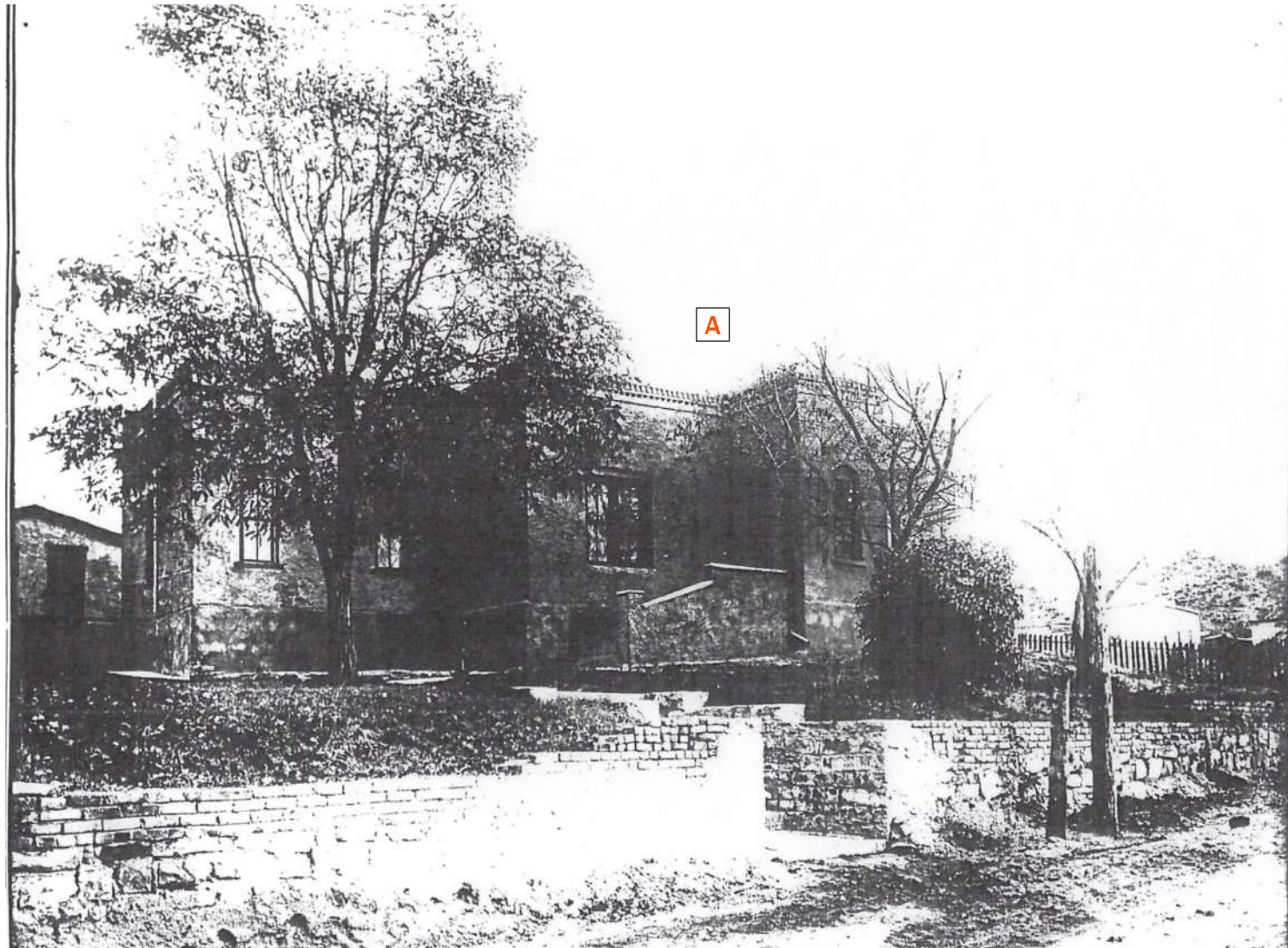
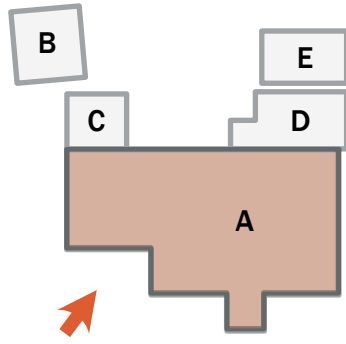
[A] Original Brick House

- Approx. 1,780 sf
- Constructed in 1898
- Brick construction with territorial brick coping, stone foundation, corner chimneys, tall wood hung-sash doors and windows

Historic photos and drawings show changes and additions over time:

- Tan textured stucco was added after over original red brick in the early 1900s
- Photos and ghosting in the stucco indicate additions and changes to windows over time
- Original West entry stairs were removed; existing West pen-tile stairs were added

NO DEMOLITION PROPOSED

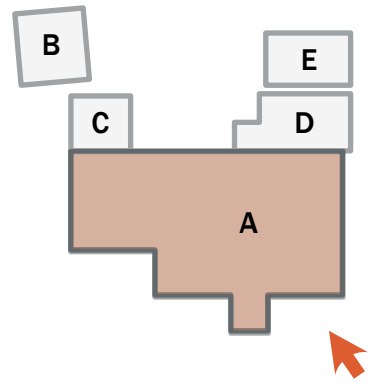


1910-15



2025

Historic & Existing Site – South Elevation

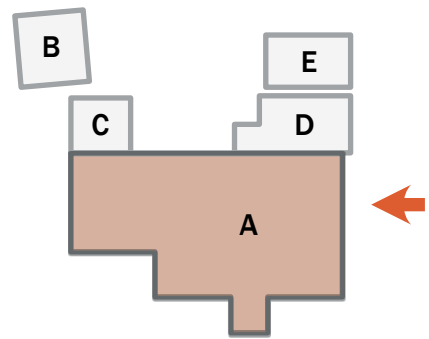


1910



2025

Historic & Existing Site – Southeast Corner

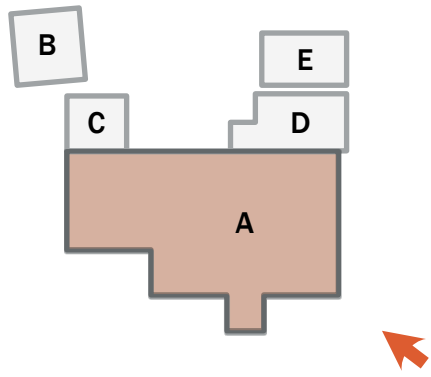


1910



2025

Historic & Existing Site – East Elevation

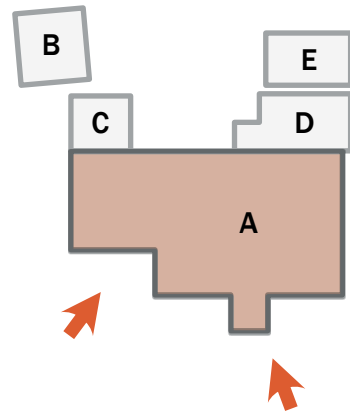


SITE FROM SOUTHEAST



PORCH FROM SOUTHEAST

[A] Original Brick House — Southeast Corner from Paseo

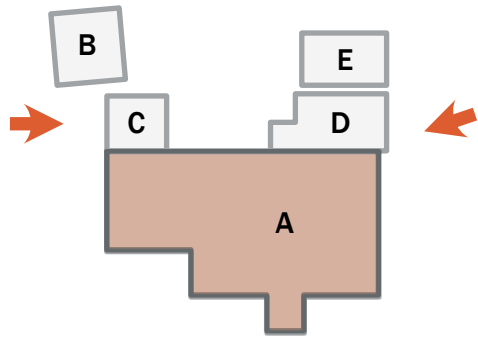


SITE FROM SOUTH



SITE FROM SOUTHWEST

[A] Original Brick House — South Elevation

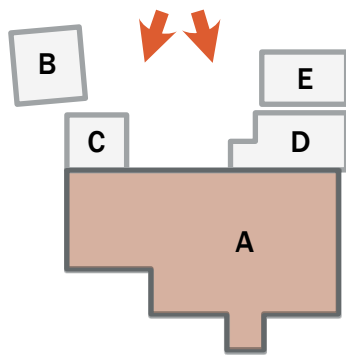


SITE FROM WEST



SITE FROM EAST

[A] Original Brick House — East & West Elevations

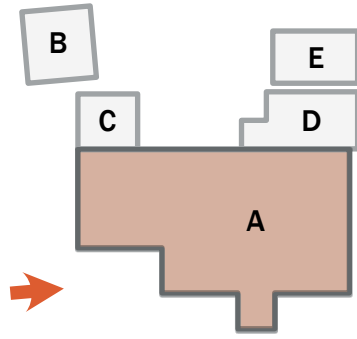


SITE FROM NORTH — TOWARD RUBBLE GARAGE



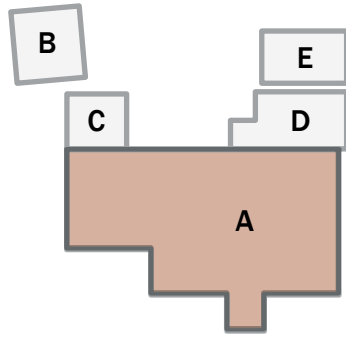
SITE FROM NORTH — TOWARD BEDROOM ADDITION

[A] Original Brick House — North Elevation



WEST VIEW FROM PASEO

[A] Original Brick House — View from Paseo & Washington Intersection



TALL ARCHED WINDOWS



PROJECTING FRONT PORCH

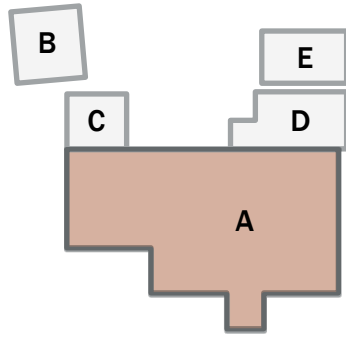


BRICK COPING



STEPPED MASSING

[A] Original Brick House — Key Architectural Features



EXPOSED RUBBLE FOUNDATIONS



PREVIOUS INTERVENTIONS

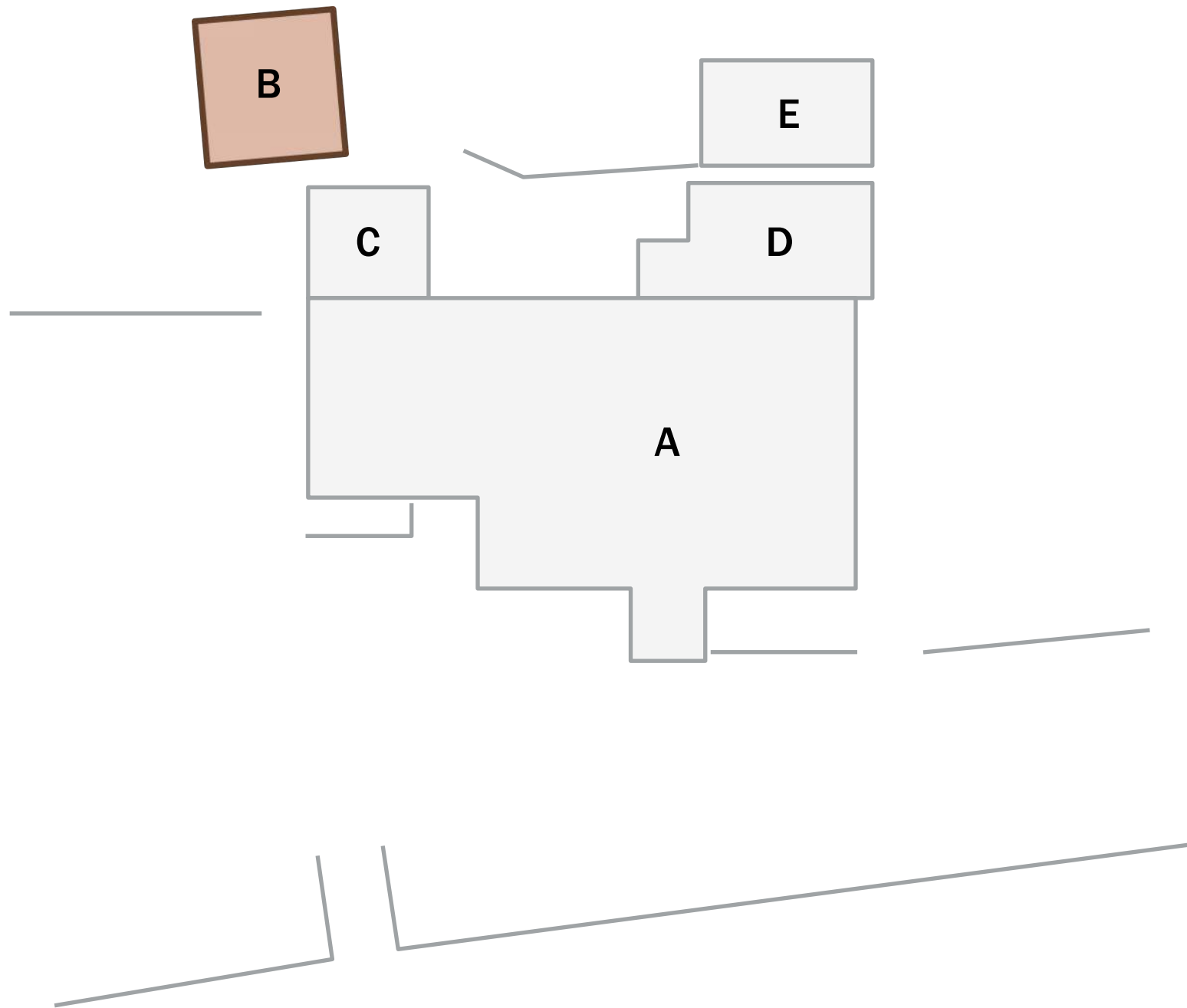


STUCCO & BRICK BENEATH



CAUSE OF CRACKS

[A] Original Brick House — Structural Concerns

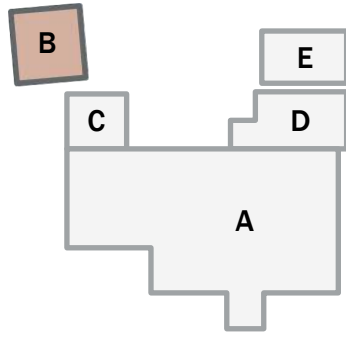


[B] Northwest Gabled Coal Shed

- 195 sf
- Constructed by 1912
- Originally a coal shed - chute visible on North facade
- Exposed adobe bricks and rubble masonry with pitched metal roof

- No foundation or waterproofing
- Unreinforced adobe bricks are retaining up to 6 ft of soil and show significant deterioration
- Structurally unsound, not habitable
- Per structural report, complete reconstruction with foundations and new walls would be required to ensure safe and legal occupation

DEMOLITION PROPOSED

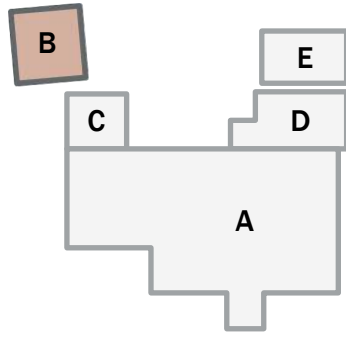


SOUTH ELEVATION



EAST ELEVATION

[B] Northwest Gabled Shed — Existing Conditions

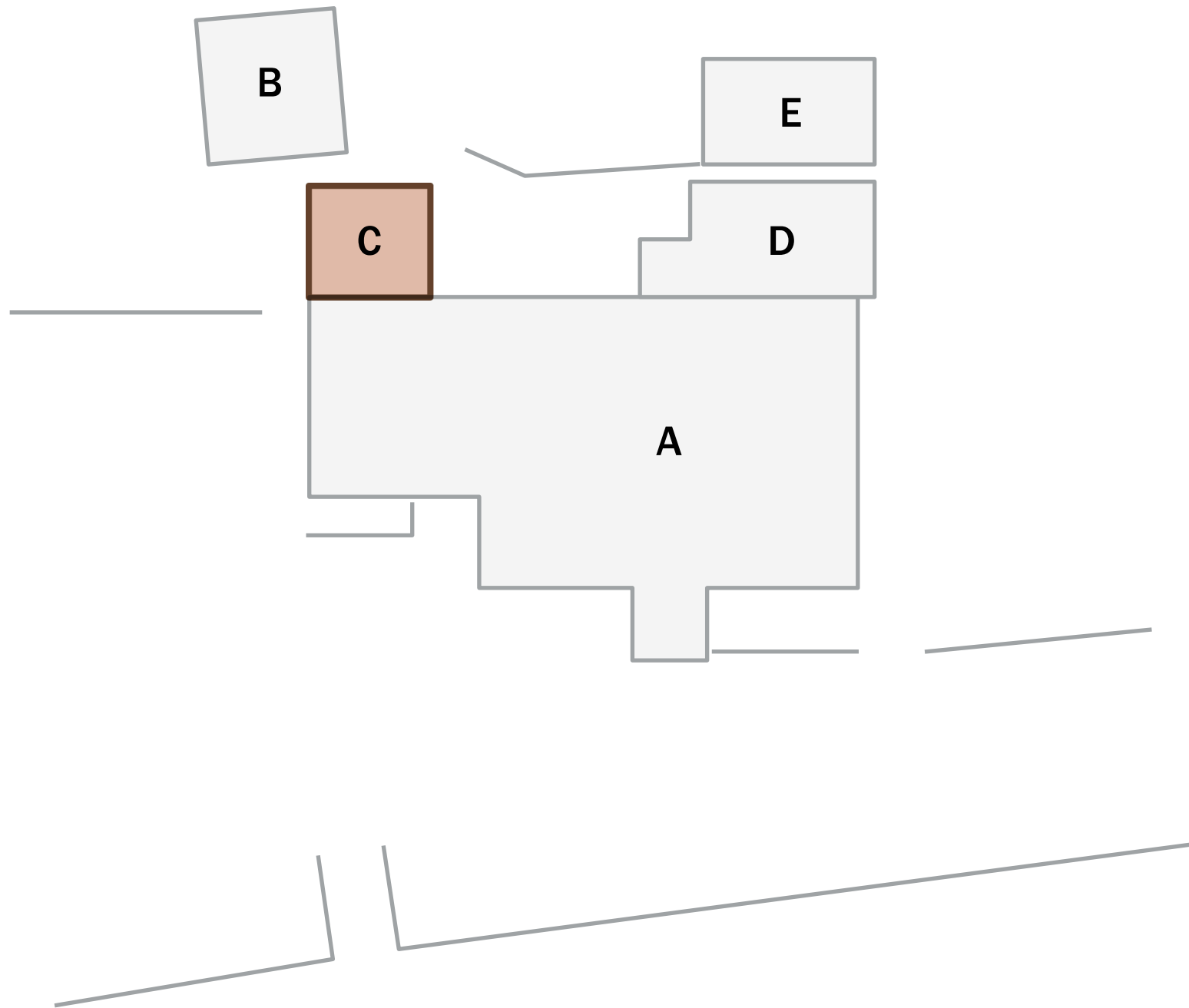


ADOBE BRICK DETERIORATING, NO FOUNDATIONS



NORTH ELEVATION

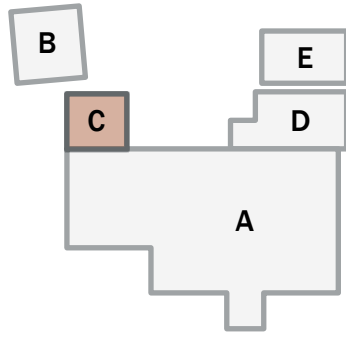
[B] Northwest Gabled Shed — Existing Conditions



[C] Northwest Bedroom Addition

- 122 sf
- Constructed after the 1950s - previous owner dates it from the 1970s
- CMU and stucco addition with shed roof
- Distinct and modern detailing - smooth stucco, aluminum sliding window, pronounced fascia
- Roofline is 6 ft lower than original brick house

DEMOLITION PROPOSED

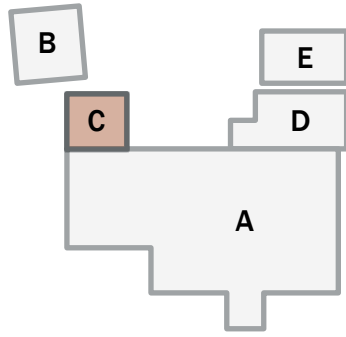


WEST ELEVATION



VIEW FROM SOUTH WEST

[C] Northwest Bedroom Addition — Existing Conditions



EAST ELEVATION

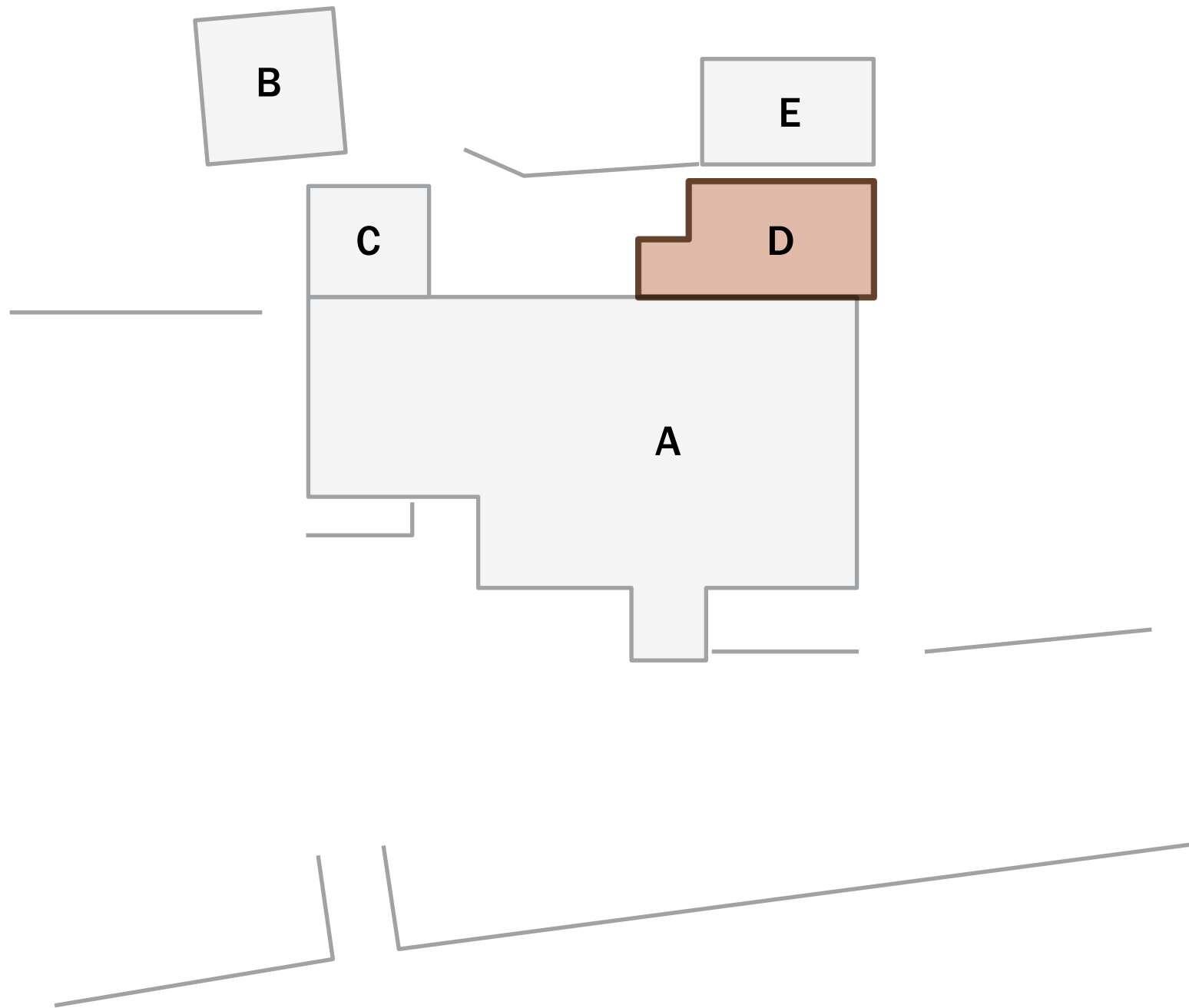


VIEW FROM NORTH EAST



NORTH ELEVATION

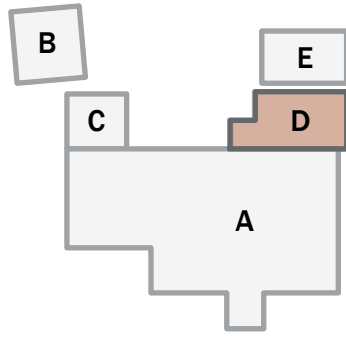
[C] Northwest Bedroom Addition — Existing Conditions



[D] Northeast Converted Garage

- 210 sf
- Constructed by 1930
- Originally a garage, converted to bedroom during 1950s
- Adobe and stucco addition with shed roof
- Roofline is 6 ft lower than original brick house
- Windows are distinct - horizontal with small panes
- Deteriorated condition

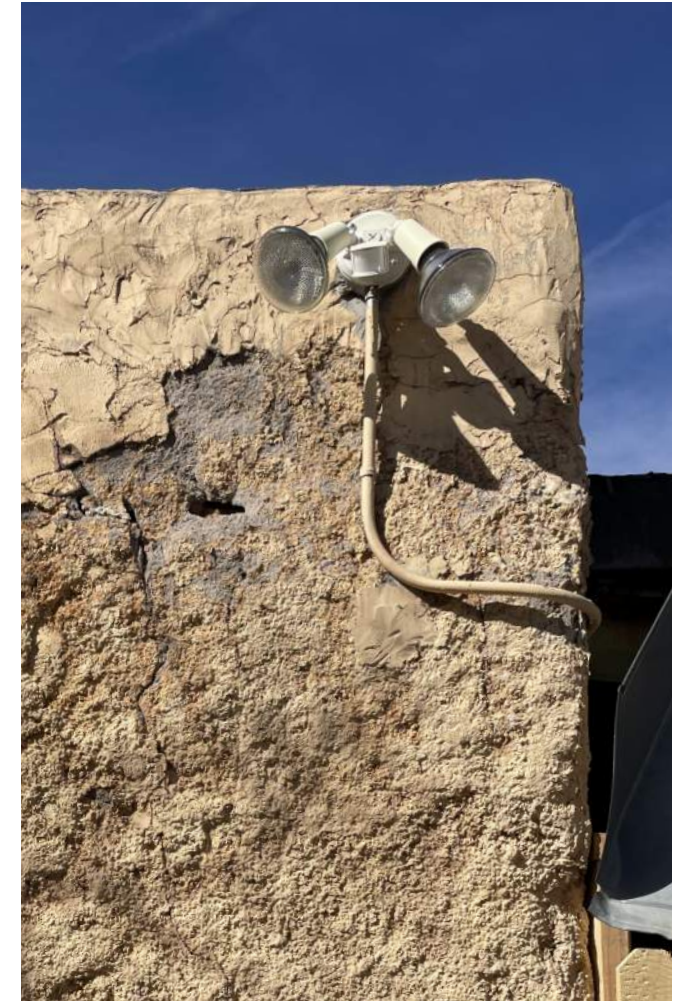
DEMOLITION PROPOSED



VIEW FROM SOUTHEAST

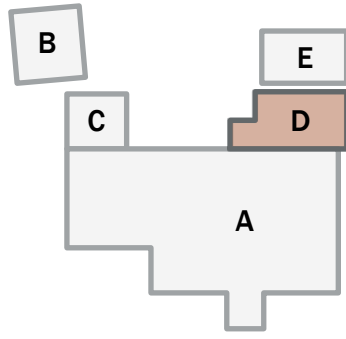


EAST ELEVATION



STUCCO DETERIORATION

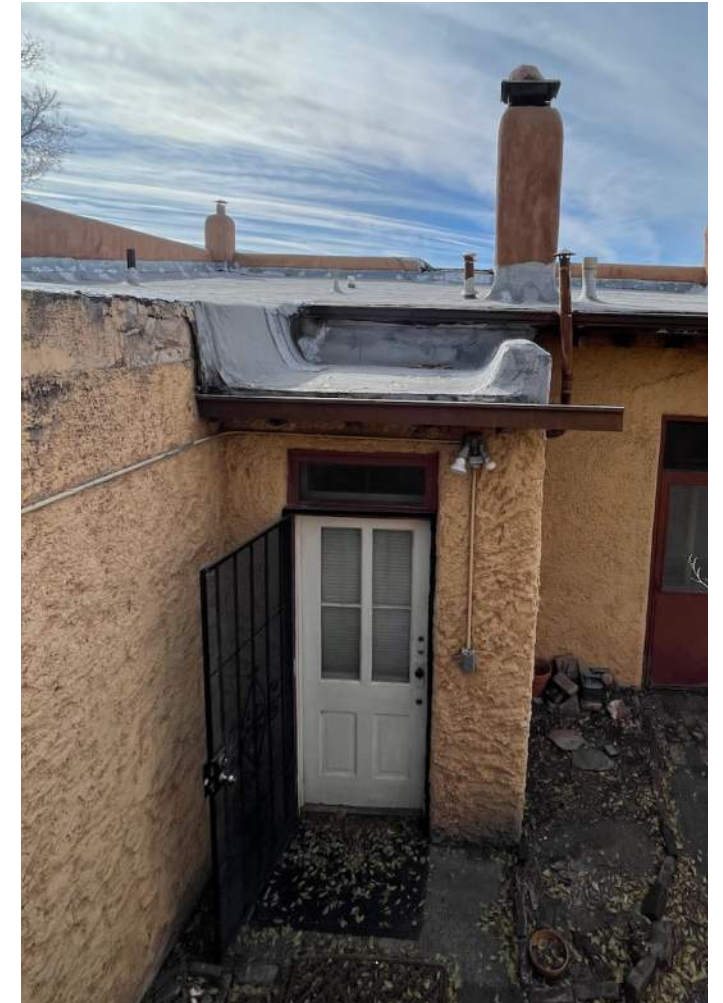
[D] Northeast Converted Garage



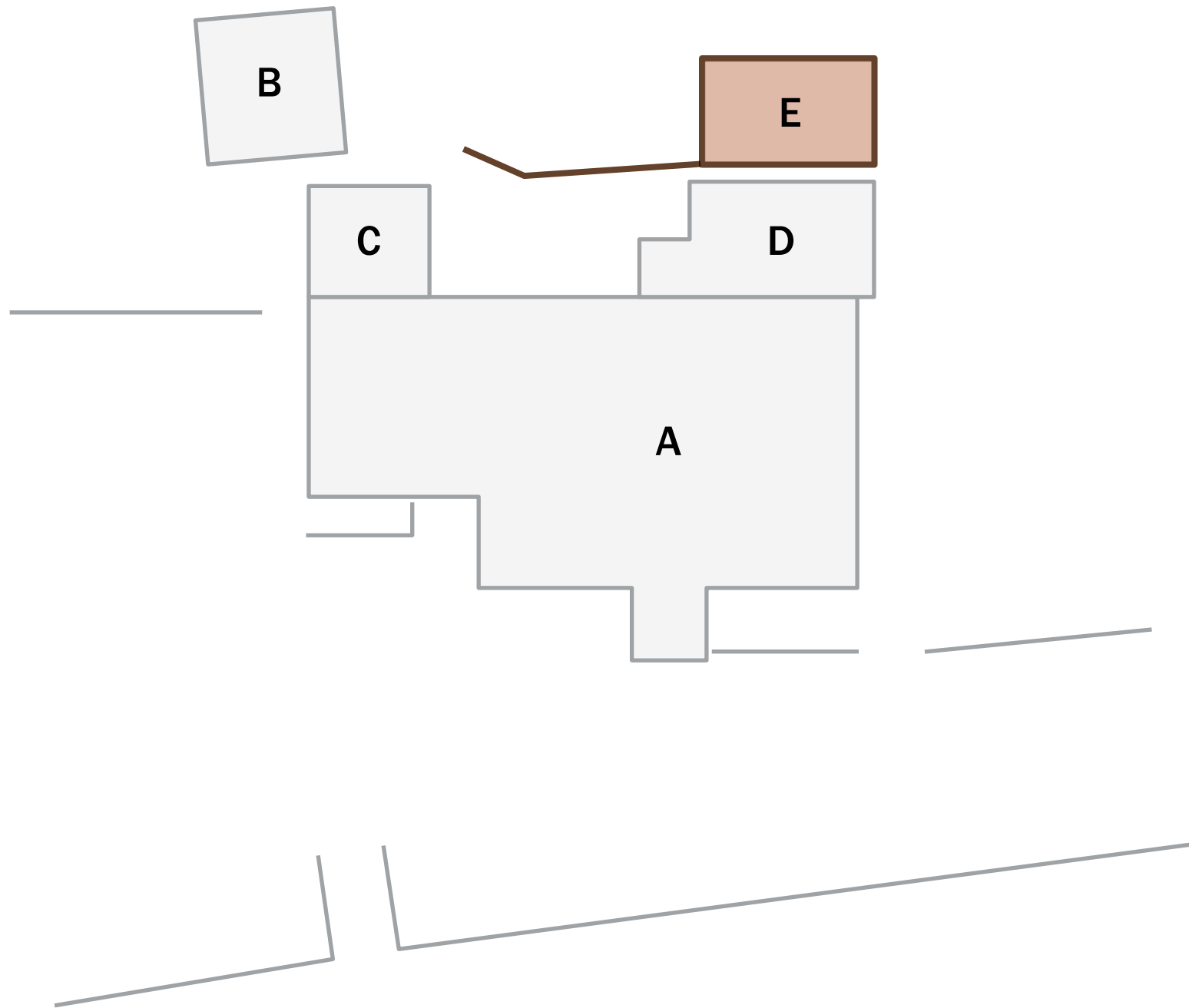
VIEW FROM NORTHEAST



WEST ELEVATION



[D] Northeast Converted Garage — Existing Conditions

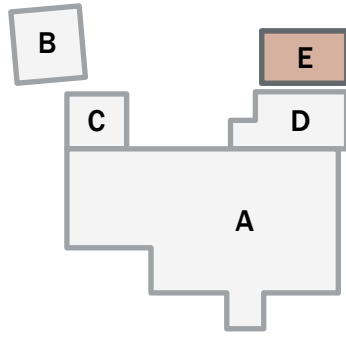


[E] Northeast Rubble Stone Garage

- 170 sf
- Constructed by 1943
- Unreinforced mixed brick and rubble construction with metal shed roof
- Attached stone retaining wall

- No foundation or waterproofing
- Unreinforced walls are retaining up to 6 ft of soil and show significant deterioration
- Stone site wall shows water damage and visibly leans
- Structurally unsound, not habitable
- Per structural report, complete reconstruction with foundations and new walls would be required to ensure safe safe and legal occupation

DEMOLITION PROPOSED

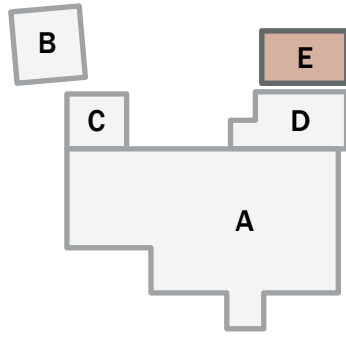


EAST ELEVATION



NORTHWEST CORNER

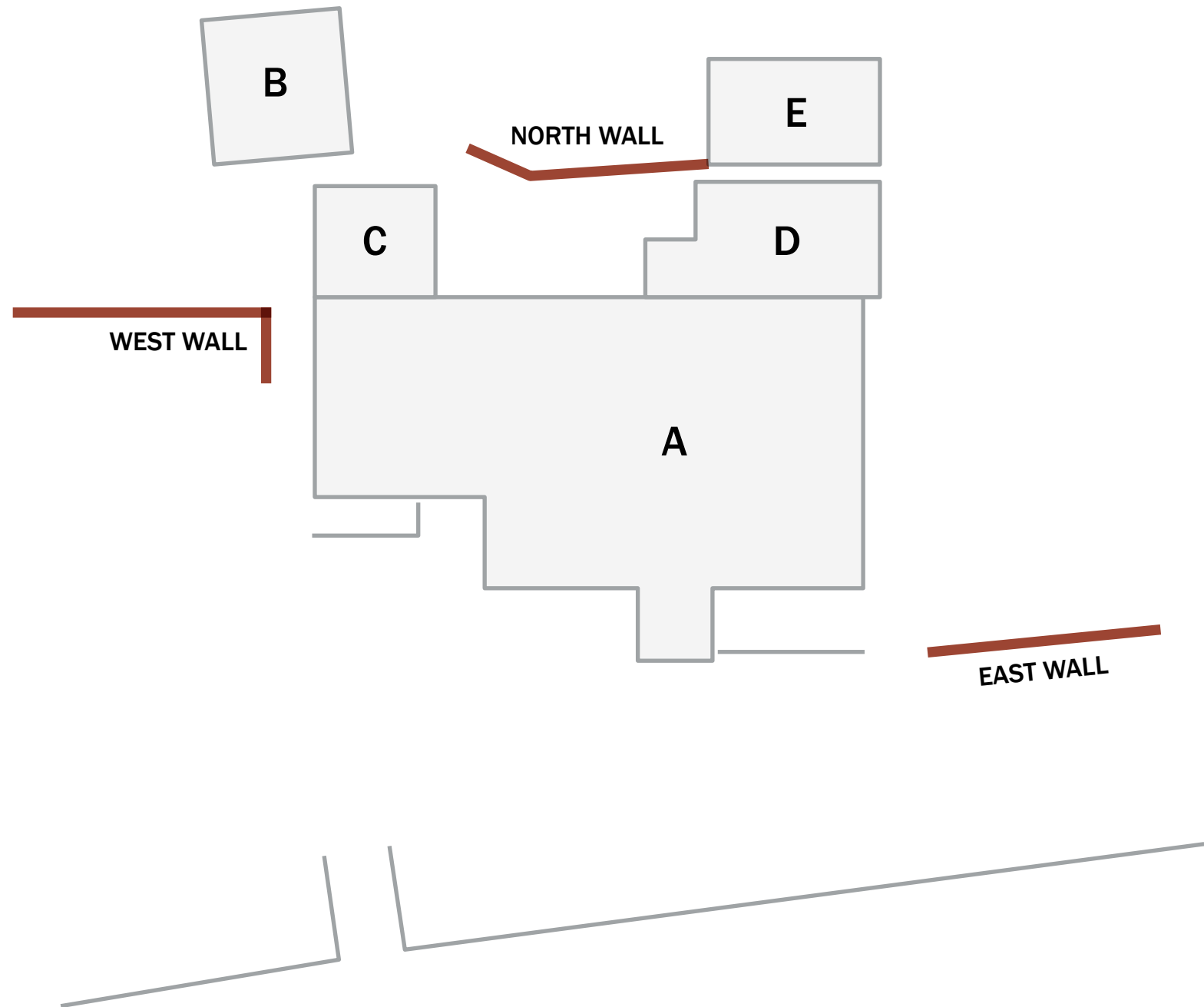
[E] Northeast Rubble Stone Garage — Existing Conditions



DETERIORATING BRICK



[E] Northeast Rubble Stone Garage — Existing Conditions



Retaining Walls

- Ground-level retaining walls and stairs
- Exposed brick and stone
- Brick and low stone retaining walls added after historic house
- Lack of foundations / waterproofing has caused structural instability

DEMOLITION PROPOSED



SITE WALL AT WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

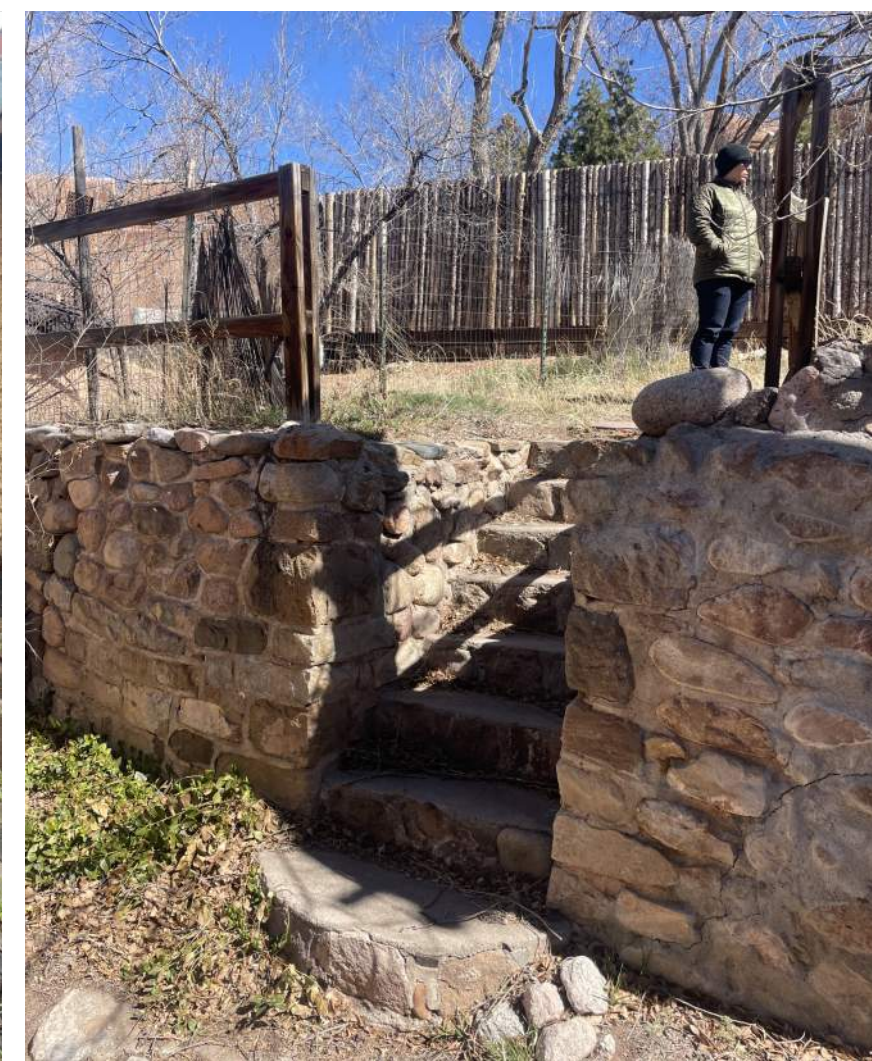
West Retaining Wall



LOOKING DOWN FROM NORTH



LOOKING EAST



LOOKING NORTH

North Retaining Wall

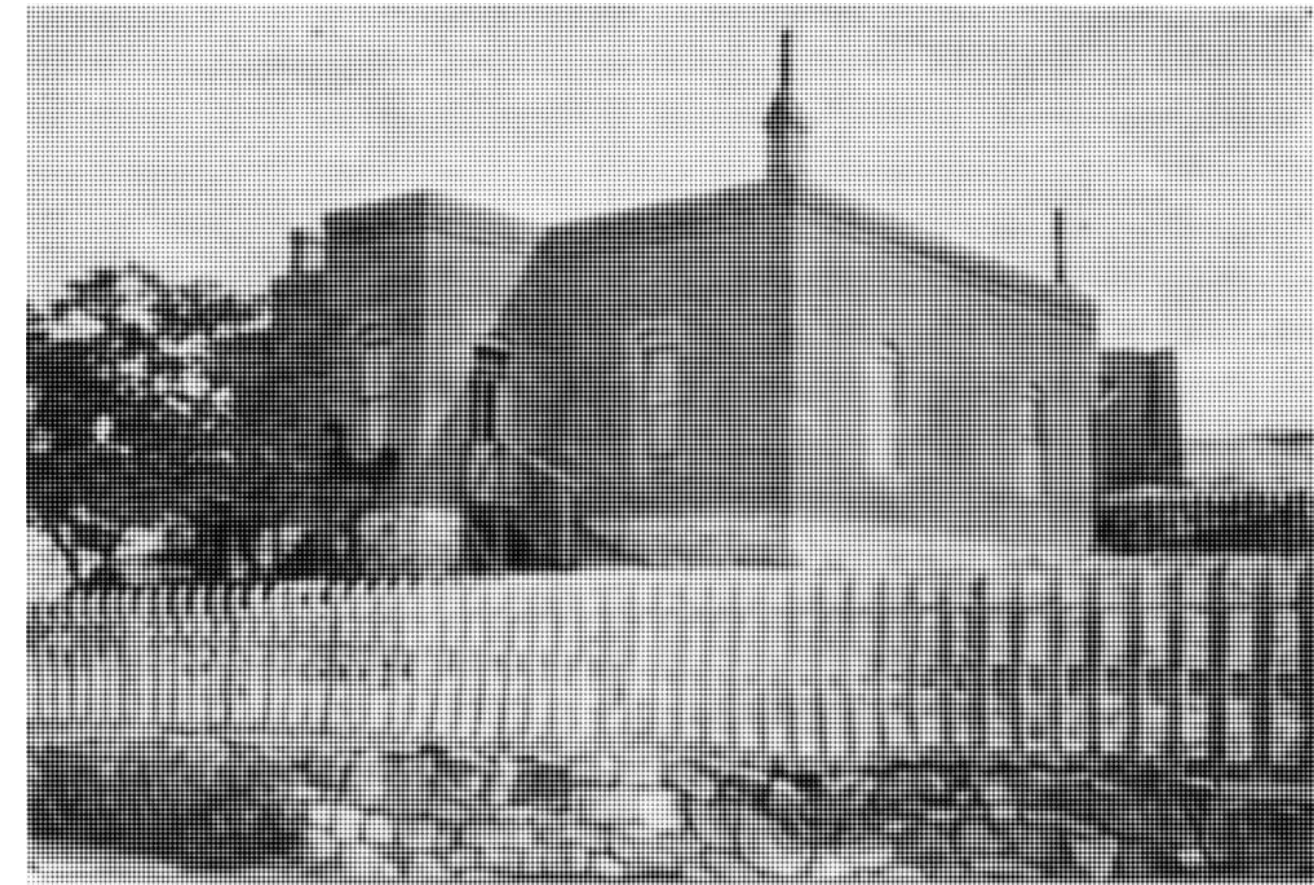


SOUTH ELEVATION



SOUTH ELEVATION

East Retaining Wall



515 Paseo de Peralta, 1915

515 Paseo de Peralta HDRB Demolition Review

October 06, 2025

PROJECT DIRECTORY

CLIENT
Georges & Tina Feghali
310 Otero Street
Santa Fe, NM 87501
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email: gmfeghali@gmail.com

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mobile: 505-263-3602
Contact: Rebecca Wood
email: rebecca@dncarchitect.com

STRUCTURAL ENGINEERS
Luchini Trujillo Structural Engineers
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Suite D2
Santa Fe, NM 87505
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Contact: Eric Trujillo
email: eric@ltseng.com
Contact: Jeremy Starr
email: jeremy@ltseng.com

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	ASD101	Existing Site Plan
3	ASD102	Demo Site Plan
4	S100	Existing Plan w/ Structural Deficiencies
5	A101(E)	Existing Ground Floor Plan
6	AD101	Demo Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	AD102	Demo Roof Plan
9	A200h	South Elevations - Existing
10	A201h	East Elevations - Existing
11	A202h	North Elevations - Existing
12	A203h	West Elevations - Existing
13	A300h	Section A - Existing
14	A301h	Section B - Existing

PROJECT DESCRIPTION

The project consists of the proposed and restoration of a historic late-nineteenth century brick house and demolition of noncontributing site structures.

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. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing.

The present application includes requests for demolition of noncontributing site structures and preservation of significant structures as outlined below.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

PROJECT ADDRESS
515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

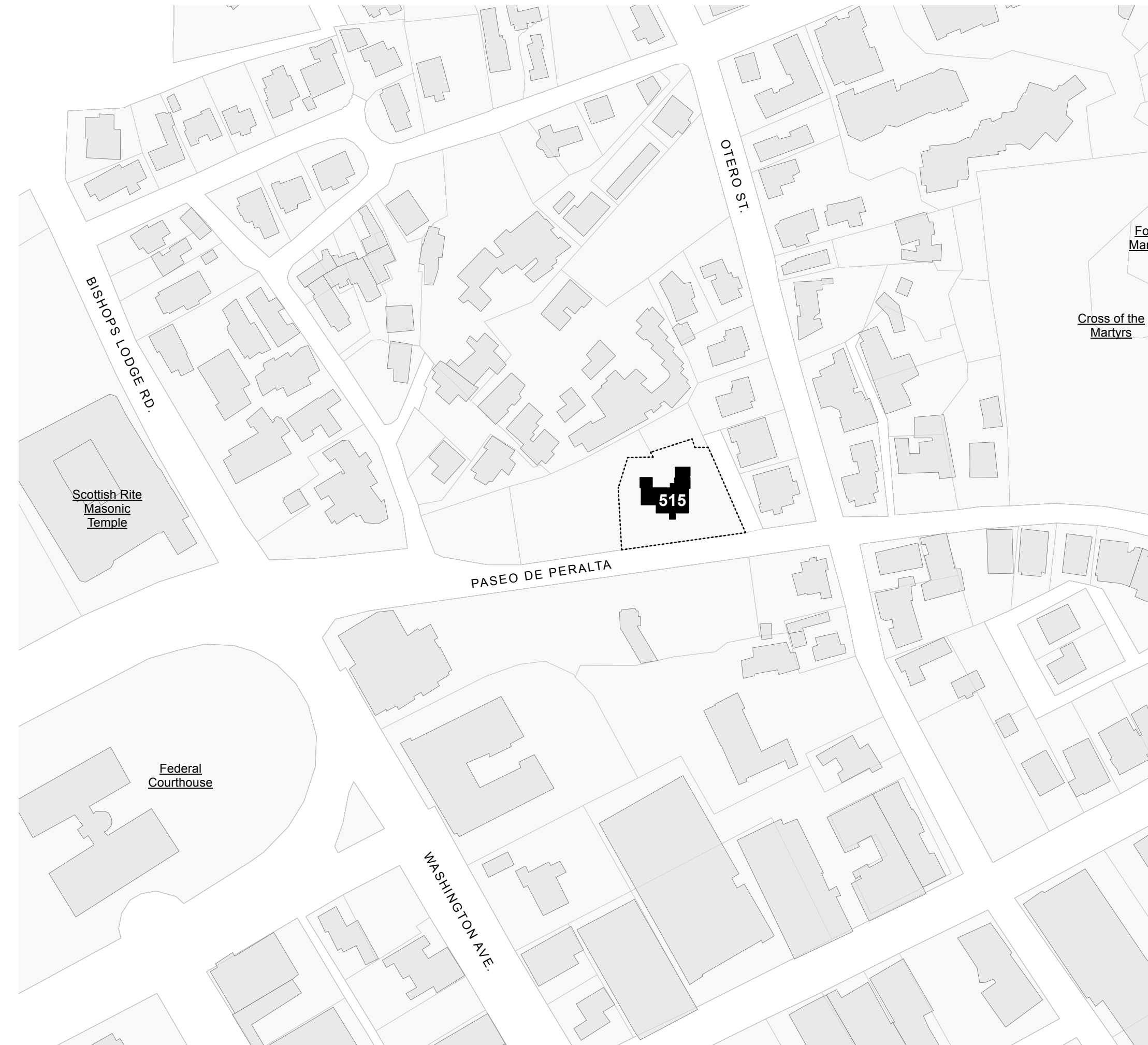
HISTORIC DISTRICT
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

HISTORIC STATUS
Contributing

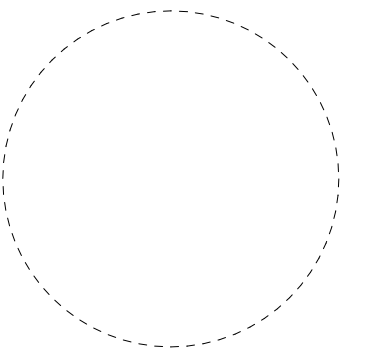
SITE AREA
14,985 sf / 0.344 acres

PROJECT HISTORY

Date	Issue
8/12/2025	Historic Status Review
9/9/2025	Information Session



1 Site Location Map
G100h Scale: 1:1500



Consultant

dnc a 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
October 06, 2025	

Date	Plot Date
October 06, 2025	10/6/25
Drawn by	Checked by

File
515 PdPeralta -G100 Cover.wx
Set
Schematic Design
Sheet Title
Cover Sheet

G100h

Sheet of



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



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



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



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



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



#6 2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



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



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



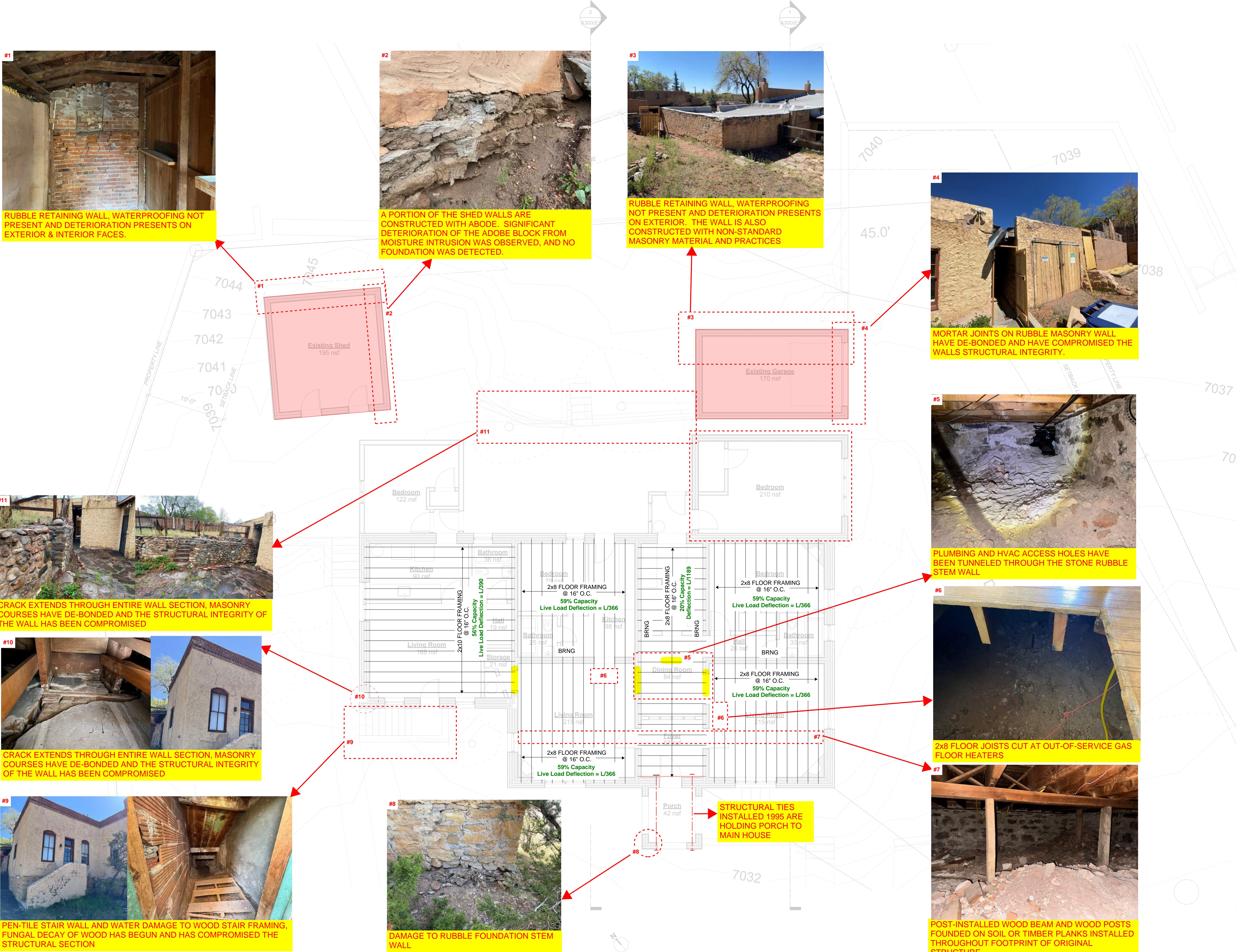
#10 CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



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



#8 DAMAGE TO RUBBLE FOUNDATION STEM WALL



Date	Issue
MAY, 6th 2025	
Drawn by	Checked by
JUS	JUS

Date	Plot Date
MAY, 6th 2025	

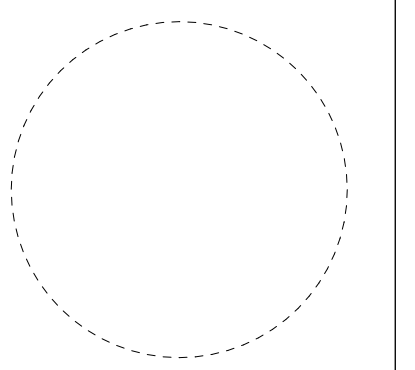
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of



1 Existing Ground Floor Plan
 A101(E) Scale: 3/16" = 1'-0"



Consultant

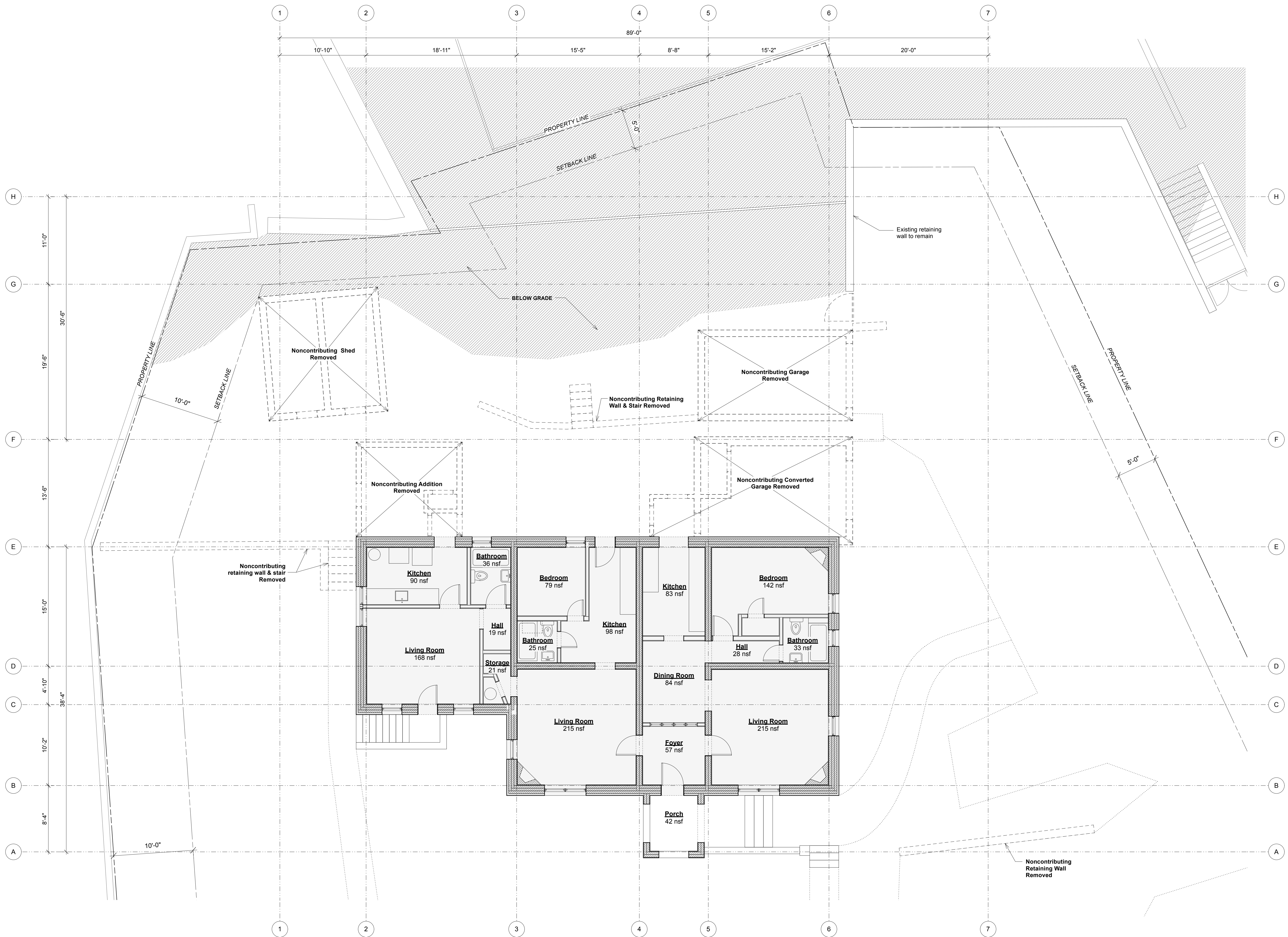
dnca architects
 924-A Shoofly Street Santa Fe, NM 87505
 PH: (505) 255-4033

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

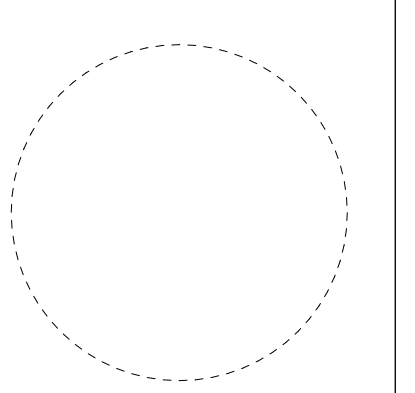
Date	Issue
October 06, 2025	

Date: October 06, 2025
 Drawn by: [blank]
 File: 515 PdPeralta_A100 Plans.vwx
 Set: Schematic Design
 Sheet Title: Existing Ground Floor Plan

Sheet of



1 Demo Ground Floor Plan
 AD101 Scale: 3/16" = 1'-0"



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
October 06, 2025	

Date	Plot Date
October 06, 2025	10/6/25

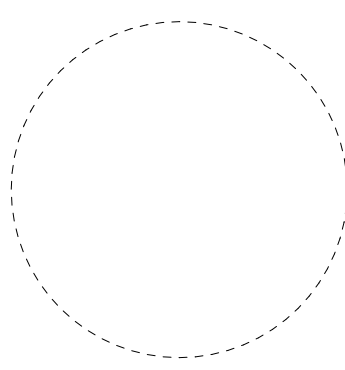
File: 515 PdPeralta_A100 Plans.vwx
 Set: Schematic Design
 Sheet Title: Demolition Ground Floor Plan

AD101

Sheet of



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



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

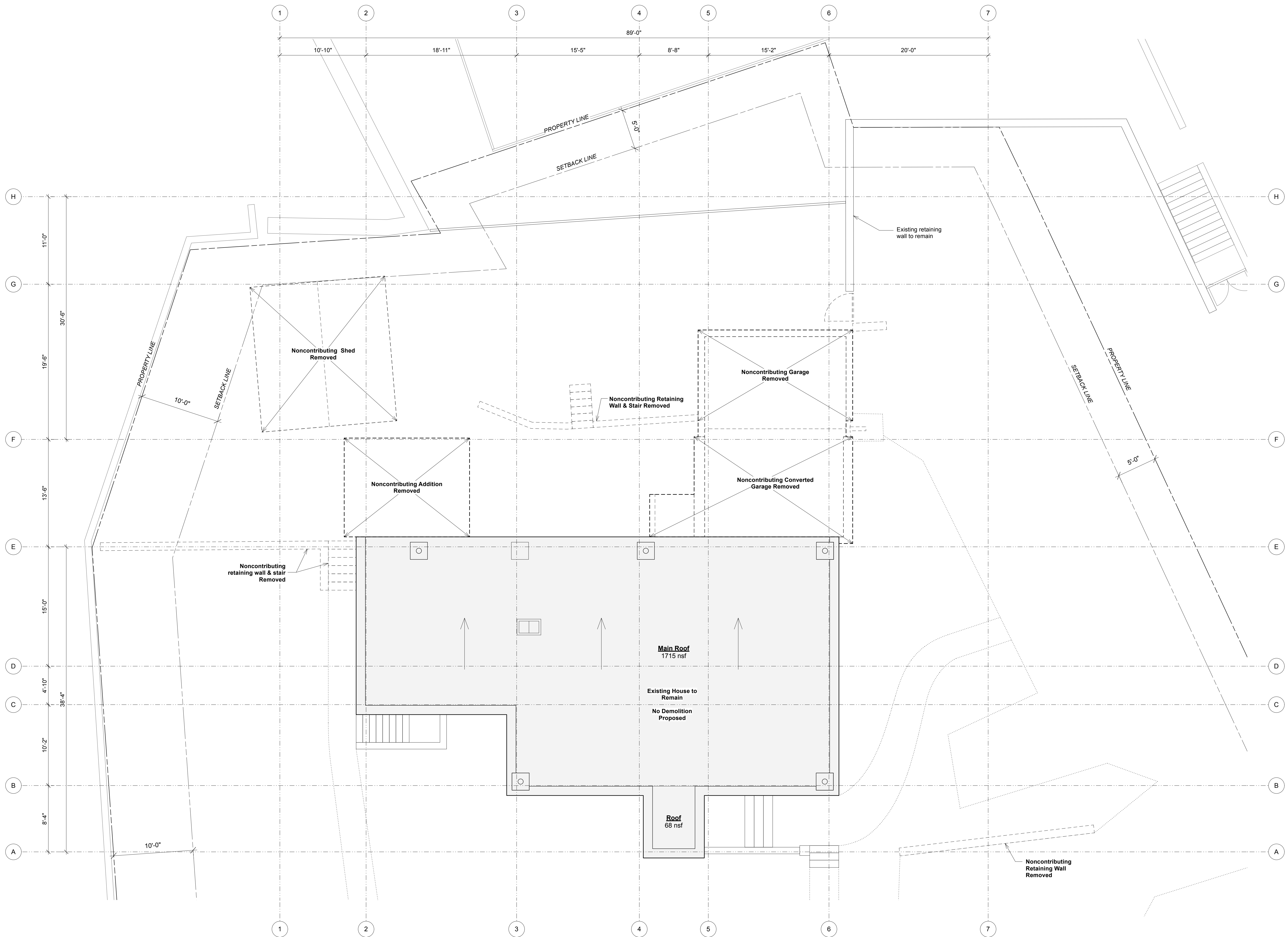
Date	Issue

Date October 06, 2025	Plot Date 10/6/25
Drawn by	Checked by

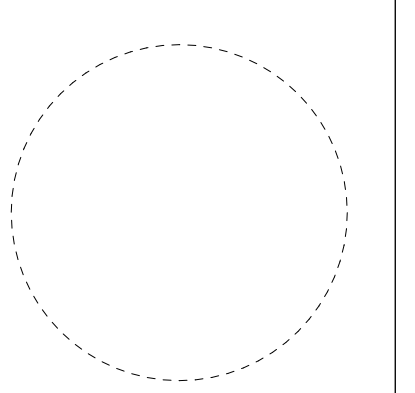
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 Set: Schematic Design
 Sheet Title: **Existing Roof Plan**

A102(E)

Sheet _____ of _____



1 Demo Roof Plan
 AD102 Scale: 3/16" = 1'-0"

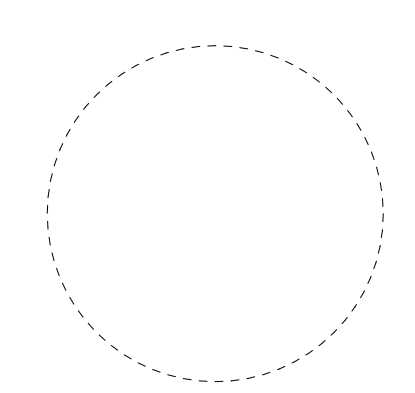
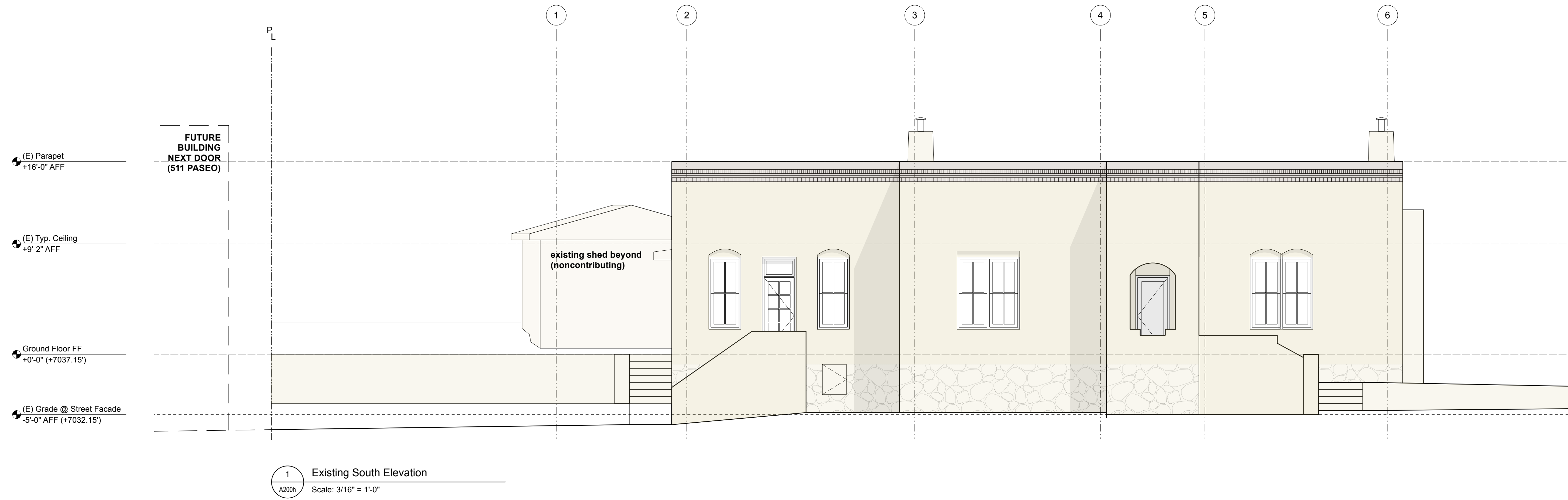


Consultant

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

Date	Issue
October 06, 2025	
Drawn by	Checked by
File	Plot Date
515 PdPeralta_A100 Plans.vwx	10/6/25
Set	
Schematic Design	
Sheet Title	
	Demolition Roof Plan
	AD102
Sheet	of



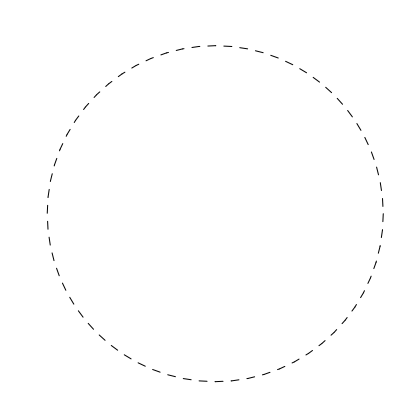
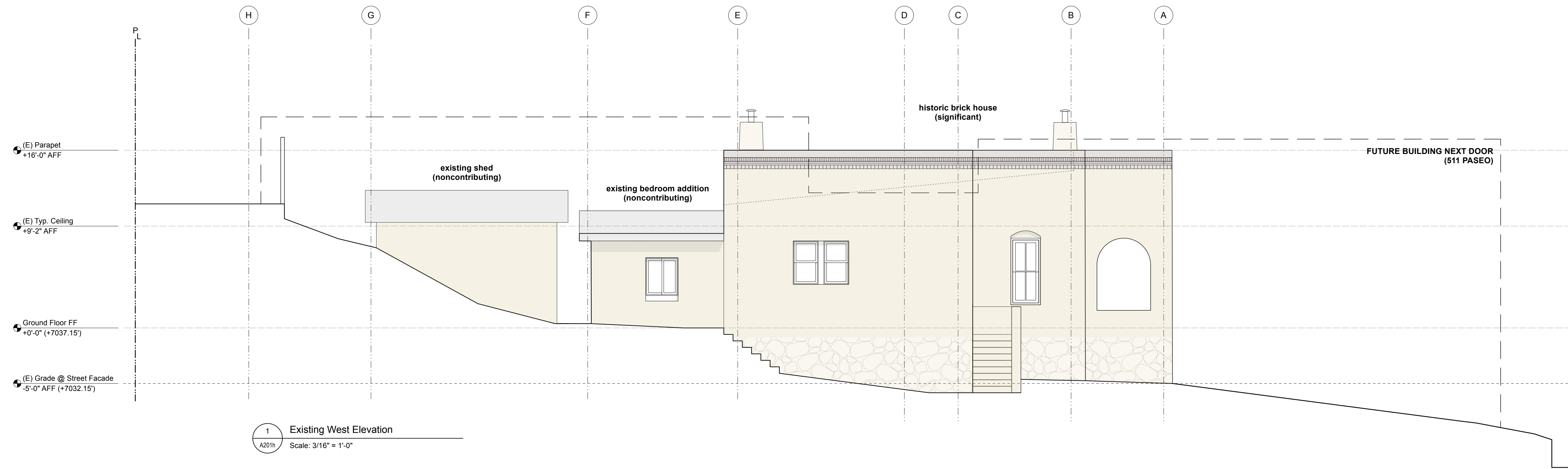
Consultant

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 PH: (505) 255-4033

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

Date	Issue

Date	October 06, 2025	Plot Date	10/6/25
Drawn by		Checked by	
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Set	Schematic Design		
Sheet Title	South Building Elevations		
	A200h		
Sheet	of		



Consultant

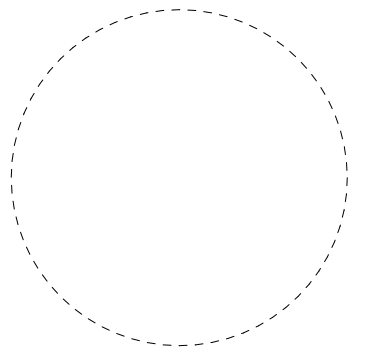
dnca architects
 924-A Shoofly Street Santa Fe, NM 87505
 PH: (505) 255-4033

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

Date	Issue

Date October 06, 2025	Plot Date 10/6/25
Drawn by	Checked by

File
515 PdPeralta_A200 Elev Sections.vwx
 Set
Schematic Design
 Sheet Title
West Building Elevations
A202h
 Sheet of



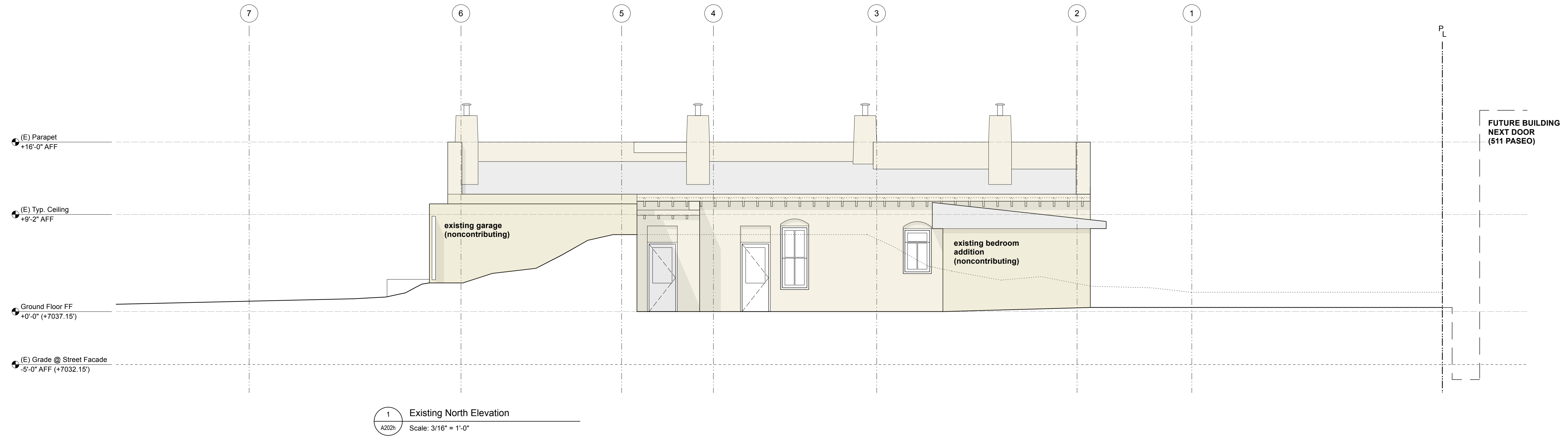
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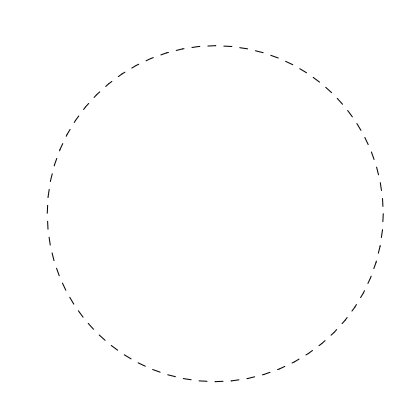
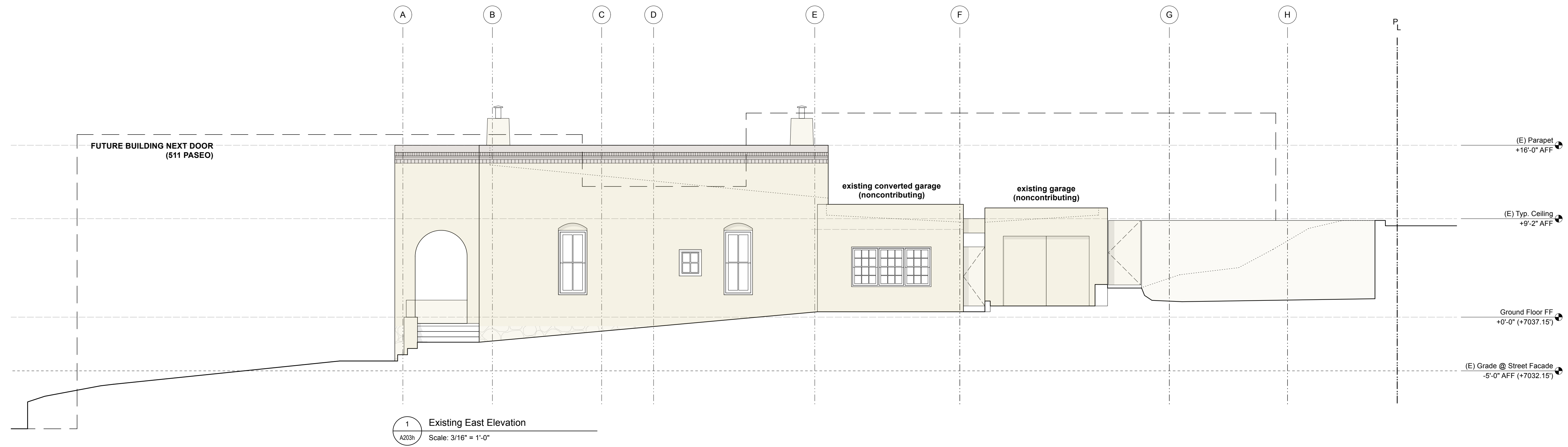
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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date	October 06, 2025	Plot Date	10/6/25
Drawn by		Checked by	
File	515 PdPeralta_A200 Elev Sections.vwx		
Set	Schematic Design		
Sheet Title	North Building Elevations		
	A202h		
Sheet	of		





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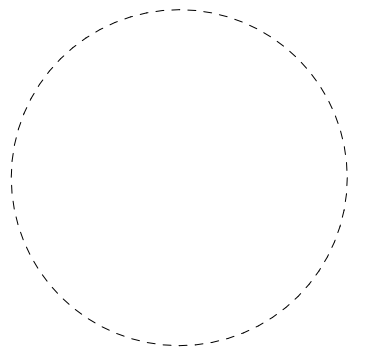
Date	Issue

Date October 06, 2025	Plot Date 10/6/25
Drawn by	Checked by

File
515 PdPeralta_A200 Elev Sections.vwx
 Set
Schematic Design

Sheet Title
East Building Elevations
A203h

Sheet of



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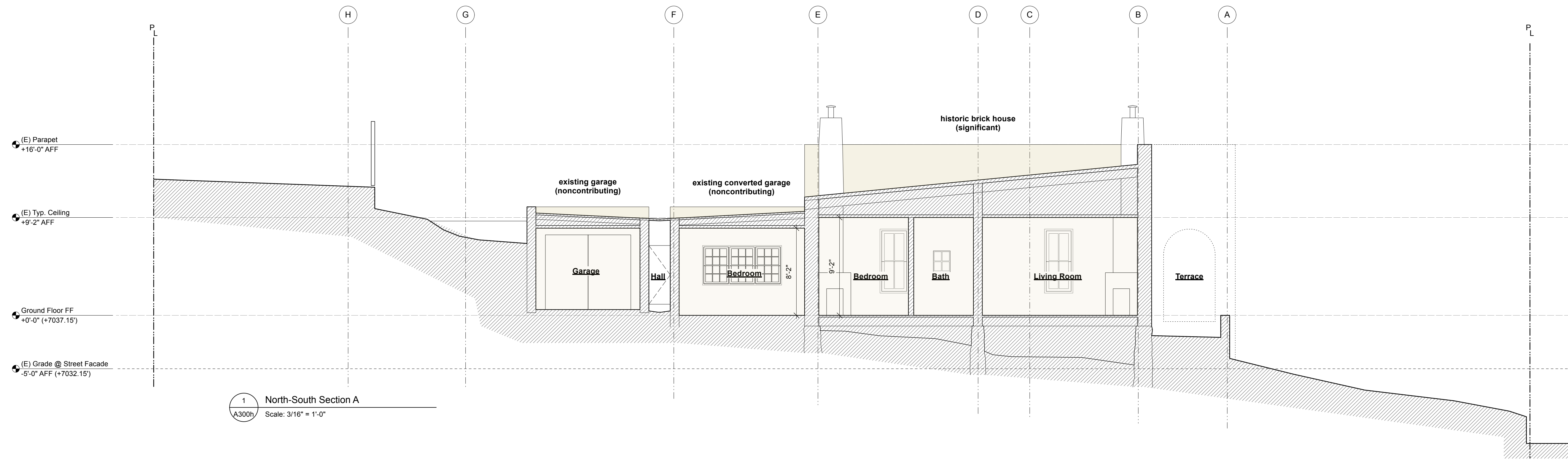
Date	Issue

Date October 06, 2025	Plot Date 10/6/25
Drawn by	Checked by

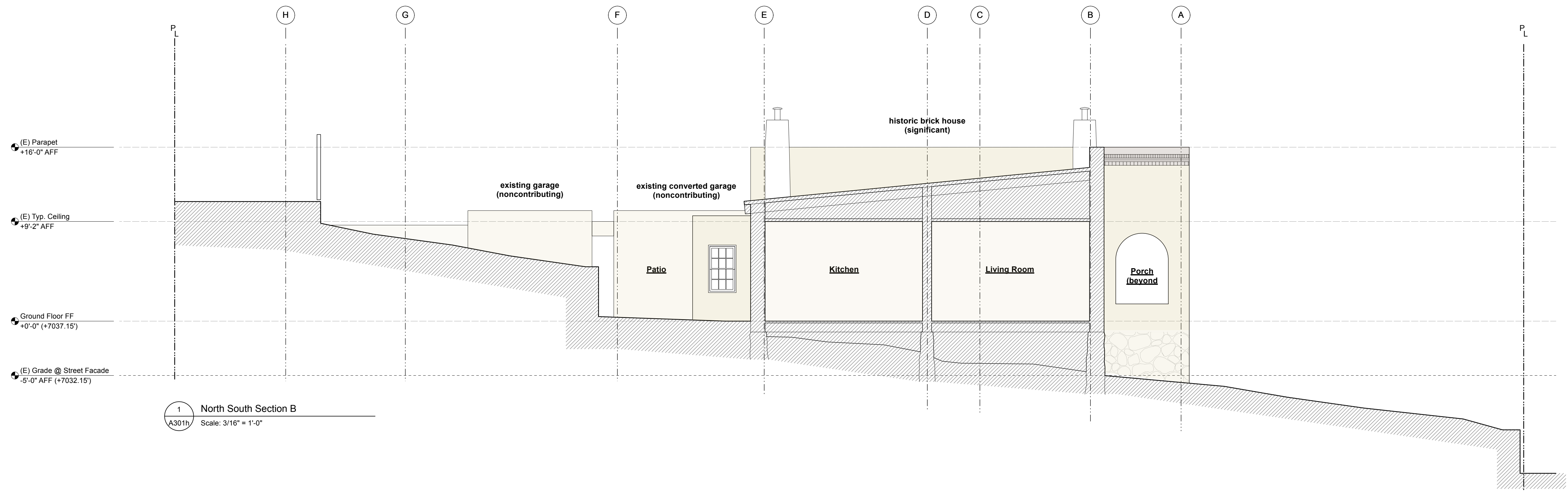
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515 PdPeralta_A200 Elev Sections.vwx
Set
Schematic Design

Sheet Title
**North-South Building
Section A**
A300h

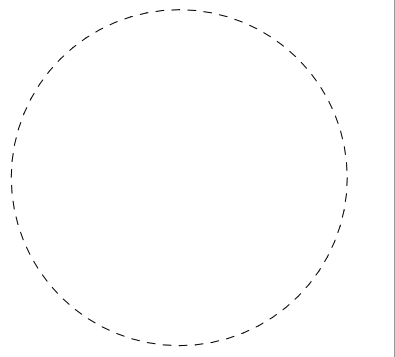
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1 North-South Section A
A300h Scale: 3/16" = 1'-0"



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



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Date	Issue

Date October 06, 2025	Plot Date 10/6/25
Drawn by	Checked by

File
515 PdPeralta_A200 Elev Sections.vwx
 Set
Schematic Design

Sheet Title
**North-South Building
 Section B**
A301h

Sheet of