

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2025-11327-HDRB

Address – 412 Camino Don Miguel

Agent's Name – Gayla Bechtol, AIA

Owner/Applicant's Name – Mark and Jesse O'Brien

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 28, 2025.

BACKGROUND

412 Camino Don Miguel is a two-story single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The historic, adobe part of the house was built in 1947, according to Historic Building Inventories from 1983 and 1992. The non-historic second-story addition was placed there in the early 1980s. The 1992 HBI noted that the original, historic structure is "dominated" by the two-story addition. The property also holds a 2024 guest house in the southwest corner of the property. The property is surrounded by a 6-foot-high coyote fence.

In Case # 2023-6625-HDRB, the Board approved a 101-square-foot addition on the southeast elevation of the main residence, and approved conversion of the carport on the guest house to a garage. The garage was created by retaining the existing adobe walls and roof structure of the carport and adding a new east wall with two windows to enclose it, with a new door opening and window on the south façade. In administrative approvals, the property owners:

- Relocated a canale, shortened the portal on the guesthouse, eliminated a window in the bathroom addition, and replaced rotted wood on the front (south) elevation portal (Case # 2025-9875-ADMIN);
- Added parapets and skylights, relocated one window, deleted one window, and added a new door for mechanical access (Case # 2024-7736-ADMIN);
- Reroofed in modified bitumen in tan color (Case # 2021-4424-ADMIN); and
- Added a 615-square-foot portal to a height of 10'6" on the east elevation, and a yard wall and fence along the driveway (Case # 2005-187).

The Applicant now proposes the following exterior alterations:

1. Remove approximately 85 linear feet of the 6-foot-high coyote fence along the southeastern property line.
2. Construct a yard wall with stepped heights ranging from 4'7" to the maximum allowable height of 5'4" for approximately 85 feet along the southeastern property line. Each step in height is approximately 20 feet in length, creating single horizontal planes of 20 feet

- before changing planes.
3. Install a 6-foot-high wood-panel pedestrian gate between the residence and the new yard wall.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 8th DAY of SEPTEMBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date