



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: July 28, 2025

To: Building Permit Division

From:

A handwritten signature in black ink that reads "Paul Q. Duran".

Paul Duran

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 CABRA, Santa Fe, NM 87505

Case Number: 2025-010906--ADMIN

Contact Name: JUICEKITCHEN DESIGN WORKSHOP LLC

Phone Number: 505-920-9128

Email: ju@juicekitchendesignworkshop.com

Approved Scope of Work: *1) Re-roof structure for approximately 920 sq. ft. with a tan silicone roofing system.*

Conditions of Approval: *1) No other work is approved at this time.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
FINAL HISTORIC INSPECTION**



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

PROJECT 2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District.

DESC: Noncontributing.

Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

CASE NUMBER: 2023-007474--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 412 CAMINO CABRA
Santa Fe, NM 87505

CONTACTS: Applicant

Jon Dick

1512 Pacheco Street PACHECO
Santa Fe, NM 87505

Property Owner

Tom Wilmoth

BOARD ACTION

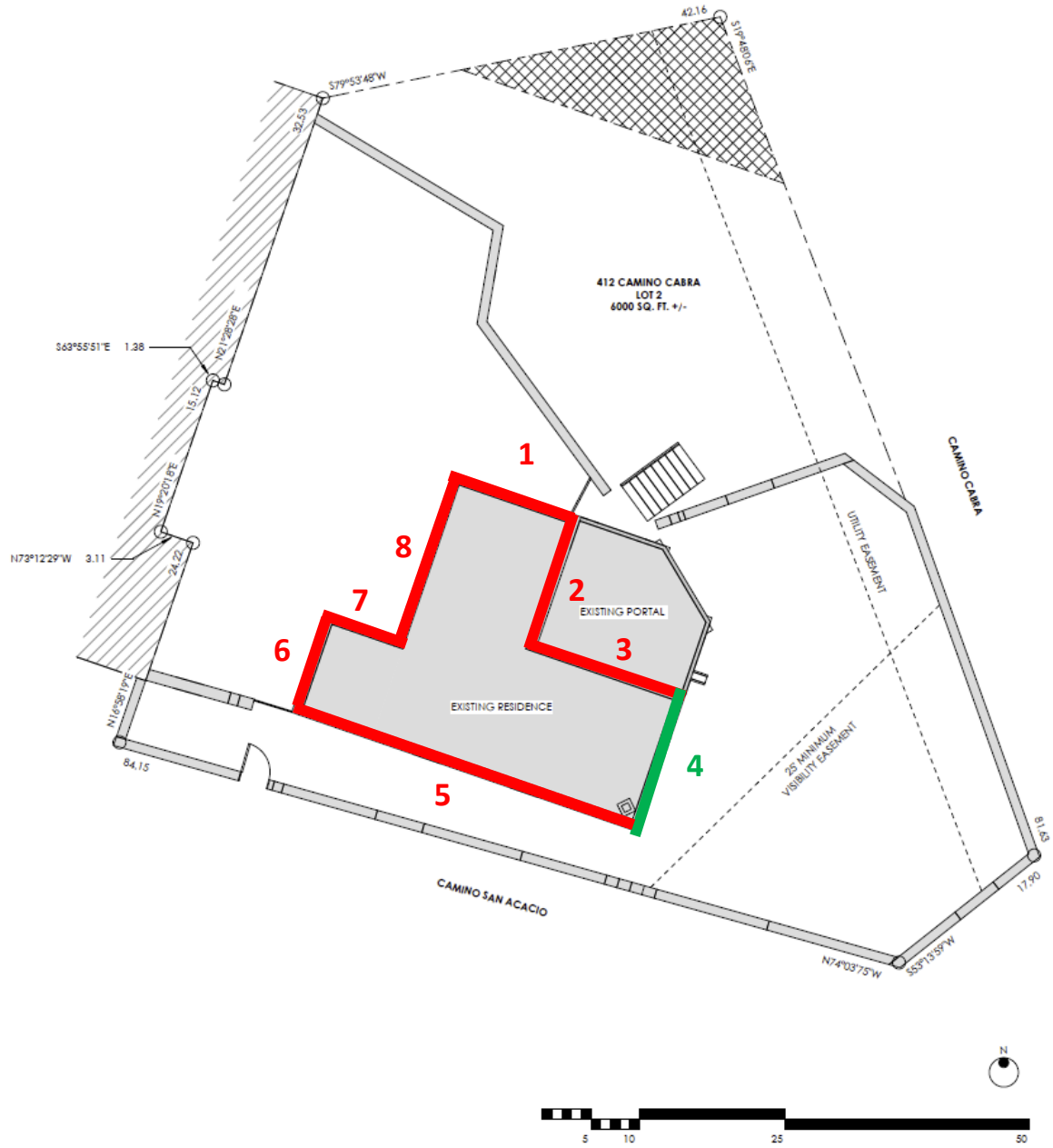
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 14, 2023. The decision of the Board was to upgrade the main structure status to contributing and designate the east façade as primary.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

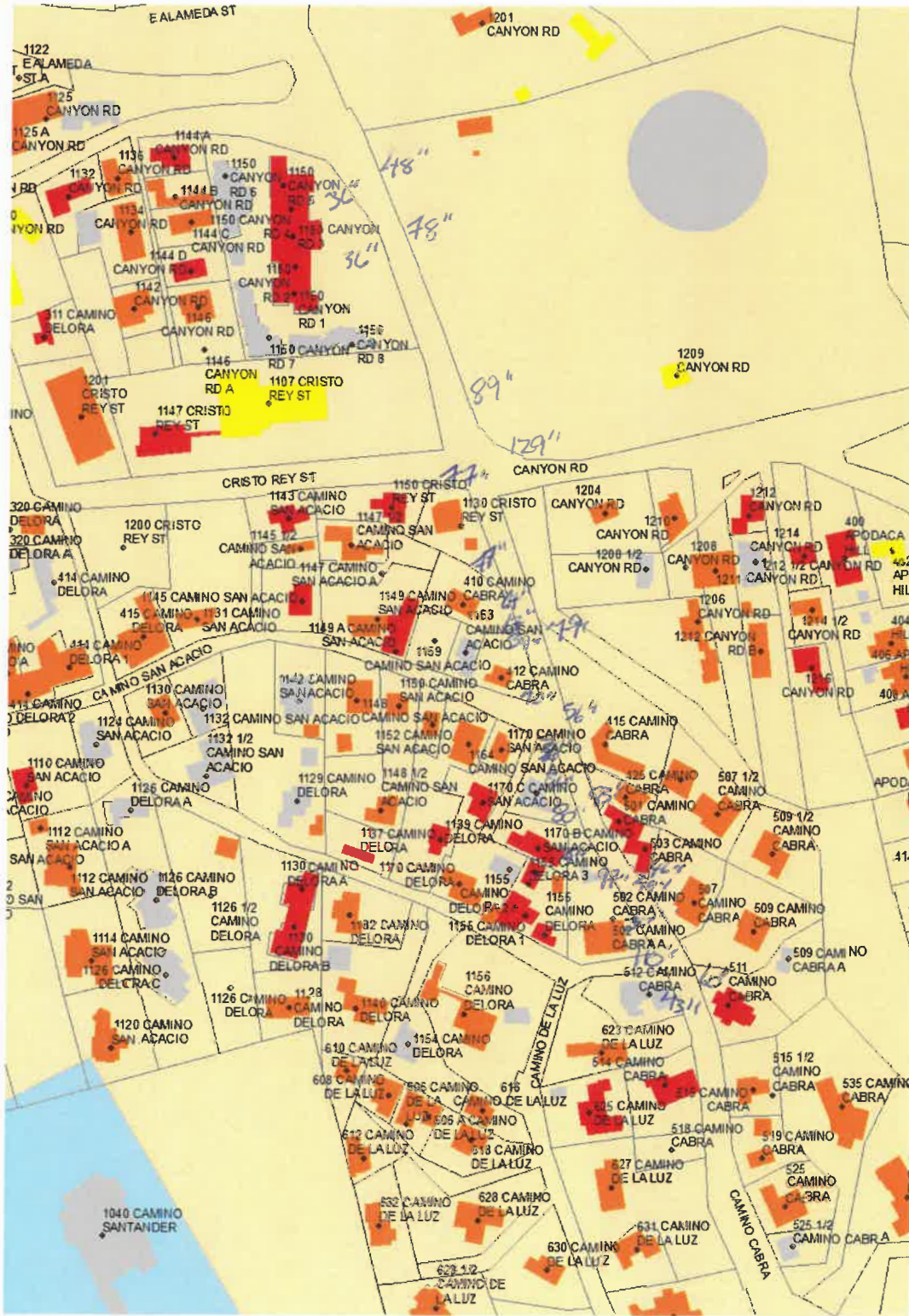
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes 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.**



① EXISTING SITE PLAN
1/8" = 1'-0"

412 Camino Cabra: Wall and Height Calculation

Total: 1,645 Count: 28 Avg: 58.75 Max Allowable: 59 / 4'-11"





PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Table with project information fields: Date, Property Owner of Record, Applicant/Agent Contact, Site Address, Suite or Space #, Subdivision Name, Lot #, Block #, Total Roof Area (square feet), Lot Coverage %, Proposed Construction Description, The following documents are required for review as applicable: Legal Lot of Record, Building Plans, Existing site plan w/ setbacks, Proposed site plan w/ setbacks, Existing & Proposed Elevations, Development Plan, Zoning District, Proposed Setbacks, Required Setbacks, Proposed Height.

No proposed changes
Historic Planning Case Manager _____

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Table with checkboxes for additional submittals: Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen, Setback Affidavit and Agreement, Site Visibility Triangle, Escarpment Slope Analysis, Flood Plain Grading Plan.

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

_____, Owner Applicant Agent

To Be Completed by Land Use Department Staff


PRELIMINARY REVIEW STATUS

Table with preliminary review status fields: Preliminarily Reviewed, Reviewed w/ conditions, Denied, Comments/Conditions, Preliminary Zoning Review completed by, Date, Preliminary Zoning Review #.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 13, 2023

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Francisco Roybal House	2. Location: 412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-051611615 (old district #) 4. County: Santa Fe Parcel # 10078120
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input checked="" type="checkbox"/> Structures: multiple walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 21, 2023 October 4, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: November 29, 1984 <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6778018,-105.9165547		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest. Sept. 21, 2023.		
11. Brief Description of the Property: Likely constructed in 1949-50, the subject house sits on a roughly triangular lot on the corner of Camino San Acacio and Camino Cabra. It is historically associated with the former street and was once part of the Roybal family compound. It shares exterior ornamentation with another house at 410 Camino Cabra which was historically under the same ownership. The block-constructed, flat-roof, L-plan home has a vernacular feel and shows its construction era with standard casement windows. The tiny 722-square-foot home holds two bedrooms, a living room, a kitchen, and a bathroom. Continued on Page 5.		
12. Who uses the property?		
13. Construction Date: Date: c.1949-1950 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs and city directory entries		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
 (your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 Architectural History Services
 505-577-7593/707-583-7819
John@archhistoryservices.com
 w/ Giulia Caporuscio

For current owner: Wilmoth-Lundine Family Trust

18. Owner (if known) and other knowledgeable people:

Current owner: Wilmoth-Lundine Family Trust
 John Tafoya, Ernestina Tafoya, and Robert Martinez

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing Non-contributing: house No Status: walls
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: September 21, 2023 October 4, 2023																																							
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																									
6. Visible Construction Material: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: CMU				7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____																																					
				8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: used as support <input type="checkbox"/> Stone Other: Notes																																					
				9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt and tar <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																					
10. Window Types			11. Door Types																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Steel</td> <td>2</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>4: 3C, 1T</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>6: 3C, 3F</td> <td>4</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>16: 3C, 6F, 3C, 4T</td> <td>1</td> </tr> </tbody> </table>			Operation	Material	Glazing	Number	Casement	Steel	2	1	Casement	Steel	4: 3C, 1T	2	Casement	Steel	6: 3C, 3F	4	Combination	Steel	16: 3C, 6F, 3C, 4T	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>15-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>4-light/3-panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>3-panel</td> <td>Wood</td> <td>1, ext. gate</td> </tr> </tbody> </table>			Type	Style	Material	Number	Single-Leaf	15-light	Wood	1	Single-Leaf	4-light/3-panel	Wood	1	Single-Leaf	3-panel	Wood	1, ext. gate
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Single-Leaf	3-panel	Wood	1, ext. gate																																						
12. Chimneys <input checked="" type="checkbox"/> 1, interior, short stucco-clad stack			13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width* <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap * post-1978, three-sided porch over brick patio																																						
14. Other Significant Features N/A																																									
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																									
#1 Date: Post-1978: installation of app. 220 SF porch over brick patio: aerial photographs and visual evidence																																									
#2 Date: Post-1978: app. 88 SF closet addition at southwest corner: aerial photographs and visual evidence																																									

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

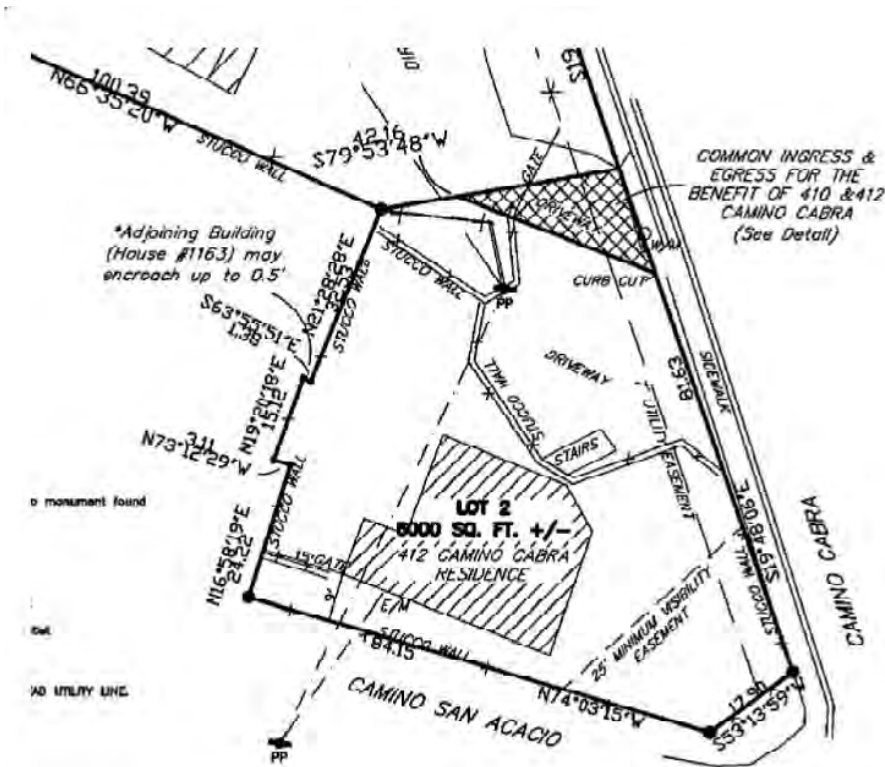
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of 1985 survey plat. Courtesy Rio Embudo Surveying Company.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria A B C D		
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		4. County: Santa Fe		
		5. Date of Survey: September 21, 2023 October 4, 2023		

Architectural Description Continued

Setting

The house rests on a graded pad above a gentle slope overlooking Camino Cabra and across to Apodaca Hill, with Cerro Gordo in the distance. The house site is mostly level and comprised of packed earth and walkways. Landscaping is minimal. The backyard is dirt and potentially represents the footprint of an adjacent demolished dwelling. It is approached from Camino Cabra by a series of concrete steps scaling up the slight slope (Photo 2). The stairs meet a porch and fence added to the house after 1978 (Figs. 7 & 8).

House

East Elevation

The relative east elevation, facing Camino Cabra, could be considered the primary façade. Its small projection at the living room has the most interest of all the elevations. This wall is dominated by a 16-light steel combination window, the only view window of the home (Photo 3). The unit consists of a central eight-light fixed panel flanked by three light casements and crowned by a four-light transom. It is the largest window in the house. Similar but smaller steel windows penetrate each elevation (Photo 13). They sit in bullnose openings at different setbacks from the wall.¹

Porch

Erected in the early 1980s, the aforementioned porch or covered patio runs along a large portion of the east façade (Photos 1 & 2). It is made of undersized vigas resting against a wood ledger supported by stucco pilasters (Photos 4 & 5). A wooden plate held up by round posts carries the vigas to the exterior. The lightning motif post corbels are precut pieces assembled with screws (Photo 6). A dog-eared board fence painted blue encloses the space (Photo 7). The three-sided 200-square-foot porch added new mass and affected the overall design of the building.

¹ For example, the window at the kitchen depth from the wall is 4" on the left and 6" on the right.

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The porch shelters two entries to the house. The left opening holds a 15-light wood door, giving access to the living room (Photo 5). Four-light exterior-hinge steel casements bracket the door. To the right, a four-light and three-panel wood unit leads to the kitchen. (Photo 8).

North Elevation

The north side incorporates part of the porch and a wall enclosing the kitchen (Photo 9). The short elevation has a single steel casement window.

West Elevation

Facing the backyard, the back side of the building shows drainage and settlement interventions (Photo 10). The roof drains over this side of building. An 8" wood overhang traces the parapet; it carries a new gutter that delivers water into a rock-lined inlet. Much of the house is girded by a low concrete wall or *contra cimiento*. The sections, 3½" thick and at different heights, appear to be recent.

The original portion of the dwelling has one small steel casement at the bathroom. A post-1978 addition forms the southwest corner (Photo 11)(Fig. 7). This roughly 88-square-foot space holds a closet and has no openings.

South Elevation

A stuccoed street wall borders a narrow side yard along Camino San Acacio (Photo 12). The house façade behind it is an unadorned wall fenestrated with two identical openings at the living room and bedroom (Photo 13). They hold uniform six-light steel casements.

Interior

The interior was observed through windows. The principal space is the living room. Rectangular Styrofoam beam vigas span the room (Photo 14). These are topped with simulated wood flooring. Square ceramic tiles cover the floor; the walls are plastered

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and painted. A painted brick *horno* fireplace sits at the southeast corner. The remaining rooms show modest trim. The dividing walls are frame.

Evolution of House Footprint

The earliest aerial photograph from 1951 reveals an L-plan footprint (Fig. 4). The dwelling maintained this shape through at least 1978. Afterward, the covered patio was added along with the bump-out at the southwest corner.

Perimeter Walls

Yard and street walls define the property’s boundary. These uniformly consist of stuccoed block structures of various heights. Based on aerial imagery and past Board cases, most are recent vintage and all postdate 1984 (Fig. 8).

Remnant Walls

Along Camino San Acacio stands a picturesque wood panel door painted blue (Photo 15). Attached to its west end is a wall representing the remnants of what appears to be a separate dwelling that was torn down.² All that is left is the wall with an opening holding empty window frames (Photo 16).

² A 1960 aerial (Fig.6) indicates a rectangular building stood west of the subject house. The footprint of this building appears to be missing in the space between 1163 Camino San Acacio and 410 Camino Cabra. The assumption is that this building was torn down and represents the orphaned wall at the property’s southwest corner. A neighbor recalled that a house stood in this position. John Tafoya, telephone conversation with John W. Murphey, October 4, 2023. Tafoya group up in the area and lives on Cristo Rey Street.

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Historical Overview

Camino Cabra

Slow to develop until the 1940s, Camino Cabra (or Goat Road) sat outside town limits, far away from major settlement around the Plaza (Fig. 1). The area’s poor soil and distance from the Santa Fe River and attendant acequias retarded development for decades. In contrast, most of the Eastside was on municipal water and sewerage by the late 1950s. Initial construction consisted of several flat-roof houses on the east side of the road south of Camino San Acacio.

The informal road and adjacent arroyo to the east (Arroyo de Las Cabras) were likely named for the goats that once wandered the hillsides. Like its namesakes, it rambled up and over the hill, reaching a ford across Arroyo de los Chamisos to the south. For decades, it remained unpaved and was only improved in the mid-1970s after complaints from parents and teachers at East Side Elementary (now Rio Grande School).

The Roybal Family

The house originates with the Roybal family, who owned land bordering Camino San Acacio and Camino Cabra. From census data, the family, headed by Lucrecio Roybal, appears to have moved to Santa Fe in the early 1920s from San Miguel County, where Lucrecio worked in the mines.³ A 1924 deed, written in Spanish, indicates that he and his wife Andreita acquired land from Apolonio and Julianita Lujan along Talaya Hill, the name by which this area was historically known.⁴ Apolonio is indicated on an earlier map, owning a large swath of land, including the future intersection of Camino San Acacio and Camino Cabra. (Fig. 2).

³ United States Census Bureau, Year: 1920; Census Place: San Antonio, San Miguel, New Mexico; Roll: T625_1079; Page: 15A; Enumeration District: 183.

⁴ Warranty Deed (Spanish), Apolonio Lujan and Julianita de Lujan, husband and wife, to Lucrecio Roybal and Andrea Roybal, husband and wife, recorded February 18, 1924, Book 201/Page 13, 264943.

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A portion of the Roybal land was deeded in 1949 to the oldest son, Jacobo.⁵ Following Lucrecio’s death in 1953, another section was given to the youngest son, Francisco. Francisco would have a direct connection to the subject building (Fig. 5).⁶

Born in 1924 in Santa Fe, Francisco (sometimes called Francis, Frank, or Franky) grew up in the Roybal home, which appears to have been adjacent to the current house. This home was identified as 1172 San Acacio, an address that would also be applied to the present house and to the home at 410 Camino Cabra.⁷

The household in 1940 included his father, then 59, mother, 57, brother Jack, a grandson, and a niece.⁸ The grandson, Vicente Apodaca, was his sister Juanita Carrillo’s son from an earlier marriage. Juanita and her husband Alfredo Carrillo lived in the house at 410 Camino Cabra. Years later, Apodaca would own both properties.

Francisco would leave his parents’ home in 1942 to fight in the war. Stationed in Tennessee, he was shipped to the Pacific Theatre and served in the Philippines⁹ where he earned a Victory Medal and a Philippine Liberation Bronze Arrowhead.¹⁰ The latter recognized that he had helped liberate the country from Japanese occupation. The involvement in the Philippines, especially the tragic Bataan Death March, played a

⁵ Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Jacobo G. Roybal, recorded April 7, 1949, Book 40/Page 62, 1949092748.

⁶ Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Francisco Roybal, recorded March 19, 1953, Book 69/Page 318, 1953112548.

⁷ In city directories from the 1940s to 1970, 1172 San Acacio is applied to two households: one representing Francisco Roybal and the other his sister Juanita and her husband, Alfredo Carrillo. The latter property is understood to be today’s 410 Camino Cabra. There was also a “1/2” unit recorded to be occupied by his father and mother, later mother, and another individual named Marcell Cardoza, who appears to be a widow. It is unclear where the “1/2” unit stood. It could have been proximate or attached to the current house.

⁸ United States Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 12B; Enumeration District: 25-5B.

⁹ Santa Fe [column],” *Santa Fe New Mexican*, December 1, 1943,

¹⁰ New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Sub series: Military Discharges; Box Number: 16632; Box Title: Military Discharges Romero – Rushing.

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1. Name of property: Francisco Roybal House	2. Location: 412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Santa Fe ID: H-051611615			
		4. County: Santa Fe			
		5. Date of Survey: September 21, 2023 October 4, 2023			

dominant part in the state’s experience during World War II. Roybal was a lifetime member of V.F.W. Post #401, Albuquerque, and American Legion Post #69, Alameda.¹¹

Roybal returned to the United States in December 1945, arriving on January 17, 1946. Soon after moving back to Santa Fe, he married Grace Dean, a local girl.¹² They moved into the Roybal home at 1172 San Acacio. What happened is unclear, but Francisco and Grace disappeared from city directories soon after. Grace appears to have moved to Los Angeles and likely divorced Roybal. She would later return to Santa Fe and remarry.

Frank, as he was going by now, also returned to Santa Fe, taking up residence at the San Acacio home. He worked for Allen Stamm’s home construction company and may have acquired the steel casement windows through that connection. By 1951, as evidenced by an aerial photograph, the home was in place (Figs. 3 &4).

City directories through the early 1970s reveal that he lived in the home without a spouse. A deed from 1971 implies that he deeded the property, including the house, to his nephew Vicente Apodaca.¹³ Frank’s mother, Andreita, continued to live on the property until she passed away in 1974 at age 90. A neighbor remembers her dressing conservatively in the old style, all in black.¹⁴

Frank lived in the corner house for a few more years before moving permanently to Albuquerque. Francisco Roybal died in Albuquerque in 1991.¹⁵ He was 67. Vicente Apodaca then took possession of the property, including the house at 410 Camino Cabra. He turned 412 into a rental. A neighbor recalled that it was leased to several single men over the years, including a computer artist who demanded silence.¹⁶

¹¹ “Roybal, Francis, 67 [obituary],” *Santa Fe New Mexican*, August 10, 1991, A-6.

¹² “Marriage Licenses,” *Santa Fe New Mexican*, April 9, 1946, 3.

¹³ Warranty Deed, Francisco Roybal to Vicente Apodaca, recorded January 25, 1971, Book 277/Page 870, 329694.

¹⁴ John Tafoya, telephone conversation with John W. Murphey. Also assisting with local history was Ernestina Tafoya, who grew up on Camino San Acacio, two houses down from the subject property.

¹⁵ “Roybal, Francis, 67 [obituary].”

¹⁶ Robert Martinez, in-person conversation with John W. Murphey, October 4, 2023. Martinez, a neighbor, lives on Camino San Acacio. Apparently, the artist was upset by the noise produced by the annual tradition of winter wood cutting.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The house meets the minimal criteria of being 50 years of age. It has experienced two alterations (the porch and southwest bump-out) but has otherwise retained the core L-plan and original fenestration.

For these reasons, the recommendation is to upgrade its status to Contributing status and suggest the east elevation projection at the living room be designated the primary façade.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Illustrations

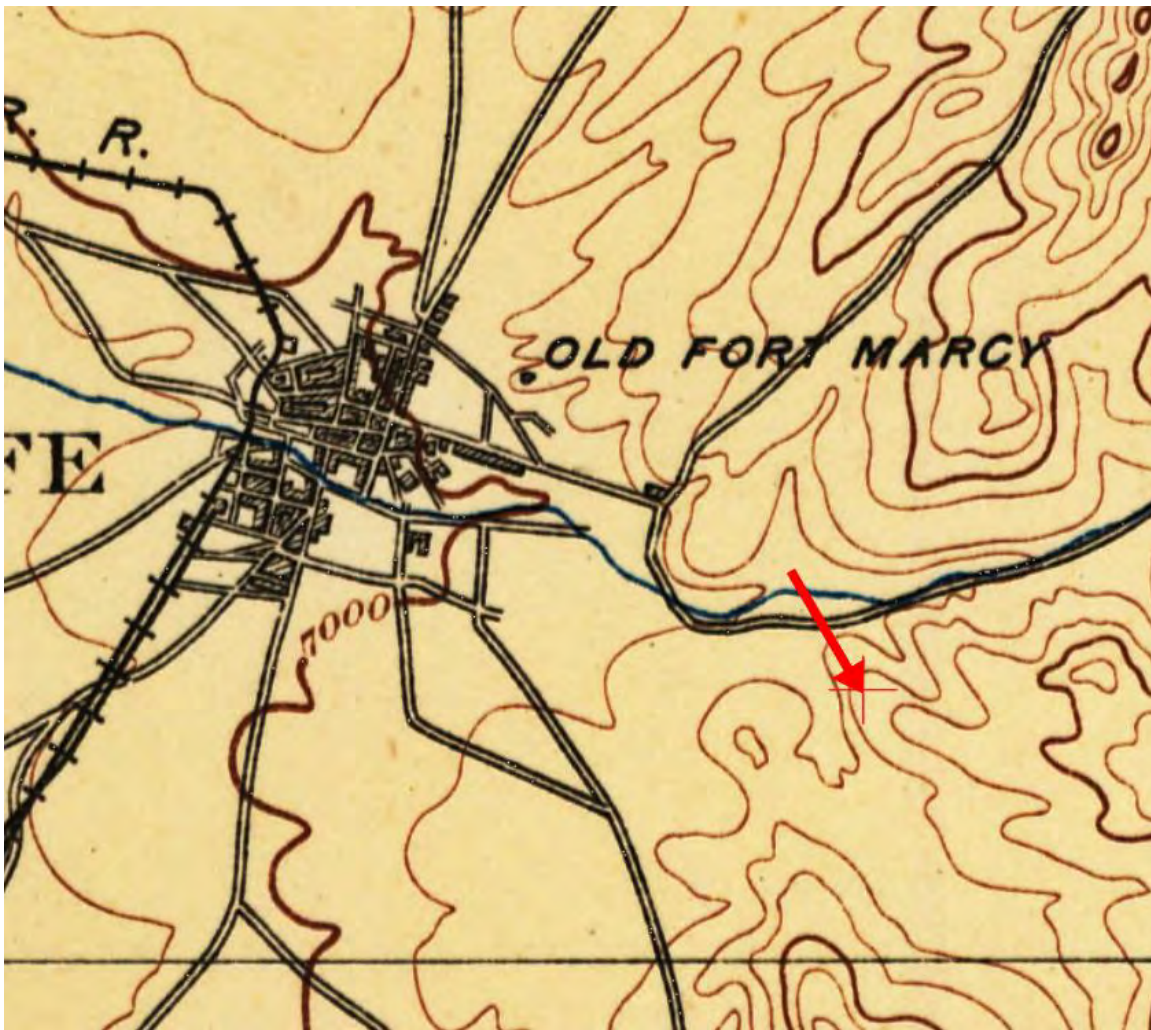


Figure 1: Approximate location of future house.
A. H. Thompson, "Santa Fe, N.M.," USGS topographical map, scale 1.125,000, March 1894.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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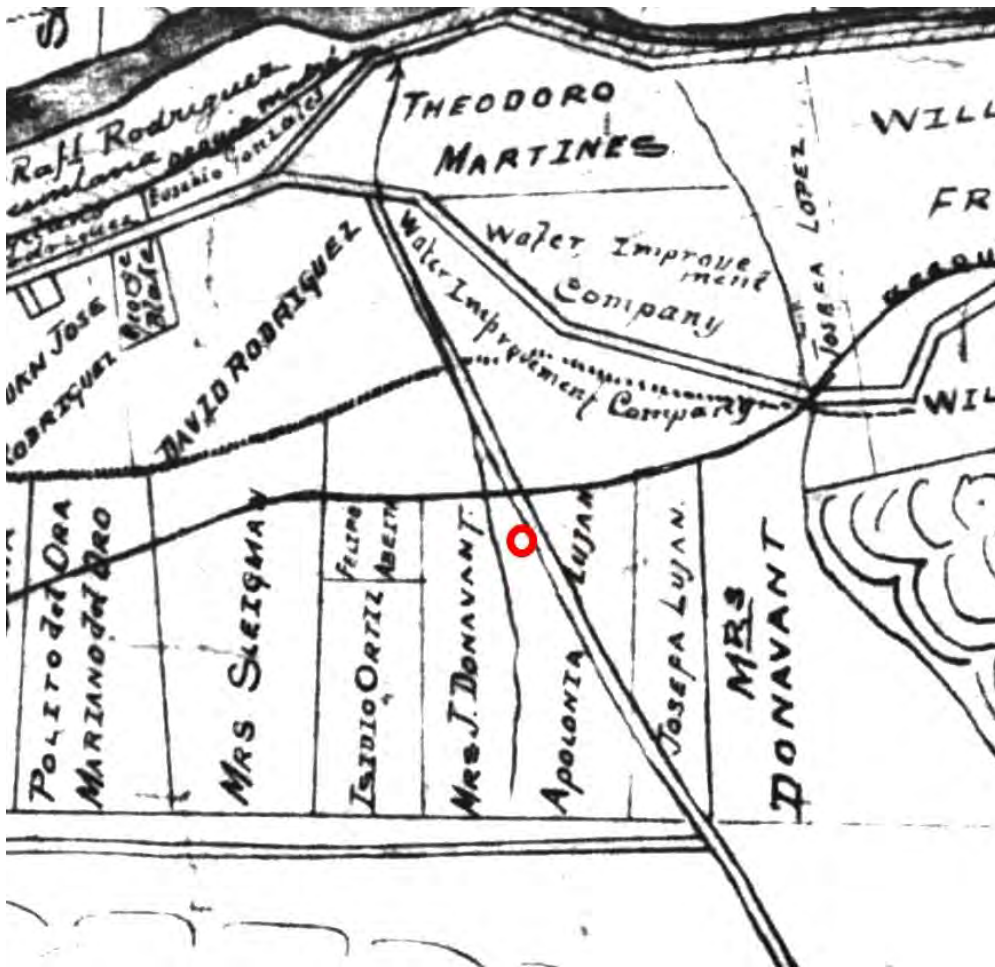


Figure 2: Approximate location of future house.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits,"
1897-98.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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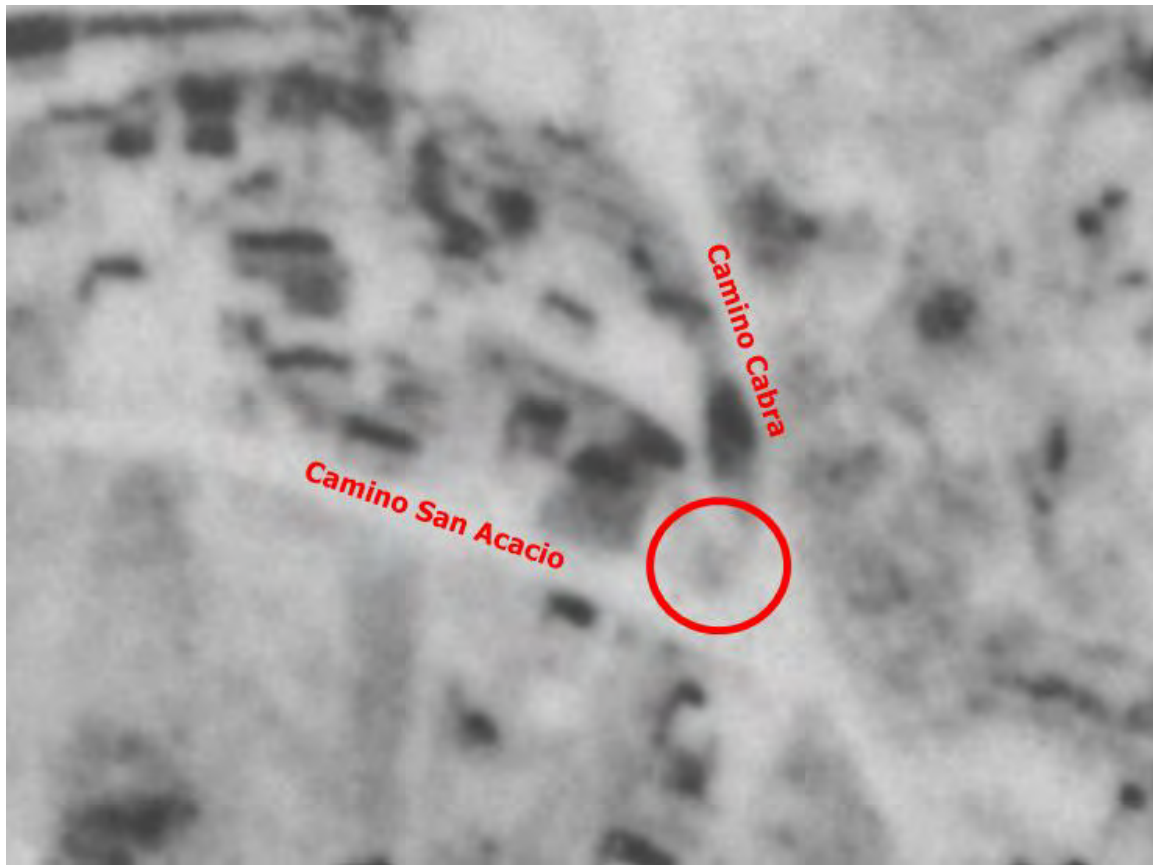


Figure 3: October 25, 1948, aerial photograph.
There does not appear to be a building on the subject lot.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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**Figure 4: May 26, 1951, aerial photograph.
An L-shaped building is visible.**

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Figure 5: Subdivision of Roybal land. Lot 18 represents subject property. Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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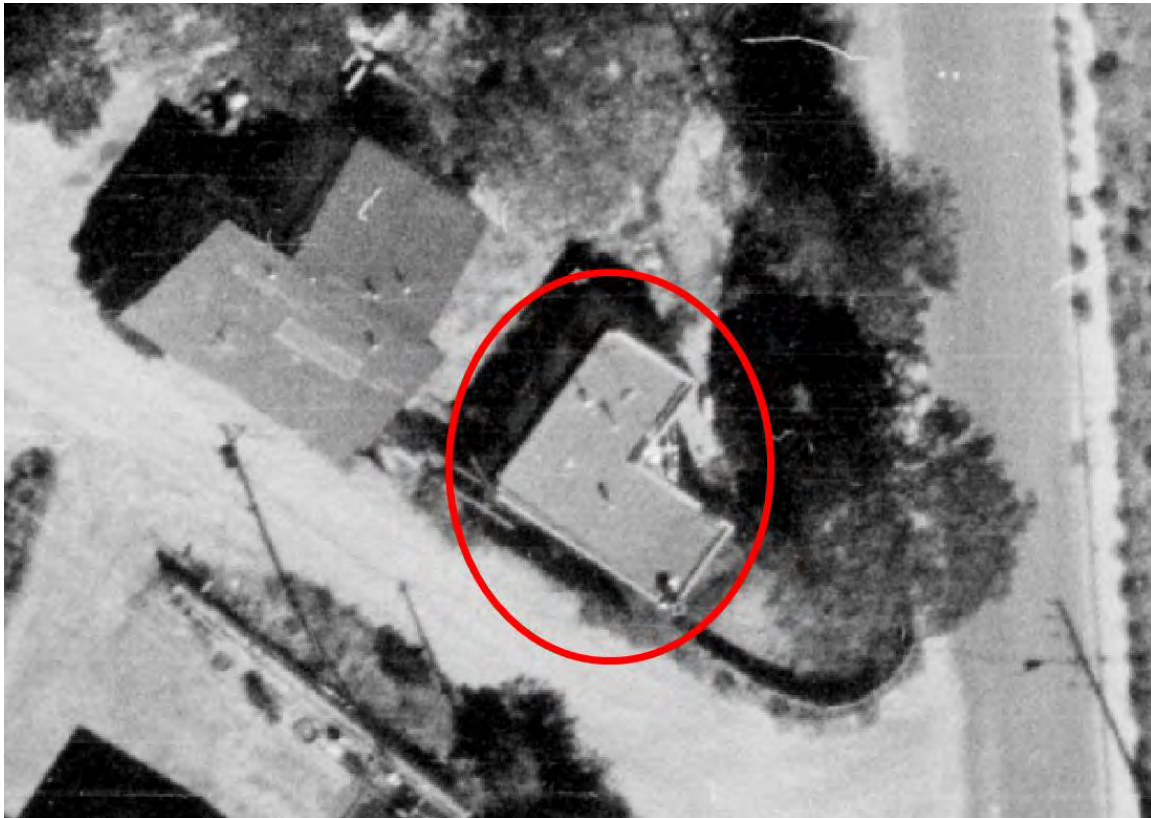


**Figure 6: September 25, 1960, aerial photograph.
Note rectangular building left of subject house.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Figure 7: September 11, 1978, aerial photograph.
Note absence of porch and closet addition.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: November 29, 1984, HBI survey photograph.
Note absence of stuccoed yard walls and fence at porch.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio, September 21, 2023, or John W. Murphey, October 4, 2023, unless otherwise noted)



Photo 2: East and north elevations. Camera facing southwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: East elevation, living room window. Camera facing northwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: Porch decking. Camera facing up. October 4, 2023, JWM.

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Photo 5: East elevation. Porch supports and entry door to living room. Camera facing northwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: Porch corbel. Camera facing up. October 4, 2023, JWM.

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		NRHP	SRCP	Criteria
		A B C D		
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Photo 7: Porch flooring and fence. Camera facing northeast. October 4, 2023, JWM.

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Photo 8. South elevation. Entry door to kitchen. Camera facing northwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 9: North elevation. Camera facing southwest. September 21, 2023, GC.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 10: North and west elevations. Closet addition at right. Camera facing southeast. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 11: West elevation. Closet addition at right. Camera facing northeast. October 4, 2023, JWM.

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Photo 12: South elevation. Camera facing northeast. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 13: South elevation. Casement window at living room. Camera facing north. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 14: Living room. Camera facing southwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 15: Blue gate and orphan wall. Camera facing southwest. October 4, 2023, JWM.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: September 21, 2023 October 4, 2023			



**Photo 16: Orphan wall and south elevation of house. Camera facing northeast.
October 4, 2023, JWM.**

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
 P.O. Box 10328 Albuquerque, NM 87184
 505-379-7900
 rpahistoric@gmail.com

TO Acacia Builders, LLC
 15 Lewis Lane
 Santa Fe, NM 87508
 (505) 490-8602

HISTORIC ASSESSMENT
 NO. 110624-HA



JOB	DATE
412 CAMINO CABRA, SANTA FE, NM 87505	06/11/2024

LOCATION	DESCRIPTION
NORTH	
A	18 x 50 L 1W3H/1-LT S/L STEEL CASEMENT (18 x 38 L/18 x 12 - STAT ABOVE)
DR #1	32 x 77 LH INSWING DOOR 3W5H WOOD TDL W/WOOD SCREEN DOOR
B	18 x 50 R 1W3H/1-LT S/R STEEL CASEMENT (18 x 38 L/18 x 12 - ABOVE)
EAST	
DR #2	32 x 77 RH INSWING DOOR 2W2H/3-PANEL WOOD TDL W/WOOD SCREEN DOOR
NORTH	
C	35 x 37 LS 1W3H STEEL CASEMENT
WEST	
D	18 x 26 L 1W3H STEEL CASEMENT

In closing, my professional opinion is as follows:

Windows A & B are historic and can be restored.

Windows C, D, F, G, & H are historic however the units were installed poorly and are leaking water around the exterior frames. The units would need to be cut out and removed from the openings. While this is the process to restore historic windows, in this case the windows would be non-reusable. Replacing the windows in like and kind of that era would be the solution.

Window E is historic. The placement of the window is in an open yard wall.

Gate #1 is non-historic (1980's) door, cut down in size to make a gate.

Gates #2 and #3 are non-historic and have been replaced in the 1990's with mechanical nails.

Doors #1 and #2 are non-historic, a Simpson type manufactured door with wood bead, mechanical nails of 1988 or newer.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMETIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

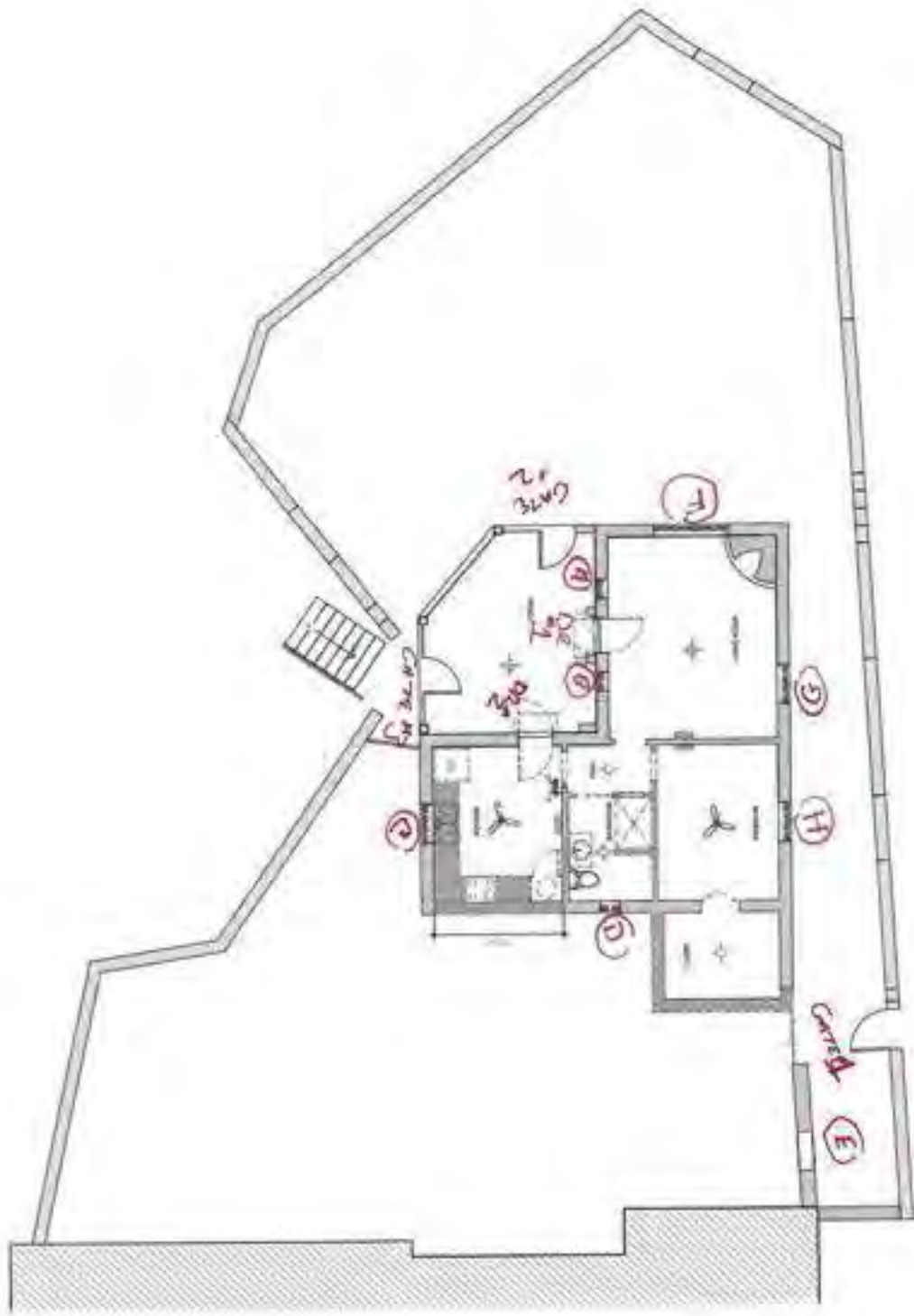
RPA & ASSOCIATES, LLC | 412 CAMINO CABRA, SANTA FE, NM 87505

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
A	18 x 50 L 1W3H/1-LT S/L STEEL CASEMENT	F	HISTORIC
DR #1	32 x 77 INSWING 3W5H LH DOOR TDL	F	NON-HISTORIC – SIMPSON 1988 WOOD BEAD
	WITH WOOD SCREEN		MECHANICAL NAILS
B	18 x 50 R 1W3H/1-LT S/R STEEL CASEMENT	F	HISTORIC – BROKEN GLAZING
DR #2	32 x 77 INSWING RH DOOR TDL W/SCREEN	F	NON-HISTORIC
C	35 x 37 LS 1W3H STEEL CASEMENT	F	HISTORIC – SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.
D	18 x 26 L 1W2H STEEL CASEMENT	F	HISTORIC – SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, HINGES BURIED IN THE STUCCO, & BROKEN GLAZING. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GATE #1	37 x 72 WOOD GATE CUT DOWN FROM A DOOR	U	NON-HISTORIC – ROTTED BEYOND USE (1990's)
E	38 x 34 LR OPEN FRAME IN A STUCCO WALL	U	HISTORIC – ROTTED BEYOND REPAIR
F	68 x 50 LSR/STAT ABOVE STEEL CASEMENT	F	HISTORIC - SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.
G	36 x 38 SR 1W3H STEEL CASEMENT	F	HISTORIC - SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.

NOTES:



WILMOUTH RESIDENTIAL
ADDITION

40 COUNTESS
SARASOTA, FLORIDA

Project No.	100
Date	04/11/00
Scale	1/8" = 1'-0"
Sheet No.	1
Sheet Total	1

A-2.01





North
Window A



North
DR #1



North
Window
B



East
DR #2





North
Window
C



West
Window
D

South Gate #1





South
Window
E

East
Window
F



South
Window
G



South
Window
H





South
Gate
#1

South
Window
E



East
Gates #2 and #3



Text