From: gsweeney@tutamail.com <gsweeney@tutamail.com>
Sent: Monday, November 9, 2026 12:06 PM
To: Historic Preservation <historicpreservation@santafenm.gov>; Land Use Planning <planning@santafenm.gov>; Shehan Prull <shehan.prull@gmail.com>
Subject: Concern Regarding 2026-012490-HDRB, 507 & 511 Paseo de Peralta

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Good Afternoon Members of the Board,

We are writing to follow up on the concerns we raised at the June 23, 2026 hearing regarding the proposed development at 507 Paseo de Peralta. As the owners and full-time residents at 310 Magdalena Road, directly uphill from the property, we appreciate the Board's decision to postpone the application so that the project could be redesigned with consideration of the Board's and neighbors' comments.

At that hearing, concerns were raised about the building's height and massing along the streetscape, its architectural compatibility with the neighborhood, limited setbacks, and the condition of the existing retaining wall. The Board also discussed whether taller portions of the building should be set farther back from the street. The application was unanimously postponed pending a redesign.

Having reviewed the November submission, we ask the Board to carefully consider whether these concerns have been adequately addressed. In particular, we respectfully request:

- **Height and massing:** The June meeting materials included a streetscape analysis that considered both Paseo de Peralta and Magdalena Road and calculated a maximum allowable height of 22 feet, 2 inches. We ask the Board to clarify how that analysis relates to the November proposal and its requested height exception, and to carefully consider the building's visual impact from the uphill residential properties as well as from the street.
- **Retaining wall:** A professional structural and, as appropriate, evaluation of the existing retaining wall, with documentation of its stability and any required repairs or stabilization before construction proceeds.
- **Setbacks and neighboring impacts:** Careful consideration of the building's proximity to adjacent homes, privacy, and the relationship between the proposed structure and the established residential scale of Magdalena Road.
- **Grading, drainage, and safety:** Clear plans demonstrating that proposed grading and wall changes will not create drainage or stability concerns for neighboring properties, and that appropriate fall protection and safe access are provided.

We recognize the value of responsible development and are not opposed to improving this property. Our concern is that the project be appropriately scaled, safe, and compatible with the historic residential character of this particular location. We ask that the Board assess whether the specific concerns raised in June have been answered in the revised submission.

If these matters are not adequately documented or resolved, we respectfully request that approval be deferred until the applicant provides the necessary revisions and supporting information.

Thank you for your consideration and for your attention to the interests of neighboring residents and the character of our historic district.

Sincerely,

Quincy Sweeney
Shehan Prull
310 Magdalena Road
Santa Fe, New Mexico

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