

Date: 09/09/2025

Paul Duran
Senior Planner, Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
P.O. Box 909, Santa Fe, NM 87504

Re: Historic Review Submission for 412 Camino Cabra, Santa Fe, NM 87501

Dear Paul,

On behalf of Heather Lundine and Tom Wilmoth, the Owners of the above mentioned property, we are submitting this Application for Historic Board Review for the project. Attached is the application packet for Historic Review for the following scope of works:

1. Exterior window replacements throughout the house.
2. New brick steps leading up to the existing entry portal with new wrought iron handrail to match the existing to be removed.
3. New coyote fence and gate around the existing entry portal to replace the existing blue wood fence and gates.
4. New yard walls as shown
5. Stucco patch and repair around window replacements to match existing synthetic stucco in texture and color.

We would like to request for Exceptions to the following Historic Code Criteria:

1. Exception to **14-5.2(D)(1)(a)** Removal of historic material - The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited -
 - a. The removal of the existing window on the Primary East Façade is required as the existing window is damaged as assessed in the window assessment report by RPA & Associates LLC dated 6/11/2024 and is not repairable. The existing opening will not be modified and the new proposed window shall fit within the existing opening.
2. Exception to **14-5.2(D)(5)(a)(i) Windows** –
 - a. We acknowledge that the residence is designated as a *Contributing* property and according to the historic code, windows on a designated primary façade will need to be restored or replaced with in-kind units in size, style and material of the original. We have studied our options thoroughly. There is a single façade to the east that is designated *Primary* and a single window unit on that façade affected by this rule. In our project scope, we only have 7 window units proposed to be replaced. In the window assessment done by RPA & Associates, LLC dated 6/11/2024, only (2) of the existing windows can be repaired and are under the existing entry portal. It does not make sense to repair these 2 windows and replacing all the others. Hence we are proposing to replace all 7 window units throughout the house. We would like to replace the

JUICEKITCHEN DESIGN WORKSHOP LLC

1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128

ju@juicekitchendesignworkshop.com

windows with **Kolbe Vistaluxe WD** wood clad (Aluminum clad) windows instead of replacing with in-kind steel windows. We have received quotes for various types of windows as follows:

- i. Wood Clad (Aluminum) Windows by Kolbe Vistaluxe: **\$17,055.00**
 1. This line of wood clad windows feature slim line frame profiles specifically designed to replicate steel windows.
 - ii. Wood Clad (Aluminum) Windows (cost of units only):
 1. Jeldwen (Sunwest Construction) - **\$11,512.58**
 2. Windsor (Architectural Windows & Doors) - **\$11,887.41**
 - iii. Boyd Aluminum (Steel Replica - Alum) - **\$37,022.00**
 1. Still very expensive compared to regular wood clad windows but less than steel.
 2. Supplier/distributor (Dalton) is not local and so delivery and service may be less predictable.
 - iv. Hope's Windows (Steel) - **\$51,860.00**
 1. Renown national brand for steel windows
 - v. Panda Windows (Steel) - **\$48,610.00**
 - vi. Prestige (steel - thermally broken) - **\$19,900.00**
 1. Factory painted black only. No other color option for factory finish.
 2. Untested and unrated product.
 3. Window frame profiles are thick and similar to wood clad windows.
- b. New steel windows also do not mimic exactly the existing steel profiles of the windows. Furthermore, we have consulted various Contractors for referrals to custom steel window fabricators locally and have not received any.
- c. In our assessment, it is cost prohibitive in the limited work scope of our project to propose steel windows for the house as it would probably increase the overall project costs by **\$50,000.00** or more. The option of going with the **Prestige** steel product presents a risk to the quality of the end product as it is untested and unrated.
- d. All the other homes in the vicinity are wood clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.
- e. Furthermore, according to the U.S. Department of Energy's website (<https://www.energy.gov/energysaver/window-types-and-technologies>), "[a]lthough very strong, light, and almost maintenance free, metal or aluminum window frames conduct heat very rapidly, which makes metal a very poor insulating material." In contrast, DOE explains "[w]ood window frames insulate relatively well" despite the additional maintenance costs. Moreover, as DOE explains in the attached circular, single pane, uncoated glass windows - as are currently installed at the home - is the least efficient type of window available. Moving to wood clad, double paned windows will substantially reduce energy load at the home and lower the residents' carbon footprint. According to the City of Santa Fe (<https://sustainability.santafenm.gov/category/energy>), "[r]esidential and commercial energy use are two of the largest drivers of greenhouse emissions in Santa Fe." By granting the exception, the Board will promote the City's stated goal "to achieve carbon neutrality by 2040."

Based on the above arguments, we hope that you can seriously consider granting us the Exceptions for our project. We've received a cost estimate for the overall scope of our project at about \$76,000.00. If we were to comply with Historic code, the overall cost would almost double and render the project unfeasible. All the windows need replacing as they are in bad condition, non-operational and present severe air/energy leakage. We thank you for your consideration.

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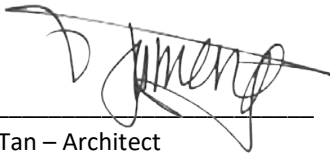
ju@juicekitchendesignworkshop.com

This application packet includes:

1. This proposal letter.
2. Historic Review Application Form.
3. Warranty deed and recorded plat.
4. Drawings including:
 - a. Existing and Proposed site plans
 - b. Existing and Proposed floor plans
 - c. Existing and Proposed exterior elevations
5. Existing window and door assessment report.
6. Technical specifications for the proposed wood clad windows.
7. Photographs of the exterior of the existing house.
8. PZR approval.
9. The existing stucco is a custom color and will be matched by new stucco.
10. Proposed window color chart and selections.
11. Image of proposed new handrail which shall match the existing handrail to be demolished.
12. US Dept. of Energy articles, "Selecting Windows for Energy Efficiency" and "Window Types and Technologies"

Please feel free to contact me with any further questions. Thank you.

Sincerely yours,



Ju Tan – Architect

Mobile: (505) 920 9128 Email: ju@juicekitchendesignworkshop.com

Cc: Heather Lundine & Tom Wilmoth (Owners)

GENERAL PROJECT DATA

LOT SIZE - APPROXIMATELY 5151 SF

TOTAL EXISTING ROOFED AREA - 920 S.F.
 MAIN HOUSE (HEATED) - 722 S.F.
 PORTAL - 198 S.F.

PROPOSED NEW ROOFED AREA - 0 S.F.

TOTAL **ADDITIONAL** ROOFED/IMPERVIOUS AREA - 0 S.F.

EXISTING LOT COVERAGE - 16%

PROPOSED LOT COVERAGE - 16% (NO CHANGE)

ZONING DISTRICT - R-5

OVERLAY DISTRICT - DOWNTOWN/EAST SIDE HISTORIC DISTRICT
 HISTORIC BUILDING STATUS - CONTRIBUTING
 PRIMARY FACADE - EAST FACING FACADE

CODES: INCLUDING BUT NOT LIMITED TO THE 2021 IBC, 2021 IRC, 2021 IECC WHERE APPLICABLE

MAXIMUM ALLOWABLE HT. OF STRUCTURE - 24' (PER SLDG TABLE 14-1.2-1: TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS)

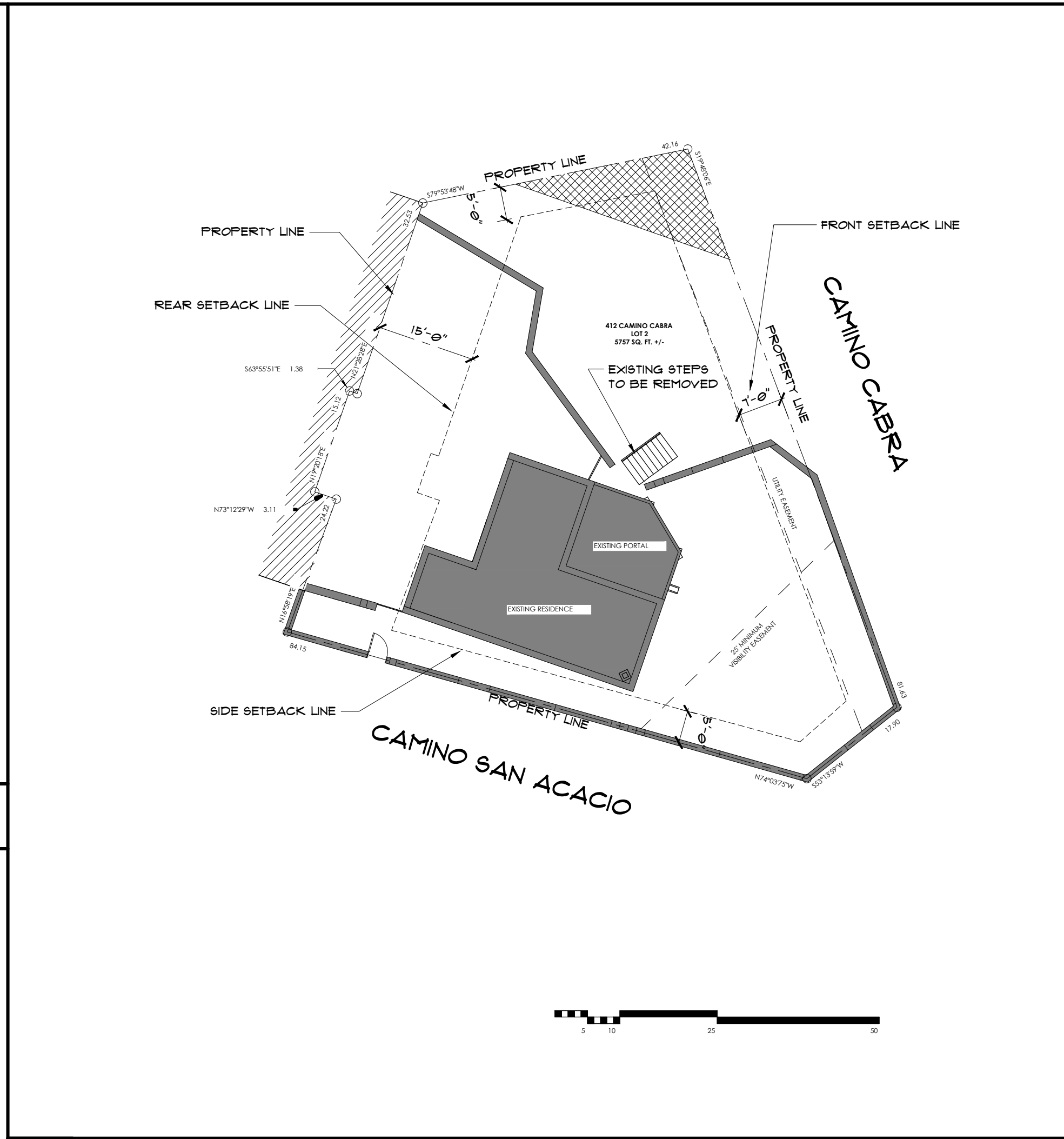
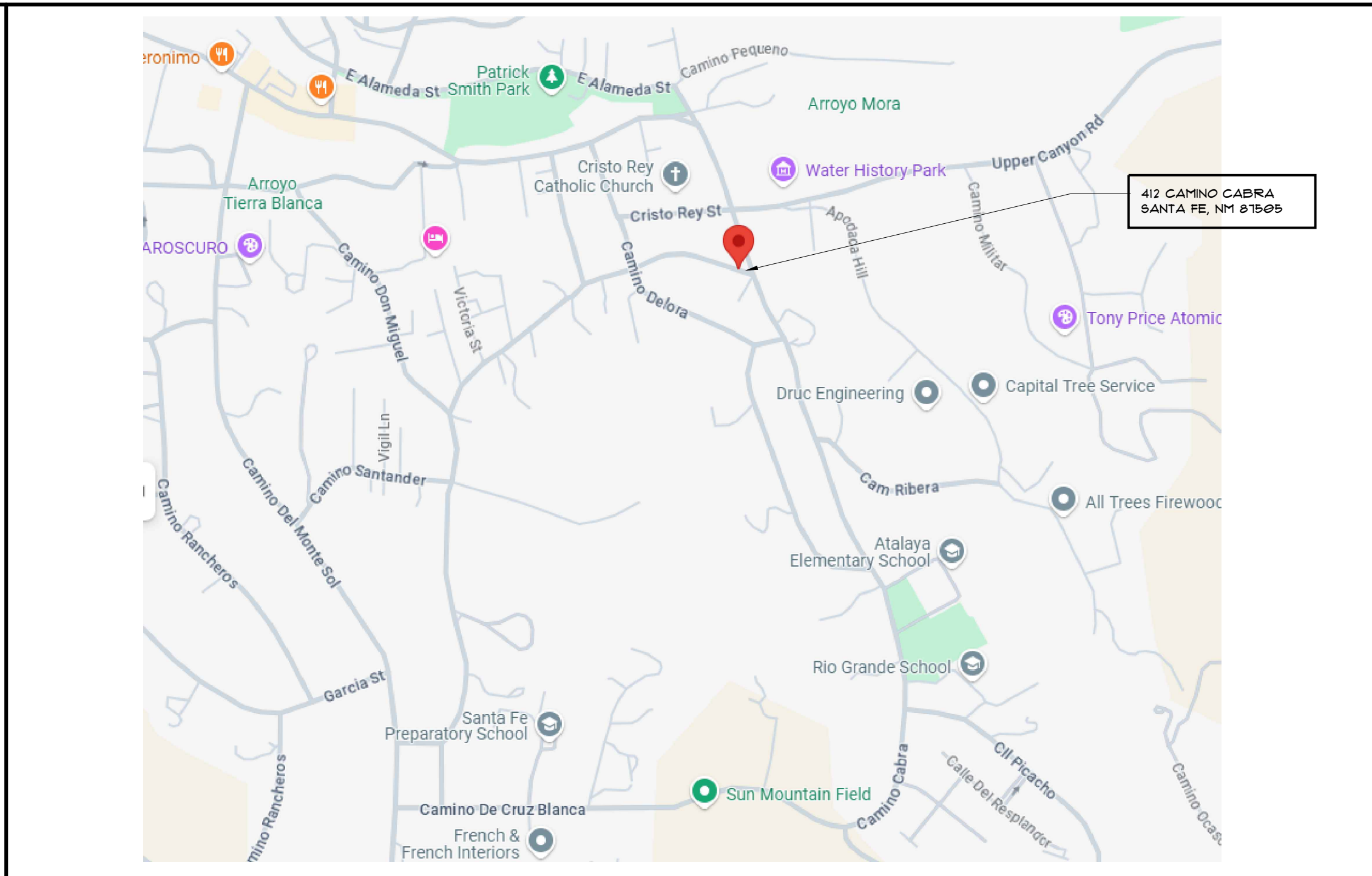
MAX. HEIGHT OF PROPOSED RESIDENCE - NO PROPOSED INCREASE IN HEIGHT

SETBACKS: PER SLDG
 FRONT - 1'-0"
 SIDE - 5'-0"
 REAR - 15'-0"

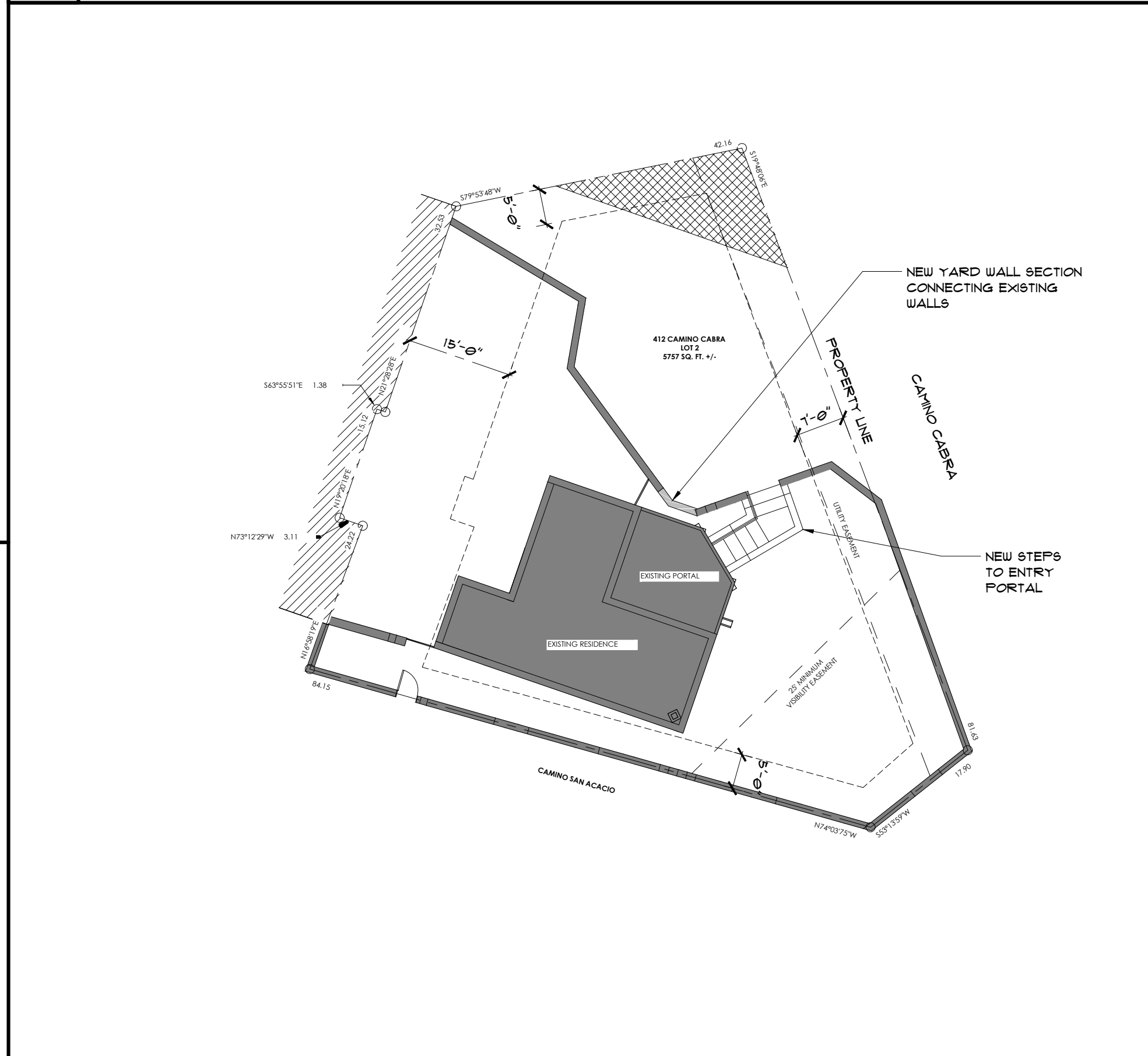
PROPOSED YARD WALLS AND COYOTE FENCES SHALL NOT EXCEED 6'-0" PER SLDG SECTION 14-2.5(B).

RAINWATER DETENTION REQUIREMENTS (IF REQUIRED):

TOTAL ADDITIONAL ROOFED AREA - 0 S.F.
 WATER RETENTION VOLUME REQUIRED - NOT REQUIRED



1 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



2 PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

7 PROJECT DATA

3 LOCATION MAP

GENERAL SCOPE OF WORKS

- EXTERIOR DOOR AND WINDOW REPLACEMENTS
- NEW FOOTINGS/FOUNDATIONS UNDER EXISTING PORTAL POSTS
- NEW SLAB AND FLOOR FINISH UNDER EXISTING PORTAL
- NEW EXTERIOR ENTRY STAIRS AND RETAINING WALLS
- NEW COYOTE FENCE @ PORTAL
- NO NEW WALL OR FENCE PROPOSED SHALL EXCEED 6'-0" IN HEIGHT
- NO NEW PLUMBING AND ELECTRICAL WORKS PROPOSED

GENERAL NOTES

- THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
- ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTY, NM, INCLUDING BUT NOT LIMITED TO IBC 2021, IRC 2021.
- IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS.
- ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
- THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
- A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE APPROVED BY THE OWNER AND JKDW.
- FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
- FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4" FT FOR A MINIMUM OF 48".
- FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
- MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
- WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

LUNDINE RESIDENCE

412 CAMINO CABRA

SANTA FE, NM 87505

HISTORIC SUBMISSION SET

8/26/2025

6 GENERAL NOTES

COMMON ABBREVIATIONS

• A.F.F. - ABOVE FINISHED FLOOR	• R.O. - ROUGH OPENING
• B.O. - BOTTOM OF	• FIN. FLR - FINISHED FLOOR
• T.O. - TOP OF	• N.T.S. - NOT TO SCALE
• B.O.W. - BOTTOM OF WALL	• G.W.B. - GYPSUM WALL BOARD
• T.O.W. - TOP OF WALL	• G.C.B. - GYPSUM CEILING BOARD
• T.O.P. - TOP OF PARAPET	• G.D. - WOOD GRAIN DIRECTION
• V.I.F. - VERIFY IN FIELD	• R.S. - ROUGH SAUN WOOD
• S.F. - SQUARE FEET	• D.S. - DOWNSPOUT
• C.F. - CUBIC FEET	• C.B. - CATCH BASIN
• GAL. - GALLONS	• T.O.C. - TOP OF CONCRETE
• PSF - PER SQUARE FEET	• T.O.G. - TOP OF GRADE
• EL - ELEVATION	
• EQ. - EQUAL (USED IN EQUALLY SPACED DIMENSIONS)	

MATERIAL ABBREVIATIONS

• W, H (HT.) - WIDTH, HEIGHT	• TL - TILE
• C.C. - CENTER TO CENTER DIMENSIONS	• UD - WOOD
• DIMS. - DIMENSIONS	• DF - DOUGLAS FIR
• C.L. - CENTERLINE	• PL - PLASTER
• P.L. - PROPERTY LINE	• PTD - PAINTED
• L.O. - LINE OF	• ST - STAINED
• MAX. - MAXIMUM	
• MIN. - MINIMUM	
• TYP. - TYPICAL	
• OPNG. - OPENING	

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET/SITE PLAN	AS NOTED
A101	EXISTING & PROPOSED FLOOR PLANS	1/4" = 1'-0"
A200	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A201	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A202	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A203	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"

4 DRAWING LIST

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
 SANTA FE, NM 87501

505.920.9128
 JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISIONS

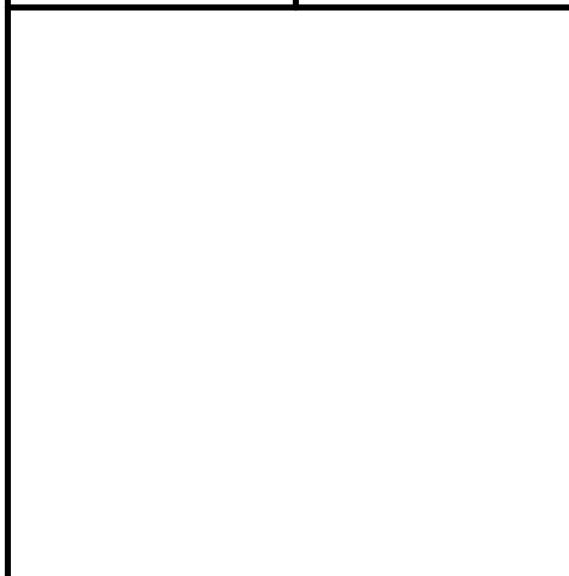
NORTH

SCALE - AS NOTED

DATE - 8/26/2025

COVER SHEET / SITE PLAN

LUNDINE RESIDENCE
 412 CAMINO CABRA, SANTA FE, NM 87505



5 COMMON ABBREVIATIONS

4 DRAWING LIST

2 PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"



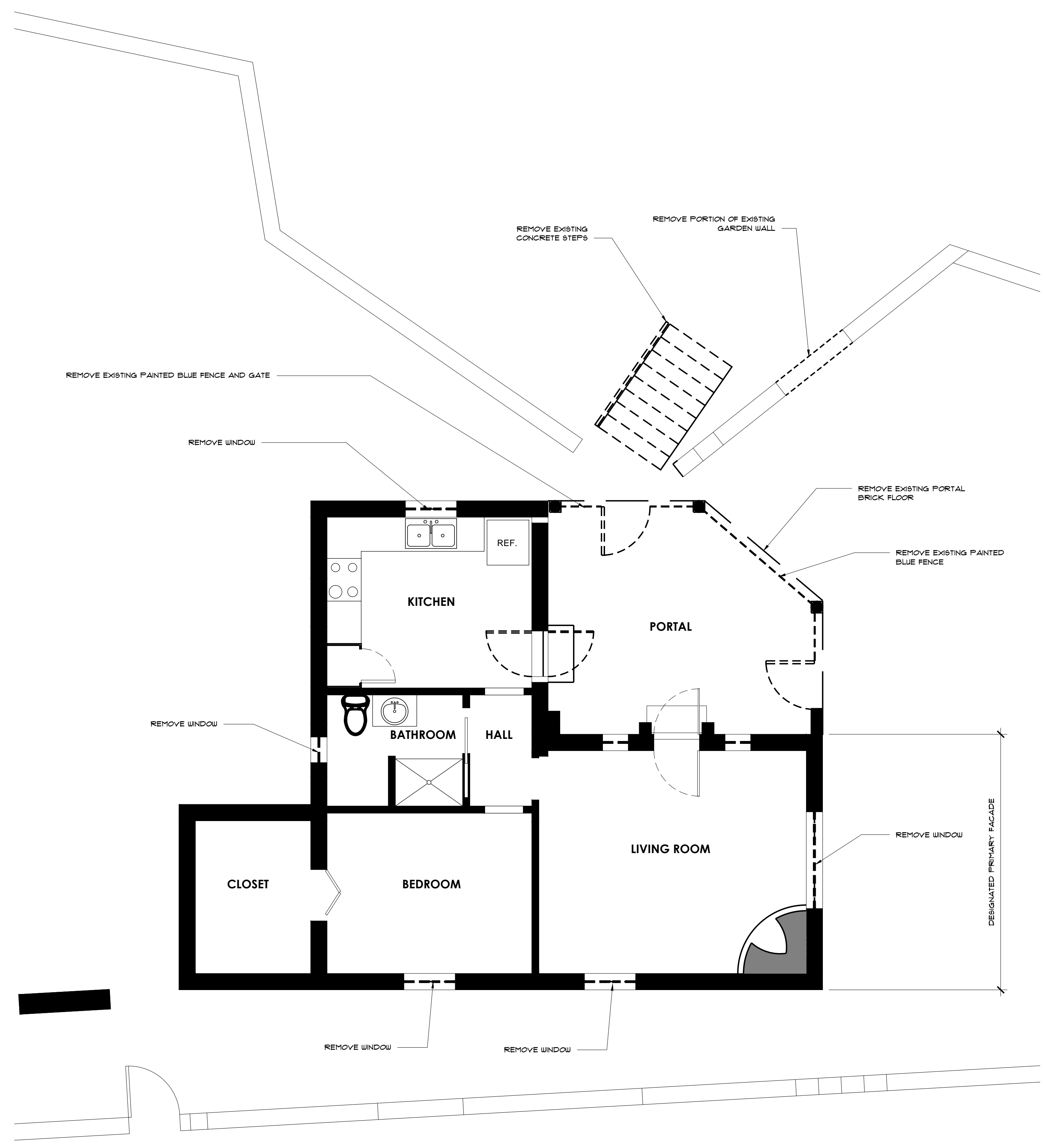
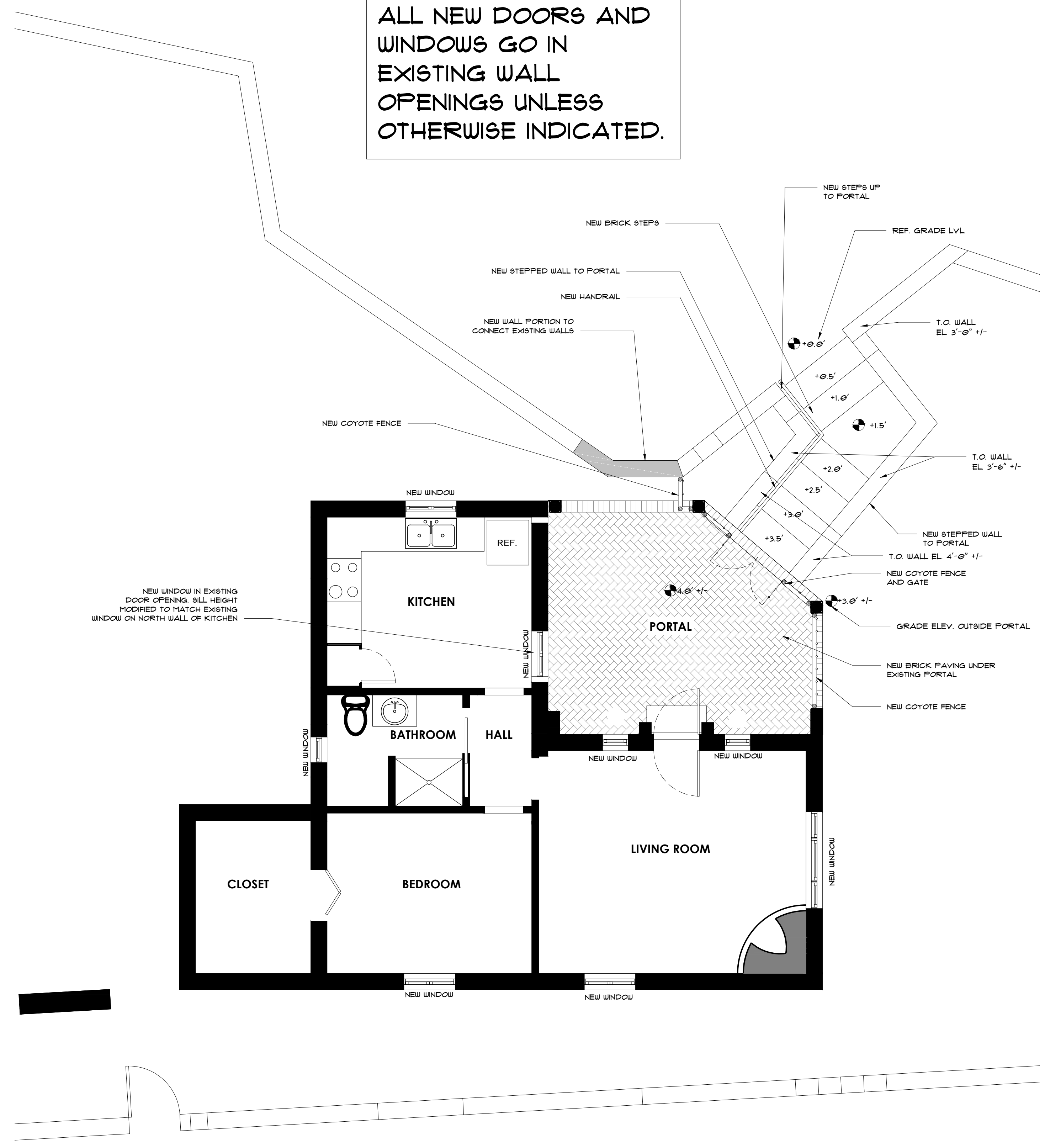
EXISTING & PROPOSED FLOOR PLANS

SCALE - AS NOTED
DATE - 8/26/2025

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

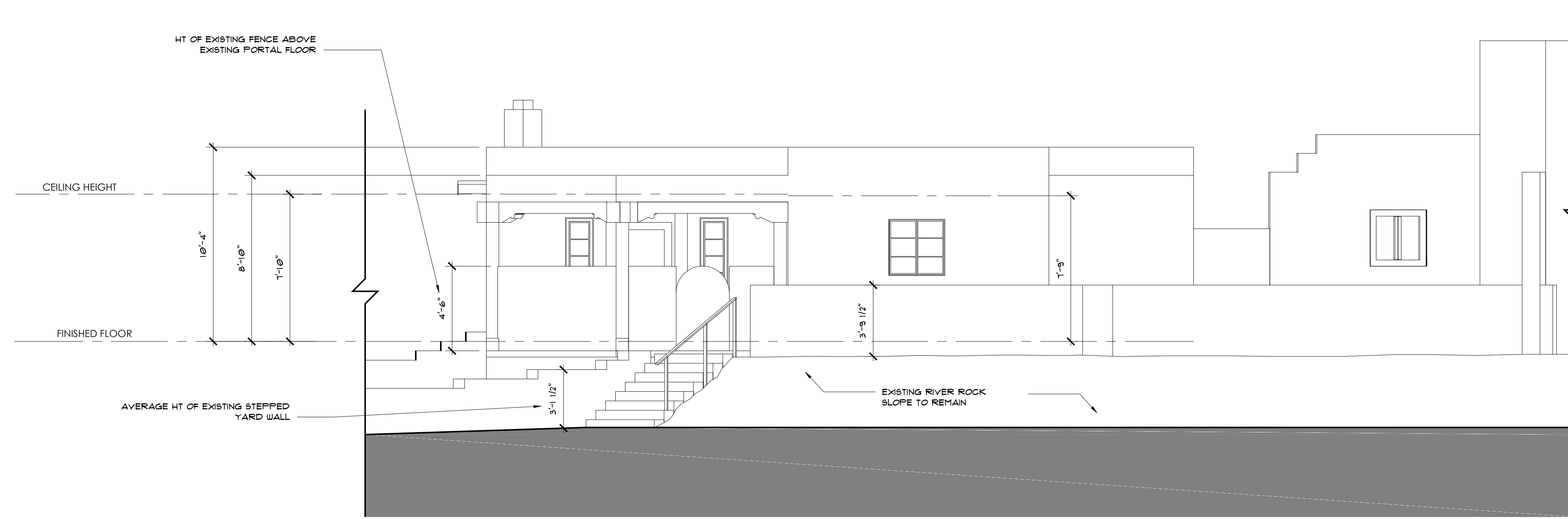
A101

NOTE:
ALL NEW DOORS AND
WINDOWS GO IN
EXISTING WALL
OPENINGS UNLESS
OTHERWISE INDICATED.



2 PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

1 EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"

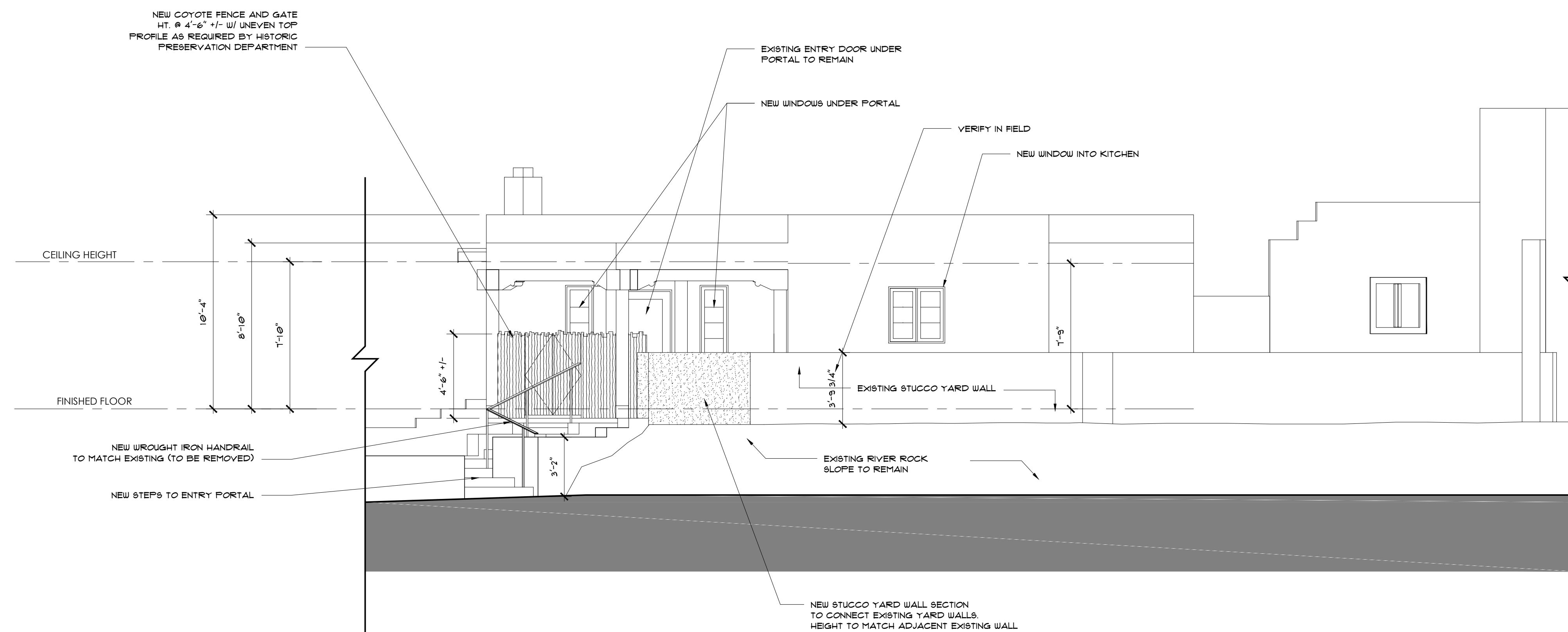


1 EXISTING SOUTHEAST ELEVATION (FROM CAMINO CABRA)

SCALE: 1/4" = 1'-0"

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



2 PROPOSED SOUTHEAST ELEVATION

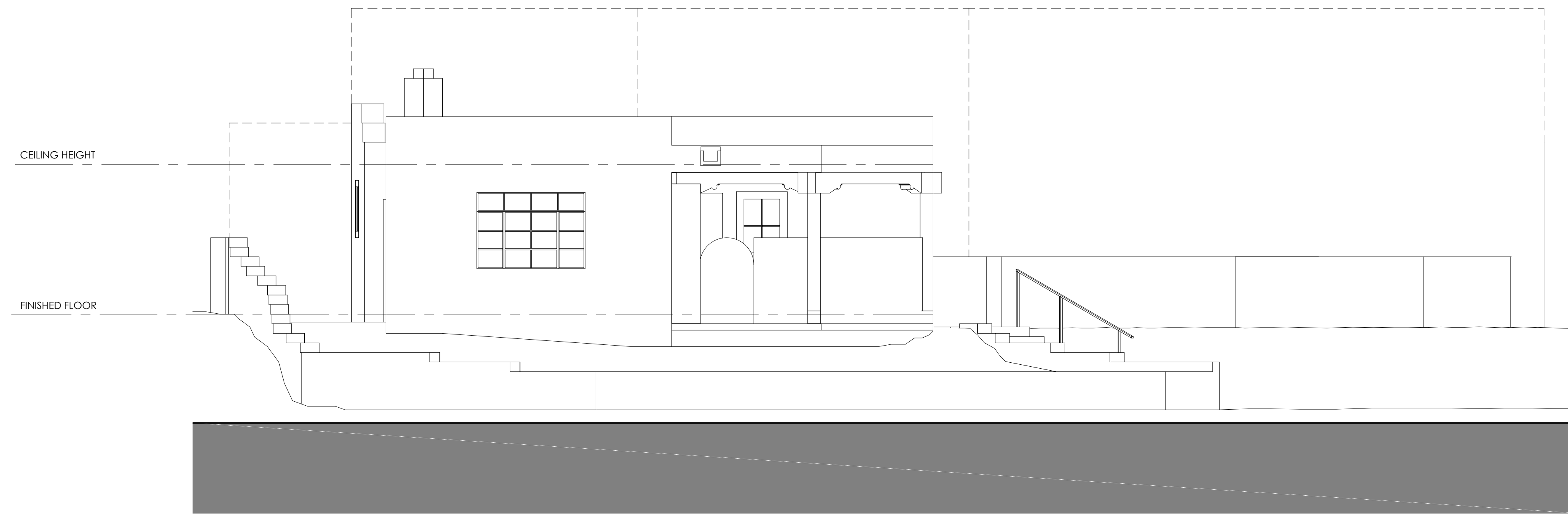
SCALE: 1/4" = 1'-0"

**EXISTING & PROPOSED
EXTERIOR ELEVATIONS**

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

SCALE - AS NOTED
DATE - 8/26/2025

A200

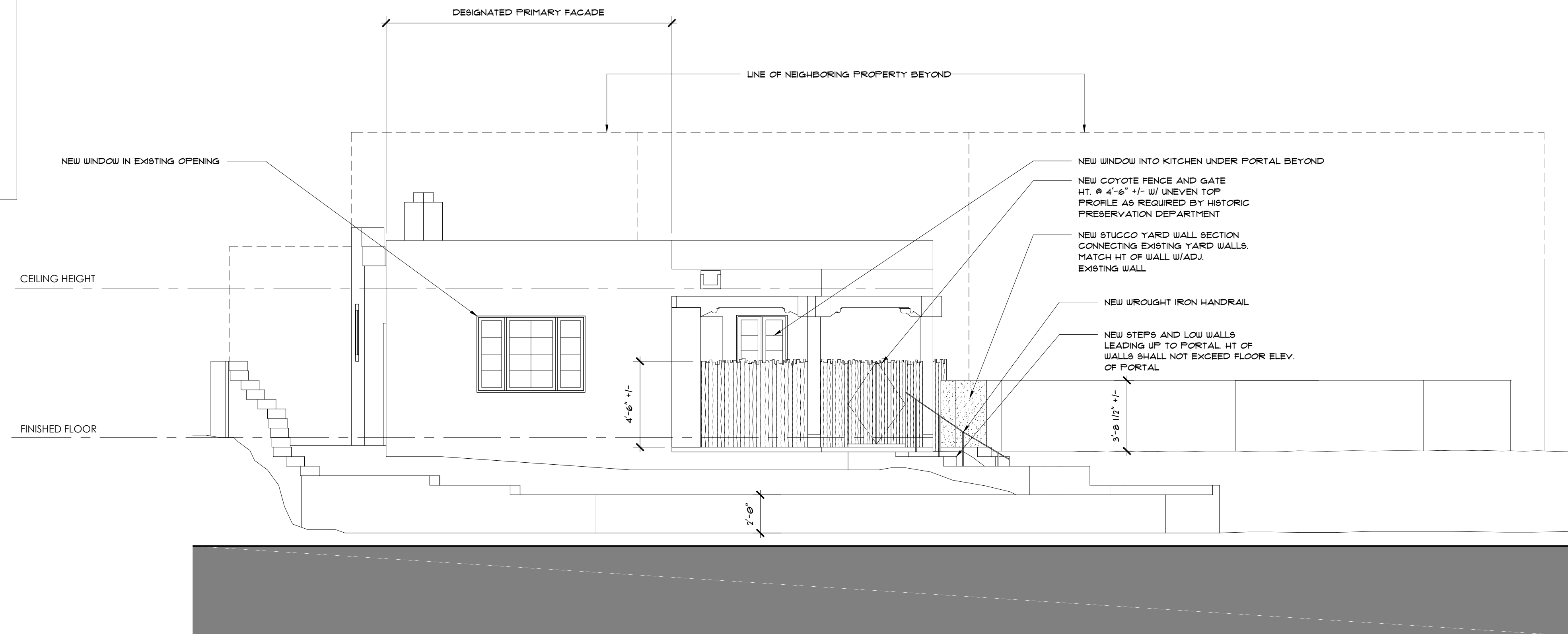


1 EXISTING EAST ELEVATION (FROM CAMINO CABRA)

SCALE: 1/4" = 1'-0"

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



2 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

**EXISTING & PROPOSED
EXTERIOR ELEVATIONS**

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

SCALE - AS NOTED
DATE - 8/26/2025

A201



1 EXISTING SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO)

SCALE: 1/4" = 1'-0"

NOTE:
ALL STRUCTURES
SHOWN ARE EXISTING
UNLESS OTHERWISE
INDICATED.



2 PROPOSED SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO)

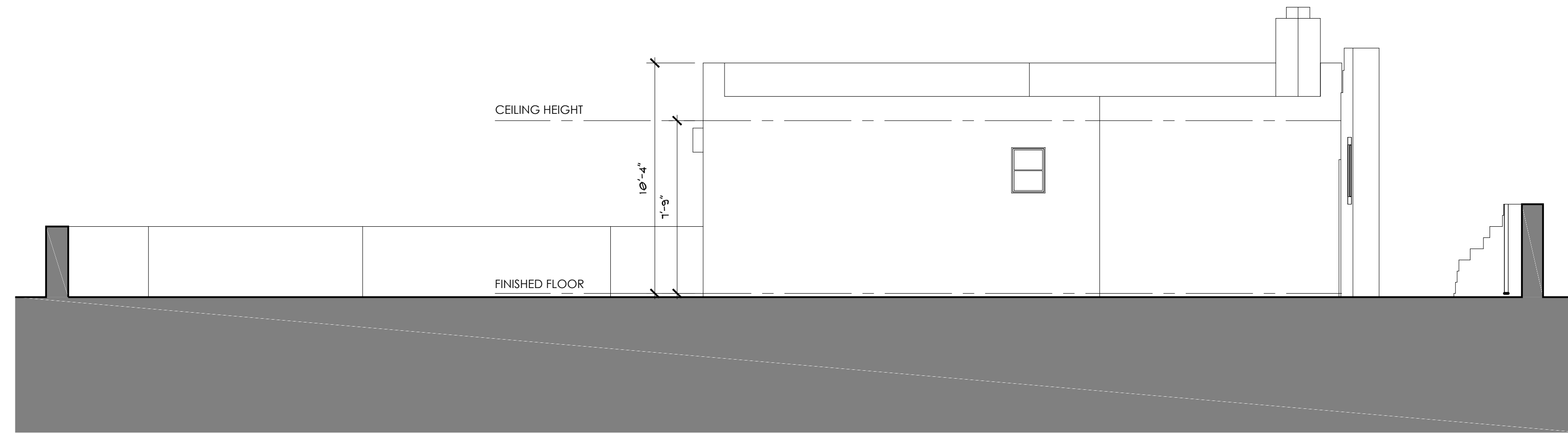
SCALE: 1/4" = 1'-0"

**EXISTING & PROPOSED
EXTERIOR ELEVATIONS**

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

SCALE - AS NOTED
DATE - 8/26/2025

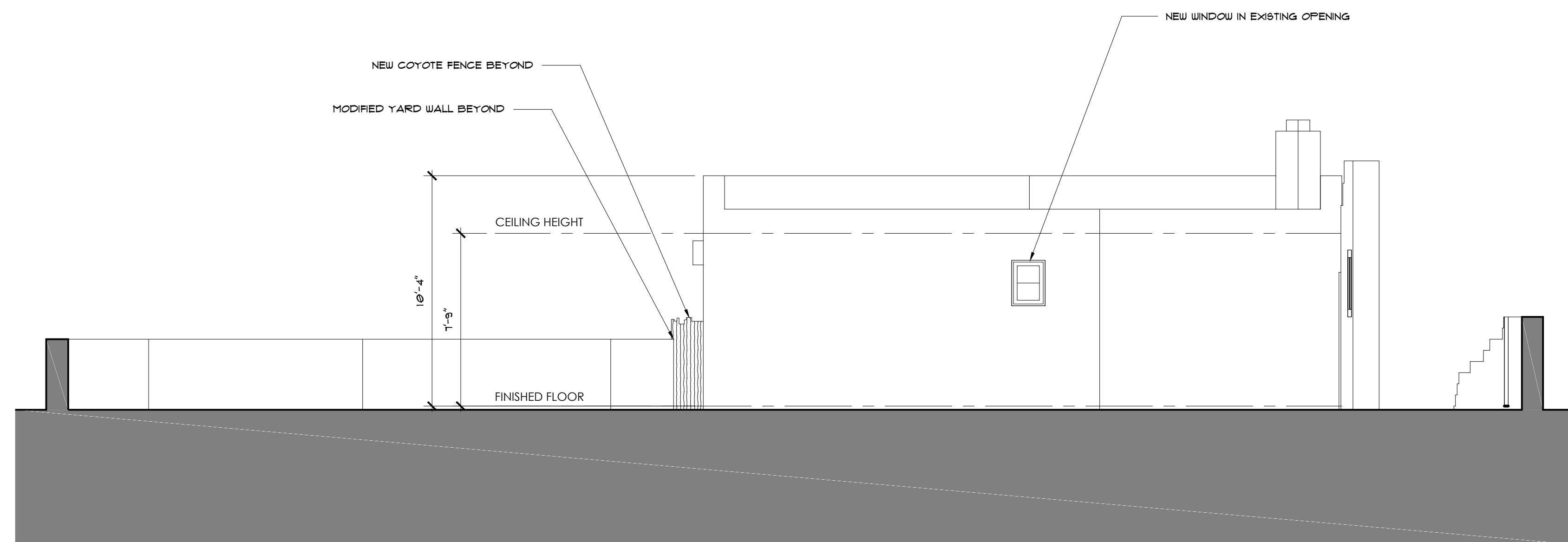
A202



1 EXISTING SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO)

SCALE: 1/4" = 1'-0"

NOTE:
ALL STRUCTURES
SHOWN ARE EXISTING
UNLESS OTHERWISE
INDICATED.



2 PROPOSED SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO)

SCALE: 1/4" = 1'-0"

**EXISTING & PROPOSED
EXTERIOR ELEVATIONS**

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

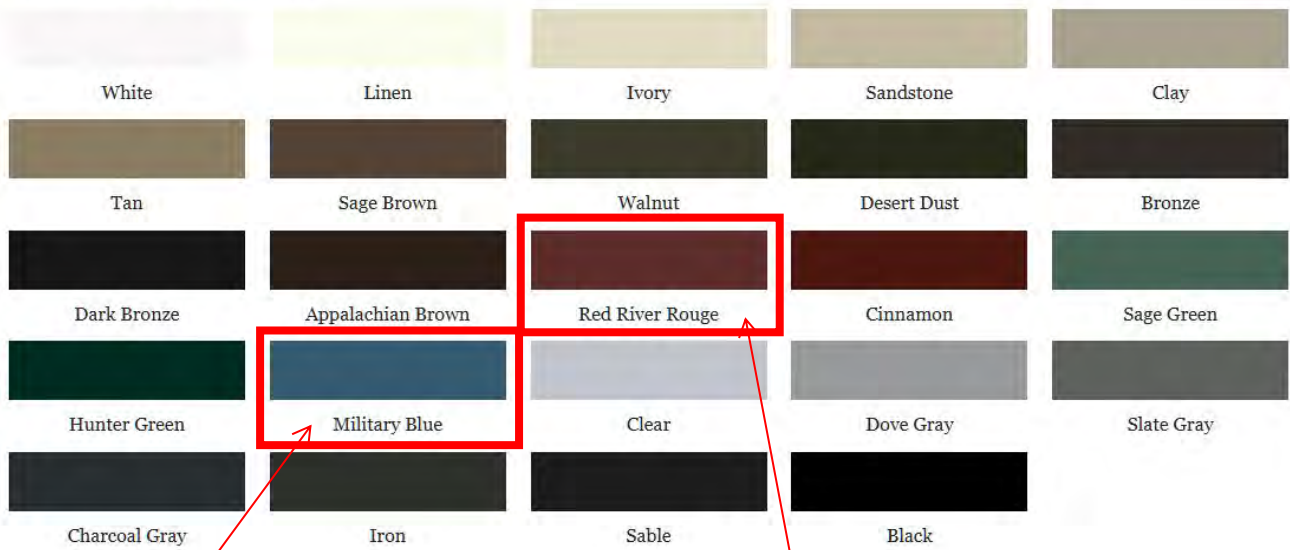
SCALE - AS NOTED
DATE - 8/26/2025

A203

412 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXTERIOR WINDOW FRAME COLORS
5/21/2025

WINDOW FRAMES

Standard Clad Colors



PREFERRED OPTION
"MILITARY BLUE"

ALTERNATE OPTION TO
MATCH EXISTING PAINTED
PORTAL POSTS AND BEAMS
"RED RIVER ROUGE"

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



Existing Steps to be removed

View from Camino Cabra



Blue fencing to be removed

Close up view of Entry Portal

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



View of East (Primary) Facade

Primary Facade



View from Camino San Acacio

412 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
PROPOSED HANDRAIL
8/26/2025



1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



View from Camino San Acacio of West End of Residence



View from Backyard looking South

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



West Elevation from Backyard



North Elevation from Backyard