

# City of Santa Fe, New Mexico

# memo

**DATE:** April 14, 2026

**TO:** Historic Districts Review Board Members

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

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

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2026-012103-HDRB, 1121 and 1123 Paseo de Peralta, Downtown & Eastside Historic District, contributing, Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two non-residential structures, yard walls, and a shed.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [2026 HCPI, window assessments]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the 1121 Paseo de Peralta structure be maintained as contributing with the north and west facades, including the portal, pony walls, and excluding the non-historic windows and doors as the primary façade (see Figure 8 Façade Diagram, R1, R2, R3, and R8), and the yard walls along the street be designated as contributing. Staff recommends the historic status of the 1123 Paseo de Peralta structure be maintained as contributing with the north facade including the portal and the east of the 1931 addition up to the chimney feature and excluding the non-historic windows and doors as the primary façade (C1 and C2), and the shed and yard walls at the rear of the property be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

Up to two motions may be required for this case.

- a. In case 2026-012103-HDRB, for 1121 Paseo de Peralta, retain/designate the 1121 structure, as contributing and designate facades (numbers from façade diagram) as primary façade(s).
- b. In case 2026-012103-HDRB, for 1123 Paseo de Peralta, retain/designate the 1123 structure as contributing and designate facades (numbers from façade diagram) as primary façade(s).
- c. In case 2026-012103-HDRB, for 1121 Paseo de Peralta, downgrade/designate the 1121 structure to non-contributing.
- d. In case 2026-012103-HDRB, for 1123 Paseo de Peralta, downgrade/designate the 1123 structure to non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-2.2(G) and 14-4.2. There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Location 1121 and 1123 Paseo de Peralta

**BACKGROUND & SUMMARY:**

**Streetscape:**

This section of Paseo de Peralta is located in the Downtown and Eastside Historic District. The subject property sits across Paseo de Peralta from the New Mexico State building complex and is adjacent to other non-residential uses. While the streetscape is now non-residential, the area was once residential with agricultural properties. As the area developed into the non-residential area that it is currently, the agricultural lands became parking areas. The streetscape today consists of office suites, government facilities, and other businesses along the paved street with sidewalks on either side, an eclectic mix of architectural styles, parking areas, and parcels with vegetation.



Figure 2: 1121 and 1123 Paseo de Peralta

### **Site Description:**

The Alarid-Cisneros Property, located at 1121 and 1123 Paseo de Peralta, was formerly a residential compound that has been converted into an office complex. While there are two separate addresses, the property is a single lot. Both structures are listed as contributing to the Downtown and Eastside Historic District, though neither structure has primary façade designations. The yard walls and shed on the property are not stuated.

### **1121 Paseo de Peralta**

The building at 1121 Paseo de Peralta was constructed of adobe in an “L” shape in 1912. The original structure had no portals or projecting exterior features. An “L” shaped portal was constructed on the north façade after 1912. An adobe addition on the east end of the north elevation was constructed after 1930. The portal is supported by wood posts and has corbels and vigas with rough-sawn board decking on the interior. Several supports on the north elevation have been stuccoed. The connecting plate for the portal partially obscures a window opening on the southeast corner. The west wall of the building has no fenestrations. The southwest corner of the south elevation includes a post-1958 addition that has a lower roof, which may be an earlier enclosed porch area, a lower pony wall topped with wood windows, and an older raised-panel Dutch door. Going east, the south elevation transitions to a pre-1958 addition characterized by a rounded parapet and a line of sawn-off vigas. This leads to a west-facing portal, which was introduced between 1948 and 1958. As the building turns south, it incorporates a low, rectangular shed-roofed section that was constructed between 1912 and 1930. The wall of this section has a slight projection near the roofline, which accommodates a chimney. The stepped stucco chimney thickens as it rises above the parapet with a metal stovepipe flue at the top. As the wall proceeds eastward, it increases in height, and the wall plane returns to what may be the original building or an apartment constructed before 1930. Two non-historic chimneys rise above the parapet on the west. The east elevation is limited to fenestration of a mix of older wood sash windows; most are set close to the ground. The windows are obscured by brush, one is partially infilled with stucco, and one window has only one part of the sash elements remaining. The east post-1912 projection holds a stuccoed chimney.

The structure’s window in the 1930 addition is a deep-inset 12-lite steel combination window. Under the north portal, the west wall holds a 16-lite steel window, a 32-panel door in the southeast corner, and several openings with segmental-arched heads suggesting an earlier configuration. The north elevation holds two non-historic doors and three ten-over-one wood double-hung windows with metal security bars. On the south elevation, under the south elevation portal, are a mix of earlier and replacement fenestrations, including three 15-lite wood doors. The west wall holds a single opening with a six-lite wood sash window. The eastern end of the south elevation holds a single low-set opening wood sash window, the placement of which suggests this may have originally been a door. All of the exterior doors appear to be replacements.

Low yard walls are located on the north side of 1121 Paseo de Peralta. They were constructed of concrete masonry units and stuccoed to match the residence by 1958. The yard walls speak to how the building was previously a residence.

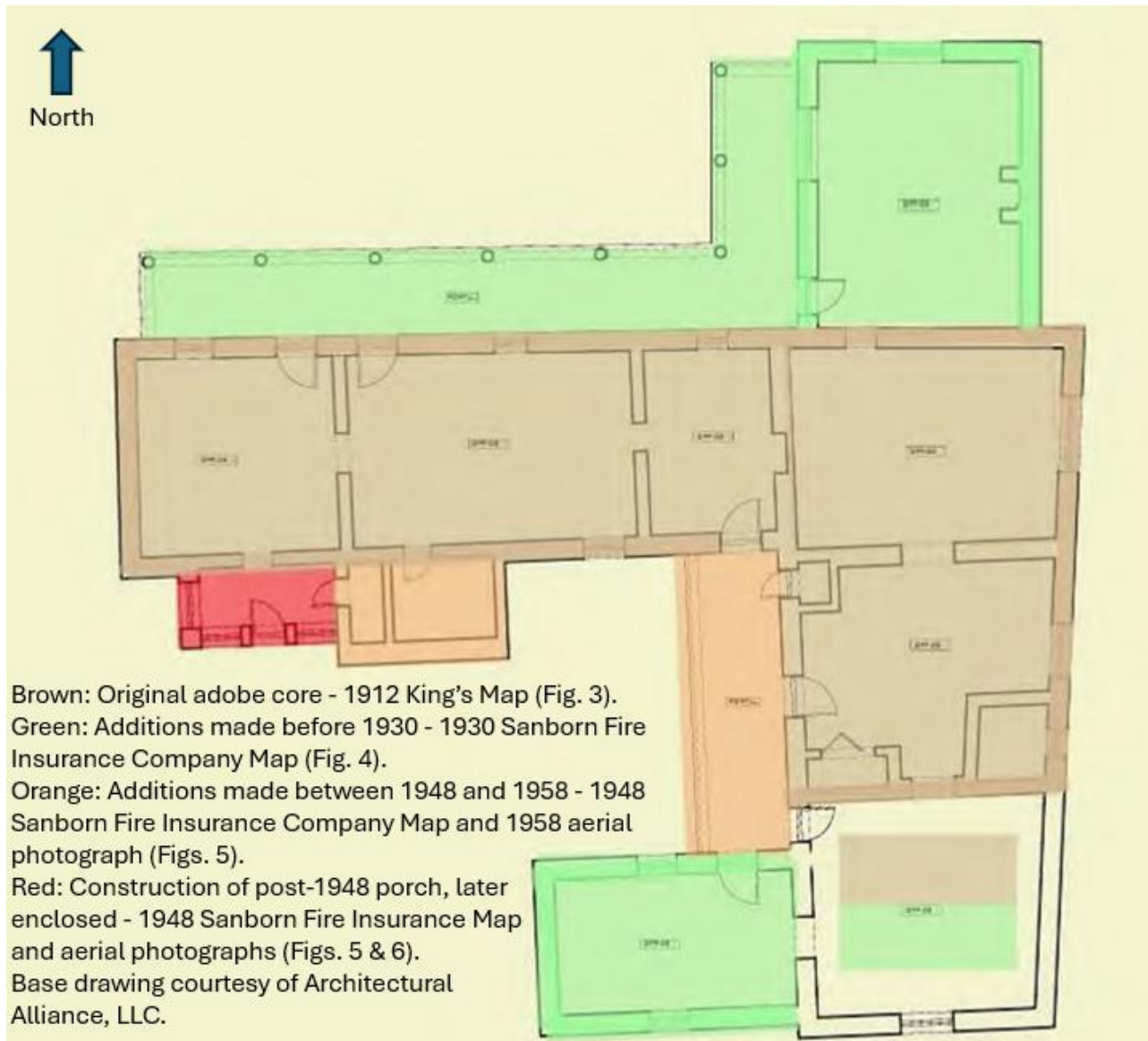


Figure 3: 1121 Paseo de Peralta footprint growth.

### 1123 Paseo de Peralta

The building at 1123 Paseo de Peralta was constructed in 1931 on the west side of the property. It appears to have either replaced or incorporated an older adobe outbuilding. The north elevation front porch holds a unique mushroom-shaped opening reflecting a vernacular expression of Mission Revival Design. Either side of the portal has keyhole-shaped openings, which are a form rooted in Mission Revival style. The porch interior holds a plastered ceiling and a concrete floor.

To the west of the north pedestrian door is a three-over-one wood sash window with sloped bricks for a sill beneath the window. The opening is inset, with straight, squared reveals that lack evidence of adobe shaping. The

long east elevation overlooks a narrow driveway. Beginning at the north end are two window openings containing three-over-one wood sash units like the window on the porch; these rest on darker brick sills. Near the center of the elevation is an entry fitted with a modern raised five-panel wood door. To the south is another three-over-one wood sash window, followed by a one-over-one wood window. Beyond this point stands a small, multi-hued brick chimney stack and an adjacent entry obscured by a steel security door. This doorway appears to mark a transition between the 1931 house and an earlier structure incorporated into the building. The wall then steps outward slightly beneath a shallow overhang, forming a small bump-out section that represents a non-historic addition. The canals are older galvanized metal troughs.

The post-1978 block constructed addition's short north elevation contains a small opening fitted with a six-light wood sash. The window is framed with simple wood casings, and its sill appears partially. An entry on the east side is concealed by a second steel security door.

The short south elevation presents a transitional Mission-Pueblo silhouette, but of a much later date, and contains no fenestration. The long west façade continues the transitional Mission-Pueblo parapet profile and contains a limited number of openings. At the south end, there are two small openings containing paired four-light wood casement windows. Moving north, the elevation transitions to an extended stretch of non-fenestrated wall. Near the north end, adjacent to the porch, is a single opening fitted with paired three-light steel casement windows. Based on the straight reveals and the positioning of the opening, the casement units appear to be replacements for earlier wood windows.

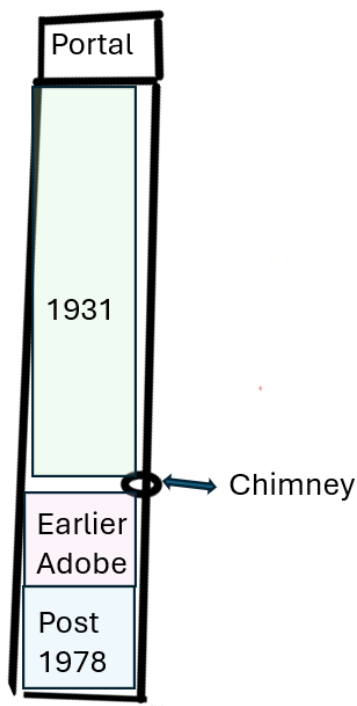


Figure 4: 1123 Paseo de Peralta footprint growth



Figure 5: Shed in 1978 aerial

The shed located at the rear of the lot appears in the 1978 aerial, but is not on the 1958 aerial. The small shed is constructed of wood with a corrugated metal roof and a single door on the east elevation. Due to its age, it does need to be reviewed for status. Staff finds the shed to be non-contributing due to its lack of character and location in the parking area.



Figure 6: Shed Structure

There is a higher yard wall connected to the southeast corner of the 123 Paseo de Peralta structure. These yard walls are present in the 1958 aerial, making them historic. The yard walls are constructed of concrete masonry units with stucco, with steps between height changes. The yard walls are not visible from the street but are publicly visible from the parking area. They appear to be a separation of the property line between the subject property and the western neighbor's parking lots. The walls previously continued beyond the shed and wrapped around the rear of the lot, but that section of the wall has been removed. No information regarding the construction or alteration of the yard wall is available; therefore, staff would recommend the yard wall as non-contributing.

### **PREVIOUS CASE SUMMARIES:**

#### **ARC:**

No archaeological clearance has been issued for this property.

#### **HDRB:**

HDRB approval was issued in 1991 under case H-91-033 for a business sign for “Andiamo Santa Fe” at 1121 Paseo de Peralta.

#### **ADMINISTRATIVE:**

Administrative approval was issued in 2016 to replace the roof at 1123 Paseo de Peralta with the condition that the canales would not be altered.

### **APPLICANT’S REQUEST:**

The applicant proposes the following exterior alterations:

- 1) Status Review with primary façade designation, if applicable, for two commercial structures.
- 2) Status Review with primary façade designation, if applicable, for the accessory structure (shed) in the rear.
- 3) Status Review for yard walls.

1121 Paseo de Peralta was constructed and expanded from 1912 through 1958. The entire structure is historic and is currently listed as contributing. Staff finds that the historic integrity of the structure is retained, and the structure should remain a contributing structure. Staff further finds that the north elevation and the west elevation, including the portal, clearly convey the character of the structure. The recommended primary façade should exclude the non-historic doors and windows and other materials or design elements that detract from the historic character.

The low walls at the property show that the building was once a residence and help to define its character and charm; therefore, staff would recommend that they be stasued as contributing.

1123 Paseo de Peralta – contributing with the north, including the portal as primary and the portion of the east elevation reflecting the 1931 construction phase, excluding the non-historic doors and windows, along with other material or designs that detract from the historic character of these elevations.

The shed at the rear of the structure does not have historic character or integrity, and staff finds it to be a non-contributing structure.

The yard walls connected to the southeast corner of the structure at 1123 Paseo de Peralta do not match the historic character of the small compound. Therefore, the staff recommends that they be designated as non-contributing.

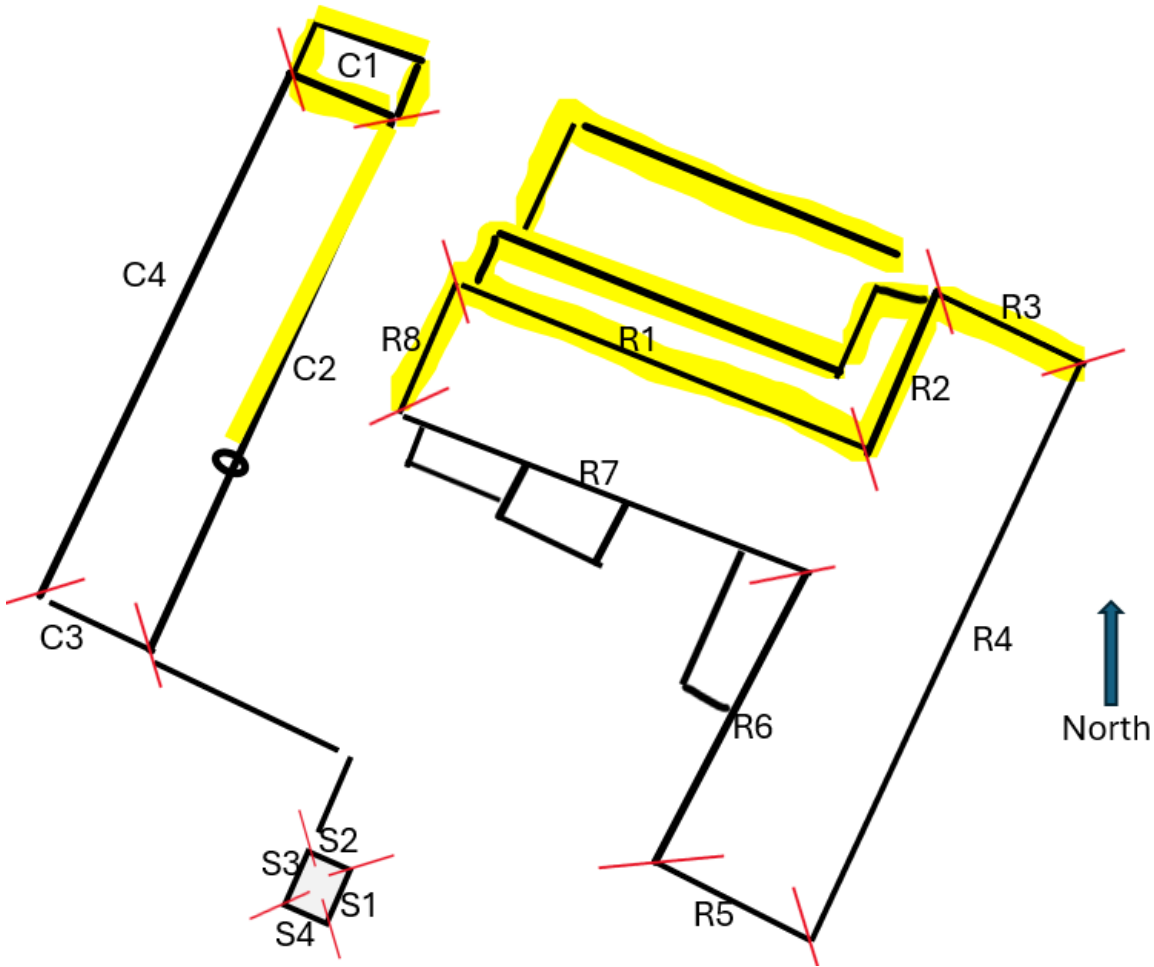


Figure 8: Façade Diagram

**RELEVANT CODE CITATIONS:**

**14-4.6 HISTORIC DISTRICTS**

**A. General Provisions**

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and

- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

## **B. Buildings with Significant or Contributing Historic Status**

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### I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
  - II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
  - III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
  - IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
  - V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.
2. Designation of Significant, Contributing, or Noncontributing Status

#### I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

#### II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.
- b. A change in status or the designation of a status shall be based upon an evaluation of data provided through a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

#### III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

- a. An application for construction or demolition as set forth in Section 14-5.2 as follows:
  1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the

structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars (\$50.00) will be charged.

## **NONCONTRIBUTING STRUCTURE**

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

## **CONTRIBUTING STRUCTURE**

A structure, located in a historic district, approximately 50 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.

## **SIGNIFICANT STRUCTURE**

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## **PRIMARY FACADE**

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

### **G. Additional District-Specific Design Standards**

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#### **2. Downtown and Eastside Historic District**

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

##### **1. Old Santa Fe Style**

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.  
Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls.
- b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
- c. Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

## II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any facade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;
- b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
- f. Flat roofs shall have not more than thirty (30) inches overhang.