

## Action of the Board

Member Katz moved in Case #H-16-077 at 216 Gonzales Road/216 Lorenzo Lane, finding that the exception criteria have been met and undivided windows don't damage the character because many others are undivided in the area and some are some are not but all the rest in this building are undivided. Regarding the hardship, he thought it would be hardship to have to replace all of the windows rather than just matching what exists on the house now. It strengthens the unique heterogeneous character of the City and having undivided lites does that. So he moved to approve the application. Member Roybal seconded the motion and it passed by unanimous voice vote.

No motion was made to remove the tabled cases from the table but the Board proceeded to hear them.

7. **Case #H-16-073A. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

#### Building A

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added onto sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15-year period. Little information is given about the wall.

### Building B

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

### Conclusion

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

### **STAFF RECOMMENDATION:**

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

### Questions to Staff

There were no questions to Staff.

### Applicant's Presentation

Present and sworn was Mr. Jay Herrera, who stood for questions.

### Questions to the Applicant

Chair Rios asked if Mr. Herrera agreed with the staff recommendations.

Mr. Herrera said he did.

Member Katz asked how old the yard wall was.

Mr. Herrera said he didn't know. It was bumped into and demolished.

Member Katz asked how long Mr. Herrera has been connected with the building.

Mr. Herrera said he has for two months.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Biedscheid moved in Case #H-16-073A at 320 Paseo de Peralta, to approve the application as recommended that the structures remain non-contributing and that no status be assigned to the non-existent yard wall. Member Powell seconded the motion and it passed by unanimous voice vote.**

- 8. Case #H-16-073B, 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

320 Paseo de Peralta is a property composed of two non-residential buildings with an original construction date of 1886 according to the Historic Cultural Property Inventory (HCPI). It is constructed in the Spanish-Pueblo Revival style and is designated as noncontributing to the Downtown and Eastside Historic District. An updated HCPI form is provided and demonstrates the dates and types of alterations to the property.

The applicant proposes to remodel the property with the following three items.

1) Add a 168 square foot portal to the south elevation of the structure to a height of 8 feet. Trees near the building will remain.

2) Replace damaged windows. The applicant has provided a window replacement plan and cut sheets. All windows will be divided lite and the window opening dimensions will not change unless the window will be replaced for a door. Windows will be wood interior with a clad exterior in "Desert Sand."

- a) Replace all windows on the north elevation.
- b) Replace a window for a door on the south elevation.
- c) Replace one window on the south elevation.
- d) Removal of a door opening on the south elevation.
- e) Replace two windows for two doors on the east elevation.
- f) Replace two existing doors on the east elevation.
- g) Replace two windows on the east elevation.
- h) Replace all windows on the west elevation.

3) Stucco will be El Rey cementitious "Kokanee."

4) Replace existing brick and cement paving in the courtyard on the south side of the property with pave stone.

5) Replace existing flagstone on the north entrance of the building with pave stone.

6) Replace an existing wall that was demolished without a permit. The wall will replicate the previous wall in height and style. Maximum height of the wall was 8 feet and the wall was constructed of exposed adobe. The applicant plans to replace the wall with a stucco wall to enclose the courtyard.

**STAFF RECOMMENDATION:**

Staff recommends approval as the application complies with 14-5.2 (D) (9) Design Standards for All H Districts Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside Design Standards.

**Questions to Staff**

Chair Rios asked what the proposed lite pattern is on the west.

Mr. Rasch said it is four over four.

Member Powell asked to see the courtyard.

Member Powell, upon seeing it, said it seems like the improvements are good improvements. He added that on contributing structures, the Board asks that all rooftop appurtenance be covered.

Mr. Herrera explained that was why they wanted the parapet.

#### Applicant's Presentation

No presentation was given.

#### Questions to the Applicant

Chair Rios commented that if it is in a historic district, rooftop equipment is to not be publicly visible, whether contributing or not.

Mr. Rasch said the code actually is silent for non-contributing structures but the Board's practice has been to require screening because at 50 years, it becomes nonconforming.

Chair Rios agreed and said the applicant is moving in that direction.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Powell moved in Case #H-16-073B. at 320 Paseo de Peralta, to approve the application as submitted and requiring that rooftop equipment be screened by the parapet. Member Biedscheid seconded the motion and it passed by unanimous voice vote.**

#### **G. MATTERS FROM THE BOARD**

There were no matters from the Board.

#### **H. ADJOURNMENT**

ITEM # 16-0977

City of Santa Fe  
Historic Districts Review Board  
Findings of Fact and Conclusions of Law

**Case #H-16-073A**

**Address** – 320 Paseo de Peralta

**Agent's Name** – Santa Fe Sustainable

**Owner/Applicant's Name** – FFT LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 22, 2016, after it was postponed at the September 13, 2016 due to audio-visual technical difficulties, not the fault of the Applicant.

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as Noncontributing to the Downtown and Eastside Historic District. Staff requested the Board review the status of the two structures. If the Board finds one or both of the buildings to be Contributing to the Downtown and Eastside, primary elevations will need to be assigned.

**Building A:** Building A is an irregularly shaped one-story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the “u” shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

**Building B:** Building B was constructed in 1980s as an addition to the property, but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

**Staff's conclusion:** Staff concluded that while some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. Staff also noted that the aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Staff noted that additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

#### FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:  
 Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:  
 Downtown and Eastside Historic District (Section 14-5.2(E))
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."
6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The Board, in response to the application, finds:  
 Building A and B do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report  
 the yardwall has no status
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

#### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

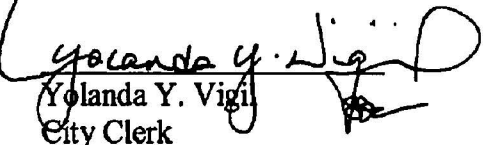
1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and unanimously voted to:  
 Retain the existing Noncontributing status of Buildings A and B; and  
 Assign no status to the demolished yardwall.

IT IS SO ORDERED ON THIS 11<sup>th</sup> DAY OF OCTOBER 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

  
\_\_\_\_\_  
Chairperson

11 October 2016  
Date:

FILED:

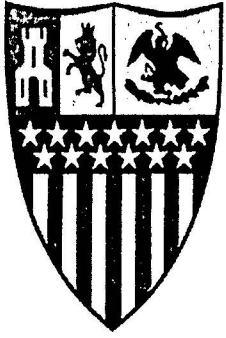
  
\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

10/12/16  
Date:

APPROVED AS TO FORM

  
\_\_\_\_\_  
Assistant City Attorney

10-11-16  
Date:



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
www.santafenm.gov

*Javier M. Gonzales, Mayor*

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1  
Renee Villarreal, Dist. 1  
Peter N. Ives, Dist. 2  
Joseph M. Maestas, Dist. 2  
Carmichael A. Dominguez, Dist. 3  
Chris Rivera, Dist. 3  
Ronald S. Trujillo, Dist. 4  
Mike Harris, Dist. 4

Project description: Staff requested a status review of the buildings at 320 Paseo de Peralta.

Case number: H-16-073  
Project Type: HDRB

**PROJECT LOCATION (S): 320 Paseo de Peralta**

**PROJECT NAMES:**

OW – FFT LLC  
Santa Fe, NM 87504

P.O. Box 1769  
505-577-7000

AP – Santa Fe Sustainable  
Santa FE, NM 87501

110 Spruce Street  
505-780-0127

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on staff's request at their hearing on September 13, 2016. The decision of the Board was maintain the designation of "noncontributing" for the buildings at 320 Paseo de Peralta and assign no status to the demolished yardwall. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas  
Planner Senior, Historic Preservation Division

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

# City of Santa Fe, New Mexico

# memo

DATE: September 19, 2016  
TO: Historic Districts Review Board Members  
VIA: David Rasch, Supervising Planner in Historic Preservation DR  
FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-16-073A

ADDRESS: 320 Paseo de Peralta  
Historic Status: Noncontributing  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall  
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

### APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: City of Santa Fe

## STAFF RECOMMENDATION:

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

## **BACKGROUND & SUMMARY:**

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

### **Building A**

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

### **Building B**

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

### **Conclusion**

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the

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character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.


The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only		HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria A B C D
1. Name of property:  Plaza de Peralta		320 Paseo de Peralta		3. Local Reference Number: 051610479 H2997 A		
				4. County Santa Fe		
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object						
6. Date of Survey: 8 / xx / 2016						
7. Previous Survey Date(s): __11__ / __1__ / 1985 <input type="checkbox"/> No previous survey						
8. Name of Project: NA						
9. UTM Zone: Easting: NA Northing:						
10. Photo Information		View of: North elevation at Paseo de Peralta				
11. Brief Description of the Property: One story irregularly shaped building with multiple adjoining flat roofs. Masonry yard wall and plantings flank street entrance with flagstone paving leading to portal, which has round posts and wood corbels. Parking is in the rear, and this entrance is very rarely used. The addition at the west (H2997 B )is separated from the building by a narrow passage, only connected at the north side by a segment of wall with a wood gate. All doors are wood panel, but windows range from steel-sash (older parts) to 1/1 wood double hung. Only the thick walls remain to suggest the 1912 building. The east elevation portal is supported by masonry piers also detailed with corbels and a wood beam. The long south elevation is set back in the center, and there are no openings in the west and east wing walls. A variety of windows and doors punctuate the center, and a small porch covers an entrance in the northwest corner. An adobe yard wall encloses a patio at the south. A wide planting area and parking are south of the yard wall. A portal west of it covers doors into the later building at the west, and also serves as passage into the patio south of this building. A few trees are in this space, and the building is surrounded by asphalt except where the adjacent building has been added. The narrow passage between the buildings is unpaved and some volunteer tree shoots have sprouted.						
12. Who uses the property?  vacant						
13. Construction Dates:  Dates: pre 1886, 1912, pre-1958 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Maps/Aerial photos						
14. Setting:  <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public						
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar						
Comments:						

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

**16. Additional Perspective:** (Photos, drawing, footprint, etc., indicate north arrow when possible)



Portal at East Elevation

**17. Surveyor:**  
(your name, address, telephone number, and any group affiliation)

Catherine Colby

**18. Owner (if known) and other knowledgeable people:**

John R. Fox

**19. Is Property Endangered?**     Unknown  No  Yes    How?

**20. Significance to Current Community:**     Unknown  None  Low  Moderate  High

**Describe:** Though part of the building existed in 1912, it has been greatly altered. Changes have affected it especially at the north and south sides, while the west side is concealed by the building that was added later.

**21. Other Significance or Information of Interest:** (such as historical, legendary, structural, former ownership, etc.)

A house existed here in 1886; by 1912 it was expanded to an irregular U-shaped house at the end of Bowers Street. Bowers Street was incorporated into the north portion of Paseo de Peralta in 1975 according to City Directory. Previous owners include Margaret Moses, who sold it to Wally Sargent in 1946. He converted it o condominiums in 1996.

**22. National or State Register:**

Is this property individually listed on a historic register?  Unknown  No  Yes

If yes:  State  National

If 'no' or unknown, do you think this property is eligible for listing?  No  Yes

Why? Alterations: majority of south side at patio was added after 1958

**23. National or State Historic District:**

Is this property in a historic district?  Unknown  No  Yes

If yes:  Contributing  Non-contributing  Unknown

If 'yes', what is the name of the district?  Santa Fe  State  National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

**24. Supplemental Forms:**

None  HCPI Detail Form (FORM 2)  Continuation Sheets, # pages:   5



# HCPI Detail Form (FORM 2)

(Continued from other side)

## 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 checked="" 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 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: \_\_\_\_\_

## 17. Documents Available and Their Locations

Maps, Chavez History Library; Deeds with Owner

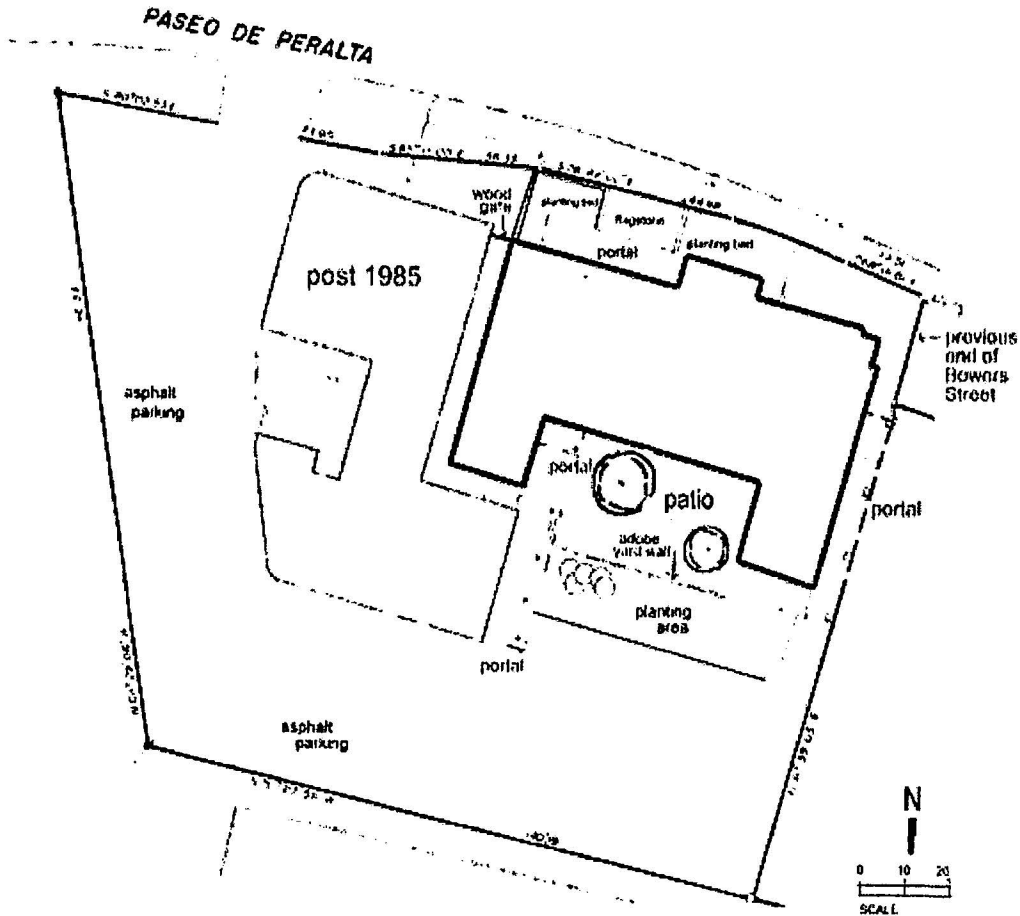
## SITE

## 18. Attached or Associated Properties

The newer building at the west is connected only by gates; see separate HCPI form.

Are associated properties eligible for listing? No

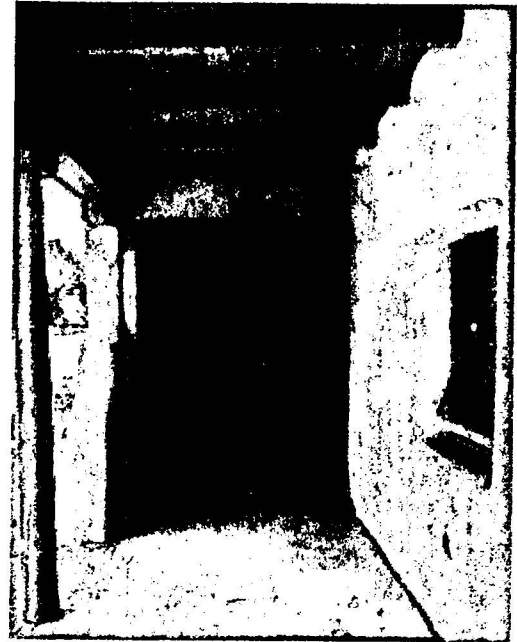
19. Site plan PLEASE INCLUDE: - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties, Walls, fences, gates  
Nearby roads, Driveways



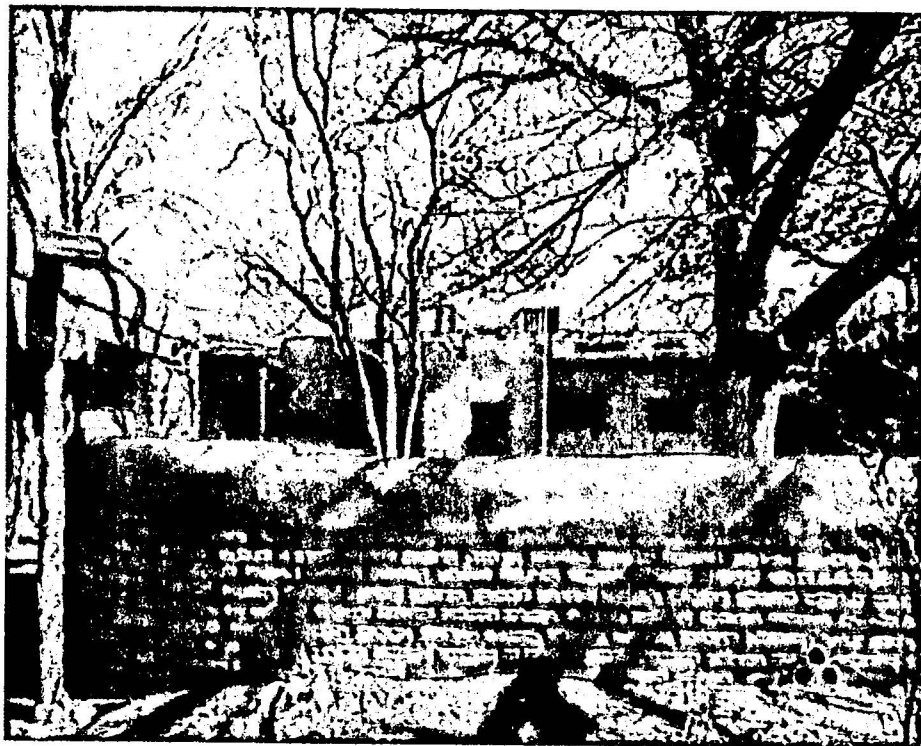
HCPI Detail Form Continuation Sheet 1



Detail of north entrance

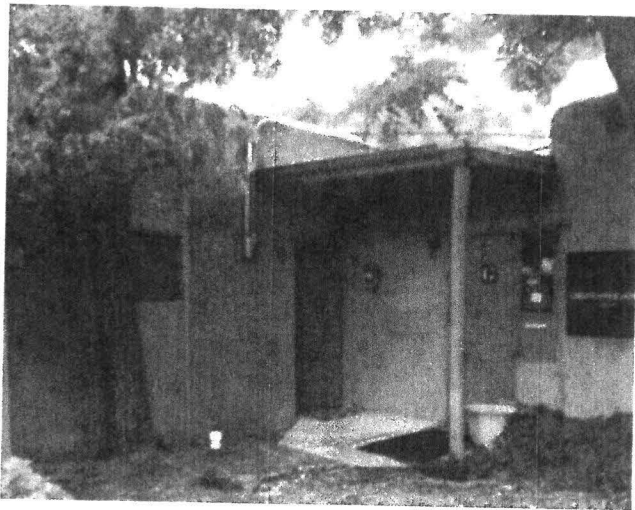


Door and sidelights at north portal

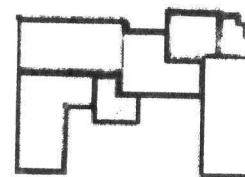


Yard wall in front of south elevation

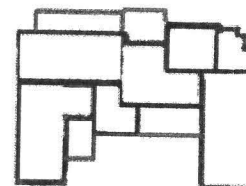
HCPI Detail Form Continuation Sheet 2



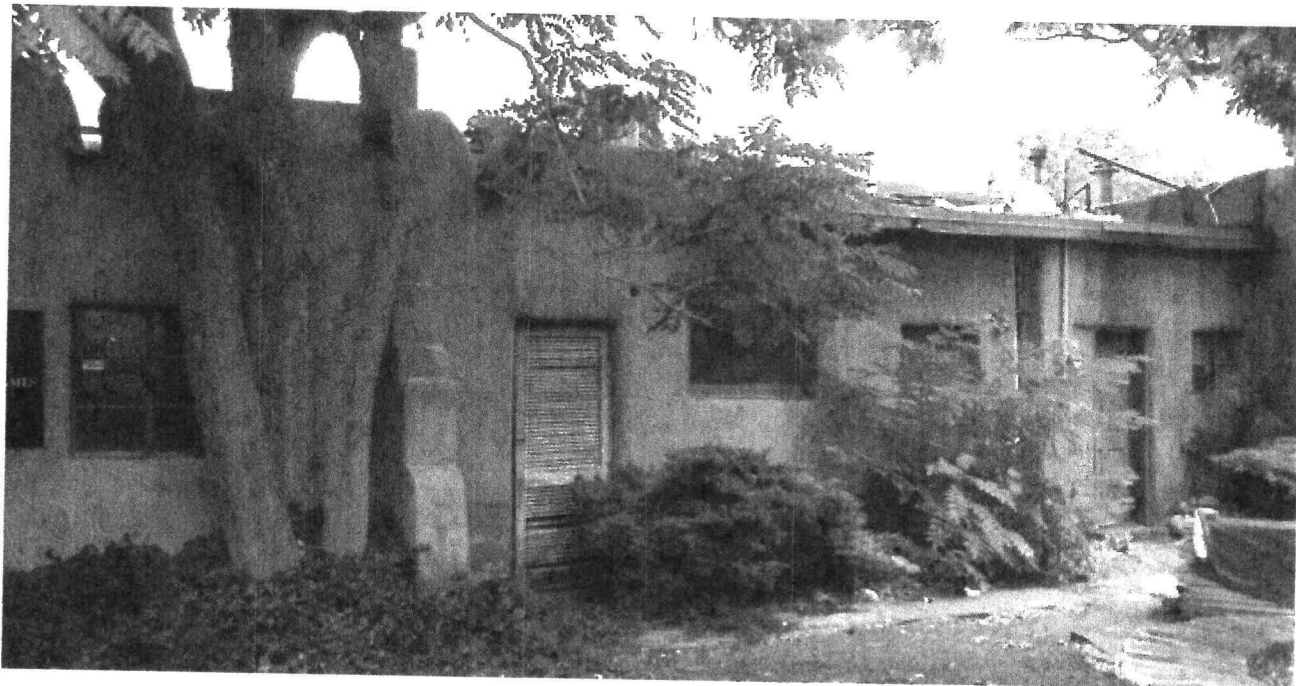
South Elevation of patio at west corner



1958



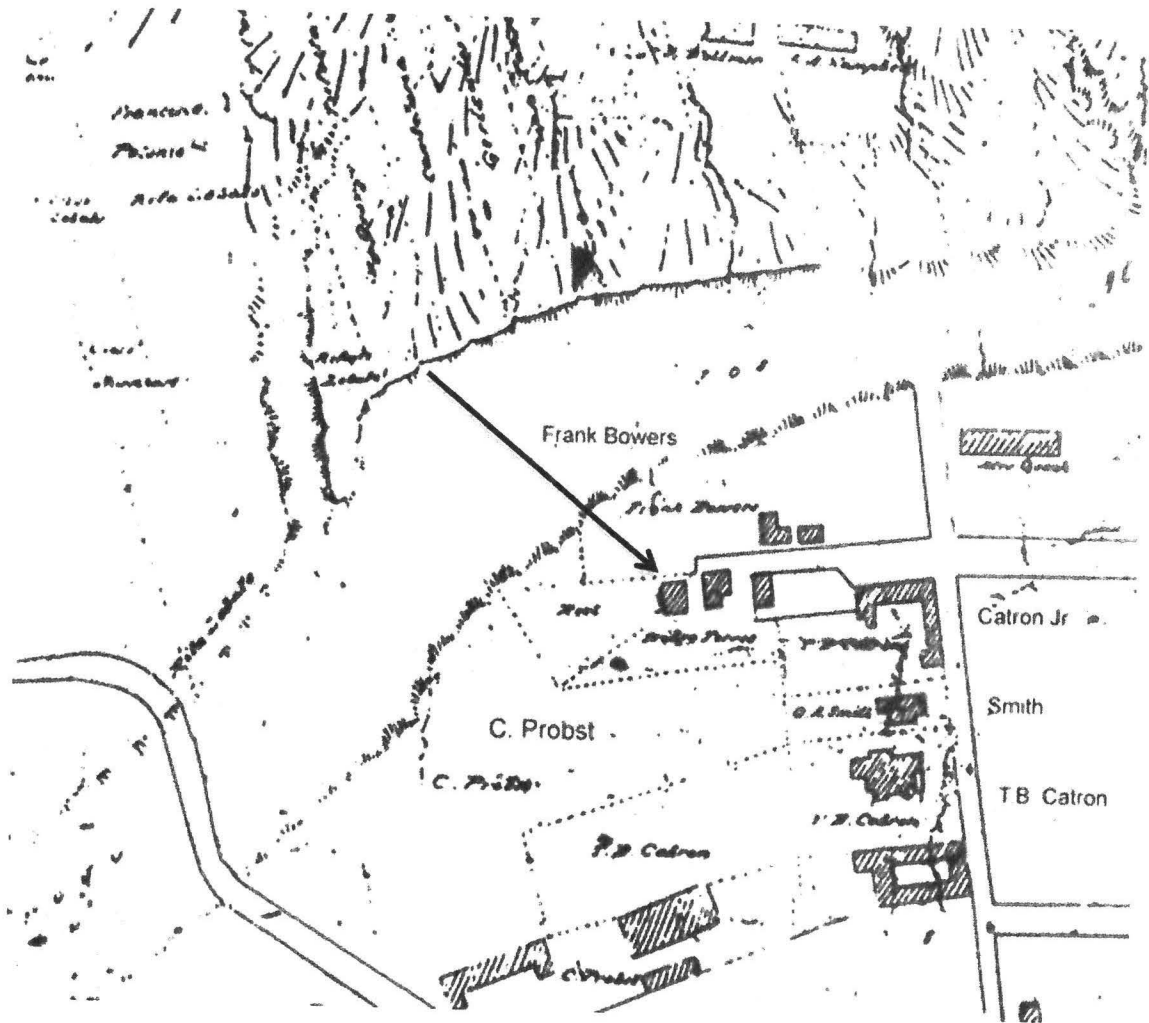
1973



South elevation of patio

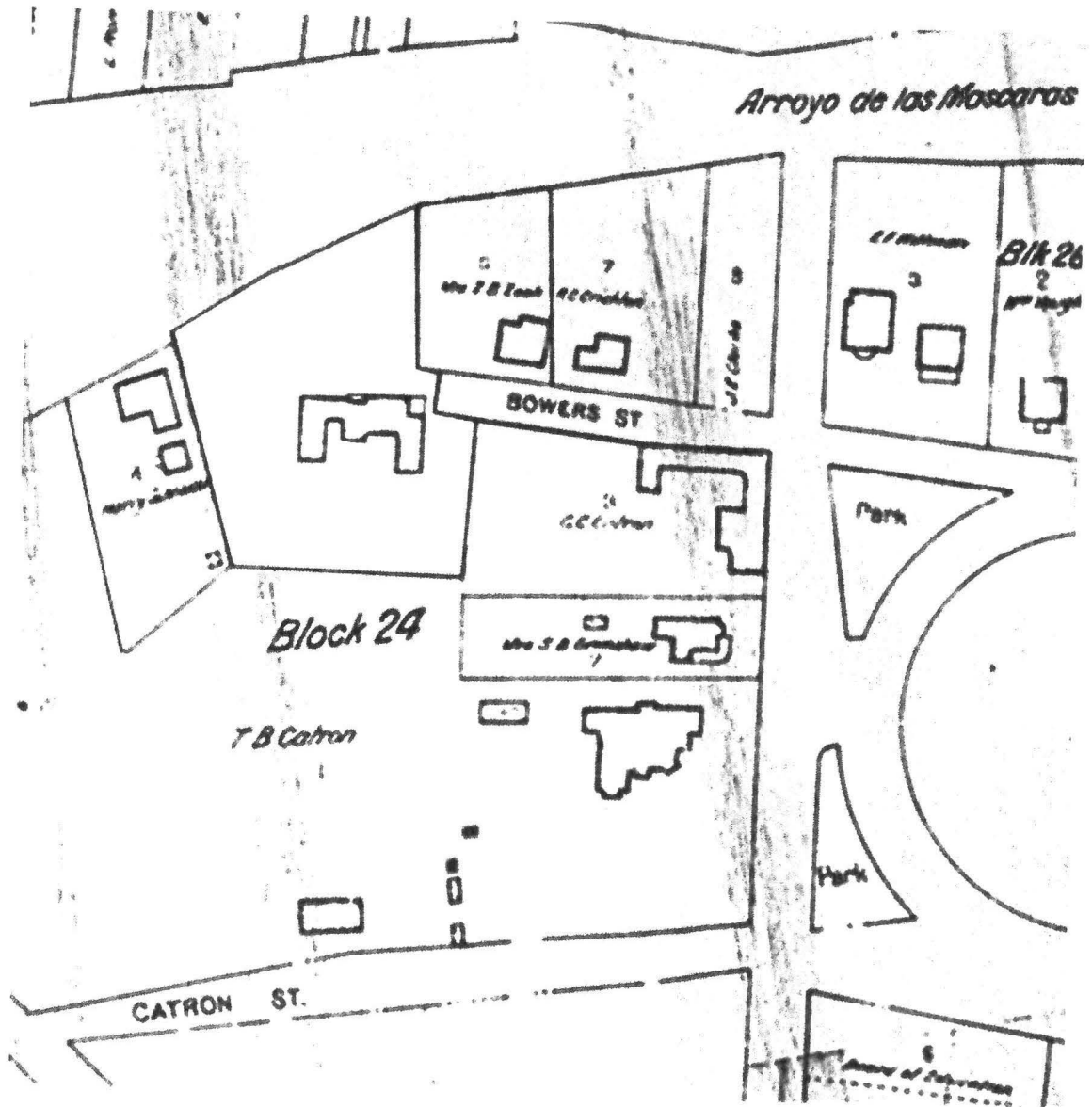
Note diagrams above right; Only the portion with the steel sash window at left was present in 1958 and still remained in 1973.

HCPI Detail Form Continuation Sheet 3



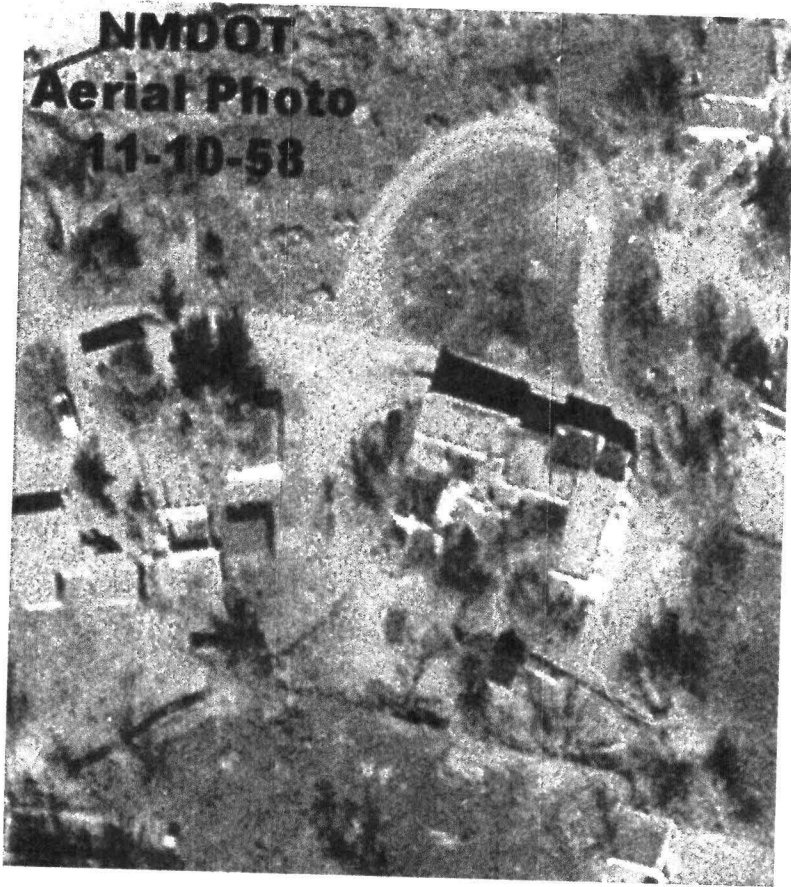
Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.

HCPI Detail Form Continuation Sheet 4



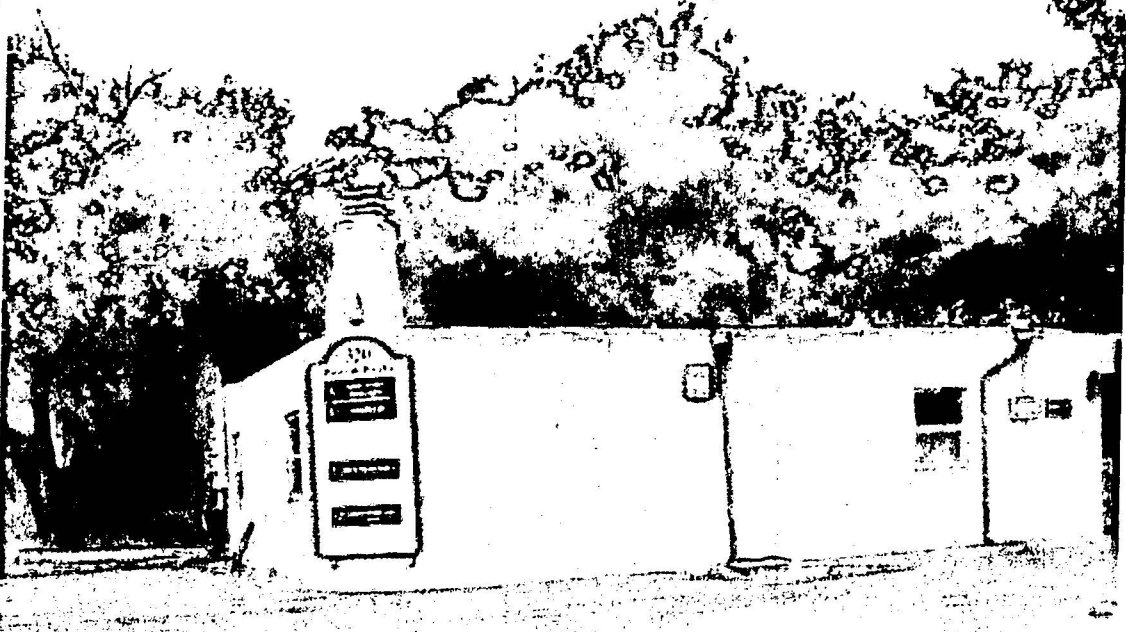
In 1912 the home of merchant (grocer) Charles L. Bishop (1859-1914) was at the end of Bowers Street. It was one of several subdivided from the block of Thomas Catron.

HCPI Detail Form Continuation Sheet 5



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office Use Only		HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property:		Plaza de Peralta		320 Paseo de Peralta		3. Local Reference Number: 051610479 H2997 B
						4. County Santa Fe
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object						
6. Date of Survey: 8 / 2 / 2016						
7. Previous Survey Date(s): __11__ / __1__ / 1985 No previous survey						
8. Name of Project: NA						
9. UTM Zone: NA Easting: Northing:						
10. Photo Information View of: View from north west						
11. Brief Description of the Property: Though this building functions as an addition, it is a separate building. This one story irregularly shaped commercial building is set approximately 3 feet west of the historic building to the east (H2997 A). There is no entrance to the building on the north side along Paseo de Peralta. The entrance from the asphalt parking area at the west side is through a gateway between building and yard wall into a patio with two trees. The other entrance is under a portal at the south side. All windows are 1/1 wood double hung and all doors are wood panel. Two single and one double chimney are four feet above parapet height.						
12. Who uses the property?  Various businesses / offices						
13. Construction Dates:  Dates: 1980s <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: NA						
14. Setting:  <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public						
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar						
Comments:						

# HCPI Base Form (FORM 1)

(Continued from other side)

**16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)**



Entrance at West Elevation

**17. Surveyor:**

(your name, address, telephone number, and any group affiliation)

Catherine Colby

**18. Owner (if known) and other knowledgeable people:**

John R. Fox

**19. Is Property Endangered?**     Unknown  No  Yes    How?

**20. Significance to Current Community:**     Unknown  None  Low  Moderate  High  
Describe: Wally Sergeant is a well-known Santa Fe realtor.

**21. Other Significance or Information of Interest:** (such as historical, legendary, structural, former ownership, etc.)  
NA

**22. National or State Register:**

Is this property individually listed on a historic register?     Unknown  No  Yes  
If yes:  State  National

If 'no' or unknown, do you think this property is eligible for listing?     No  Yes  
Why? Date of construction

**23. National or State Historic District:**

Is this property in a historic district?     Unknown  No  Yes  
If yes:  Contributing  Non-contributing  Unknown

If 'yes', what is the name of the district?    Santa Fe \_\_\_\_\_    State  National

City of Santa Fe  
Noncontributing to Downtown-Eastside Historic District

**24. Supplemental Forms:**

None  HCPI Detail Form (FORM 2)  Continuation Sheets, # pages:   2

# 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. _____		Please complete HCPI FORM 1 before completing FORM 2 District No. _____		NRHP _____	SRCP _____	Criteria: A. B. C. D.	
1. Name of property:  Plaza de Peralta			2. Location:  320 Paseo de Peralta		3. Local Reference Number: H2997 B		
					4. County Santa Fe		
					5. Date of Survey: 8/2/ 2016		
<b>ARCHITECTURAL AND CONSTRUCTION DETAILS:</b>							
6. Visible Construction Material:					7. Number of Stories: <u>    </u> N/A Number: <u>  </u> 1 <u>  </u> 1 1/2 <u>  </u> 2 <u>  </u> 2 1/2 Other: <u>    </u>		
<input type="checkbox"/> Adobe <input 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 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 type="checkbox"/> Other: <u>    </u>					8. Foundation: <u>    </u> N/A <u>  </u> Not visible <u>  </u> None <u>  </u> At Grade <u>  </u> Raised Materials: <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Stone Other: <u>    </u> Notes: <u>    </u>		
					9. Roof: <u>    </u> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <u>  </u> Hipped <u>  </u> Pyramidal <u>  </u> Shed Other: <u>    </u> Pitch: <u>  </u> None <u>  </u> Low <u>  </u> Medium <u>  </u> Steep Features: <u>  </u> Eave <u>  </u> Parapet Materials: <input checked="" type="checkbox"/> Asphalt <u>  </u> Earth <u>  </u> Composition shingle <u>  </u> Metal: Pressed <u>  </u> Composition Roll <u>  </u> Metal: Corrugated <u>  </u> Metal: Standing Seam <u>  </u> Metal: V- Crimp <u>  </u> Tile: Terra Cotta <u>  </u> Wood: Shingle Other: <u>    </u>		
10. Windows <u>    </u> N/A				11. Doors <u>    </u> N/A			
Operation		Material		Glazing		Number	
Dbl hung		wood		1/1		6	
Pair of Dbl hung		wood		1/1		4	
Notes: <u>    </u>				Notes: <u>    </u>			
12. Chimneys (describe whether interior or exterior and material)				13. Porches <u>    </u> 2 <u>    </u>			
7 interior stucco				Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <u>  </u> Full-Width <u>  </u> Wrap			
14. Other Significant Features							
15. Modifications: <u>  </u> X No known modifications							
#1 _____ Date: <u>  </u> post 1966 <u>  </u> Known <u>  </u> Estimated <u>  </u> X <u>  </u> Source: <u>    </u>							
#2 _____ Date: _____ Known <u>  </u> Estimated <u>  </u> Source: <u>    </u>							

# HCPI Detail Form (FORM 2)

(Continued from other side)

## 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 checked="" 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 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: \_\_\_\_\_

## 17. Documents Available and Their Locations

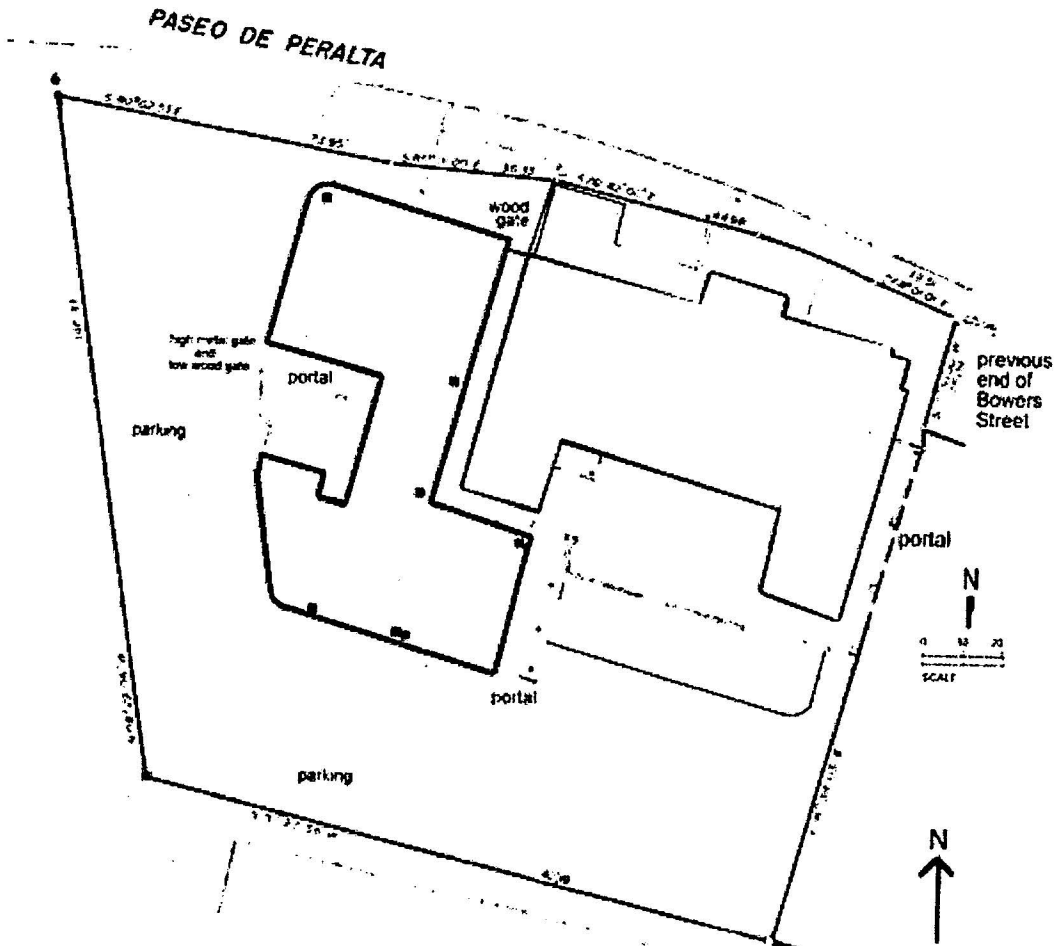
Maps, Chavez History Library; deeds with owner

## 18. Attached or Associated Properties

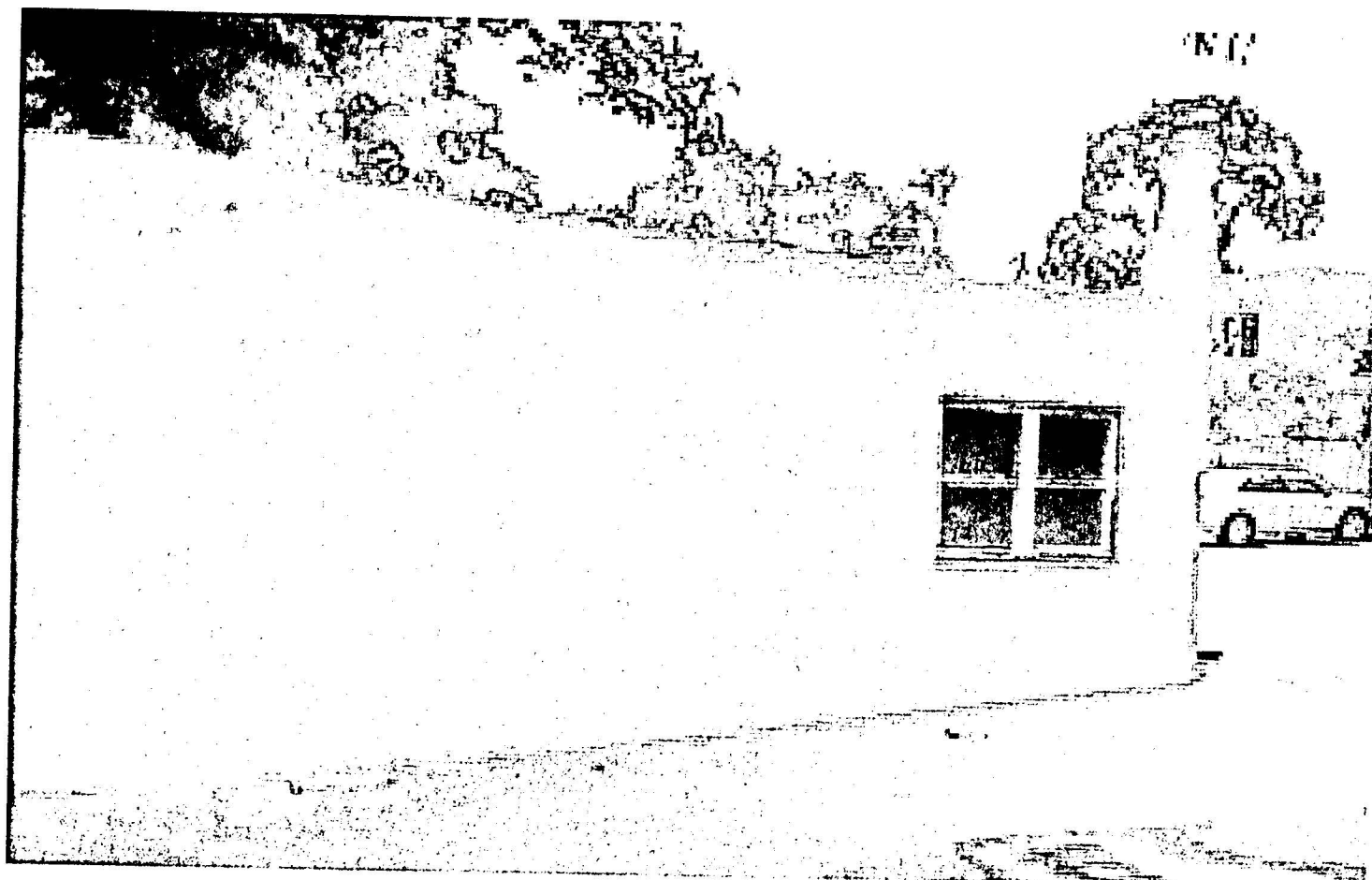
The historic building at the east is connected only by gates; see separate HCPI form for H2997 A.

Are associated properties eligible for listing? No

## 19. Site Plan

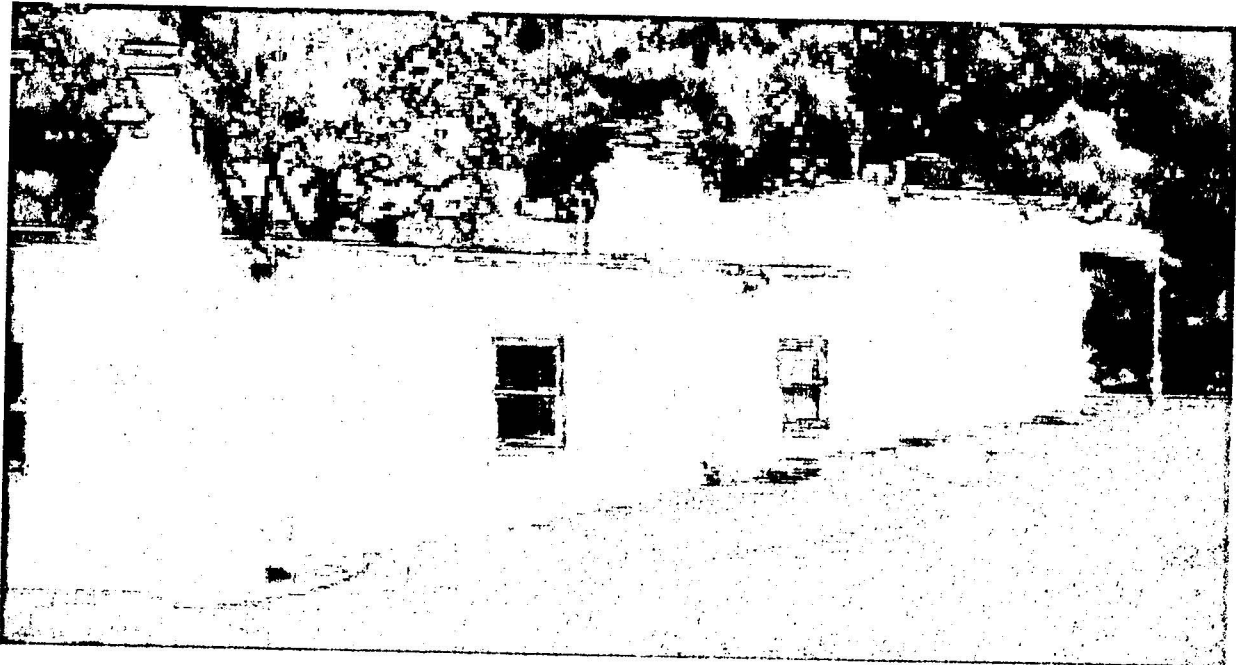


**HCPI Detail Form Continuation Sheet 1**



**South end of West Elevation**

HCPI Detail Form Continuation Sheet 2



Southwest corner and south elevation



Portal and east elevation

11/7/85 HMW

SF

051610479

SFHD # 1

479

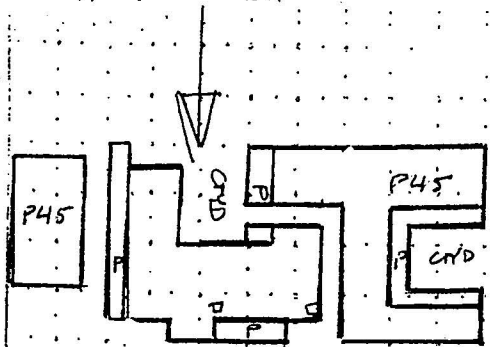
320 PO de PERALTA

SF

HMW 15

34-37

HPB



type of construction

estimated

actual

condition  
excellent  fair  poor   
good  deteriorated

degree of remodeling  
planned moderate  major

describes

surroundings

relation to surroundings  
similar  not similar

historic potential

yes  no

significance

eligible  of  interest

why? CONTRA.

NO ADDS.

renovated building?  yes  no

if the period; list the year

is listed?  yes  no

SP REV.

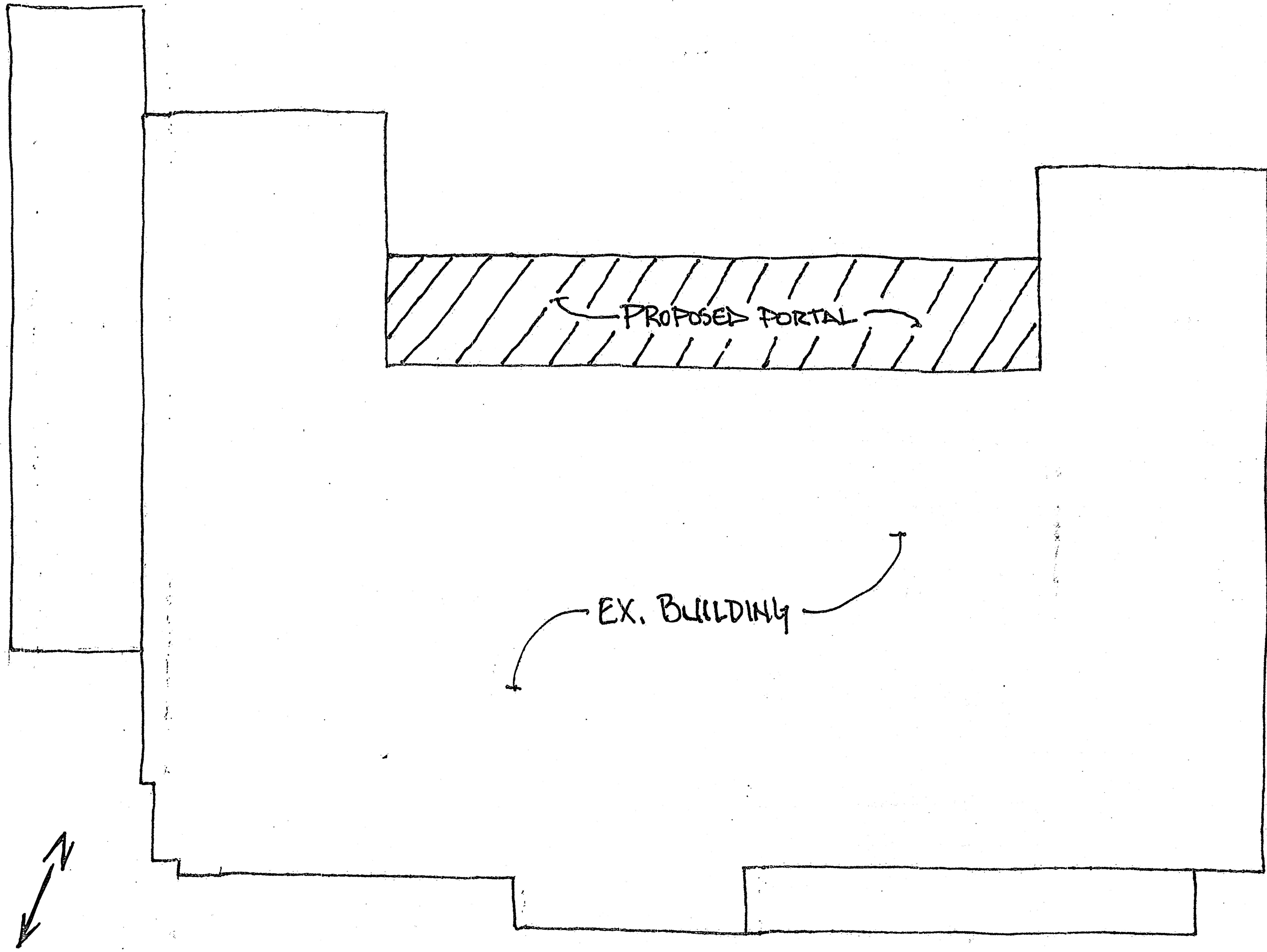
ADOBE / STUCCO

architectural features  
FRONT CORE: RECENT PORLA ROUND POSTS, ZAPAGHS,  
NEW 8/8 D.H. & NEW DOOR/CONTR.  
REAR ORIO CORE: 1/1 D.H. (NEW)  
MTR CASNET, ALL NEW DOORS  
E SIDE ORIO CORE: 9 LIGHT MTR CASNETS.  
2 P45 FLANKING BUDS.

COMMENTS:

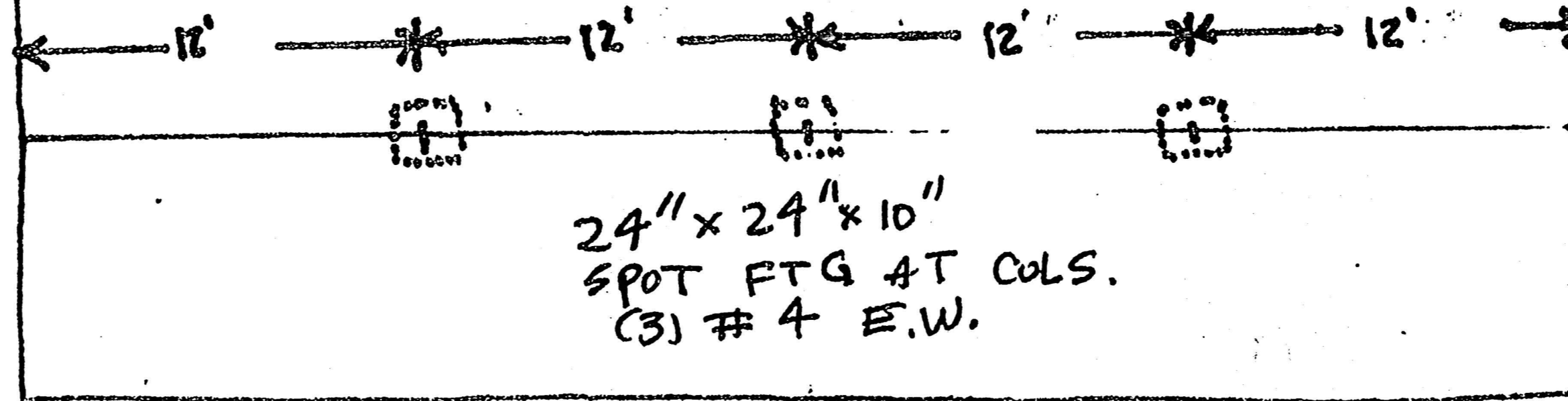
THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR  
OF THE CARRAN PROPERTY @ BOWERS LANE.  
IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A  
CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN  
OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.



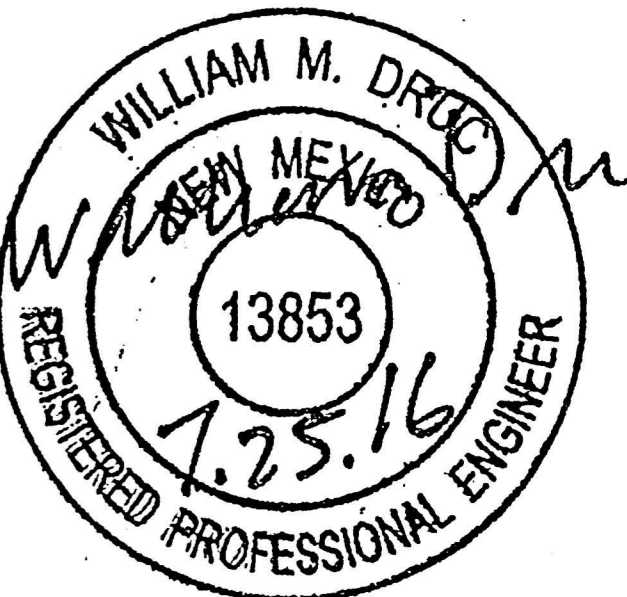


Handwritten initials and date: *2/16/15*

PROPOSED PORTAL  
FOUNDATION PLAN  $\frac{1}{8}'' = 10''$

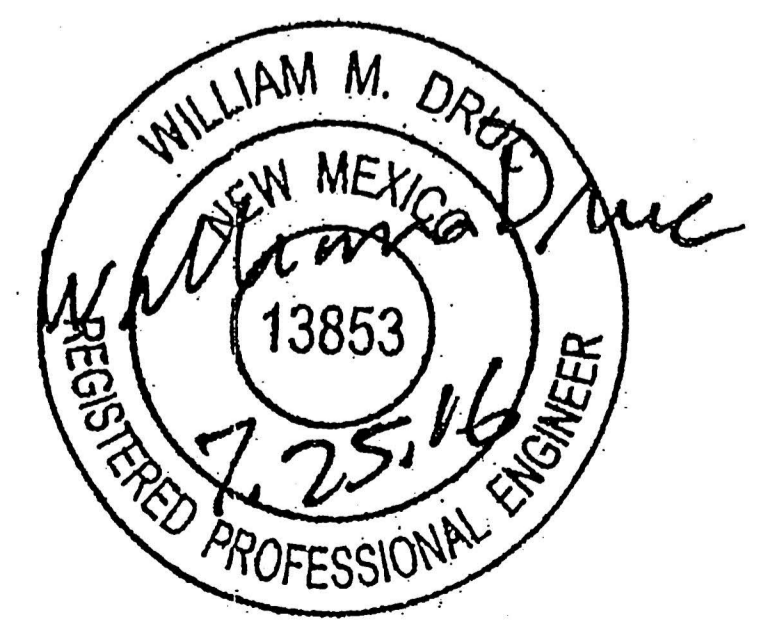
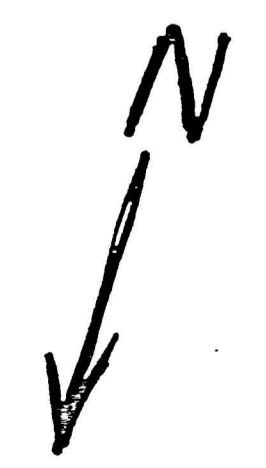
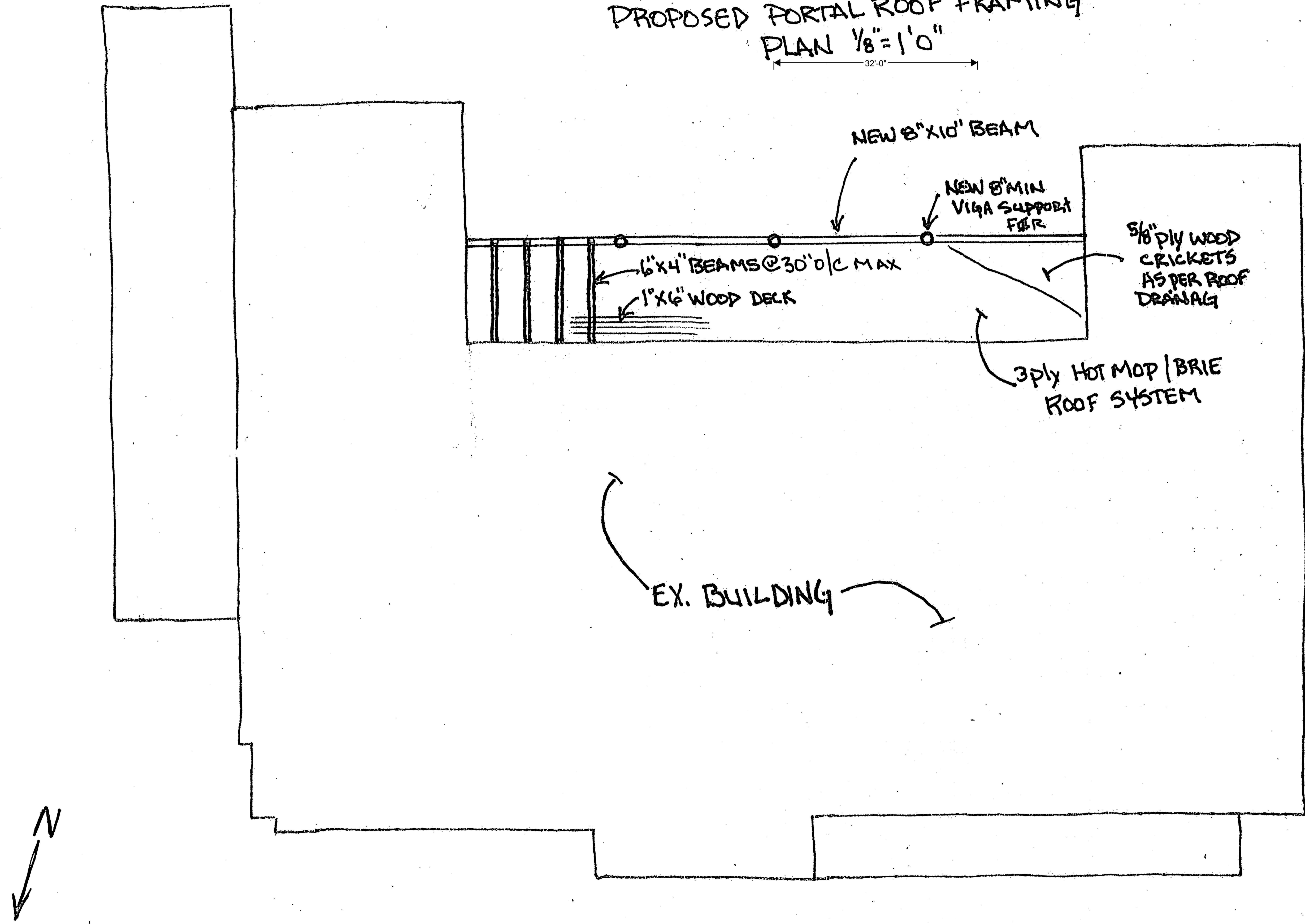


EX BLD



8/18

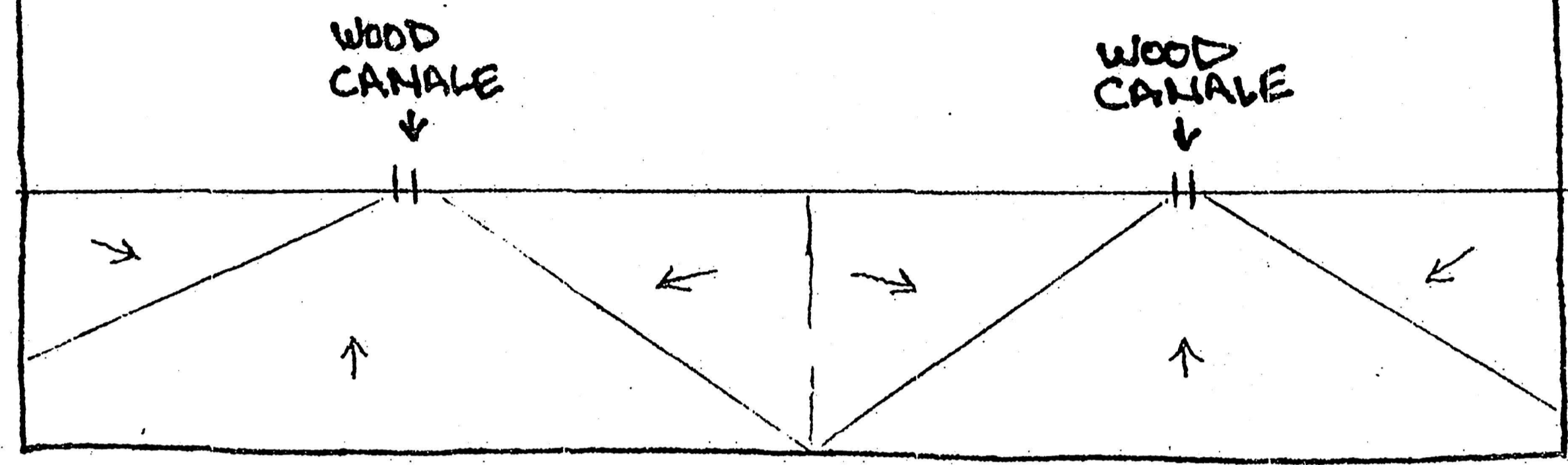
PROPOSED PORTAL ROOF FRAMING  
PLAN 1/8" = 1'0"



8/1/16

PROPOSED PORTAL ROOF  
DRAINAGE PLAN 1/8"=1'0"

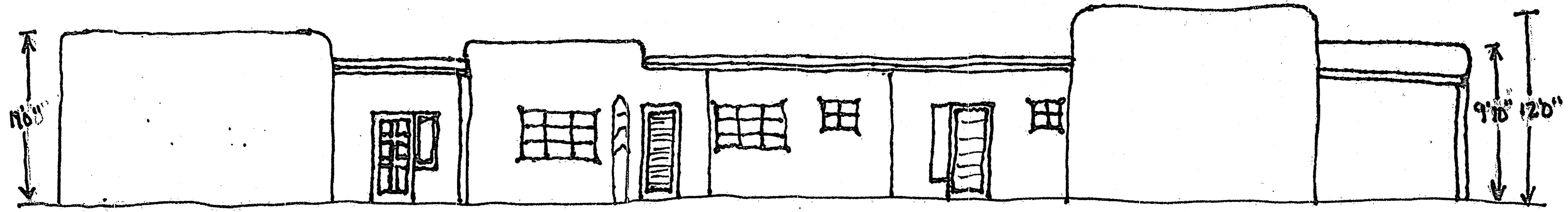
32'-0"



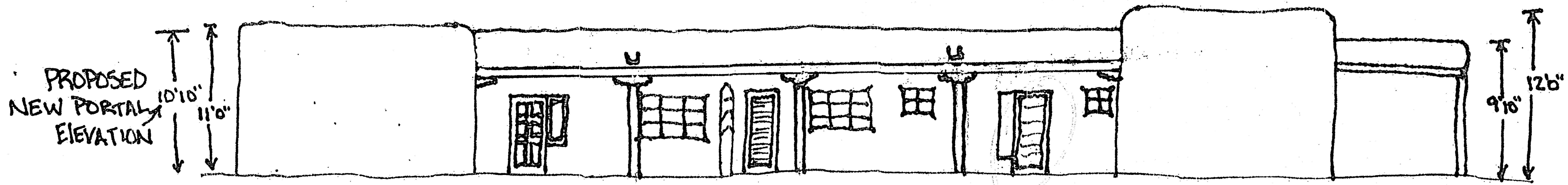
EX. BUILDING



Handwritten signature and date: 01/12

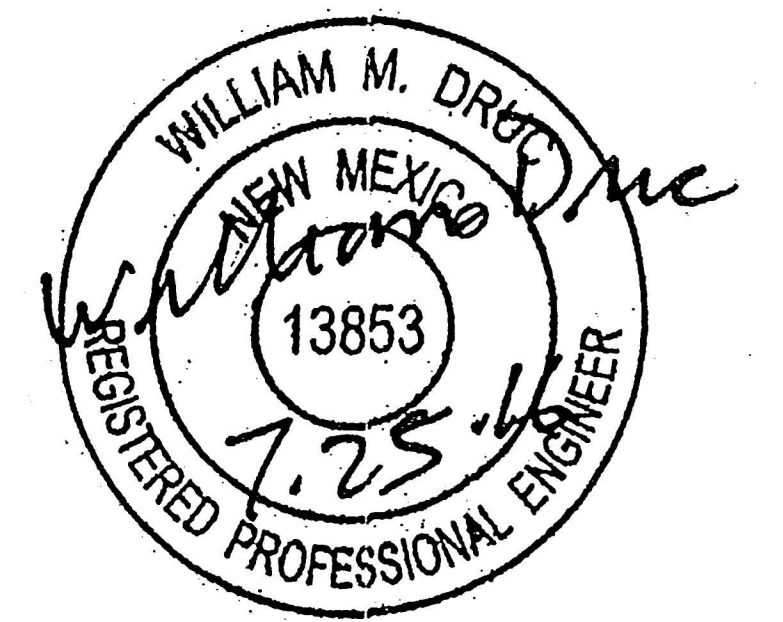


EXISTING ELEVATION  $\frac{1}{8}''=1'0''$

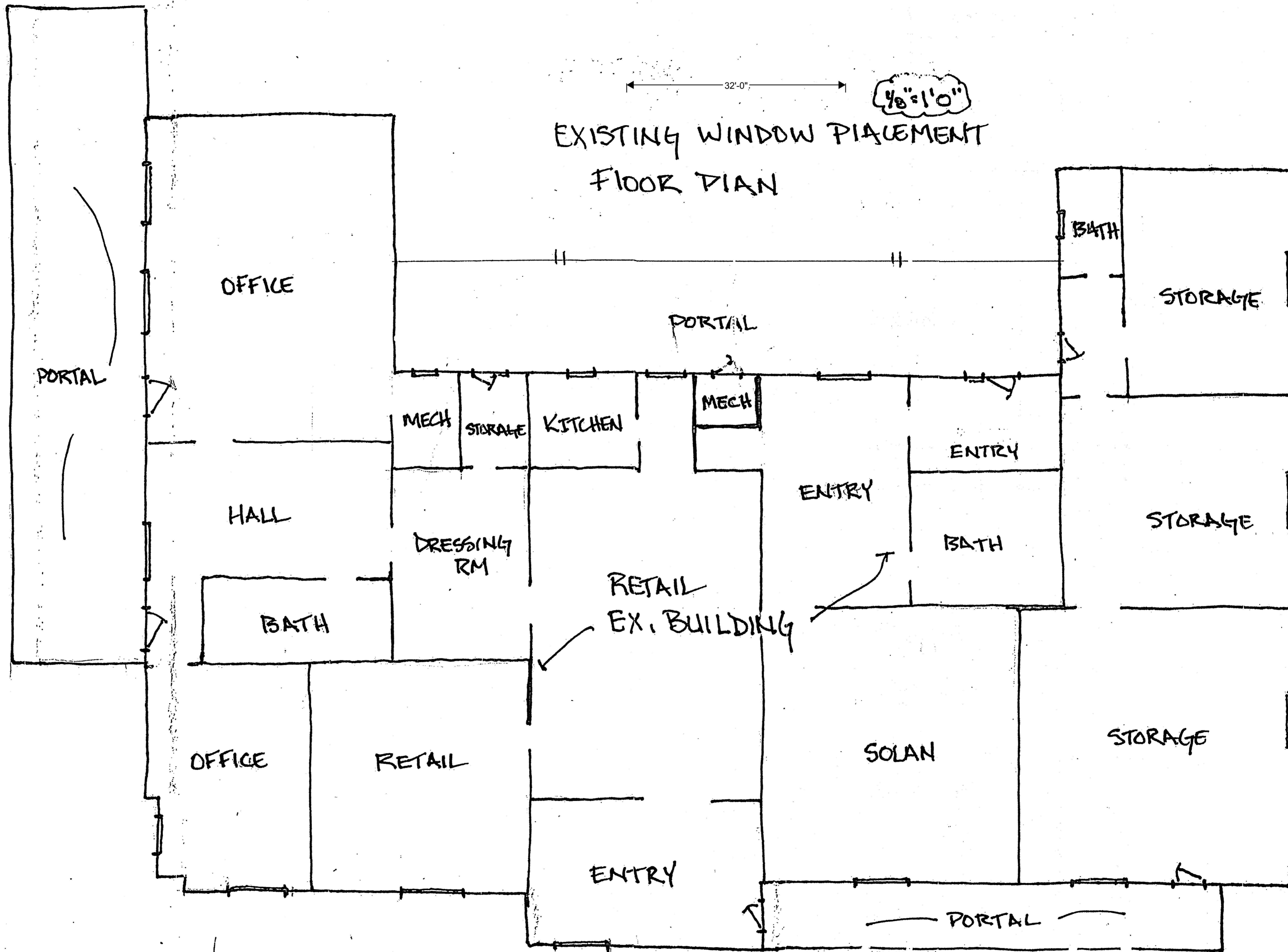


PROPOSED PORTAL ELEVATION  $\frac{1}{8}''=1'0''$

32'-0"



7/25/44



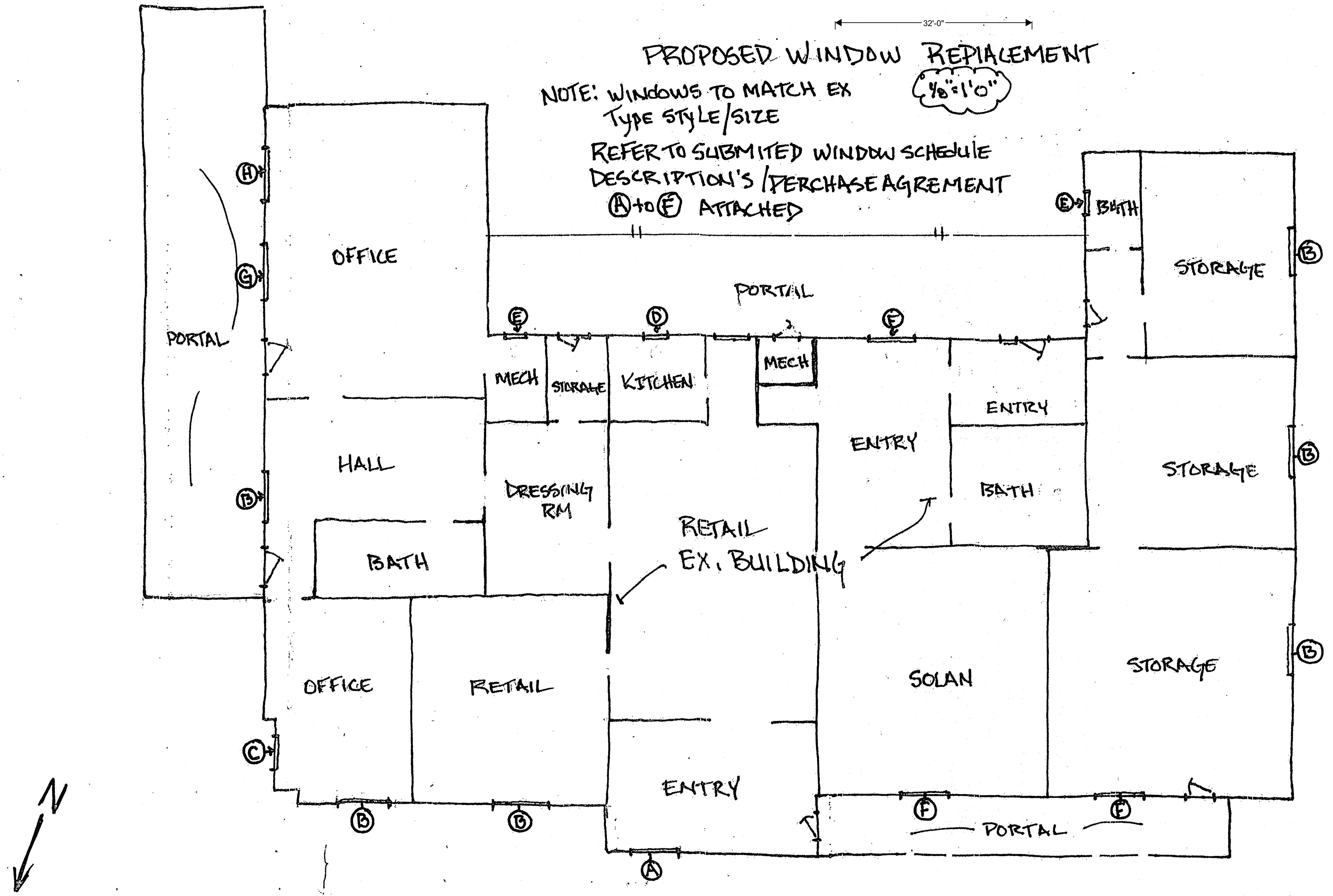
Handwritten signature or initials in the bottom right corner.

# PROPOSED WINDOW REPLACEMENT

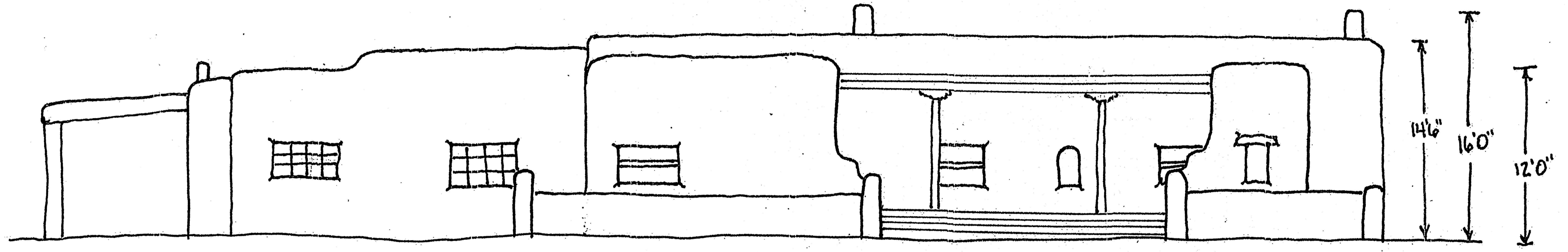
NOTE: WINDOWS TO MATCH EX TYPE STYLE/SIZE  
REFER TO SUBMITTED WINDOW SCHEDULE DESCRIPTION'S / PURCHASE AGREEMENT  
Ⓐ to Ⓔ ATTACHED

48" x 1'0"

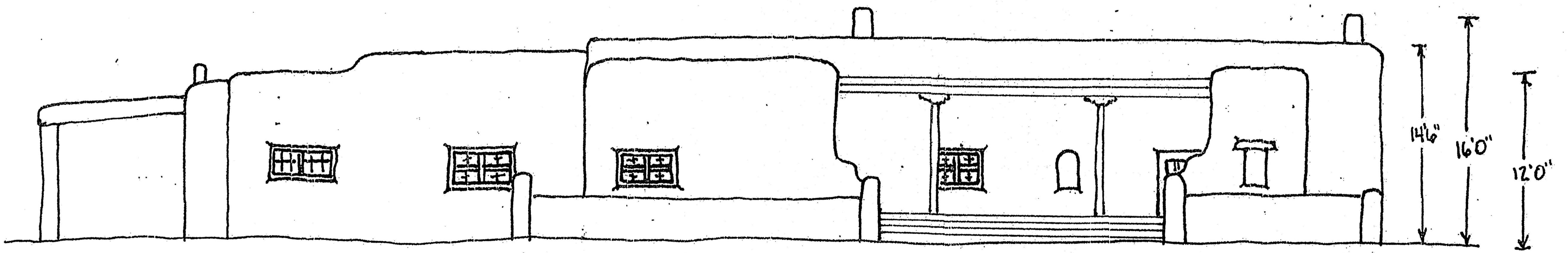
32'-0"



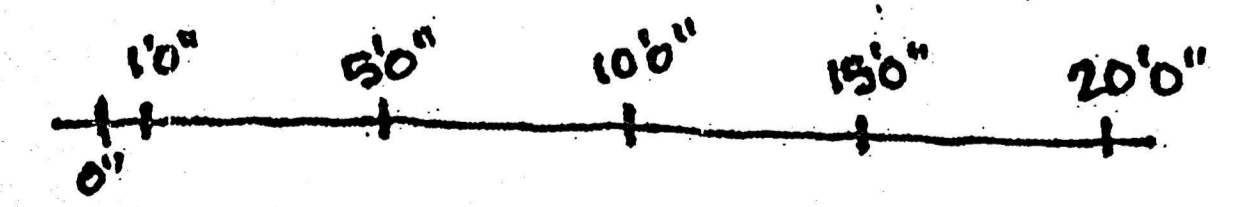
Handwritten signature or initials in the bottom right corner.



EXISTING NORTH ELEVATION  
"WINDOWS"



PROPOSED NORTH ELEVATION  
"WINDOWS"

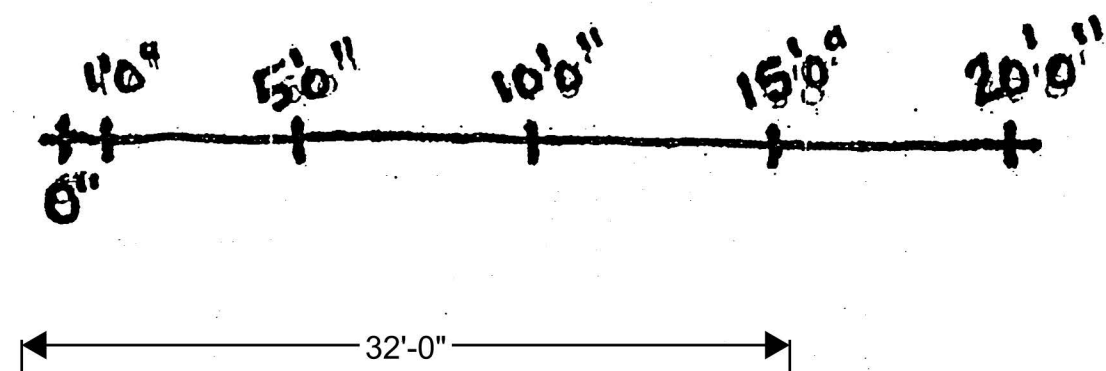




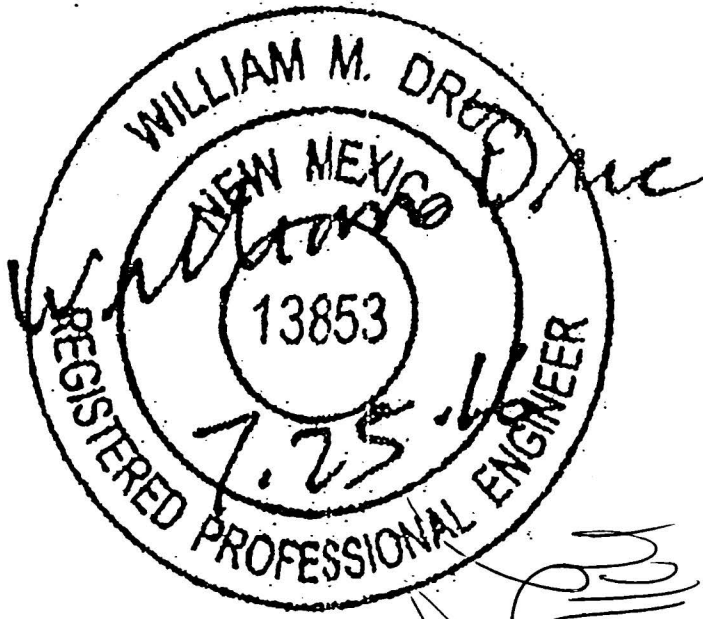
EXISTING ELEVATION  $\frac{1}{8}'' = 1'0''$   
SOUTH

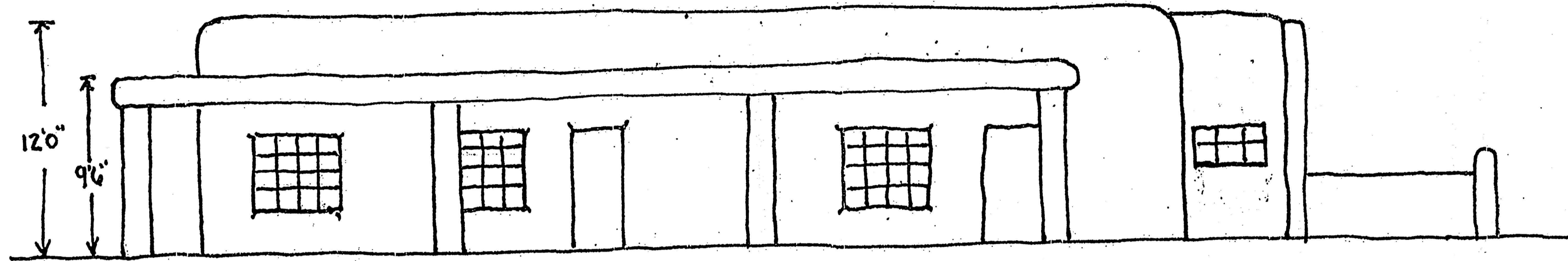


PROPOSED PORTAL ELEVATION  $\frac{1}{8}'' = 1'0''$   
"WINDOWS"  
SOUTH

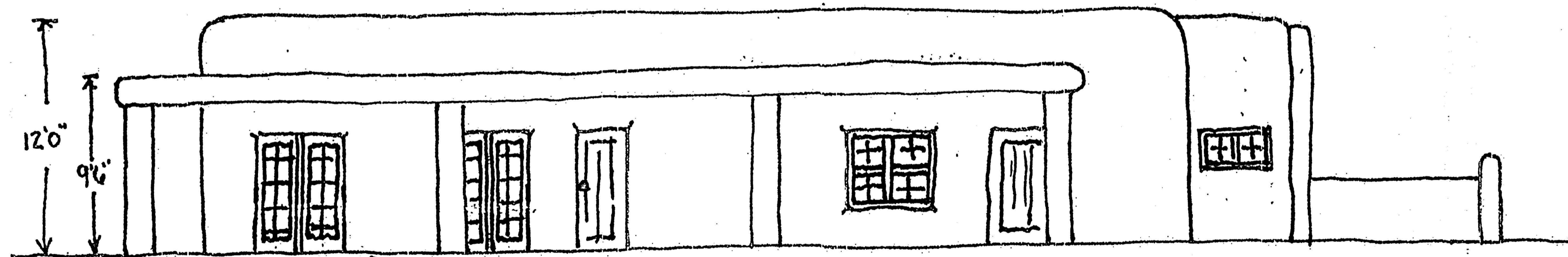


HISTORIC PRESERVATION & LAND USE	
<input checked="" type="checkbox"/> HISTORIC DISTRICTS REVIEW	REMARKS:
<input type="checkbox"/> APPROVAL	
<input type="checkbox"/> CONDITIONAL APPROVAL	
BY: <i>Cecilia Pros</i> NAME: CECILIA PROS	DATE: 9/15/16

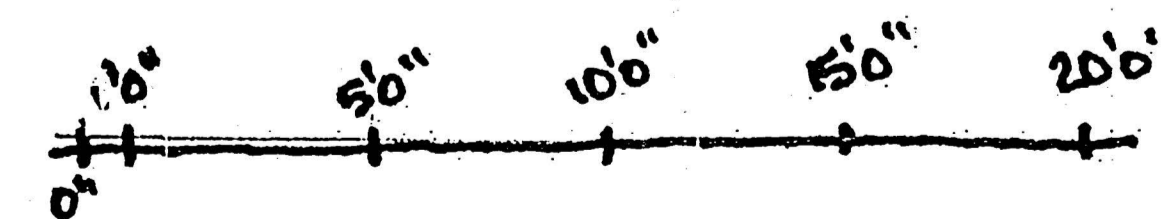


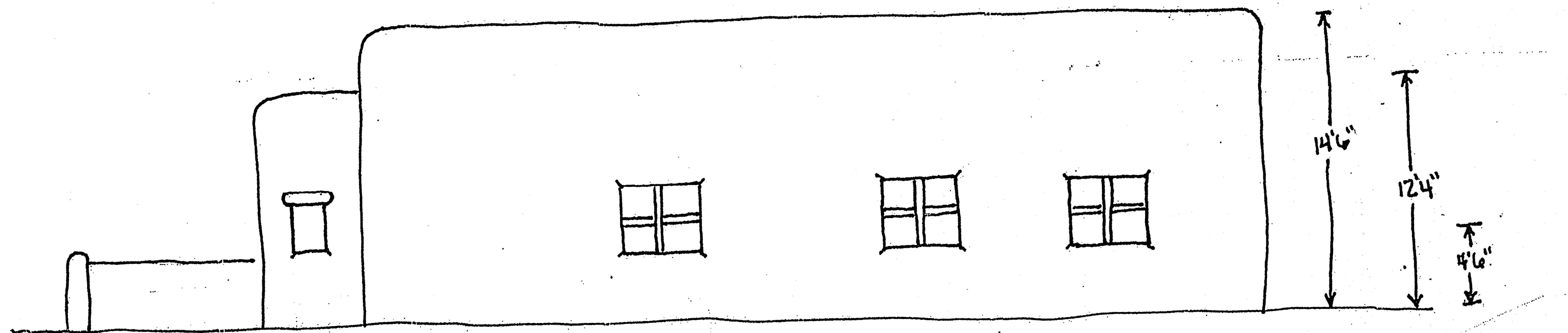


EXISTING EAST ELEVATION  
"WINDOWS"

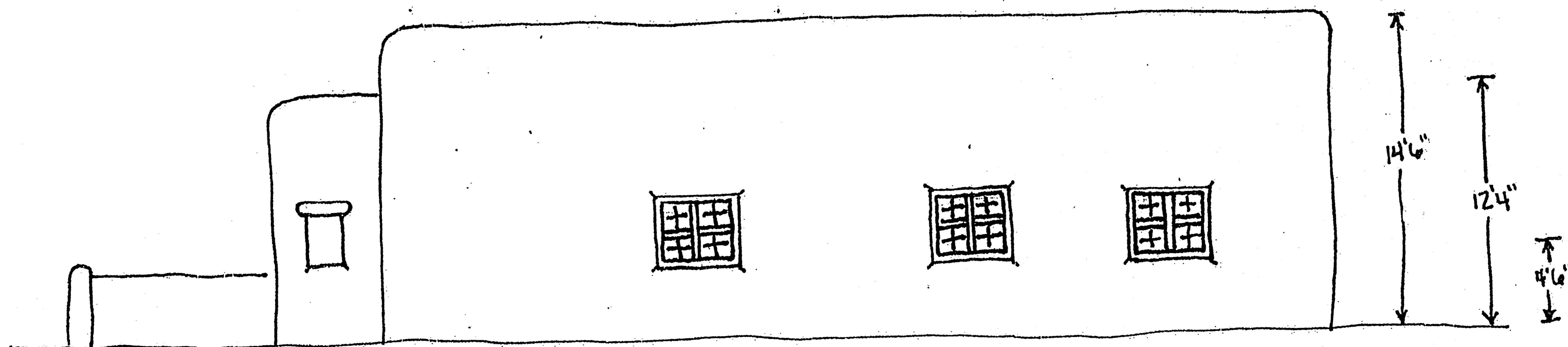


PROPOSED EAST ELEVATION  
"WINDOWS"

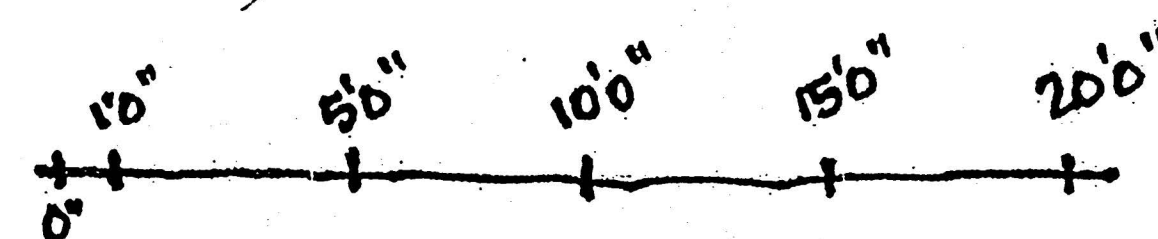




EXISTING WEST ELEVATION  
"WINDOWS"



PROPOSED WEST ELEVATION  
"WINDOWS"



Handwritten signature or initials in the bottom right corner.