

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

Case # 2025-11244-HDRB

Address – 412 Camino Cabra

Agent's Name – Ju Tan, Architect, JuiceKitchen Design Workshop, LLC

Owner/Applicant's Name – Tom Wilmoth and Heather Lundine

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 13, 2026.

BACKGROUND

The single-family residence located at 412 Camino Cabra is listed as contributing to the Downtown and Eastside Historic District, with the east façade designated as primary. The structure was built in 1950 on a 0.147-acre lot, which comprised 734 square feet of roofed area. The L-shaped structure was built of masonry block in a modest, vernacular manner, Santa Fe Style, with metal casement windows and a wooden, flat roof. A portal wraps around the northeastern façade, supported by wooden viga beams and corbels. Two alterations – the addition of a portal on the east elevation and a closet addition on the west – took place after 1978, but much of the core structure remains intact. The house was built by the Lucrecio Roybal family. One of the sons, Frank Roybal, resided on the property after returning from World War II and built the residence. Frank worked for Allen Stamm’s home construction company.

At its November 14, 2023, meeting, in Case # 2023-7474-HDRB, the Board designated the structure as contributing to the Downtown and Eastside Historic District, noting the characteristics of vernacular construction during the 1950s. The HDRB designated the east elevation to the south of the portal as a primary facade, as the large steel casement window is character-defining, given the window materials available at the time of construction.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Exterior window replacements throughout the house, including on the east, primary façade. Two exceptions are required, to SFCC Section 14-5.2(D)(1)(a), Removal of Historic Material; and to SFCC Section 14-5.2(D)(5)(a)(i), Historic Windows Shall be Repaired or Restored Wherever Possible.
- 2) Install new brick steps leading up to the existing entry portal with a new wrought iron handrail to match the existing one to be removed.
- 3) Construct a new, 4’9” coyote fence and gate around the existing entry portal to replace the existing blue, wood fence and gates, where the maximum fence height is 5’1”.
- 4) Construct a new, 3’6” yard wall, where the maximum fence height is 5’1”.
- 5) Stucco patch and repair around window replacements to match existing synthetic stucco in texture and color.

Staff recommends denial of Item # 1 of the proposed project, and recommends a finding

that the exception criteria have not been met for the primary-façade window replacement. The Staff recommends approval for all other elements of the application.

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 a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended denial of Item # 1 of the proposed project, and recommended a finding that the exception criteria had not been met for the primary façade window replacement. Staff recommended approval for all other elements of the application as they complied with SFCC Section 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 SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. 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).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), 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.
8. Under SFCC Section 14-5.2(D)(1)(a), removal of historic materials or alteration of architectural features and spaces that embody the status of a contributing structure shall be prohibited.
9. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on the primary façades of contributing structures shall be repaired or restored wherever possible.
10. The Applicant proposes to remove a prominent historic window (window F) on the east, primary façade and replace it with a window that does not duplicate the existing in the material of the original.
11. Staff determined that two exceptions, to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i), would be required for approval of Item # 1 of the application, and the Applicant requested the exceptions.
12. To obtain these exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
13. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively

demonstrated that all exception criteria have been met:

- a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the proposed aluminum-clad, wood window (Kolbe Vistaluxe WD) features a slim-line frame designed to replicate steel-casement windows, the existing opening in the façade will not be modified, and the proposed new window will fit in the existing opening;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing window is set out of plumb, will not close correctly, its hinges are buried in the stucco, and it cannot be removed without damaging its frame beyond repair, according to a report by a window assessment professional; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the existing steel-casement windows have a low thermal quality, and produce condensation which leaks into the walls and damages the stucco; the new windows will have a higher thermal quality, reduce energy consumption and promote the City of Santa Fe's stated goal of carbon neutrality (see City Resolutions # 2014-85 and 2015-30).
14. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
 15. No exception is necessary for replacement of the windows on the other elevations of this contributing structure because they are not on primary façades and have no special protection under SFCC Section 14-5.2(D)(5)(a)(i).
 16. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
 17. 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.
 18. 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, subject to the condition imposed by the HDRB, as described below.

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 # 1-5 as set forth in the application, as recommended by Staff, with the following additional condition:

Finding of Fact and Conclusions of Law – Remodel or New Construction
Case # 2025-11244-HDRB

- a. Window F on the primary, east façade shall be replaced with the product as close to the existing window in lite and muntin pattern as economically feasible, as approved by the Staff.
3. The Board grants the exceptions requested in the application.

IT IS SO ORDERED ON THIS 22nd 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