



Full Scale City of Santa Fe & Co

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 8.22.16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor:

DR
STAFF INITIALS

Nicole Ramirez-Thomas, HPD Planner Senior

STAFF INITIALS

Sobia Sayeda, HPD Planner Technician Senior

STAFF INITIALS

Date Submitted:

8.5.16

Contact Name:

Eric Entfield

Phone Number:

988-5269

Project Address: 511 Paseo de Peratta

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

Slight alterations to HDRB approval H-14-034

- light fixtures, as submitted

- missing dimensions, doors + windows, utility court gates, stairs changes as submitted.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

Yes No

PERMIT or PERMIT REVISION REQUIRED
ROUTE TO HISTORIC DIVISION DR

Yes No

INTERIM HISTORIC INSPECTION DR

Yes No

FINAL HISTORIC INSPECTION DR



August 5, 2016

David Rasch
Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

AUG - 5 2016

**RE: Paseo North
511 Paseo de Peralta**

Mr. Rasch:

The applicant is planning to submit the above reference project for a building permit. The project received conditional approval from the Historic Districts Review Board on July 22, 2014. The applicant intends to comply with all conditions placed by this approval, including removing the metal flashing on top of flat parapets. However, the applicant would like to make minor adjustments to the approved plans and elevations, primarily window and door locations, sizes, and configurations.

Please note, the overall building area of the intended project *has not* been changed. In addition, the proposed changes do not affect the overall design intent, style, or appearance of the project as approved by the HDRB.

Revised plans and exterior elevations are attached to this letter for reference. The drawings are organized with the original HDRB approved plan with the new floor plan on a following drawing sheet. The exterior elevations are organized with the HDRB approved elevation with the proposed new elevation located on the same sheet. The changes are bubbled on the new plans and elevations for ease of reference. Per your request, the revision bubbles will be removed for the formal administrative approval submittal.

A detailed description of the requested changes follows:

Proposed Revised First Floor Plan (Sheet A-2.1):

1. The proposed exterior light fixtures are shown on the plan. A photograph of the light fixture is attached to this letter.

Proposed Revised Second Floor Plan (Sheet A-3.1):

1. Per the permit pre-application meeting on 8/4/16 11 AM, the west exterior service and emergency stair width is increased from 4'-0" to 5'-0". In addition, the north courtyard gate width was increased from 3'-0" to 6'-0" wide. A stair was added north of Unit 4 to allow for fire department emergency access to the northeast corner of the site.

South Streetscape Elevation (Sheet A-4):

1. A utility court was added at the foot of the entry drive as shown on sheet A-1.1. The utility court will have service gates that will match the approved courtyard gates for the individual units.
2. The mass of the Building 1 elevator enclosure has changed. The width (south facing façade) remains unchanged. The depth has increased from 9'-8" to 12'-6" due to the size and location of the elevator shaft.
3. The door and window configurations were changed on Unit-1 Living Room and Unit 4 Master Bedroom.

Building 1 South and East Elevations (Sheet A-5):

1. See the notes above for the south elevation changes.
2. The depth of the elevator mass increased as noted above.

West Streetscape Elevation (Sheet A-6):

1. The depth of the elevator mass increased as noted above.
2. The window configuration changed at the Unit-4 Living Room clerestory assembly. The number of window units changed from 4 to 3 units.

Building 2 East Elevation (Sheet A-7):

1. The mass of the Unit 2 elevator has changed. The width (east facing façade) has increased from 6'-6" wide to 7'-6" wide. The depth remains unchanged.
2. The number and location of windows changed at the Unit 4 1st floor Dining and 2nd floor Master Bedroom.
3. The mass of the Unit 3 fireplace has changed. The width has increased from 5'-6" to 6'-2" to provide a chase included in the chimney mass for the 1st floor mechanical flue.
4. The window configuration and location has changed at the Unit 4 Living Room due to considerations of room use and furniture layout.
5. The window configuration and location has changed at the Unit 4 Master Bathroom due to plan changes.

North Elevations (Sheet A-8):

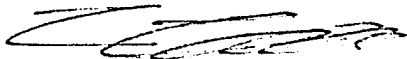
1. Note that there are differences in the appearance of the HDRB approved and proposed revised elevations regarding the overlap between the two buildings. This is due to the change in the angle of viewing plane in relation to the buildings. (The building façade is not in a single plane so portions of the elevation will be foreshortened.) In addition, the west end of Unit 1 at the Master Bedroom deck is shown incorrectly on the HDRB approved elevation.
2. These changes occur on a façade that is not publically visible.
3. The bearing height of the portal has increased from 7'-0" to 8'-8" above the portal slab. The top of the portal roof structure remains below the parapet of the buildings.
4. An additional portal column was added to the Unit 2 Portal.
5. The window and door configuration was changed in multiple locations including deleting and adding units.

Building 2 West Elevation (Sheet A-9):

1. The window configuration changed at the Unit-4 Living Room clerestory assembly as noted above.
2. Multiple window changes are proposed to the 1st and 2nd floor of Unit 3. These changes occur in the portion of the façade between the two buildings. These changes should not be publically visible.

Please review the attached drawings and provide administrative approval for these minor changes. Contact me if you have any questions or require additional information.

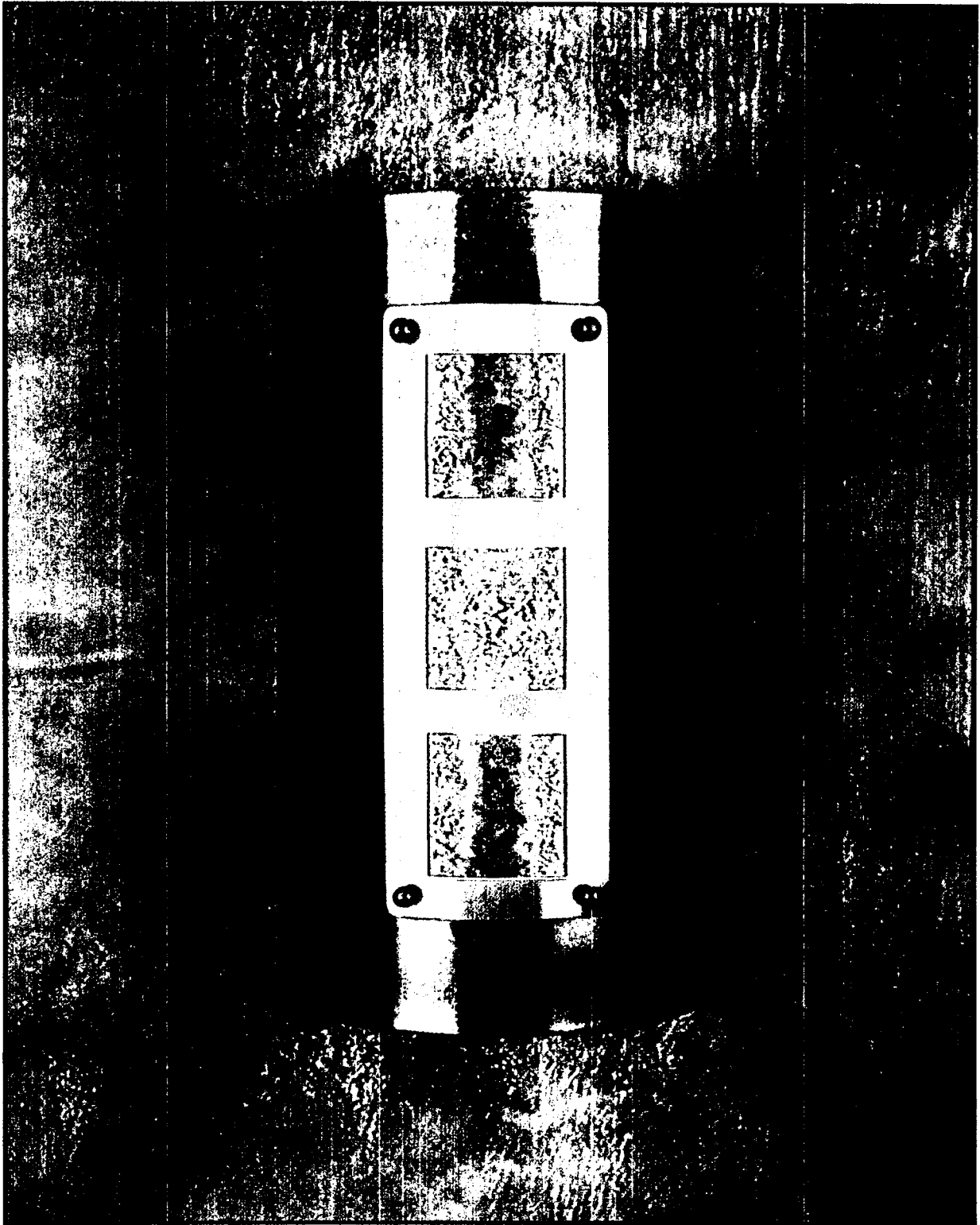
Thank you,



Eric P. Enfield, AIA
President, Architectural Alliance, Inc.

Cc: Cody North / True North Builders LLC

Attachment: Floor Plans and Exterior Elevations (12 sheets)
Proposed Exterior Light Fixture



Proposed Exterior Light Fixture
10" wide X 18" tall



City of Santa Fe, New Mexico

**HISTORIC PRESERVATION SECTION
OF THE PLANNING DIVISION**

To: Building Permit Office

From: David A. Rasch, Acting Division Director
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer *GSM*

Date: 1/26/09

The work proposed at 511 Paseo de Peralta does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.

Proposed Work:

1 free standing sign 6'x3'. Must apply for building
Permit before installing sign.

Thank You.

MOQUINO, GARY S.

From: Kate Marburger [kate@sfrp.com]
Sent: Friday, January 23, 2009 4:31 PM
To: MOQUINO, GARY S.
Cc: rosy@sfrp.com; peggy@sfrp.com
Subject: Sign on Paseo de Peralta

Good afternoon Gary,

Thank you for taking the time to speak with me regarding signage regulations.

As you instructed, I've attached a pdf version of the sign we'd like to erect at 511 Paseo de Peralta on the southwest corner of the lot.

The sign will be constructed of 1/2" plywood, and will stand on posts. Per your instructions the sign is 18 square feet or less: 6 feet x 3 feet.

Please feel free to contact me via email or telephone if we need to make changes to the sign or if you require further information.

Regards,

Kate Marburger
Santa Fe Realty Partners, Inc.
417 East Palace Avenue
Santa Fe, New Mexico 87501

Main Office: 505.982.6207
Direct: 505.946.2870
Cell: 505.699.5863

kate@sfrp.com

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City of Santa Fe, New Mexico

**HISTORIC PRESERVATION SECTION
OF THE PLANNING DIVISION**

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 03-13099

The work proposed at 511 Paseo de Peralta does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.

Proposed Work:

- Amend previous HDRB approval for building permit in progress
1. Construct a 30" parapet that increases the SE corner of unit 7 from approx. 12" to approx. 15', under max. allowable height of 19'6".
 2. Relocate window and door to be compliant with zero lotline situation.

Thank You.

as per Jack Hiatt
and HDRB vice-chair Cecilia Rios



City of Santa Fe, New Mexico

**HISTORIC PRESERVATION DIVISION
OF THE LAND USE DEPARTMENT**

To: Building Permit Office

From: David A. Rasch, Supervising Planner DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 9.1.09

The work proposed at 511 Paseo de Peratta does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by staff in the Historic Preservation Division.

Proposed Work:

HDRB conditions of approval met

1. stucco color "Pecos"

2. other finish colors as submitted

3. exterior light finish as submitted

4. earth-tone concrete walkway like "atmeal buff"

and two minor alterations as submitted.

a. Unit 7 N elev French door to single door + windows

b. Unit 4 W elev 2nd floor add two windows.

Thank You.

Project description: Amend a previous approval to construct seven residential units for a total of 10,168 sq. ft. to the maximum allowable of 19'6" with alterations to window and door locations.

Project number: 09-10100032

Case number: H-09-032

Project type: HDRB

PROJECT LOCATION (S): 511 Paseo de Peralta

PROJECT NAMES:

OW - Eric Fuentes
Santa Fe, NM 87505

1012 Marquez Place Ste.303A
505-990-8320

AP - Jeff McFall
Santa Fe, NM 87501

1200 Arroyo Piedra
505-982-7894

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, June 23, 2009, acted on the above referenced case. The decision of the board was to approve your request with the conditions that all windows be true or simulated divided light, that there are no visible rooftop appurtenances, that the historic stone wall be repaired so that the flat sawn stones look more natural without any height increases such as flipping them in position, and that the cement stucco color, and the colors and materials of walkways and windows, and the design of exterior light fixtures be approved by staff before applying for a building permit.

For further information please call 955-6605.

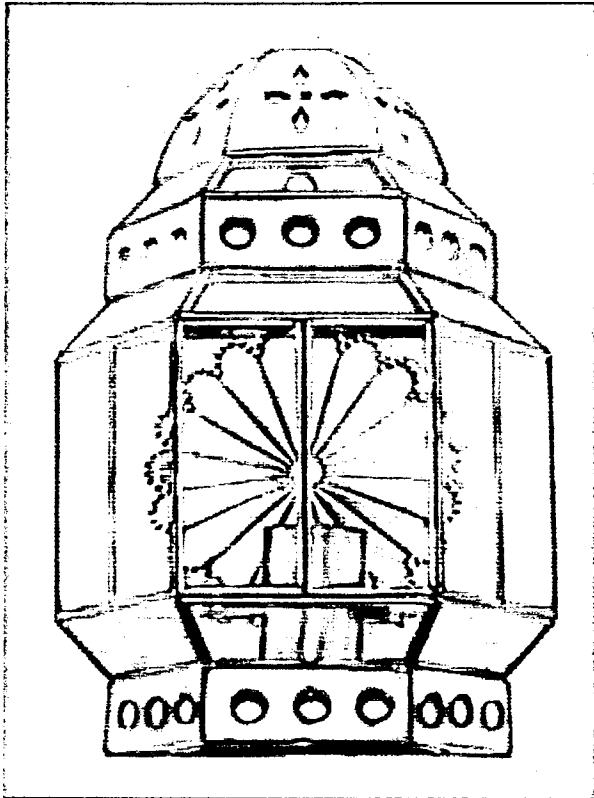
Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. 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 building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**

8/28/2009

PlafonAtrioChico.jpg (279x375)



SII PASO DO
PERALTA

MIFALL
9827894

8/28/2009

Ready Mix Stain Colors for Interior ...



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Colors and Finishes

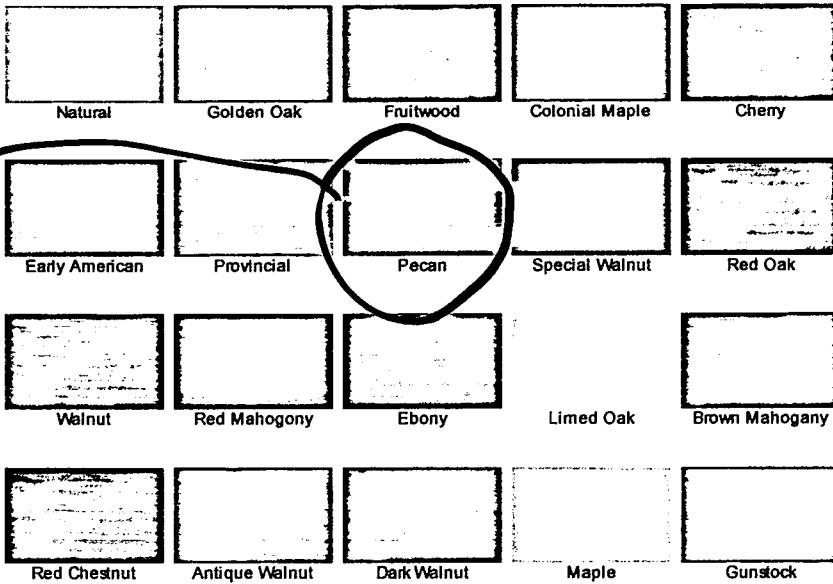
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Ready Mix

The colors shown are available as Ready Mix products, but some colors can also be tinted by the retailer. Colors are likely to vary with the type, color, grain, porosity and texture of the wood used. A sample brush out on your wood is recommended. Satin, Semi-gloss, gloss? Choose the right sheen for your interior wood surfaces.



Note: Colors shown on pine.

COLORS AND FINISHES INTERIOR COLORS

For a truly exquisite wood project, you'll want to select the perfect colors and tones that match with your home.

Ready Mix

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