



**City of Santa Fe**  
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***

**Date:** March 10, 2025

**To:** Building Permit Division

**From:** 

Heather Lamboy

*Be advised that per §14-5.2 SFCC 1987 the work described below at the 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.*

**Project Address:** 412 CAMINO DON MIGUEL, Santa Fe, NM 87505

**Case Number:** 2025-009875--ADMIN

**Contact Name:** Eddie Armijo

**Phone Number:** 505-795-2914

**Email:** santafecharm@gmail.com

**Approved Scope of Work:** *Permit 2023-32698 and 2023-32699 minor changes:*

*-Bathroom addition south elevation main house move and enlarge window and relocate to west elevation of addition. Move canale on west elevation of addition so it is not above west elevation window.*

*-Guesthouse: shorten portal from 6' to 5' to save tree on east elevation, replace arched door for mechanical room with steel door painted to match stucco. Relocate canale on north elevation to northwest corner. Install mini split for HVAC - condenser to be located at northwest corner adjacent to yard wall.*

*-Main house - replace non-historic wood vigas on north elevation portal; replace connecting wooden members to address dry rot and deterioration.*

**Conditions of Approval:** *No additional changes outside above scope of work.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION  
ROUTE TO HISTORIC DIVISION  
FINAL HISTORIC INSPECTION**

**BUILDING  
ADVENTURES  
UNLIMITED**



Friday, January 3, 2025

Date of Request: 1/3/25

Change Request Letter

Job Address: 412 Camino Don Miguel

Heather L. Lamboy,

Building Adventures Unlimited is proposing a few minor changes to permit #'s 2023-32699 and 2023-32698. For the bathroom addition, we would like to move and enlarge the south window over the bath vanity a few feet to the west wall. We want to do this so that the homeowners can have more privacy as the approved window location is right in entrance walkway. This would also allow the homeowners to have a mirror behind the vanity. We would also like to move the west canale more to the corner so that it is not above the window which would lead to problems down the line. The homeowners would also like us too add a skylight over the entrance from bedroom into bathroom to allow more light into bedroom (30"x30" or so).

As for the Guesthouse, we would like to change the mechanical room door (#5) from an arched alder door to a simple metal clad 6' door. Being the mechanical room door is exposed to the elements, the door company (Sun Mountain Doors) will not warranty the costly door (4-5k). The guesthouse is also a bit below the outside grade so we would like to leave one course of cinderblock so that you step into the mechanical room which will allow us to waterproof correctly and not have water intrusion issues down the line. To keep door heights the same, we would like to shorten this door to 6'. We would paint this door the same color as the stucco so it blends in. We also need to shorten the depth of portal from 6' to 5' as there is a large existing evergreen (20'+) tree that dictates what we can do. Another change we would like to do is to move the north canale from between the windows to the northwest corner. If the canale were to stay between windows, this would create ice problems for the homeowners as this is

north facing and this would be dumping onto brick driveway. If we move it to the corner where there is dirt and vegetation we contain the water with a French drain. Finally, the homeowners would like to install a mini split for HVAC. We would like to put condenser in the Northwest corner against yard wall. We can conceal with 2 pony walls and stucco to blend.

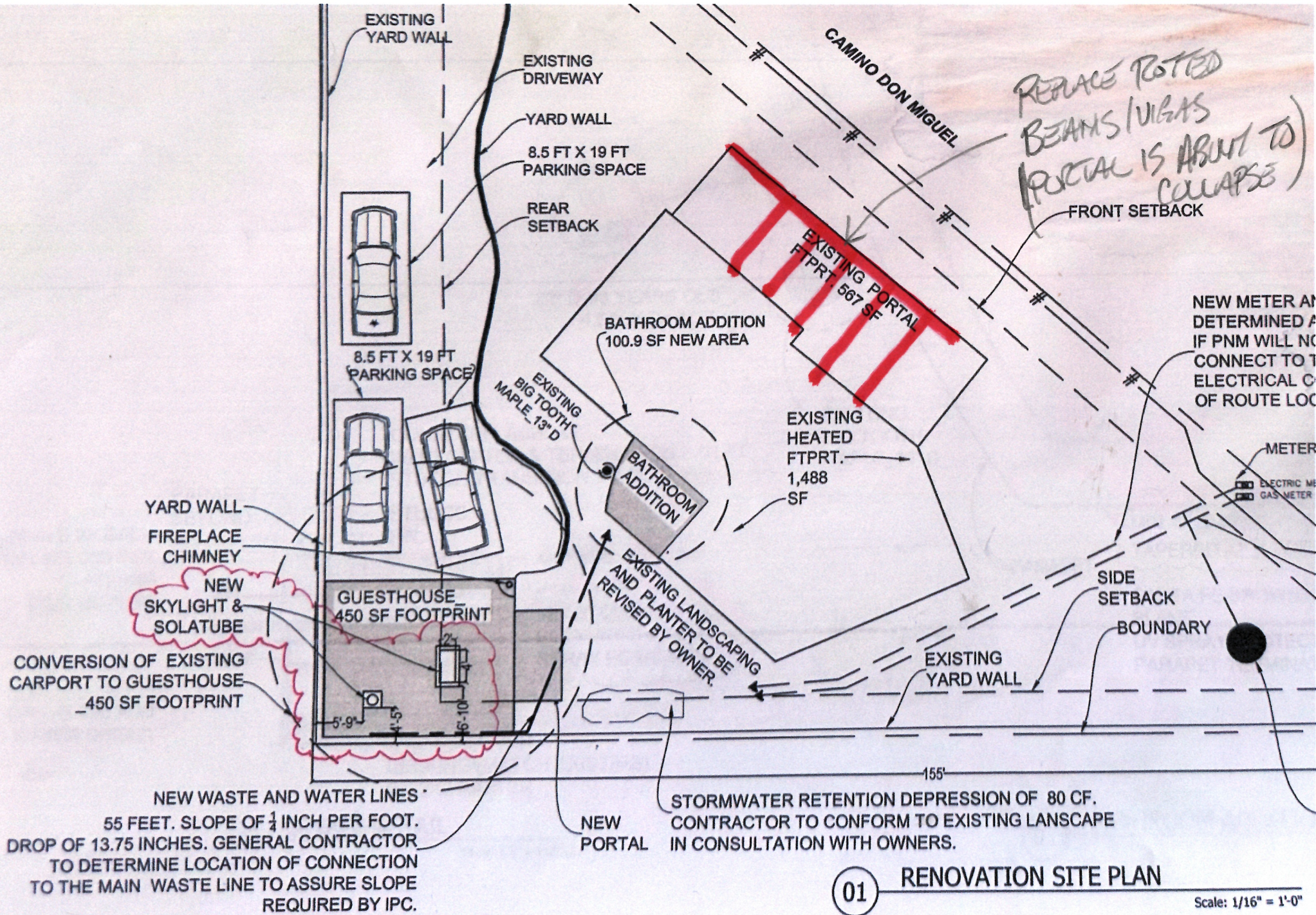
We of course are available to meet on site to review.

n

Thank you,

Eddie Armijo

(505)-795-2914      [santafecharm@gmail.com](mailto:santafecharm@gmail.com)

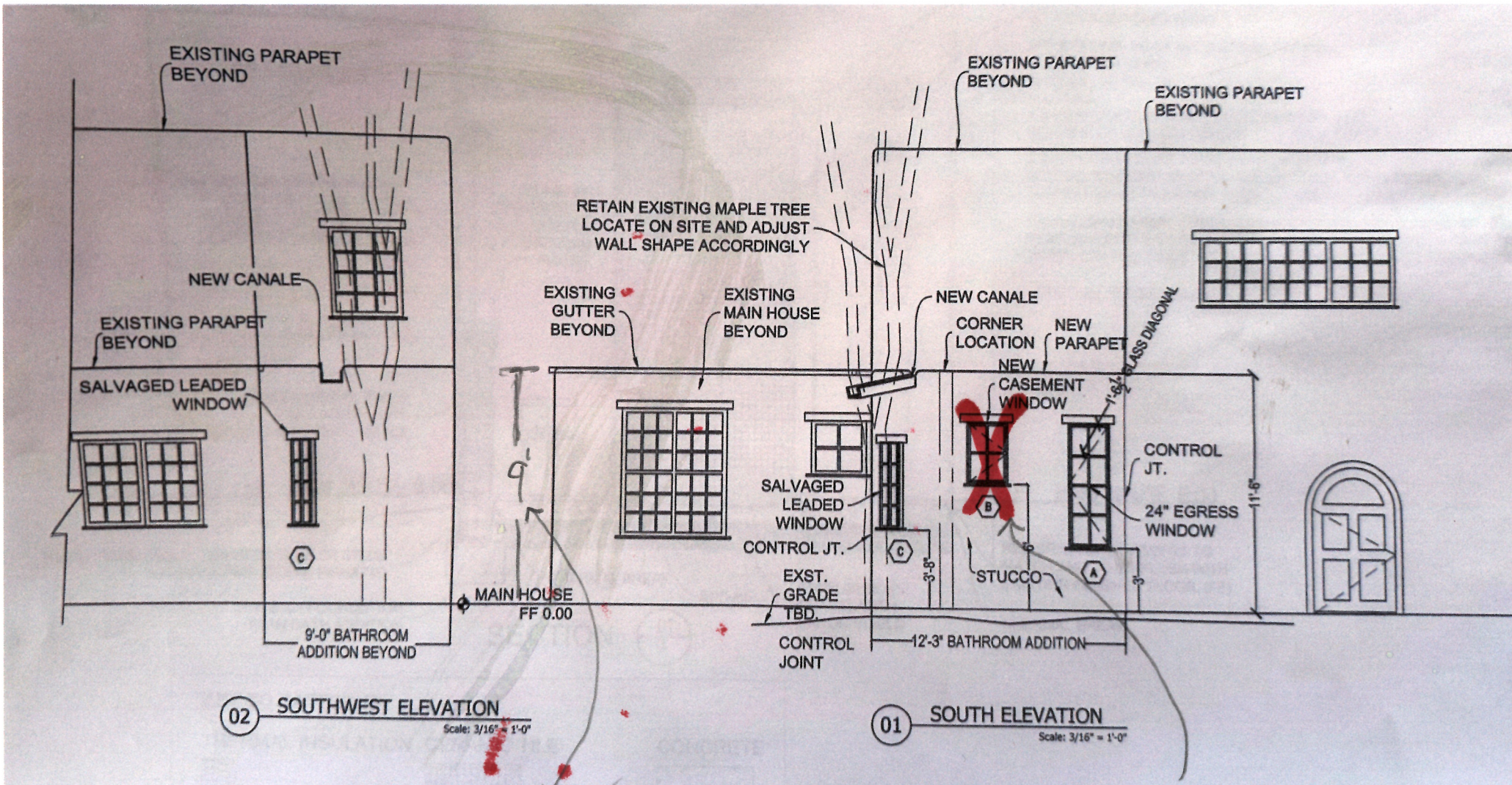


01

RENOVATION SITE PLAN

Scale: 1/16" = 1'-0"

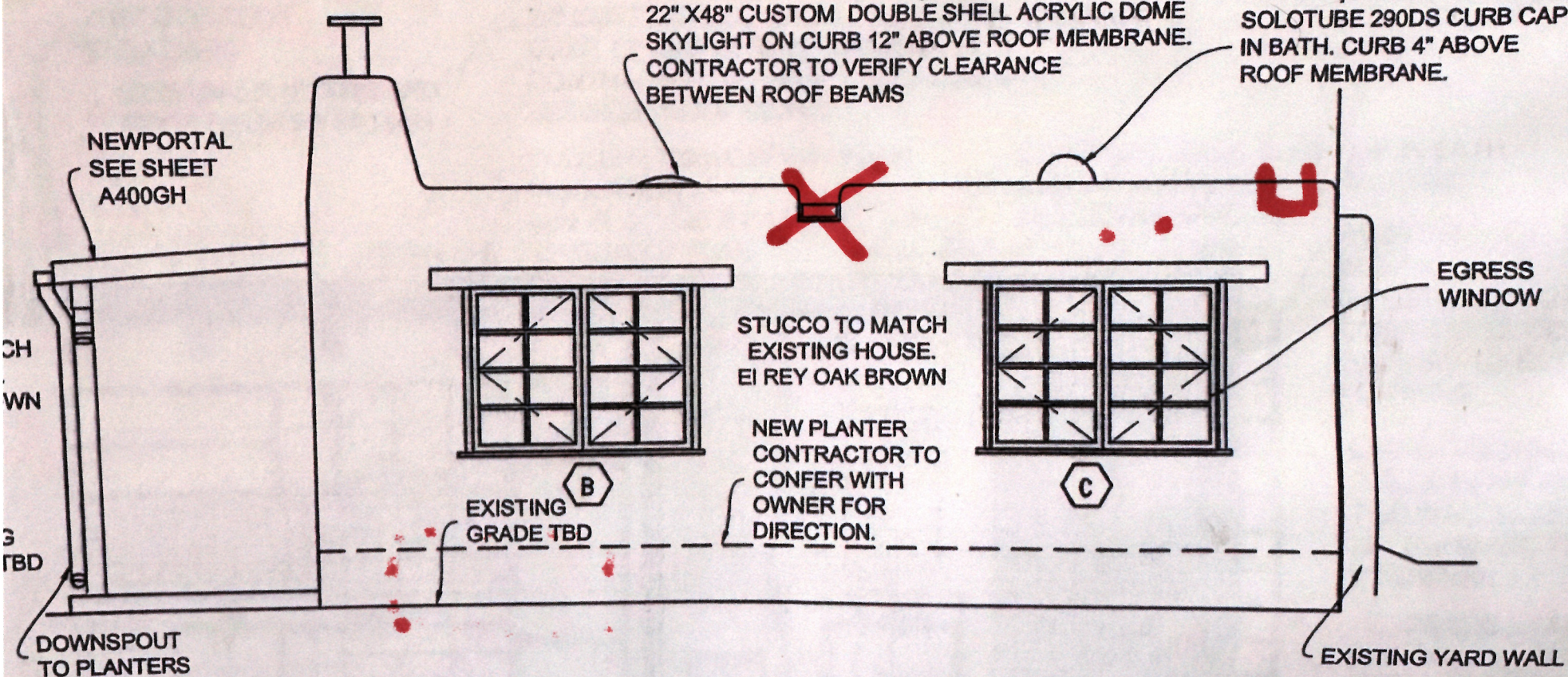




EXISTING HOUSE  
 ELEVATION IS 9'  
 NOT 11'6"

ELIMINATE SMALL  
 CASEMENT WINDOW

MOVE CANALE TO NW CORNER  
TO DRAW IN VEGETATION

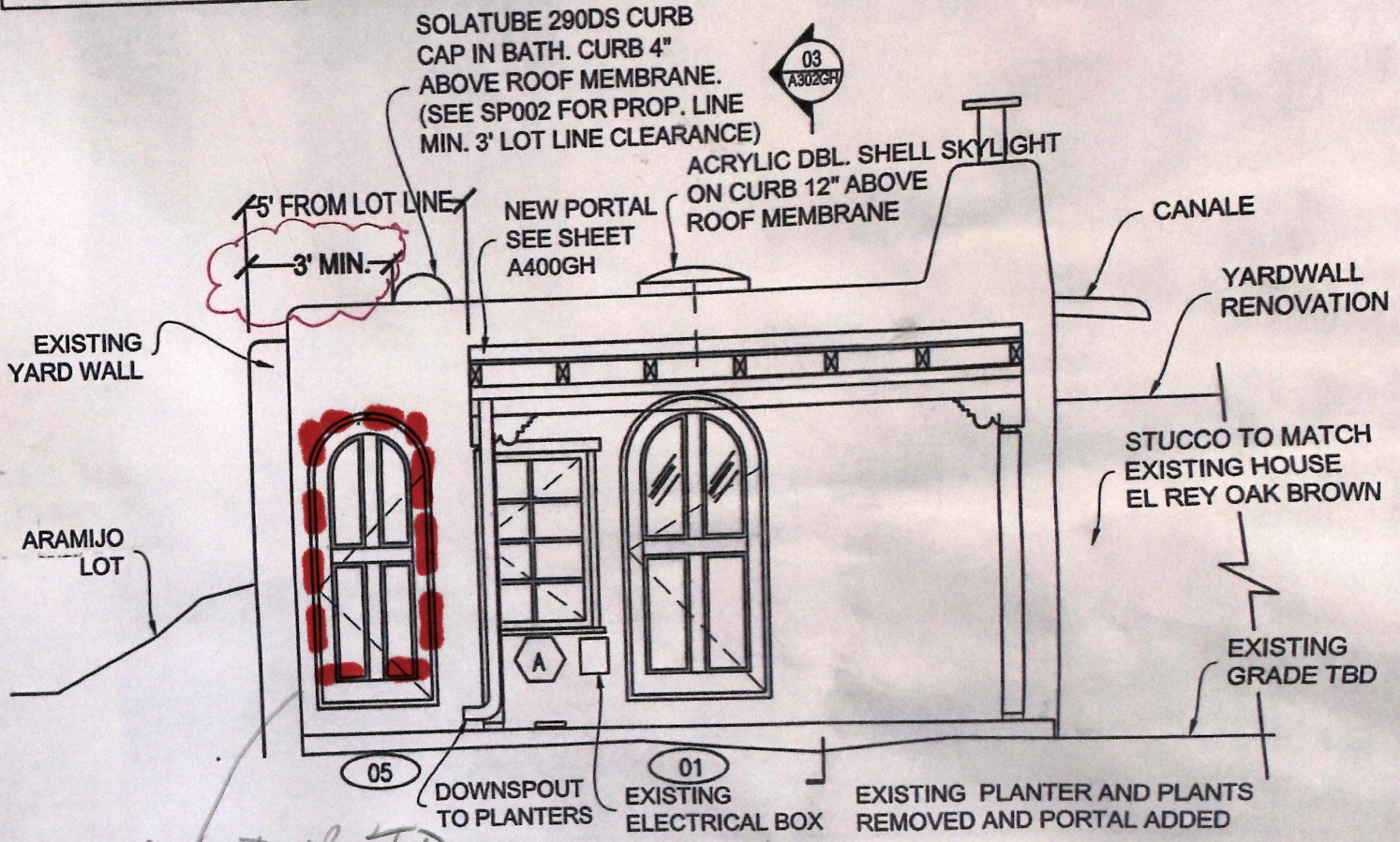


03

NORTH ELEV. @ DRIVEWAY

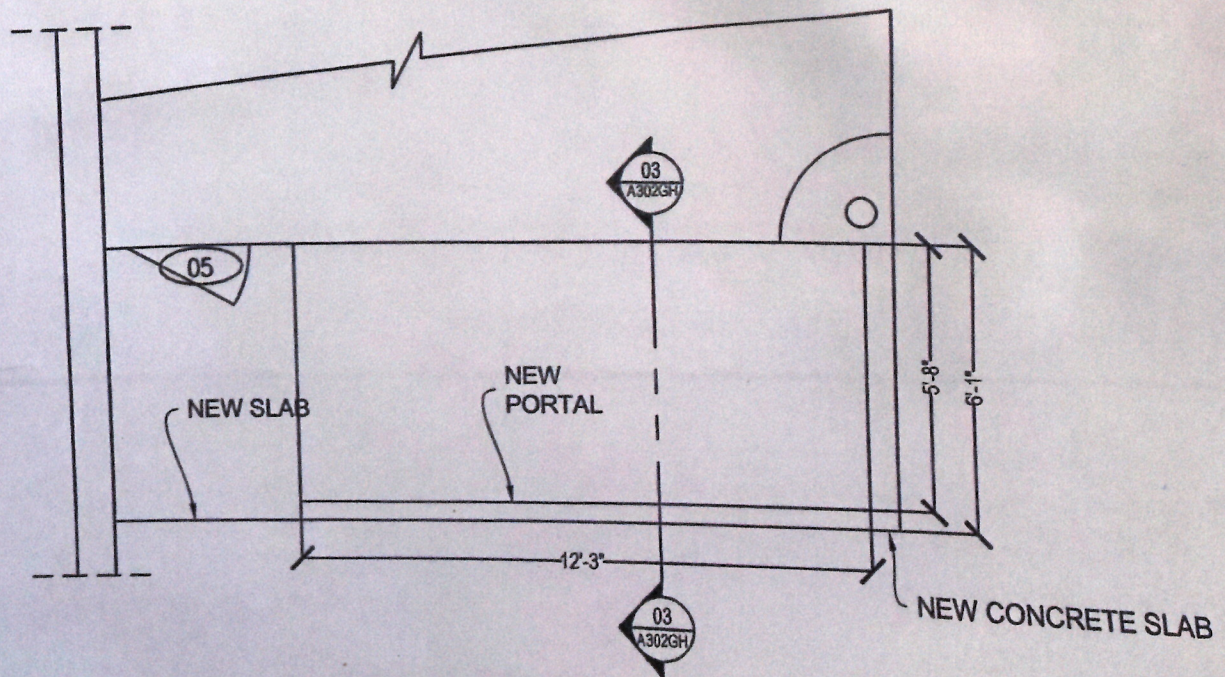
Scale: 3/16" = 1'-0"

**NOTE:**  
 VALSPAR RUSTICANA SEMI-TRANSPARENT EXTERIOR WOOD STAIN  
 APPLY TO ALL WOOD WINDOWS AND WOOD DOOR.  
 STAIN COLOR AND TINT TO BE APPROVED BY OWNER.



**02 WEST ELEVATION**  
 Scale: 1/4" = 1'-0"

*Change door to 6' tall metal clad door*



**01 PORTAL PLAN**  
 Scale: 1/4" = 1'-0"

# 412 CAMINO DON MIGUEL O'BRIEN RESIDENCE ADDITION AND REMODEL

**GENERAL NOTES:**

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN ANY PART OF THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECTS AND OWNERS BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE; LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND NOTES, GENERAL NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED, AND ANY OTHER LOCAL, STATE, AND NATIONAL CODES, ORDINANCES, AND REQUIREMENTS GOVERNING THIS CONSTRUCTION.
4. VERIFY BOTH EXISTING AND FINISH GRADES WITH THE DRAWINGS.
5. VERIFY ALL BUILDING LOCATIONS AND PAD ELEVATIONS WITH DRAWINGS BEFORE PROCEEDING. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING. VERIFY ALL FIELD DIMENSIONS OF EXISTING CONDITIONS. EXISTING FIELD DIMENSIONS MAY DEVIATE FROM DRAWING DIMENSIONS.
6. ALL DIMENSIONS AND NOTES SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE-HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
7. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
8. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL REQUIREMENTS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
9. ALL CHANGES IN DOOR OPENINGS, FRAMED OPENINGS OR FLOOR MATERIALS OCCUR AT CENTERLINE, UNLESS OTHERWISE NOTED.
10. ALL SHEETMETAL WORK TO BE PAINTED OUT TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
11. VERIFY ALL PRODUCT DIMENSIONS WITH THE MANUFACTURER FOR PROPER FIT AND INSTALLATION PRIOR TO COMMENCING WORK.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO PERFORMING WORK.
13. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY PROPOSED REVISIONS TO THE DRAWINGS AND OBTAIN APPROVAL PRIOR TO PERFORMING WORK.
14. THE CONTRACTOR SHALL COORDINATE WITH PUBLIC AGENCIES AND UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITY SERVICE TO CONSTRUCTION EXCAVATION AREA.
15. CONTRACT DOCUMENTS CONSIST OF DRAWINGS, AND MANUFACTURER'S SPECIFICATIONS INCLUDING DIVISION I AND GENERAL REQUIREMENTS.
16. USE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN, COPYRIGHT 2023.

**CARPENTRY:**

1. ALL LUMBER SHALL BE S4S CONSTRUCTION GRADE, EXCEPT AS NOTED.
2. PLYWOOD FOR ROOF AND WALL SHEATHING TO BE LABELED FOR EXTERIOR GRADE.
3. ALL NAILING SHALL COMPLY WITH IRC TABLE T602.3.
4. PROVIDE ALL BLOCKING AS REQUIRED.

**WINDOW AND DOOR REQUIREMENTS:**

1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED.



EXISTING CONDITIONS FOR CARPORT CONVERSION TO A GUESTHOUSE.



EXISTING CONDITIONS LOCATION FOR BATH ADDITION



**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.

Ver 12    1/14/2020

**RESIDENTIAL BUILDING CODE: CITY OF SANTA FE, NM**

- 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM RESIDENTIAL BUILDING CODE (2015 IRC AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE GREEN BUILDING CODE
- 2015 NM EXISTING BUILDING CODE (2015 INTERNATIONAL EXISTING BUILDING CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM PLUMBING CODE (2015 UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE UPC AMENDMENTS
- 2015 NM MECHANICAL CODE (2015 UNIFORM MECHANICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2017 NM ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM ELECTRICAL SAFETY CODE (2012 NATIONAL ELECTRICAL SAFETY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM EARTHEN BUILDING MATERIALS CONSTRUCTION CODE
- 2015 NM HISTORIC EARTHEN BUILDINGS CODE
- 2018 NM ENERGY CONSERVATION CODE (2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM SOLAR ENERGY CODE (2012 UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS
- NEW MEXICO ADMINISTRATIVE CODE (NMAC); 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS
- 2009 ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**DRAWING LIST:**

CS000 COVER SHEET	NTS
CS000a PRELIMINARY ZONING REVIEW WORKSHEET	NTS
SURVEY	
A101S LOT OF RECORD	1/8"=1'-0"
ARCHITECTURAL	
BATH ADDITION	
SP001 EXISTING SITE PLAN	1/16"=1'-0"
SP002 RENOVATION SITE PLAN	1/16"=1'-0"
AE100 EXISTING FLOOR PLAN_MAIN HOUSE	1/8"=1'-0"
AD100 DEMOLITION FLOOR PLAN_MAIN HOUSE	3/8"=1'-0"
A101A RENOV. BATH ADDITION_FLOOR PLAN	1/2"=1'-0"
A102 ROOF PLAN_BATH ADDITION	1/2"=1'-0"
A200 EXTERIOR ELEV._BATH ADDITION	3/16"=1'-0"
A301 RENOVATION_BATH ADDITION BUILDING SECTION	3/8"=1'-0"
BATH ADDITION	
S101 FOUNDATION PLAN_BATH ADDITION	3/16"=1'-0"
S201 ROOF FRAMING PLAN AND SECTION_BATH ADDITION	3/16"=1'-0"
ARCHITECTURAL	
GUEST HOUSE	
AE100GH CARPORT AS BUILT FLOOR PLAN	1/4"=1'-0"
AD100GH CARPORT/GUEST HOUSE DEMOLITION FLOOR PLAN	1/4"=1'-0"
A101GH GUEST HOUSE RENOVATION_FLOOR PLAN	3/16"=1'-0"
A200GH GUEST HOUSE RENOVATION EXTERIOR ELEVATIONS	3/16"=1'-0"
A301GH GUEST HOUSE RENOVATION BUILDING SECTION	3/16"=1'-0"
A302GH PORTAL-GUEST HOUSE	3/8"=1'-0"
SCHEDULES	
A6.01 WINDOW & DOOR SCHEDULE_BATH ADDITION	NTS
A6.01GH WINDOW & DOOR SCHEDULE_RENOVATION GUEST HOUSE	NTS
ELECTRICAL	
E100 BATH ADDITION- POWER PLANS	3/16"=1'-0"
E101 BATH ADDITION LIGHTING PLANS	3/16"=1'-0"
E100GH GUEST HOUSE - POWER PLANS	3/16"=1'-0"
E101GH GUEST HOUSE - LIGHTING PLANS	3/16"=1'-0"

### A MINOR DEVELOPMENT PROJECT

1. NO MORE THAN 3500 SF OF IMPERVIOUS SURFACE
2. NO MORE THAN 5000 SF OF TOTAL DISTURBANCE.
3. NO 10% SLOPE DISTURBED.
4. DRAINAGE PATTERN MAINTAINED.

**ARCHITECT**

SUBY BOWDEN + ASSOCIATES, LLC  
333 MONTEZUMA AVENUE, SUITE 200  
SANTA FE, NM 87501  
PROJECT CONTACT: BOB GAYLOR  
PH: 505-953-3755 X103  
FX: 505-953-8118  
EMAIL: bob@sb-associates.net

**GENERAL CONTRACTOR**

BONI ARMILIO  
BUILDING ADVENTURES UNLIMITED  
13 B PASEO C DEBACA  
SANTA FE, NM, 87507  
505 670 6734

**GREEN BUILDING/PERMITTING**

ON JULY 20, 2023 O'BRIEN'S WROTE THEY WILL BE RESPONSIBLE FOR HERS AND WERS AND RADON, AND BUILDING PERMIT APPLICATION.

REVISIONS


SUBY BOWDEN + ASSOCIATES  
333 MONTEZUMA AVENUE, STE. 200  
SANTA FE, NM, 87501

O'BRIEN RESIDENCE  
REMODEL/ADDITION  
412 CAMINO DON MIGUEL



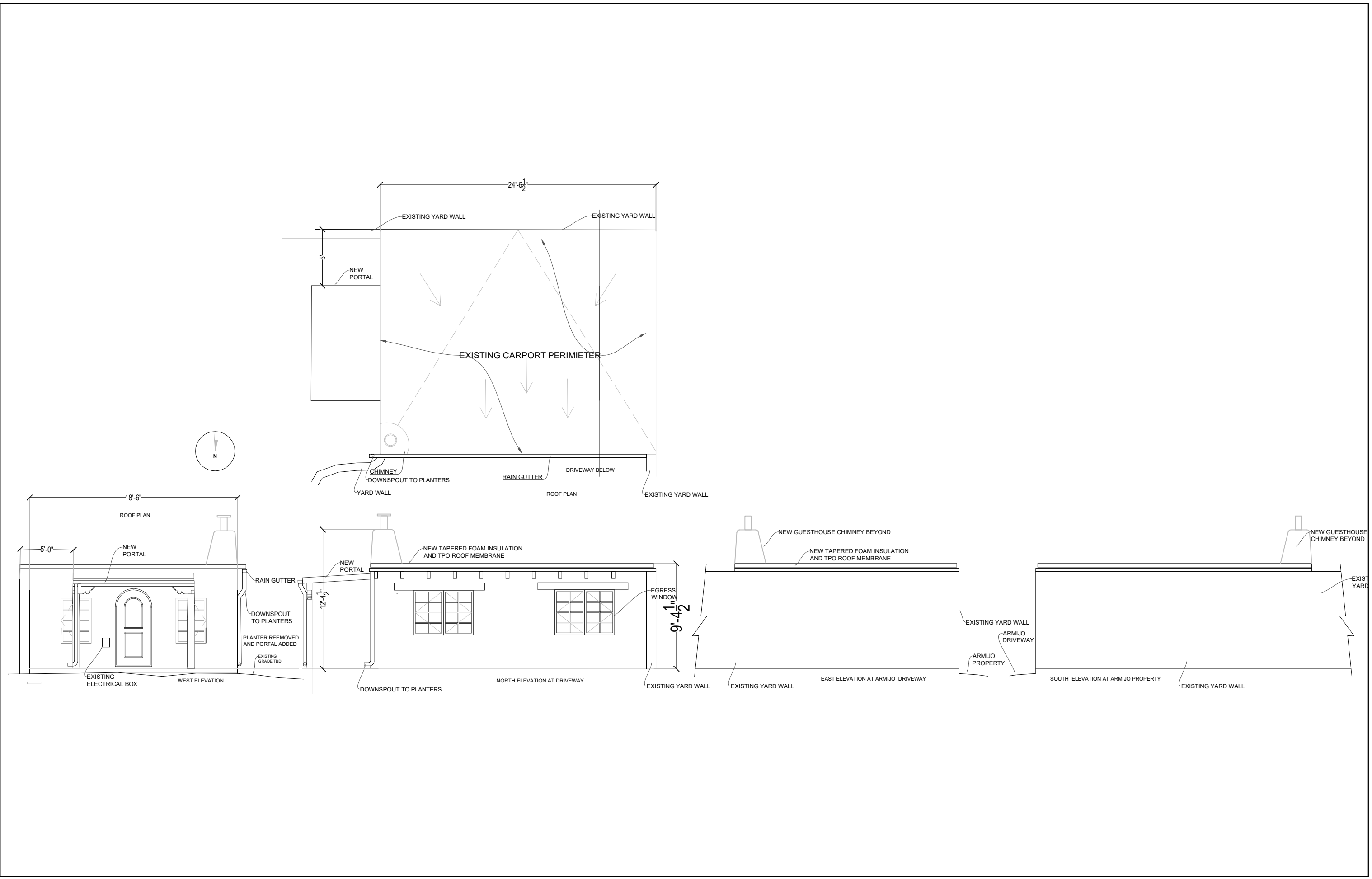
COVER SHEET

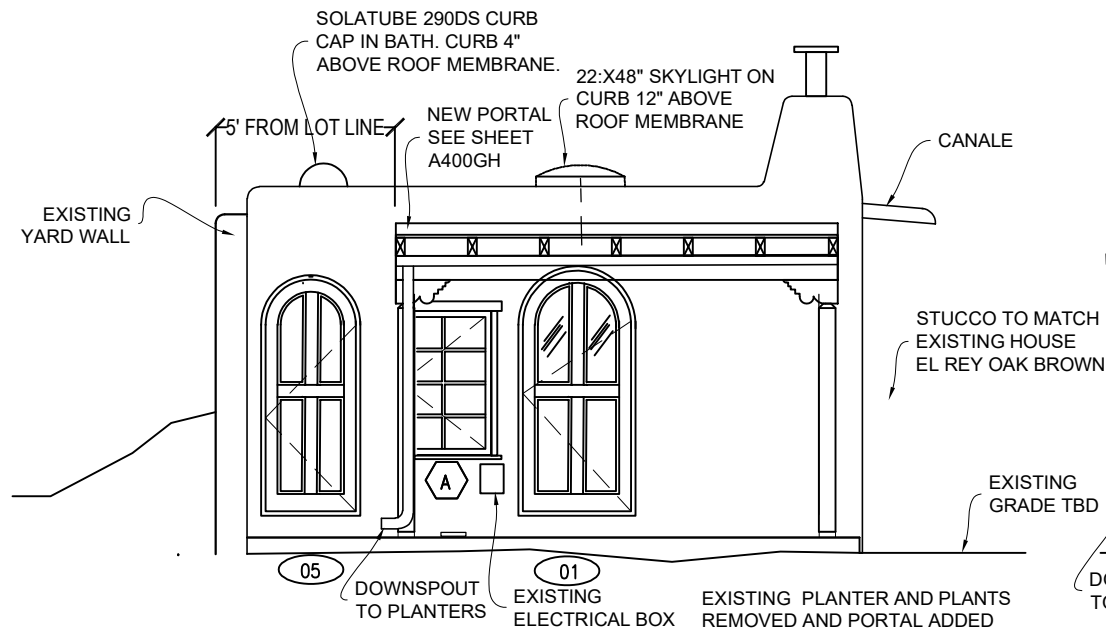
CHECKED	STB
DATE	SEPT. 14, 2023
TITLE	NTS
DRAWN	BG
JOB	O'BRIEN REMODEL/ADDITION
DRAWING	COVER SHEET
TEXT FORMAT	

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

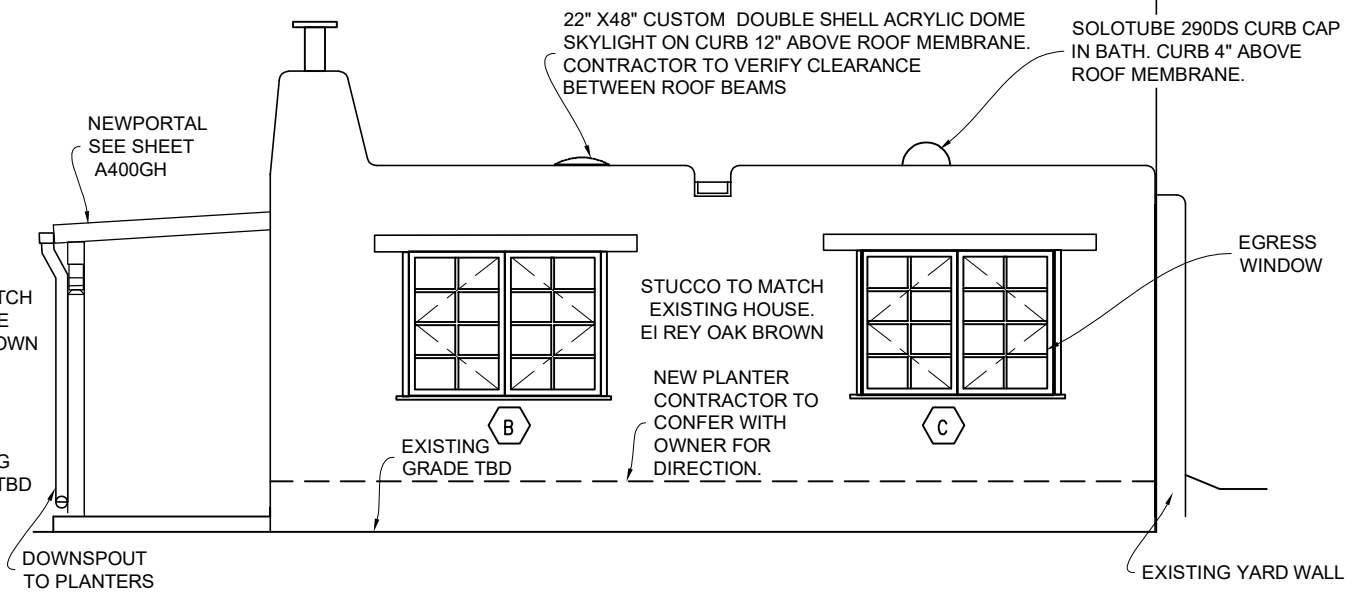
CS000



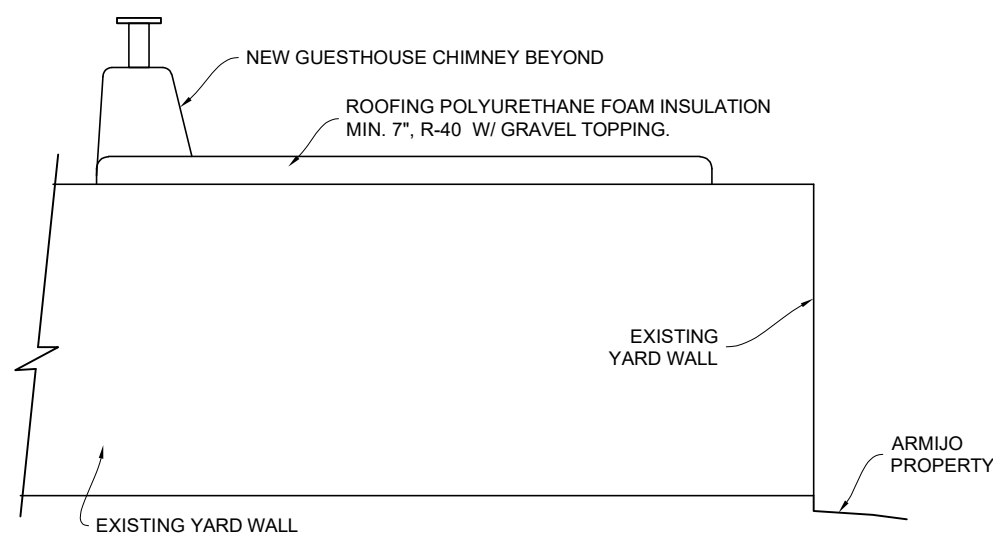




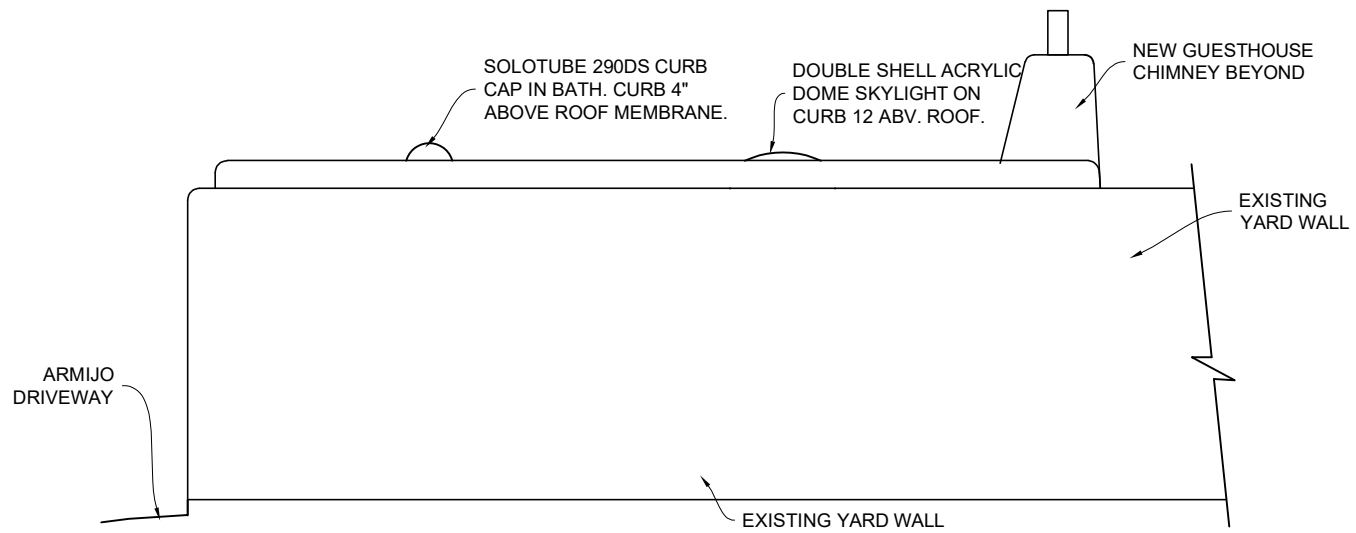
**04 WEST ELEV. @ ARMIJO PROPERTY**  
Scale: 3/16" = 1'-0"



**03 NORTH ELEV. @ DRIVEWAY**  
Scale: 3/16" = 1'-0"



**02 EAST ELEV. @ ARMIJO DRIVEWAY**  
Scale: 3/16" = 1'-0"



**01 SOUTH ELEV. @ ARMIJO PROPERTY**  
Scale: 3/16" = 1'-0"

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



GUEST HOUSE RENOVATION  
\_EXTERIOR ELEVATIONS

CHECKED	STB
DATE	SEPT. 14, 2023
REV. #1 - NOV. 7, 2023	
SCALE	3/16" = 1'-0"
DRAWN	BG
JOB	O'BRIEN REMODEL/ADDITION
DRAWING	
TITLE FORMAT	



# City of Santa Fe

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***

**Date:** November 18, 2021

**To:** Building Permit Division

**From:** *Angela S. Bordegaray*

Angela Bordegaray

*Be advised that per §14-5.2 SFCC 1987 the work described below at the 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.*

**Project Address:** 412 CAMINO DON MIGUEL, Santa Fe, NM 87505

**Case Number:** 2021-004424--ADMIN

**Contact Name:** ASAP ROOFING & CONSTRUCTION

**Phone Number:** 505-795-9160

**Email:** asaproofingconstruction@gmail.com

**Proposed Changes:** *412 CAMINO DON MIGUEL*

*Re-Roof on 412 Camino Don Miguel, 2-story home approx 1900 square feet, stucco color orange.*

*Existing roof is a modified Bitumen color Tan. Roof has 2 layers, one being recovery boards and the other being the bitumen roof, NO pumis was visible during a roof sample. Existing roof is over 15 years old.*

*Install a NEW modified bitumen roof system.*

*Tear off old roof top decking. Replace any damaged plywood with new OSB/plywood.*

*Install crickets next to canals with celotex recovery boards for better water drainage on the roof.*

*Hot mop 1 layer of base on top of the deck.*

*Torch-down modified bitumen Color TAN.*

*Seal all canals, seams, parapets, and skylights.*

**Conditions of Approval:** *No changes to skylights, pipes, HVAC units. No roofing material over parapets.*

*Roofing material will NOT be visible to the public. Exposed beams on the portal will stay the same. No modification.*

*No other changes are approved at this time.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION**

**FINAL HISTORIC INSPECTION**



City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION  
OF THE PLANNING DIVISION

To: Building Permit Office  
From: David A. Rasch, Section Head DR  
Marissa C. Barrett, Case Planner  
Gary S. Moquino, Inspector

Date: 10.12.05

The work proposed at 412 Camino Don Miguel 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:

approximately 10'6" high portal, approx. 615 sq. ft.  
on east elevation and yard wall/fence  
along driveway

Thank You.