

Mr. Eddy said the same arguments stand, and he knows that the applicant is sensitive to that.

Ms. Beninato, previously sworn, said Plaza Chamisal was done by the Otero's. She said she looked at the lot which is very small and tight and will take special consideration. She said it is important to not impact Katherine Stinson Otero's home, which is visible. She thought the scale of the building too large for the lot size.

Mr. Johnson, previously sworn, said the architect's design is quite handsome. He was saddened to hear this might not be adobe but is interested hearing the discussion. He said materials are important and he thought Ms. Beninato's comments on the history should be discussed.

BOARD DISCUSSION:

Member Guida said it would be nice to see an adobe structure go up, but it is incredibly expensive and often does not pan out. The applicant's intent to mimic the material in construction and detail is admirable, but even more so is the scale and quality of the massing. This project is a nicely sought infill in a walkable neighborhood. It does a lot of service to the compound it is in.

MOTION: In Case 2023-006632-HDRB, 416 Acequia Madre, Member Guida moved to approve the project as submitted noting that it may not be adobe but a framed construction. Member Biedscheid seconded the motion.

Member Bienvenu clarified that the applicant's intention is even if not of adobe material, the essence of the design presented in the application in terms of massing, corners and battering, will remain.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006625-HDRB. 412 Camino Don Miguel.** Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a ~~254~~ 100.9 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

STAFF REPORT:

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:

The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:

Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed application as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION: m

Robert Gaylor, for Suby Bowden & Associates at 333 Montezuma Avenue, Suite 200, was sworn. Mr. Gaylor said he is open to any questions.

Chair Rios asked if the tree where the bathroom is proposed will be saved.

Mr. Gaylor said the tree will remain. They calculated the growth over the next 50 years for the wall placement.

Member Bienvenu asked what they could do about CCA.

Mr. Gaylor said there is some interesting and good news he will share later.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006625-HDRB, 412 Camino Don Miguel, Member Bienvenu moved to approve the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition. Member Guida seconded the motion.



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2023-006625-HDRB. 412 Camino Don Miguel. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a 251 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property.

CASE NUMBER: 2023-006625--HDRB

PROJECT TYPE: Remodel

LOCATION: 412 CAMINO DON MIGUEL
Santa Fe, NM 87505

CONTACTS: Applicant	Bob Gaylor
Property Owner	Mark & Jessie O'Brien

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 25, 2023. The decision of the Board was to approved the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition.

For further information please call 505-955-6605.

Sincerely,

Ramon Sarason

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: April 25, 2023
TO: Historic Districts Review Board Members
FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

Case # 2023-006625-HDRB

Address: 412 Camino Don Miguel
Historic Status: Non-contributing
Historic District: Downtown and Eastside

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:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed application as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:

The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:

Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchen area.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-12 Noncontributing Structure:

A structure, located 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.

14-5.2(E) Downtown and Eastside Design Standards

(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. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, 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, often 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 rule as to flat roofs shall not be construed 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 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

(2) Recent Santa Fe Style


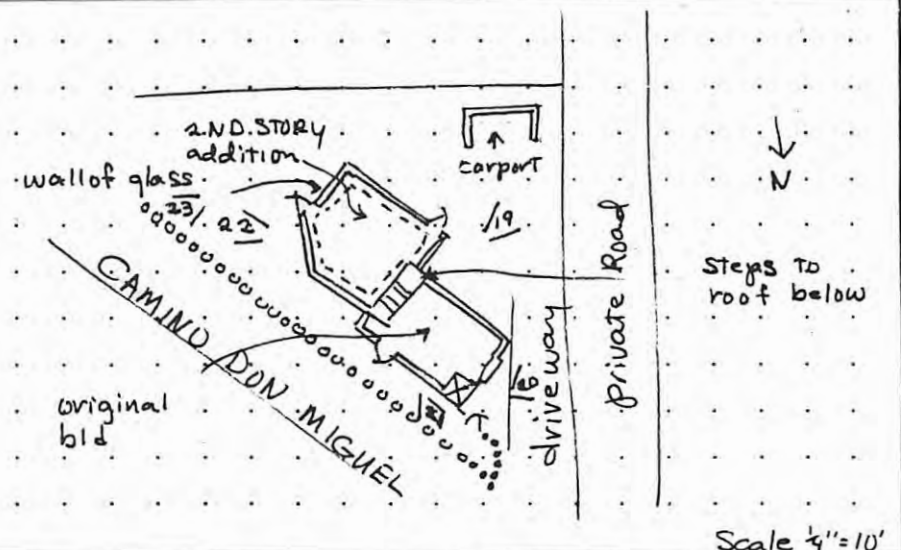
Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade 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 façade 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 complimentary 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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H800

IDENTIFICATION	ADDRESS: 412 CAMINO DON MIGUEL	ID NUMBER: 051600210
		BUILDING NAME:
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4
	FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85	
	DATE OF CONSTRUCTION: ESTIMATE 1947 ACTUAL	
	SOURCE(S) CITY DIRECTORY REMODEL 1980 - OWNER	
	ARCHITECTURAL STYLE: SP, PUEBLO REVIVAL	
BUILDING DATA	USE: HISTORIC: residential OTHER _____ PRESENT: residential OTHER _____	<p>#4-19 EAST ELEVATION</p> 
	SURROUNDINGS: RESIDENTIAL COMMERCIAL	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR	
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? DETACHED CAR PORT IF INVENTORIED, LIST ID NUMBER(S)	
	DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR 2 STORY EXPLAIN: SECTION + CARPORT ADDED	
SIGNIFICANCE		LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE LOCAL DESIGNATION: Core <input type="checkbox"/> HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

SURVEYED 4/29 BY AC

NEGATIVES WITH NMHPD ROLL #AC4 NEG # 19 TO 23

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	ADobe ORIGINAL SECTION CINDER BLOCK SECOND STORY ADDITION	ENTIRE HOUSE IS IN EXCELLENT CONDITION
	FOUNDATIONS	NOT VISIBLE	
	DOORS	9 LITE OVER WOOD PANEL	
	WINDOWS	WOOD CASEMENT 12 LITE	WALL OF WINDOWS SOUTH SIDE VERTICAL PANES
	PORTALES		
	CANALES	2nd STORY NORTH SIDE	
	PORCHES		
	BALCONIES	STAIRS FROM SECOND STORY LEFT TO ROOF OF ORIGINAL SECTION	
	ROOFS	FLAT WITH PARAPETS	
	COURTYARDS		
	FENCES/WALLS	COYOTE FENCE 6 FT. EAST SIDE	
	ARCH. DETAILS		
	OTHER	HOUSE SITS ON A RISE 20 FEET ABOVE THE STREET	✓

COMMENTS THE SIMPLE ORIGINAL STRUCTURE IS DOMINATED BY THE TWO STORY ADDITION, VEGETATION SURROUNDS & OBSCURES PARTS OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#4-20 NORTH ELEVATION



#4-21 N.E. CORNER

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 412 CAMINO DON MIGUEL

ID NUMBER 051600210

SURVEYED/RESEARCHED

DATE 4/29/92 BY AC

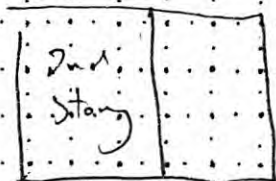



#4-22 S. E. CORNER



#4-23 SOUTH ELEVATION

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes		surveyed date 16-6-83 by mb	county Santa Fe	ID no. 0516 00210
field map Santa Fe, New Mexico		number 1	UTM reference easting zone 12 13	
location description 412 don Miguel			city/town Santa Fe	
			land grant/reservation	
building name		legal description tensp 17 N 8 range 10 E sec 30 NW 1/4 NE 1/4		
film roll by mb no. 12	negative nos. 1	loc. of neg. HPB	plan shape 	
			date of construction Pre 1982 estimate _____ actual _____	
			source 1982 Directory - Occupant status & recall	
			use present residential	
			historic residential	
style Pueblo Revival			condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorating	
foundation material Not vis		degree of remodeling <input type="checkbox"/> minor <input type="checkbox"/> moderate <input checked="" type="checkbox"/> major		
wall material/surface Stucco		describe: 2 orig rooms surr. by new structure		
architectural features Renovation covers features			surroundings Res	
Windows 6/6 dbl hung wood			relationship to surroundings ^ similar <input type="checkbox"/> not similar	
			district potential <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
			significance <input type="checkbox"/> eligible <input checked="" type="checkbox"/> of <input type="checkbox"/> none	
			if eligible, interest why?	
comments wall			associated buildings? <input type="checkbox"/> yes	
hedge			what type?	
wire fence				
wood fence				
landscape				
street trees				
stone curb				
O set back			if inventoried, list ID nos.	
→ cequia				
			see back? <input type="checkbox"/> yes	

Streetscape



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: <u>FEB 22, 2023</u></p> <p>Property Owner of Record: <u>MARCEL ESSE O'BRIEN</u></p> <p>Applicant/Agent Name: <u>SUBY BOWDEN + ASSOC. BOB GAYOR</u></p> <p>Contact Person Phone Number: <u>505 610 0484</u></p> <p>Zoning District: <u>DOWNTOWN EASTSIDE (R-1)</u> EXISTING Lot Coverage: <u>24%</u></p> <p>Overlay: <u>NA</u> Escarpment <input type="checkbox"/> Open Space Required: _____ <u>NA</u> Flood Zone <input type="checkbox"/> <u>NA</u> Other: _____</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input checked="" type="checkbox"/> Zero Lot Line Affidavit - <u>Existing Condition</u></p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <u>NA</u> <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes <u>NONE</u></p>	<p>Site Address: <u>412 Camino don Miguel, 87501</u></p> <p>Proposed Construction Description: <u>BATHROOM ADDITION TO MAIN HOUSE + CONVERSION OF GARAGE TO GUEST HOUSE</u></p> <p>TOTAL ROOF AREA: _____</p> <p>Setbacks: Proposed Front: <u>7'</u> Minimum: <u>7'</u> 2nd Front? _____ Proposed Rear: <u>5'</u> Minimum: <u>15'</u> Proposed Sides: <u>15' R, 3 SIDED LOT</u> Minimum: <u>5'</u></p> <p>Height: Proposed _____ Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>4</u> Accessible _____ Minimum: _____</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
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* Requires an additional review conducted by Technical Review Division
** Requires an additional review conducted by the Traffic Engineering Division

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

SUBY BOWDEN, SUBY BOWDEN + ASSOCIATES OWNER APPLICANT AGENT
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE: [Signature] DATE: FEB 28, 2023

2023-006518-PAR

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: / /

Flood Plain Approval by _____ Date: / /

Traffic Engineering Approval by _____ Date: / /

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: Please provide parking plan with permit submittal

REVIEWER: Stephanie Perca DATE: 3/17/23

March 9, 2023

Proposal Letter to the Historic Design Review Board for Remodel and Addition to 412 Camino Don Miguel.


1. 412 Camino don Miguel is estimated to have been built in 1947.
2. The Owners are Mark and Jessie O'Brien.
3. The "New Mexico Historic Building Inventory-1992 is Attachment A and gives more detailed information on the history. We have no record of the construction of yard walls and gates.
4. The total lot area is 10,545 SF. Built area including portals and carport is 2505 SF. This is well below the allowable lot coverage of 50%.
5. The Owners wish to build a bathroom addition of 100.9 SF and convert the existing carport into a guesthouse. See attached existing Boundary Survey Plat, sheet Z1, Existing Site Plan, sheet Z2 and Proposed Site Plan, sheet Z3.
6. A new bathroom addition of 100.9 SF is proposed to be added on the Southeast side of the existing house of 1488 SF. The height of the Bathroom Addition is 11'-4" and will be the same as the adjacent wing See attached sheets Z5, Bathroom Addition Plan and Elevation, and Pencil Sketch of Bathroom Addition sheet Z8, and photo sheet Z7.
7. Neither project in 5 above is visible from a public or private location. See photos on sheets Z11 and Z12.
8. The conversion of the existing carport of 450 SF into a guesthouse retains the existing adobe walls and the existing roof structure. The west carport wall will be modified as shown in sheet Z4, Carport Conversion Plan and Elevations.
9. The existing Carport falls within setbacks. It was apparently built previous to the existence of setbacks. See sheet Z2.
10. The height of the carport is 11'-3" and will be the same roof height when it is completed. See attached sheet Z4 and photos Z9.
11. Both adjacent neighbors are in support of the Carport conversion. See attached letters provided on sheet Z10.
12. Itemized materials, Colors, windows and doors are on sheet Z13, Exterior Finishes. The final selection of doors and windows and hardware shall be provided in completion of Construction Documents but shall adhere to the documents submitted herein.

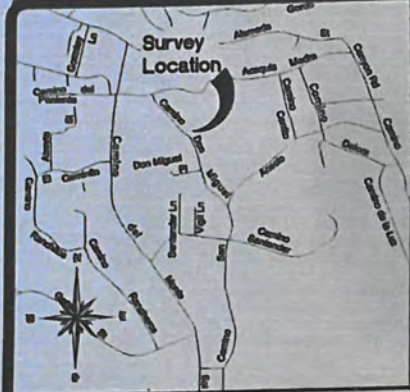
We believe the material described above provides the Required Materials for the HDRB submittal. Please let us know if you would like to receive additional information.

We are requesting that this project get heard before the HDRB in their 4/25 meeting. Please put this into the agenda for that date.

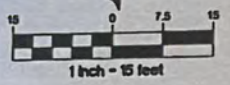
The Owners are ready to proceed with this project as soon as it is approved by the HRDB. A contractor has not been selected.

Respectfully submitted,


Suby Bowden, Architect
Suby Bowden + Associates LLC



VICINITY MAP



LEGEND

- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility boxes.
- Fences.
- Walls.
- ▭ Concrete.

NOTES

- 1.) Basis of bearing for this survey was taken from GPS observations as referenced along the south line of the Armijo Tracts as shown in Plat Book 36, page 19 and Misc. Book 405/171. Reference surveys: Improvement Survey prepared by Guy D. Hayden, dated October 7, 1977, and last amended June 1, 1984, as Drawing No. 318/77. Plat for Joel Leeds Lacy by Samuel Davalos dated May 13, 1956.
- 2.) Bearings and distances in parenthesis were taken from above noted plat.
- 3.) F.I.R.M. Panel Number: 350070-0005-B.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief. This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

David E. Cooper
 David E. Cooper
 April 30, 2007
 P.S. No. 9052

Boundary Survey Plat 653 045

for Neal and Linda Krull

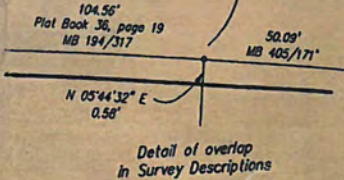
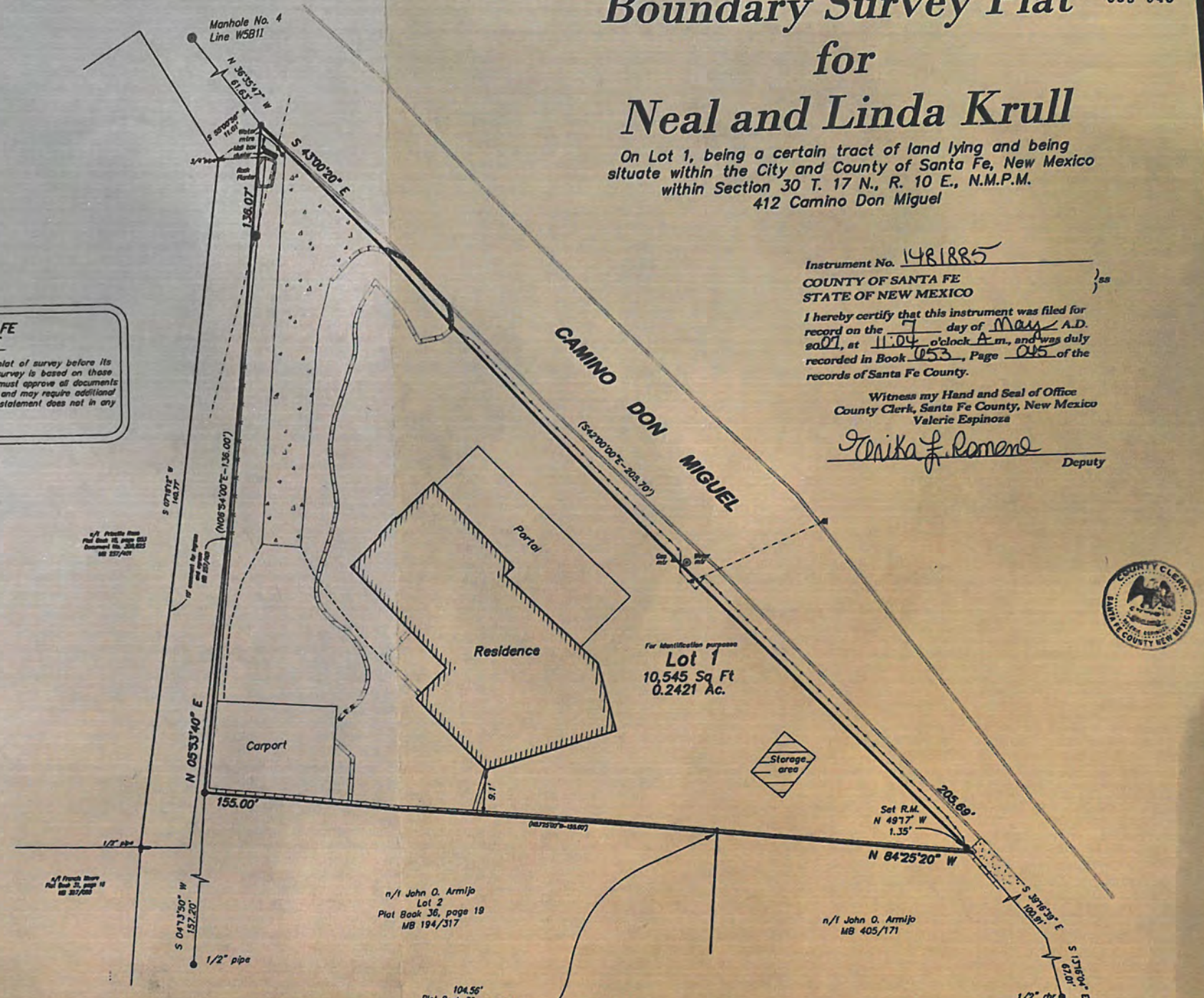
On Lot 1, being a certain tract of land lying and being situate within the City and County of Santa Fe, New Mexico within Section 30 T. 17 N., R. 10 E., N.M.P.M. 412 Camino Don Miguel

Instrument No. 1481885
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 7 day of May A.D. 2007, at 11:04 o'clock A.m., and was duly recorded in Book 053, Page 045 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 County Clerk, Santa Fe County, New Mexico
 Valerie Espinoza

Terika J. Romero
 Deputy



SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-025-0407	Dwg. DEC	Ck. DTC
	File: N/A	Bk. 83
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Sarah M. Nolan	Sec. 30 T. 17 N. R. 10 E.	N/A
1-055-098-169-398		

REVISIONS

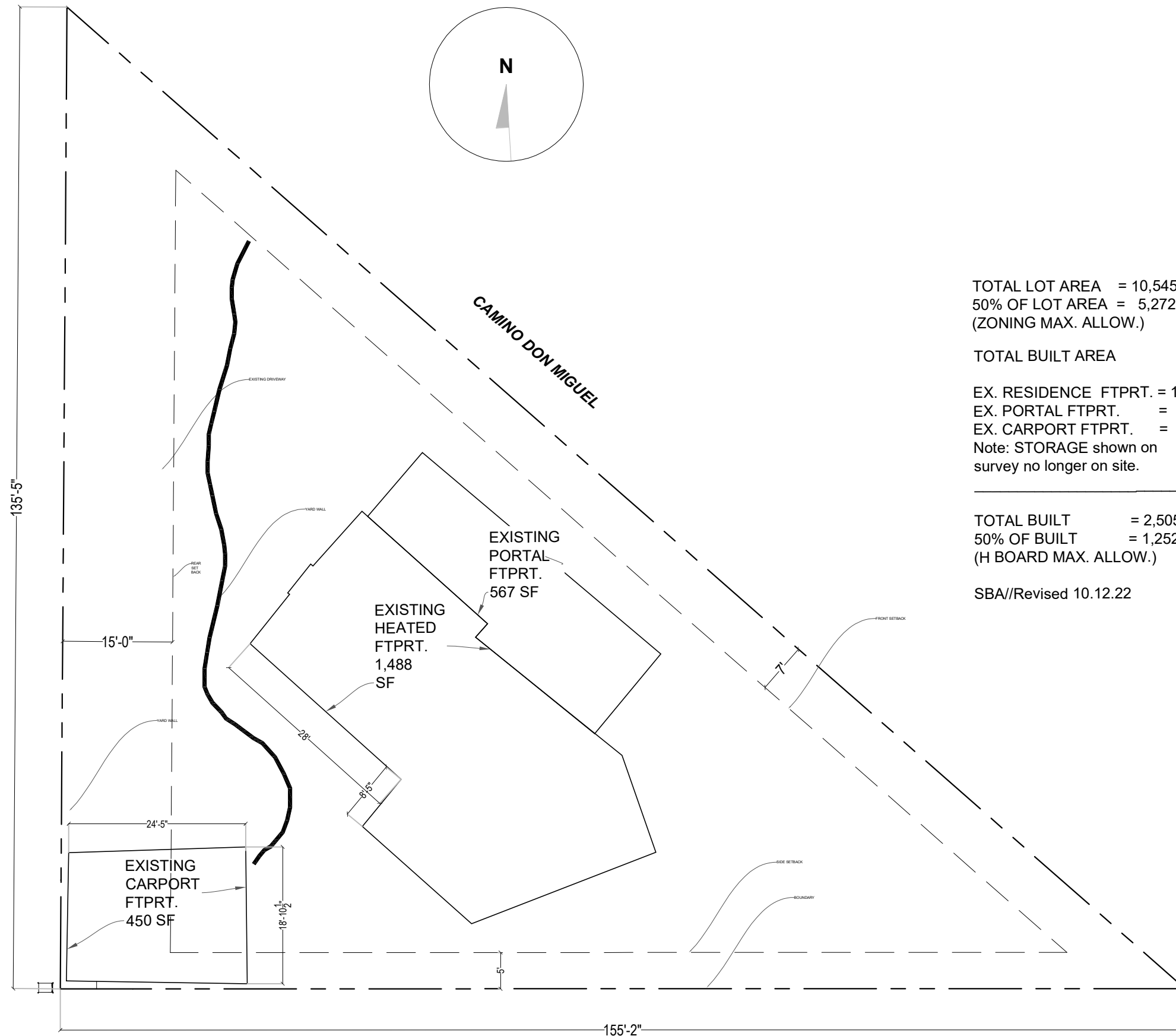
SUBY BOWDEN + ASSOCIATES, LLC
 333 MONTEZUMA AVENUE,
 SUITE 200
 SANTA FE, NM 87501 PH
 (505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
 REMODEL/ ADDITION

412 Camino don Miguel
 Boundary Survey Plat of Record

CHECKED	STB
DATE	FEB 22, 2023
SCALE	
DESIGN	BG
JOB	O'BRIEN REMODEL/ADDITION
DRAWING	
TITLE FORMAT	

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK



TOTAL LOT AREA = 10,545 SF
 50% OF LOT AREA = 5,272.5 SF
 (ZONING MAX. ALLOW.)

TOTAL BUILT AREA

EX. RESIDENCE FTPRT. = 1,488 SF
 EX. PORTAL FTPRT. = 567 SF
 EX. CARPORT FTPRT. = 450 SF
 Note: STORAGE shown on survey no longer on site.

TOTAL BUILT = 2,505 SF
 50% OF BUILT = 1,252.5 SF
 (H BOARD MAX. ALLOW.)

SBA//Revised 10.12.22

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
 333 MONTEZUMA AVENUE,
 SUITE 200
 SANTA FE, NM 87501 PH
 (505)983-3755 FX (505)983-8118

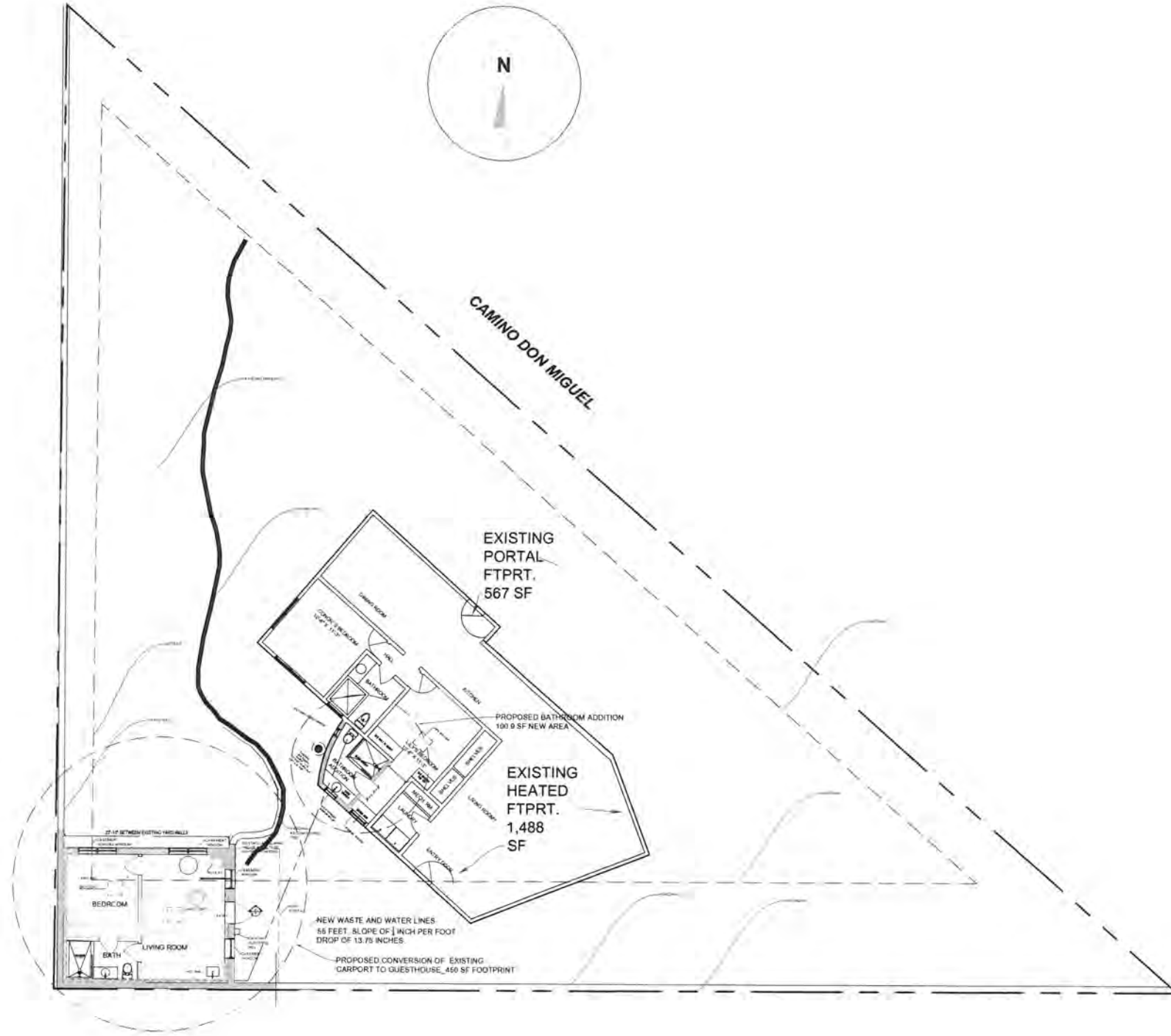
O'BRIEN RESIDENCE
 REMODEL/ ADDITION

EXISTING SITE PLAN

CHECKED
 STB
 DATE
 FEB. 22, 2023
 SCALE
 DRAWN
 BG
 JOB
 O'BRIEN REMODEL/ADDITION
 DRAWING

TEXT FORMAT

FIELD VERIFY ALL MEASUREMENTS
 AND NOTIFY ARCHITECTS OF ANY
 FOUND DISCREPANCIES PRIOR TO
 STARTING SPECIFIC WORK



REVISIONS

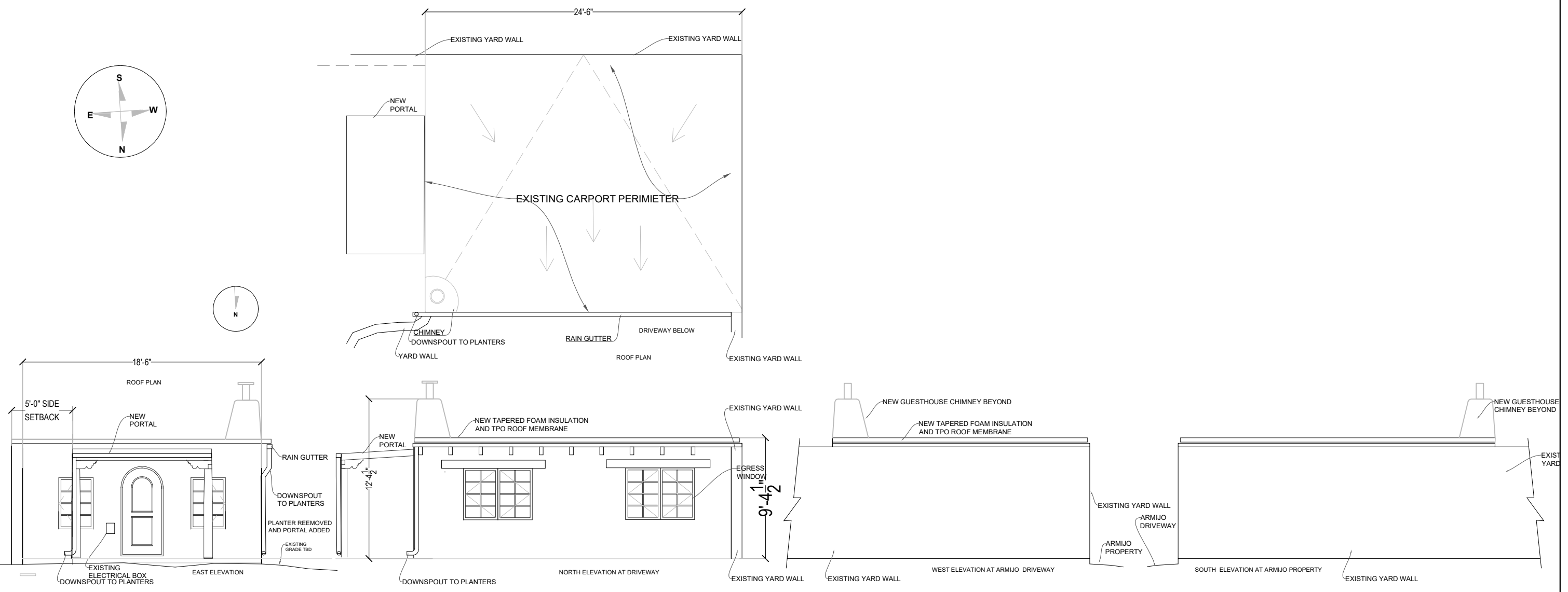
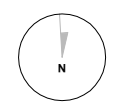
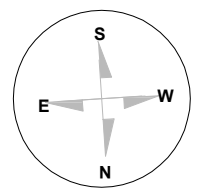
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL / ADDITION

PROPOSED SITE PLAN WITH
PROPOSED REMODEL PLANS

CHECKED:
STB
DATE:
MARCH 10 2023
SCALE:
DRAWN:
BG
JOB:
O'BRIEN REMODEL/ADDITION
DRAWING:
TEXT FORMAT

FIELD VERIFY ALL MEASUREMENTS
AND NOTIFY ARCHITECTS OF ANY
FOUND DISCREPANCIES PRIOR TO
STARTING SPECIFIC WORK.



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O'BRIEN RESIDENCE
 REMODEL/ ADDITION

CARPORT CONVERSION
 PLAN AND ELEVATIONS

CHECKED
 STB
 DATE
 March 16, 2023
 SCALE
 NTS
 DRAWN
 BG
 JOB
 O'BRIEN REMODEL/ADDITION
 DRAWING

11X17 FORMAT



REVISIONS

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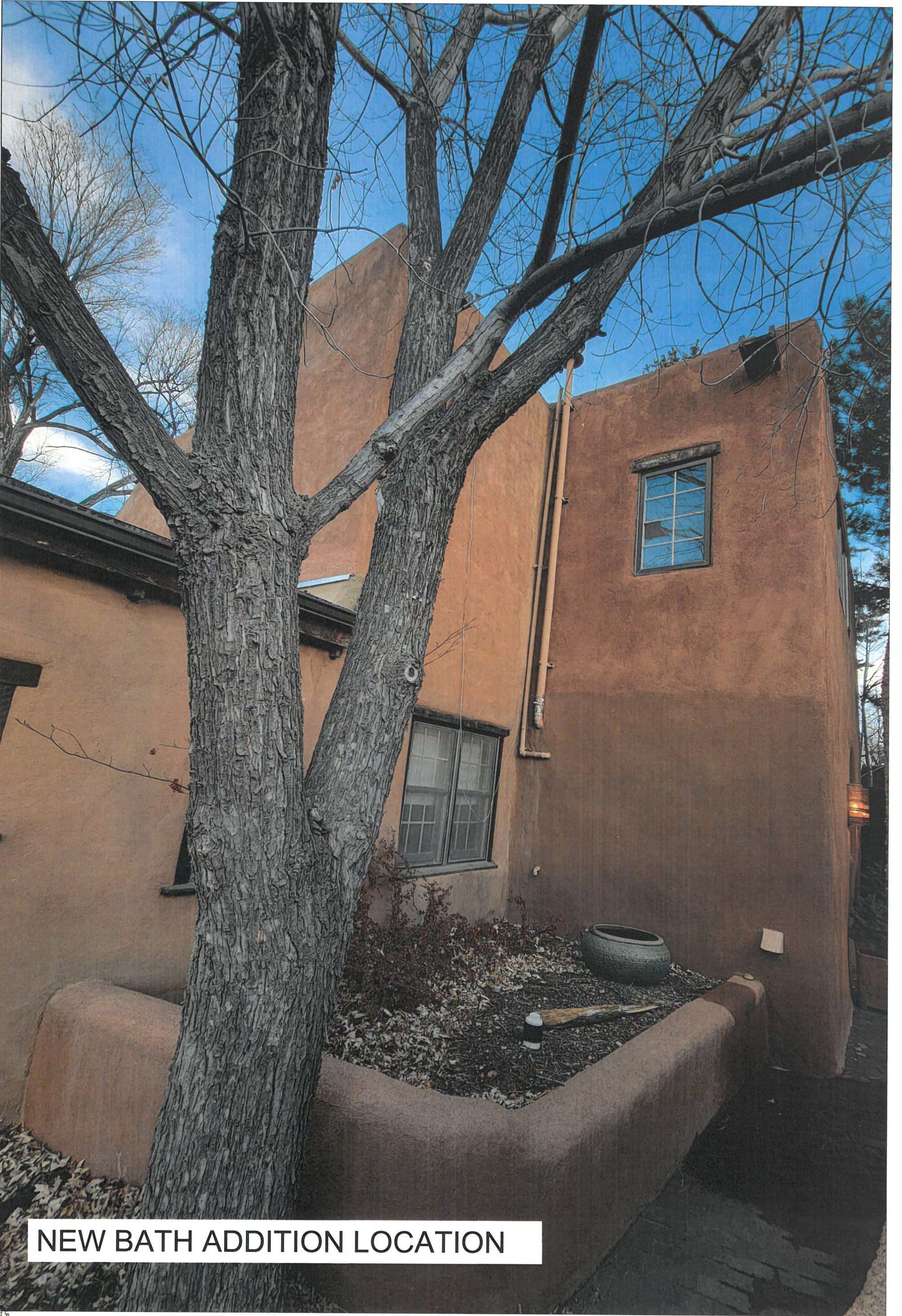
O'BRIEN RESIDENCE
REMODEL/ ADDITION

PENCIL SKETCH OF BATH ADDITION
SOUTHEAST FACADE
412 CAMINO DON MIGUEL

CHECKED
STB
DATE
FEB 22, 2023
SCALE
DRAWN
BG
JOB
O'BRIEN REMODEL/ADDITION
DRAWING

1/8" = 1'-0" FORMAT

FIELD VERIFY ALL MEASUREMENTS
AND NOTIFY ARCHITECTS OF ANY
FOUND DISCREPANCIES PRIOR TO
STARTING SPECIFIC WORK



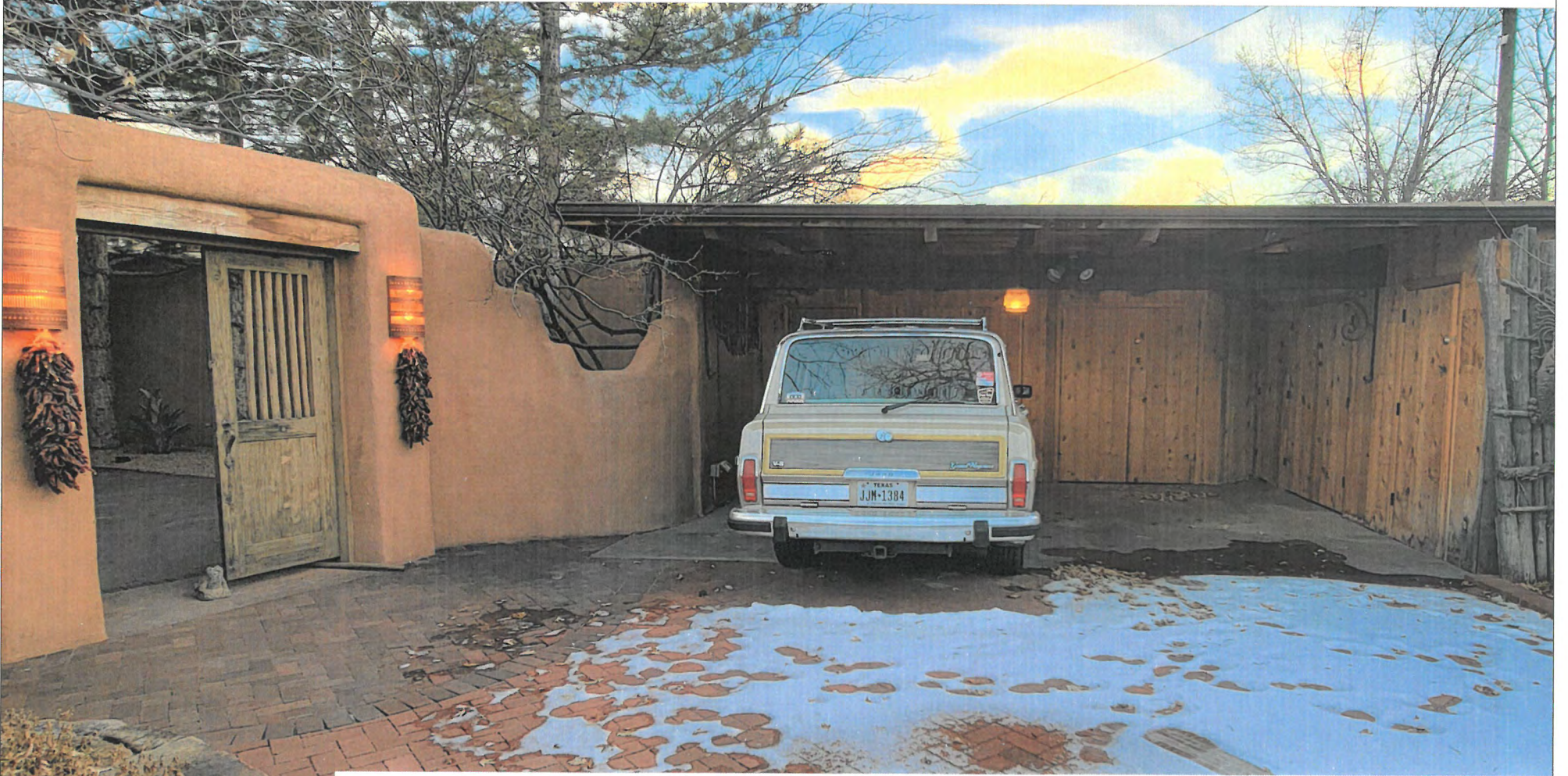
NEW BATH ADDITION LOCATION

412 CAMINO DONMIGUEL SITE PHOTO
SOUTHEAST FACADE

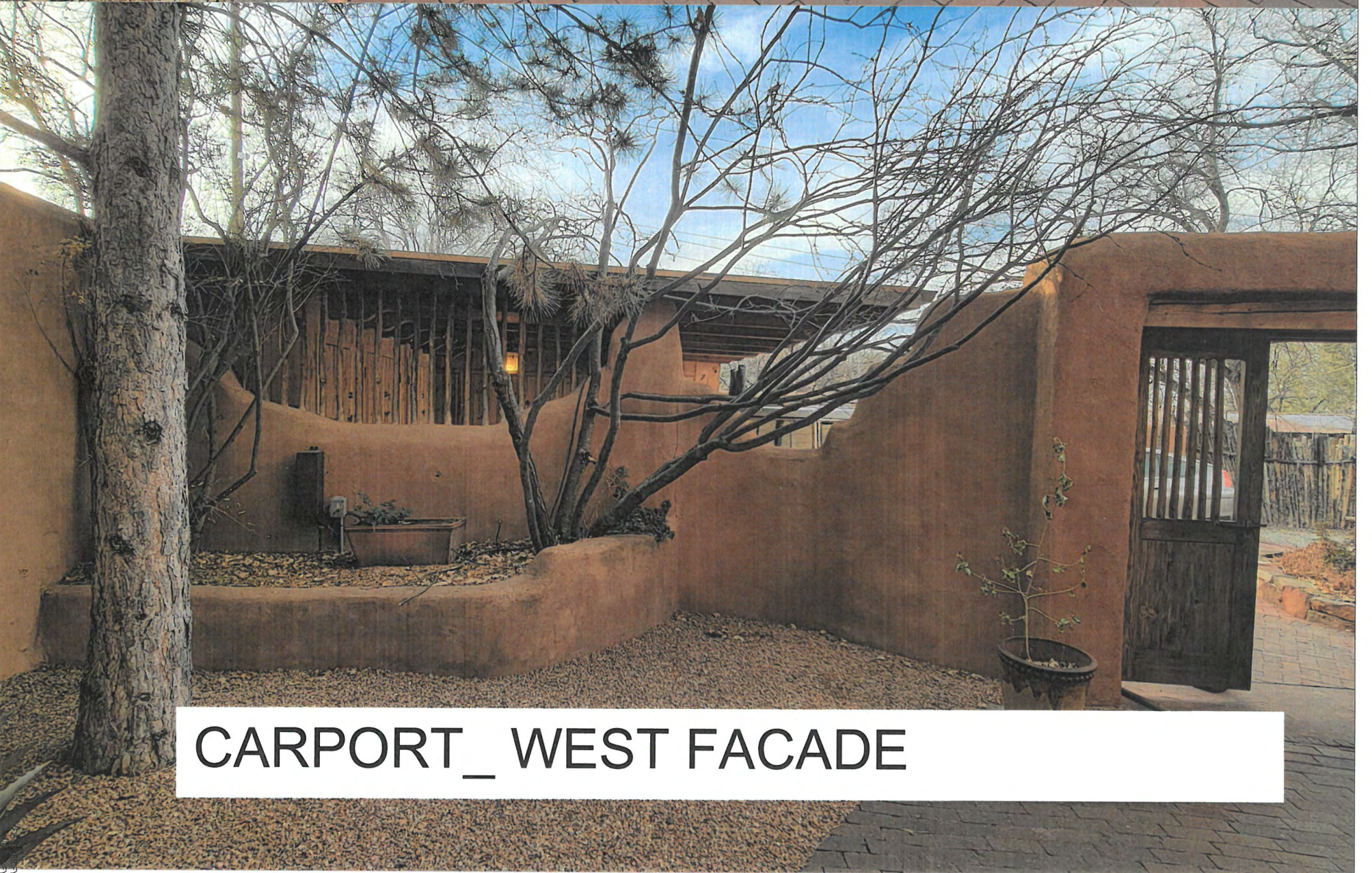
O'BRIEN RESIDENCE
REMODEL/ ADDITION

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SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

DESIGNED	STB
DATE	FEB. 22, 2023
SCALE	
DRAWN	BS
CHECKED	BS
BY	O'BRIEN REMODEL/DITC
DRAWING	
1/11/23 (2024)	



CARPORT_ NORTH FACADE



CARPORT_ WEST FACADE

FOR ALL MEASUREMENTS
 VERIFY ALL DIMENSIONS
 FOUNDATIONS REQUIREMENTS, REPORT TO
 STARTING SPECIFIC WORK

CHECKED	STB
DATE	FEB 22, 2023
SCALE	AS SHOWN
DRAWN	SB
BY	O'BRIEN REMODEL/ADDITION
DRAWING	

EXISTING CARPORT PHOTOS
 412 CAMINO DON MIGUEL

O'BRIEN RESIDENCE
 REMODEL/ ADDITION

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 SUITE 200
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REVISIONS



le Earth

10 m Camera: 2,258 m 35°40'41" N 105°55'24"

CHECKED:	STB
DATE:	FEB. 22, 2023
SCALE:	
DRAWN:	BG
JOB:	O'BRIEN REMODEL/ADDITC
DRAWING:	
TEXT FORMAT:	

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O'BRIEN RESIDENCE
 REMODEL/ ADDITION

412 CAMINO DON MIGUEL
 SATELITE IMAGE

REVISIONS

Z9

REVISIONS
 OF ANY
 FOUND DISCREPANCIES PRIOR TO
 STARTING SPECIFIC WORK



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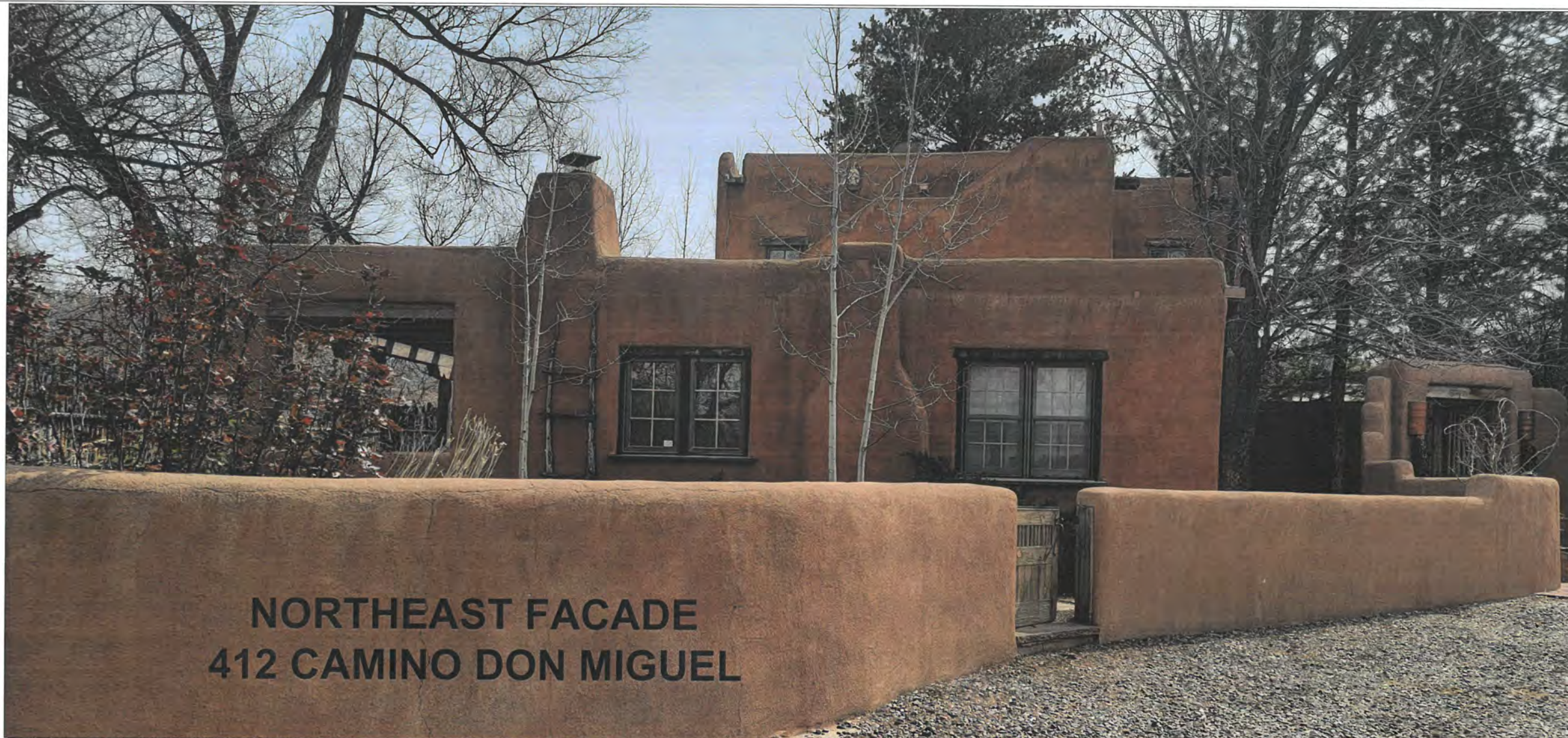
O'BRIEN RESIDENCE
 REMODEL/ ADDITION

412 Camino don Miguel
 Street View

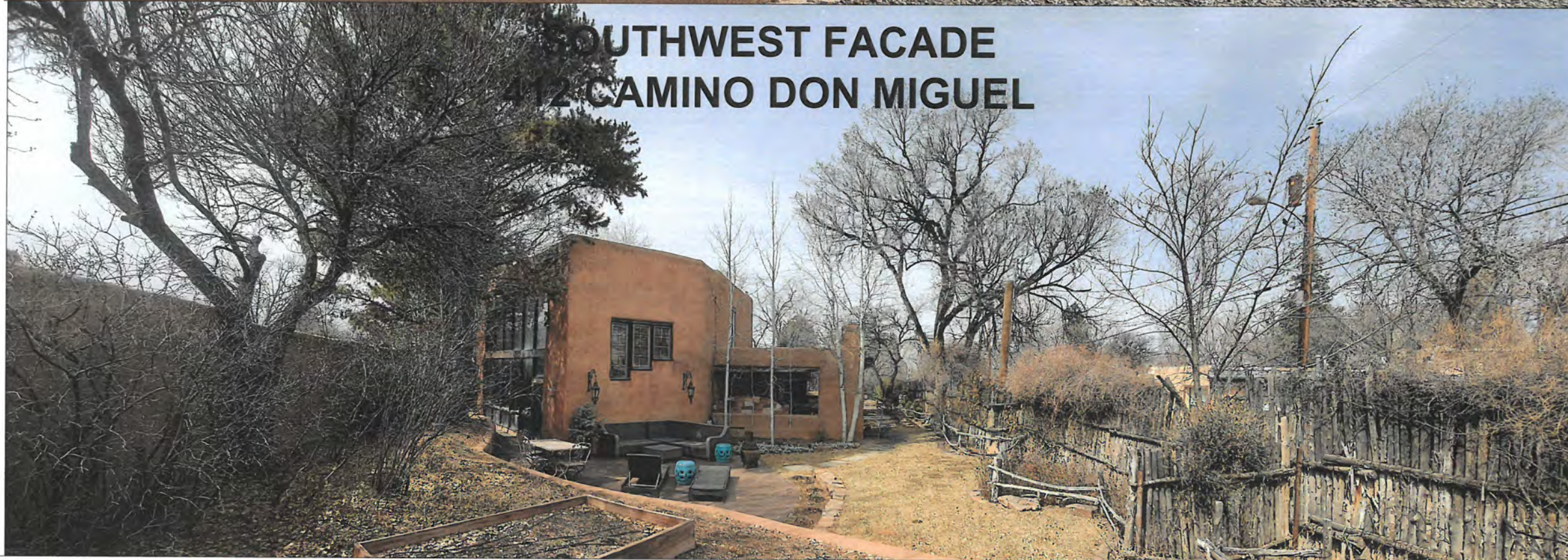
CHECKED
 STB
 DATE
 FEB 22, 2023
 SCALE
 DRAWN
 BG
 JOB
 O'BRIEN REMODEL/ADDITION
 DRAWING

TITLE FORMAT
Z11

FIELD VERIFY ALL DIMENSIONS AND NOTATIONS. REPORT ANY DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK.



**NORTHEAST FACADE
412 CAMINO DON MIGUEL**



**SOUTHWEST FACADE
412 CAMINO DON MIGUEL**

REVISIONS

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SANTA FE, NM 87501 PH
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O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
PHOTOS

CHECKED	STB
DATE	FEB 22, 2023
SCALE	
DRAWN	BG
JOB	O'BRIEN REMODEL/ADDITION
DRAWING	

FIELD VERIFY ALL MEASUREMENTS
AND NOTIFY ARCHITECTS OF ANY
FOUND DISCREPANCIES PRIOR TO
STARTING SPECIFIC WORK



EL REY STUCCO COLOR_34B-4D

ROUGH SAWN DOUG FIR FRAME,LINTEL AND SILL_WINDSOR MATT BRONZE ALUM. CLAD WOOD WINDOWS THROUGHOUT.

VALSPAR Rusticana Semi-transparent Exterior Wood Stain_ ALL WINDOWS AND WOOD DOOR



SUN MOUNTAIN TR-0401-D046 ALDER SELECT

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O'BRIEN RESIDENCE
 REMODEL/ ADDITION

EXTERIOR FINISHES

CHECKED
 STB
 DATE
 FEB. 22, 2023
 SCALE
 DRAWN
 BG
 JOB
 O'BRIEN REMODEL/ADDITI
 DRAWING
 TEXT FORMAT

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

Z13

From: BONIFACIO ARMIJO <bonibau@msn.com>
Sent: Saturday, January 7, 2023 1:02 PM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Cc: Jessie W. O'Brien (jessieobrien@me.com) <jessieobrien@me.com>; Suby T. Bowden (Suby@SB-Associates.net) <suby@sb-associates.net>
Subject: Re: 412 Camino don Miguel - Letter of Neighbor Support

Mark
 Please feel free to submit letter as written per my approval of your forthcoming project
 You have have a good architect working for you
 Good luck
 Boni

Sent from my iPhone Boni Armijo (505)670-6734 bonibau@msn.com

MEMORANDUM

TO: City of Santa Fe Staff & Historic Board
FROM: Boni Armijo, Owner - Building Adventures Unlimited (Santa Fe, NM)
RE: O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505
DATE: January 11, 2023

My father, Mr. John O. Armijo, is the owner of Johnnie's Cash Store (established 1946) and the attached residence at 420 Camino don Miguel in Santa Fe. That property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark and Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. My family is in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

From: Janet Creswell <janet@ranchlands.com>
Sent: Tuesday, January 10, 2023 8:40 AM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Subject: construction at 412 Camino don Miguel

Hi Mark,
 I am happy to send the letter below. Is it something that you can forward, or should I send it to the Historic Board? If you'd like me to communicate directly, would you please send their email addresses? Who is your contractor?
 Best,
 Janet

TO: City of Santa Fe Staff & Historic Board
FROM: Janet Creswell
RE: O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505
DATE: January 6, 2023

I am the owner of the property at 410 Camino don Miguel in Santa Fe. My property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark & Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. I am in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

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O'BRIEN RESIDENCE
 REMODEL/ ADDITION

LETTERS FROM ADJACENT NEIGHBORS
 412 CAMINO DON MIGUEL

CHECKED: STB
 DATE: FEB 22, 2023
 SCALE:
 DRAWN: BG
 JOB: O'BRIEN REMODEL/ADDITION
 DRAWING:

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

Z10