

City of Santa Fe, New Mexico

memo

DATE: May 12, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2026-012282-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sides, owners, requests a status review and primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [previous case documents]

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [2026 HCPI]

STAFF RECOMMENDATION:

Staff finds that the planter/deck stone walls directly in front of the residence are not a type of structure that should be assigned a historic status due to age. It is a defining feature of the residence’s relationship with Cerro Gordo Road; the applicant may consider retaining the walls as part of any future renovation.

The staff recommends the historic status of the structure be maintained as contributing and the south and east elevations be designated as the primary façades (facades 1, 2, and 3 including the portal, and facade 4), and the retaining walls be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

- a. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, retain/designate the main residence as contributing and designate facades (south 1, 2, 3, including/excluding the portal, east (4), north (5), east (6), including/excluding the portal) as primary façade(s).
- b. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the main residence to non-contributing.
- c. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, designate the retaining walls as contributing/non-contributing.
- d. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the planter as contributing/non-contributing.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Site Description:

The adobe 1930s Librado and Plácida Ortiz House is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated for the property. The residence expresses a vernacular Pueblo Revival style, with exposed vigas at the façade and rounded parapets.

The residence started as two connected rooms, but is now 1,030 sq. ft, excluding the two portals. The south façade features an arched porch entry and wood casement windows and appears to retain its original configuration. There was an addition of two rooms in the 1930s, which created a bump-out at the northeast corner. The garage and attached shed were demolished in 1995. In 1996, the structure was 927 sq. ft. when a room addition was placed on the north elevation, alteration of the west elevation portal, and other changes were made.



Figure 2: Street View of Property showing the retaining walls



Figure 3: Low Planters

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; the lower rockwork is first clearly visible in 1978 aerial imagery.

PREVIOUS CASE SUMMARIES:

ARC:

There is no archaeological clearance issued for the property.

HDRB:

A 115 sq. ft. addition on the north elevation, window replacement, and restucco were approved with the condition that the divided lite casement windows on the west and south were to be restored, and the addition's roof was to be flat under case H-96-024.

The demolition of the garage was approved under case H-95-185.

ADMINISTRATIVE:

No administrative cases are on file.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Status Review with primary façade designation, if applicable, for a residential structure.
- 2) Status Review for the low planter/deck stone walls directly in front of the residence.
- 3) Status Review for the lower retaining walls at the entrance from Cerro Gordo.

The planter/deck stone walls directly in front of the residence are not a type of structure that has been designated in the past. These are not yard walls, but a planter; the staff does not feel that it is appropriate to designate planters even though it does meet the code definition of structure. Therefore, if a status is assigned to the planter, the staff would recommend a non-contributing status.

“STRUCTURE

Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas, and communication devices.”

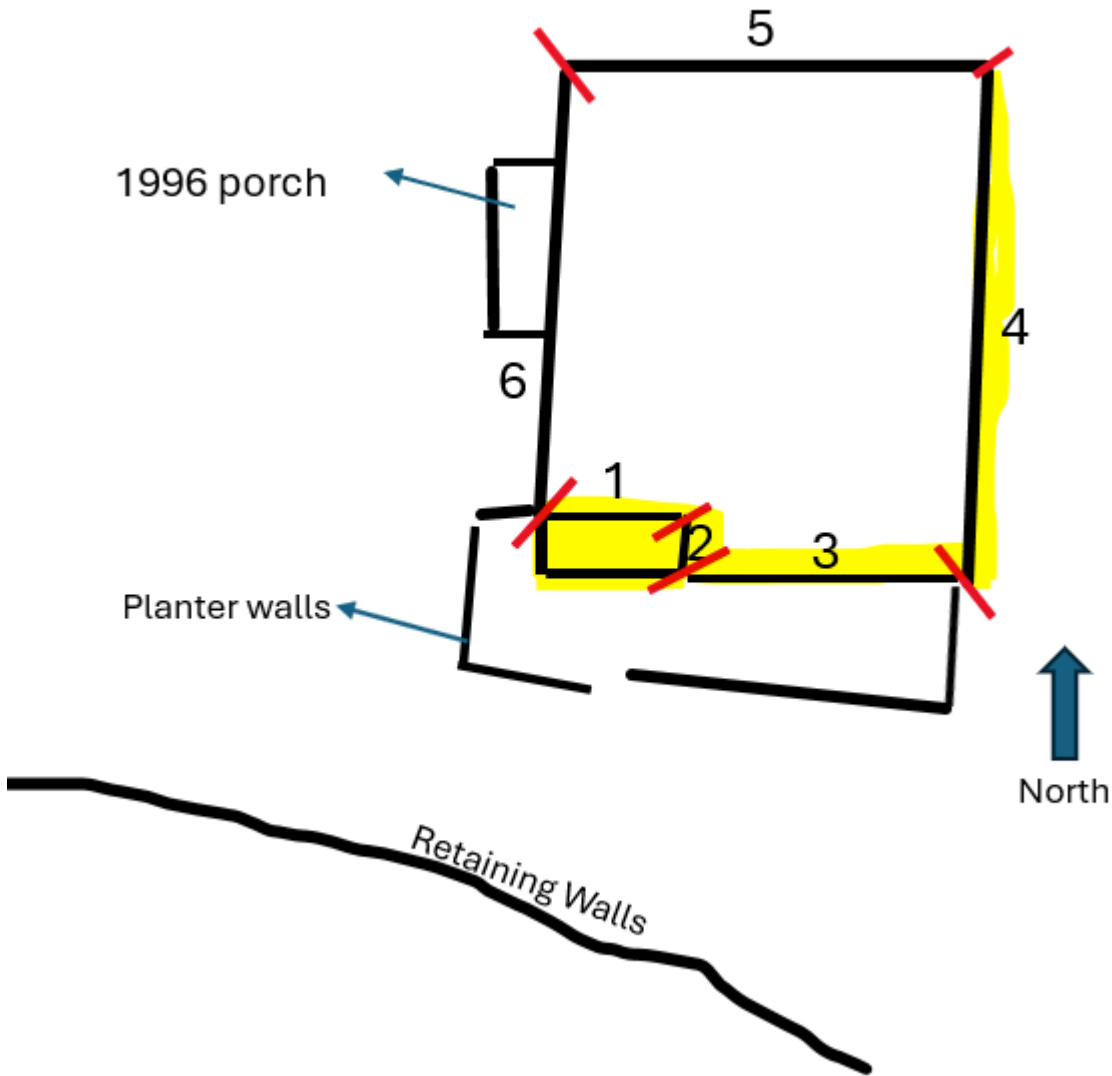


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.
- b. A change in status or the designation of a status shall be based upon an evaluation of data provided through a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

- a. An application for construction or demolition as set forth in Section 14-5.2 as follows:
 1. Prior to the application being placed on a board agenda or prior to

issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

- b. Request from the property owner;
- c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

- a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.
- b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
- c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars (\$50.00) will be charged.

NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

PRIMARY FACADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

i. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the

floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls.

- b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.
- c. Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
- b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
- c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- d. No less than eighty percent of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the

publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

- e. The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
- f. Flat roofs shall have not more than thirty (30) inches overhang.

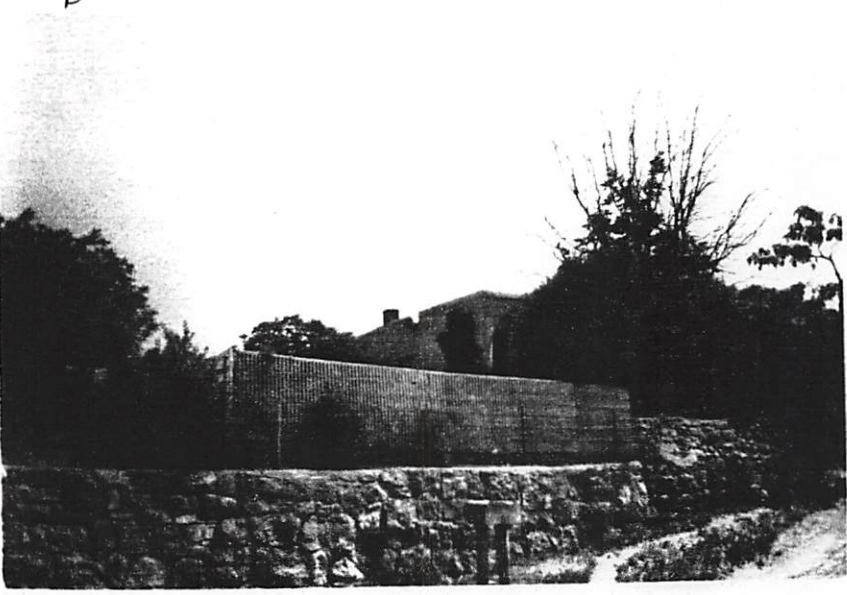
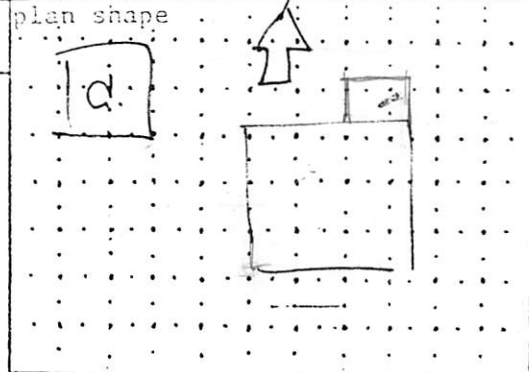
building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600585
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field map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	northing
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location description 1295 Cerro Ardo	city/town Santa Fe
	land preservation

building name	legal description Tnsp 17 N R range 10 E W sec 19 SE SE
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film roll by mb no. 26	negative nos. 33	loc. of neg. HPB	plan shape
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date of construction Pre 1928 estimate _____ actual
source Directory

use
present residential
other _____
historic residential
other _____

condition
_____ excellent <input checked="" type="checkbox"/> good
_____ fair _____ deteriorating

style Territorial Pueblo Bungalow	foundation material Not ✓
	wall material/surface Stucco

degree of remodeling
<input checked="" type="checkbox"/> minor _____ moderate _____ major
describe:

architectural features
Windows - 6 lite wood casement
Portal - masonry arches
Coping stucco over
Sheet metal awnings
Masonry chimney
Large - pueblo remnant

surroundings Res
relationship to surroundings
<input checked="" type="checkbox"/> similar _____ not similar

district potential
_____ yes _____ no

significance
_____ eligible <input checked="" type="checkbox"/> of _____ none
if eligible, interest

components
wall stone
hedge
wire fence
landmark
street trees
stone curbs
o set back
separate

why?

associated buildings? <input checked="" type="checkbox"/> yes
what type?

if inventoried, list ID nos.

see back? _____ yes

Streetscape





Architects + Planners, LLC

P.O. Box 1183

Santa Fe, NM 87504 USA

505.986.8625 or 505.988.5013

505.780.2775 Cell

April.13.2026

Ms. Lani McCulley
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo Santa Fe, NM

Dear Lani,

We are providing the Historic Cultural Properties Inventory (HCPI) report for the residence at 1295 Cerro Gordo, owned by Anne Pfauth and Thomas /Eric Sikes.

We request a Historic Status review with the Primary Façade Designation(s)

We look forward to your questions and comments, feel free to call.


Respectfully submitted,


Harvey N. Monroe, Jr, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 10, 2026

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372 4. County: Santa Fe Parcel # 11916416
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 12, 2026		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 6, 1983, Michael Belshaw <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6834109,-105.9154025		
10. Photo Information: Jim Rodman, photographer. Photo 1: View of south (front) elevation. Camera facing northwest.		
11. Brief Description of the Property: <p>Erected in the early 1930s of adobe, the former Librado and Plácida Ortiz House occupies a position on the north side of Cerro Gordo Road, overlooking the Santa Fe River valley. The building, originally constructed as two connected rooms, has an approximate gross square footage of 1,030, excluding two porches. The façade, featuring an arched porch entry and wood casement windows, appears to retain its original configuration. The side elevations have been subject to minor alterations, while the rear (north) elevation received a two-room addition in 1996. The house expresses a vernacular Pueblo Revival form and style, with exposed vigas at the façade and rounded parapets. It is a contributing resource within the Downtown and Eastside Historic District.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: Date: early 1930s (possibly late 1920s) <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds, city directories, and family recollection		
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		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>  <p>Source: Office of the Santa Fe County Assessor <i>parcel lines may not be accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services w/ Jim Rodman</p> <p>For: Current owner: Anne T. Pfauth and Thomas Sike, via Harvey N. Monroe Jr., AIA Terraplen Architect</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Anne T. Pfauth and Thomas Sike</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributing: house <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status: retaining walls Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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 <u> A </u> <u> B </u> <u> C </u> <u> D </u>
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372	
		4. County: Santa Fe	
		5. Date of Survey: March 12, 2026	

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" 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 type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input 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: <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 checked="" 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 <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 checked="" type="checkbox"/> Metal: V-Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
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10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Wood</td> <td>1</td> <td>1</td> </tr> <tr> <td>Sash -fixed</td> <td>Wood</td> <td>8</td> <td>3</td> </tr> <tr> <td>Sasih-fixed</td> <td>Wood</td> <td>6</td> <td>2</td> </tr> <tr> <td>Sash-fixed</td> <td>Wood</td> <td>6</td> <td>1</td> </tr> <tr> <td>Hung-Sash</td> <td>Clad</td> <td>1/1</td> <td>1</td> </tr> </tbody> </table> Note: Based on visibility and access during survey	Operation	Material	Glazing	Number	Casement	Wood	1	1	Sash -fixed	Wood	8	3	Sasih-fixed	Wood	6	2	Sash-fixed	Wood	6	1	Hung-Sash	Clad	1/1	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>½-light</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>½-light (9-light)</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	½-light	Wood	2	Single-Leaf	½-light (9-light)	Wood	1
Operation	Material	Glazing	Number																																		
Casement	Wood	1	1																																		
Sash -fixed	Wood	8	3																																		
Sasih-fixed	Wood	6	2																																		
Sash-fixed	Wood	6	1																																		
Hung-Sash	Clad	1/1	1																																		
Type	Style	Material	Number																																		
Single-Leaf	½-light	Wood	2																																		
Single-Leaf	½-light (9-light)	Wood	1																																		

12. Chimneys <input checked="" type="checkbox"/> two, short stuccoed stacks inside behind parapet	13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: c.1930s: addition of two rooms to two-room core: family memory

#2 Date: Pre-1960: creation of bump-out at the northeast corner: aerial photograph

#3 Date: 1995: demolition of garage and attached shed: family memory, HDRB records, and aerial photographs

#4 Date: 1996: north elevation addition; alteration of west elevation porch: other changes; HDRB records and physical 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>

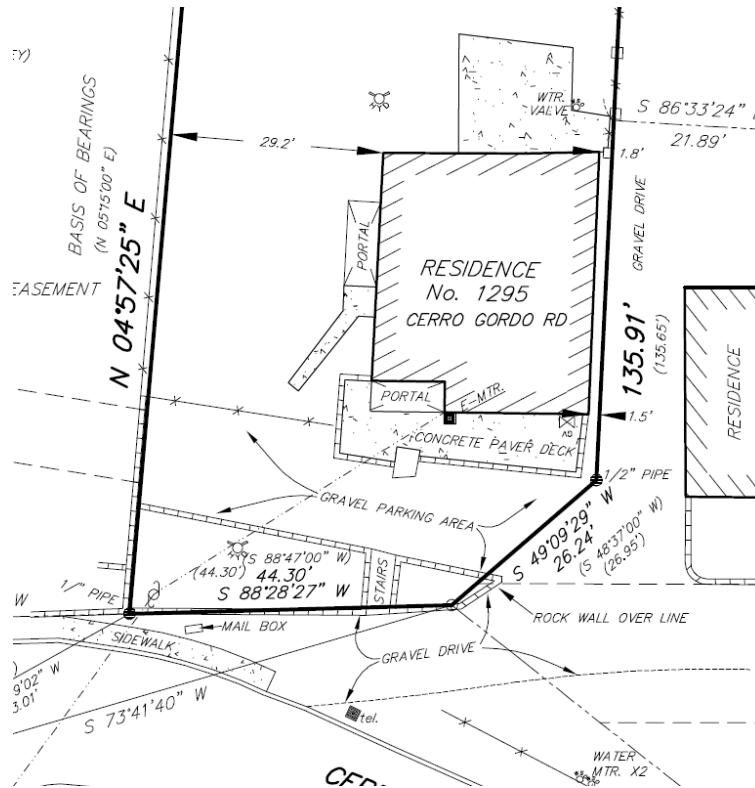
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2026 survey plat. Courtesy of Del Rio Surveys, Inc.



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Architectural Description Continued

Setting

The property occupies an elevated lot above the road, defined by a substantial terraced retaining wall constructed of irregular fieldstone (Photo 2). A central concrete stair ascends from the street to a small landing and entry sequence. The 0.235-acre site is informally landscaped with gravel ground cover, scattered shrubs, and mature trees, including a mature character-giving juniper near the front of the building. In addition to the stone retaining walls, the site includes modern board fencing.

South (Front) Elevation

The south (front) elevation occupies an elevated, terrace-like setting overlooking the Santa Fe River valley, an area historically associated with agriculture and with the family who constructed the house. The façade reflects two early phases of construction, comprising the original two-room core and a subsequent expansion (Photo 3). While the exact sequence is not fully clear, the east portion appears to represent the earlier construction.

An arched porch was added shortly thereafter in conjunction with the expansion to the west, which introduced two additional rooms. Differences in the diameter of the exposed viga ends along the façade indicate these phases. The later section is approached by a short run of concrete steps leading to the porch (Photo 3). Three arches define this space and shelter the primary entry, which contains a nine-light wood door.

To the east, the earlier portion of the façade is fenestrated by a grouped set of eight-light wood fixed sash windows within a continuous opening (Photo 4). These are set close to the wall plane and framed by simple wood casings.

West Elevation

The west elevation contains a secondary historic entry, which provided access to a small apartment during World War II. The façade includes a window with two six-light non-operable sash, now obscured by ivy (Photo 4). The entry is approached by concrete

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steps leading to a small landing, sheltered by a non-historic shallow shed-roof canopy supported by square wood posts. Behind a security grille is a half-light over panel wood door of unknown vintage.

A photograph from a 1987 appraisal indicates that this entry was then of a different configuration, appearing semi-enclosed and incorporating a window (Fig. 6). Two metal *canales* of older vintage pierce the parapet, and a small stuccoed chimney stack rises above the roofline.

North Elevation

The north elevation opens onto a patio and represents the most altered façade of the house (Photo 6). A 1987 appraisal photograph indicates that it historically contained a small number of wood casement windows and a bumped-out section at the northeast corner, used as a laundry room (Fig. 6).

In 1996, the then-owner received approval from the Historic Design Review Board to construct a two-room addition, extending the building approximately six feet north to align with the wall plane of the earlier projection. The addition is fenestrated with a door and a small casement window. The earlier extension retains its original six-light sash.

East Elevation

This elevation has minimal fenestration, consisting of a single opening fitted with a clad one-over-one hung sash window (Photos 7 & 8). A line of *contrapared* is visible at the base of the wall. As with the other elevations, the parapet is thickened. Several vents and pipes rise above the roofline. A low stuccoed chimney stack is also present on this elevation and has been fitted with a modern stove flue.

Interior

The interior was not examined as part of the site visit. However, a review of earlier drawings indicates that circulation and room configuration were altered as part of the 1996 renovation (Fig. 5).

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Historical Overview

Neighborhood Context

Cerro Gordo (“fat hill”) and the related road historically fall within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, then governor and captain-general of New Mexico. Lucero petitioned for land outside the official pueblo (city) grant to be “sufficiently large to permit the planting of two fanegas (an unspecified measure of land) of corn.”¹ Upon taking possession in October 1732, however, Lucero found the grant considerably smaller than he had requested. By the late 19th century, the former Lucero grant had been settled and subdivided into cultivated. Parcels immediately north of the river were laid out in a relatively regular pattern, mostly as rectangular fields. Those north of future Cerro Gordo Road were larger and irregular in shape.

Ownership of the subject property is apparent on the 1917 Hydrographic Survey map. At that time, the area—still not formally subdivided—formed part of a five-acre irrigated parcel held by Ramoncita Armijo, Ramon Armijo, and Florencio Armijo (Fig. 1). These family holdings were irrigated by the Acequia Cerro Gordo, an approximately two-mile-long ditch that diverted from the mother ditch near the old reservoir. Known as Ditch No. 2,² the acequia followed a sinuous course along the north side of the Santa Fe River, conforming to the land's natural contours. Its alignment, in turn, influenced the course of Cerro Gordo Road.

By the mid-20th century, land on both sides of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, Sr., a farmer and rancher and a founding member of La Unión Protectiva.³

¹U.S. Court of Private Land Claims, Santa Fe District, “Jose Antonio Lucero Grant,” 1896-1898, <https://nmdigital.unm.edu/digital/collection/catron/id/21015>.

² State Engineer’s Office, “Report: Santa Fe Hydrographic Survey,” (Santa Fe: State Engineer’s Office, March 13, 1919, no pagination.

³ Abundio Armijo Dies at 95,” *Santa Fe New Mexican*, October 20, 1970, 1.

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Librado and Plácida Ortiz

At some point, likely in the late 1920s, a young farmer named Librado Ortiz settled on the subject property. Born in Cañada de los Álamos in 1899 to George and Trinidad Ortiz, he grew up on the outskirts of Santa Fe. ⁴ He married Plácida Armijo, daughter of Abundio Armijo, Sr., who had been raised on a nearby property.

By 1928, as indicated in a Santa Fe city directory, the couple was living on Cerro Gordo, which at that time had no formal street addresses. The household consisted of Librado, Plácida, and their only child, Alfredo Jean.⁵

Two years later, the 1930 federal census recorded the family on Upper Palace Avenue, another name then used for Cerro Gordo Road.⁶ Librado was listed as the house's owner, valued at \$200. He was employed as a carpenter, working for Fred Grill, a German immigrant who had established a carpentry and contracting business on East Water Street in the 1920s. The family lived near Plácida's father and among neighbors bearing the Lucero and Gonzales surnames. Later city directories identified the property by its current address.

An unrecorded deed dated February 4, 1931, shows that Plácida's parents conveyed the subject property to their daughter.⁷ Written in Spanish, it describes "una porción de tierra" (a portion of land), that was part of Abundio and María Rivera de Armijo's larger holding, which measured "setecientas setenta y dos (772) centavos," using an older Spanish–Mexican system of land measurement. The deed does not mention a house, which is not unusual for property descriptions of this type and period.

The description, employing traditional terminology and measurement, reflects the continued subdivision of a larger family landholding using informal boundaries and access routes rather than surveyed lots. A 1935 aerial photograph indicates that a

⁴ "Librado Ortiz," *Santa Fe New Mexican*, February 9, 1988, 4.

⁵ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 133

⁶ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0014; FHL microfilm: 2341134.

⁷ Documento garantizado, Abundio Armijo y María Rivera de Armijo a Plácida Armijo de Ortiz, 4 de febrero de 1931. Document is in possession of current homeowner.

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building was present on the site by the mid-1930s (Fig. 2). The 1940 census recorded a similar household and neighborhood composition as before the Great Depression.

A Family Tragedy

After graduating from high school in 1944, Alfredo Ortiz enlisted in the Navy. He was assigned to the USS Goodhue (APA-107), a Bayfield-class attack transport, and served as a seaman (first class). He was killed during the Battle of Okinawa on April 2, 1945, while the vessel was operating in support of amphibious landings. On that date, the Goodhue came under sustained Japanese aerial attack, including kamikaze strikes targeting the transport fleet off Okinawa; although the ship itself survived, personnel were killed and wounded during these assaults. Alfredo’s body was not returned to the United States until 1949, when he was interred with 20 other previously missing servicemen at Santa Fe National Cemetery.⁸

A Shared House

The year following their son’s delayed burial, the census recorded Librado and Plácida residing at 1295 Cerro Gordo Road; neither was listed as employed.⁹ Also living at the address were Frank and Manuelita Armijo and their two children.

As explained in a 1996 letter by Frank’s brother Abundio Armijo, Jr., Frank and Manuelita (“Molly”) moved into the house during World War II, likely following Alfredo’s death. They created a small apartment with a kitchen and bedroom, the latter located in what is now the living room. Their presence is reflected in the 1949 city directory, which lists the address as 1259 ½ Cerro Gordo Road.¹⁰ They later constructed their own house nearby.

⁸ “Bodies of Local War Dead Return,” *Santa Fe New Mexican*, March 21, 1949, 7.

⁹ U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 10; Enumeration District: 26-19.

¹⁰ 19Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 371.

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Neighborhood Change

The area remained rural and in agricultural production through beginning of World War II. While Upper Canyon Road—located south of the river—was improved and saw the construction of large Anglo residences, the Cerro Gordo neighborhood remained predominantly Hispanic with a rough, unpaved road. The area now occupied by the Cerro Encantado subdivision functioned historically as a natural stock tank and was used by local children as a baseball field.¹¹

During the 1960s, Librado, who had lost his hearing, increasingly withdrew into his own world. He spoke only Spanish and a niece remembered him sitting for hours watching television with the sound off, as he could no longer hear it.¹²

Plácida, whom her nieces and nephews called “Tía Pash,” was a much-loved relative and a familiar presence in the neighborhood. She maintained a small, carefully tended patch of lawn in front of the house; in the rear, she kept a kitchen garden where she raised carrots, peas, and other vegetables, along with huckleberry plants and plum trees.¹³ She cooked for an extended circle of family and neighbors, sustaining what was remembered as an always-active kitchen.

The house itself was modestly furnished. Family members recall that it centered around a square, homemade kitchen table accompanied by ladderback chairs painted turquoise. The kitchen retained simple, hand-built cabinetry with glass pulls, and open shelves fashioned from scrap wood consistent with the table's construction.¹⁴

In 1966, the 1931 conveyance was formalized through a recorded warranty deed, translating the earlier Spanish-language description into a surveyed metes-and-bounds parcel.¹⁵ Based on a 1965 survey by Samuel P. Davalos, the description fixes the

¹¹ Roberta (Robynn) Glynn Armijo, telephone conversation with John Murphey, March 31, 2026. Armijo was the niece of Librado and Plácida Ortiz and the most recent owner of the house.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Warranty Deed, Abundio and Maria Rivera Armijo to Placida Armijo de Ortiz and Librado Ortiz, recorded March 4, 1966, Book 235, Page 223, Instrument # 290740, Santa Fe County, New Mexico.

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property by measured bearings and distances, references adjoining owners, and establishes a ten-foot driveway providing access from Armijo Lane to Cerro Gordo Road.

Plácida Armijo Ortiz died at St. Vincent Hospital on July 1, 1976, at age 69.¹⁶ Librado, who had been residing in a nursing home, followed her in death twelve years later, passing on February 7, 1988 at age 88.¹⁷

On August 18, 1988, the co-personal representatives of Librado’s estate conveyed all of the estate’s interest in certain Santa Fe County real property to his niece, Roberta Glynn Armijo, the second-to-last owner of the house.¹⁸

Alteration to House and Grounds

According to family history, the house began as a two-room adobe built by Librado Ortiz. This initial construction likely dated to the 1920s and corresponds to the two connected rooms forming the east side of the present house. Shortly thereafter, a dining room and kitchen were added to the west side, creating an arcaded entry porch and expanding the dwelling to a four-room configuration. With only minor modifications, this arrangement persisted through the historic period, as evidenced in a 1978 aerial photograph (Fig. 4).

A 1987 appraisal floor plan drawing depicts an internal layout consisting essentially of four rooms with room-to-room circulation (Fig. 5). In 1995, Roberta Glynn Armijo approached the Historic Design Review Board with a request to remove the deteriorated garage (H-95-185). The following year, the board reviewed a proposal to construct an addition across the façade, incorporating a bathroom and laundry (H-96-024). In preparation for that review, Abundio Armijo, Jr., Plácida’s brother, described the evolution of the floor plan over time (Fig. 7).

In addition to the new rooms, the approximately \$20,000 project introduced a hallway, altering the internal circulation of the house. Other changes included the removal of a

¹⁶ “Ortiz, Placida A., 69,” *Santa Fe New Mexican*, July 02, 1976, B-7.

¹⁷ “Librado Ortiz.”

¹⁸ Personal Representative’s Deed, Abundio Armijo, Jr., et al. to Roberta Glynn Armijo, recorded September 6, 1988, Book 624, Page 18, Instrument # 658774, Santa Fe County, New Mexico.

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small adobe storage shed, referred to by the family as the *cuartita*, that stood at the northeast corner of the property. A possible cellar near the rear of the house was filled in, and the adjacent acequia was covered and converted into a patio.¹⁹ The Historic Design Review Board awarded Roberta Glynn Armijo a Heritage Preservation Award in 1997 in recognition of the home's sensitive renovation.²⁰

More recently, Roberta Glynn Armijo began considering a move out of the house. She had hoped that a family member would purchase it at a discounted price, but those who considered the option found the cost per square foot of renovation prohibitive.²¹ With regret, Armijo placed the property on the open market, ending nearly century of family ownership.²²

Evaluation of Historical Status

The house, at least in its core, dates to the 1930s, with its overall ground plan established well before the 50-year threshold. The most intact and character-defining elevation is the front façade, which retains distinct features including two lines of vigas and a pronounced arched porch opening. The recommendation is to maintain Contributing status and to designate the entire front elevation as the primary façade.

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; these are recommended as Contributing features. By contrast, the lower rockwork is first clearly visible in 1978 aerial imagery. As such, there is insufficient evidence to confirm that it dates to the period of significance.

¹⁹ Armijo, telephone conversation with John Murphey.

²⁰ Mary Grzeskowiak, letter to Roberta Glynn Armijo, April 30, 1997.

²¹ Armijo, telephone conversation with John Murphey.

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Illustrations



Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Approximate location of current property circled.

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Figure 2: 1935 aerial photograph. United States Soil Conservation Service, NM 133, Sheet # 1009. Subject house circled.

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Figure 3: September 25, 1960, aerial photograph. Subject house circled.

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Figure 4: September 11, 1978, aerial photograph.

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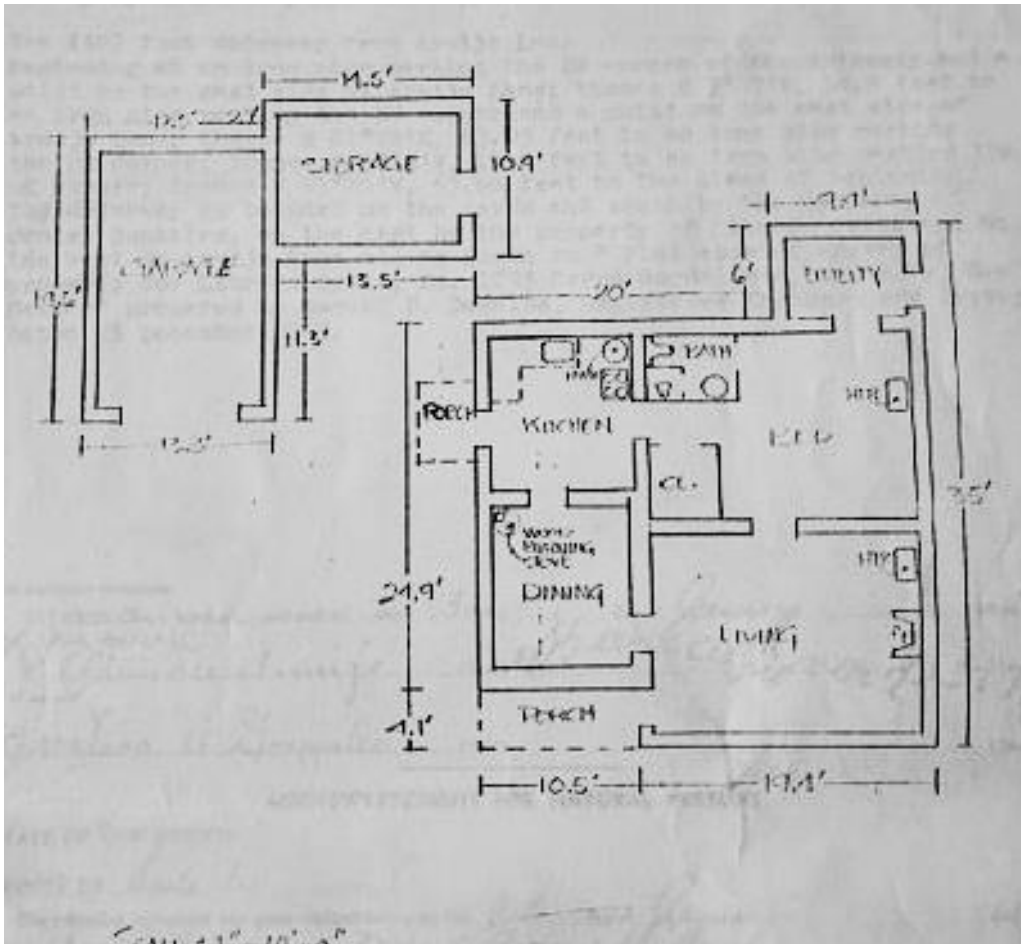


Figure 5: 1987 appraisal floor plan.

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Front of Subject



Rear of Subject

Figure 6: 1987 appraisal photographs.

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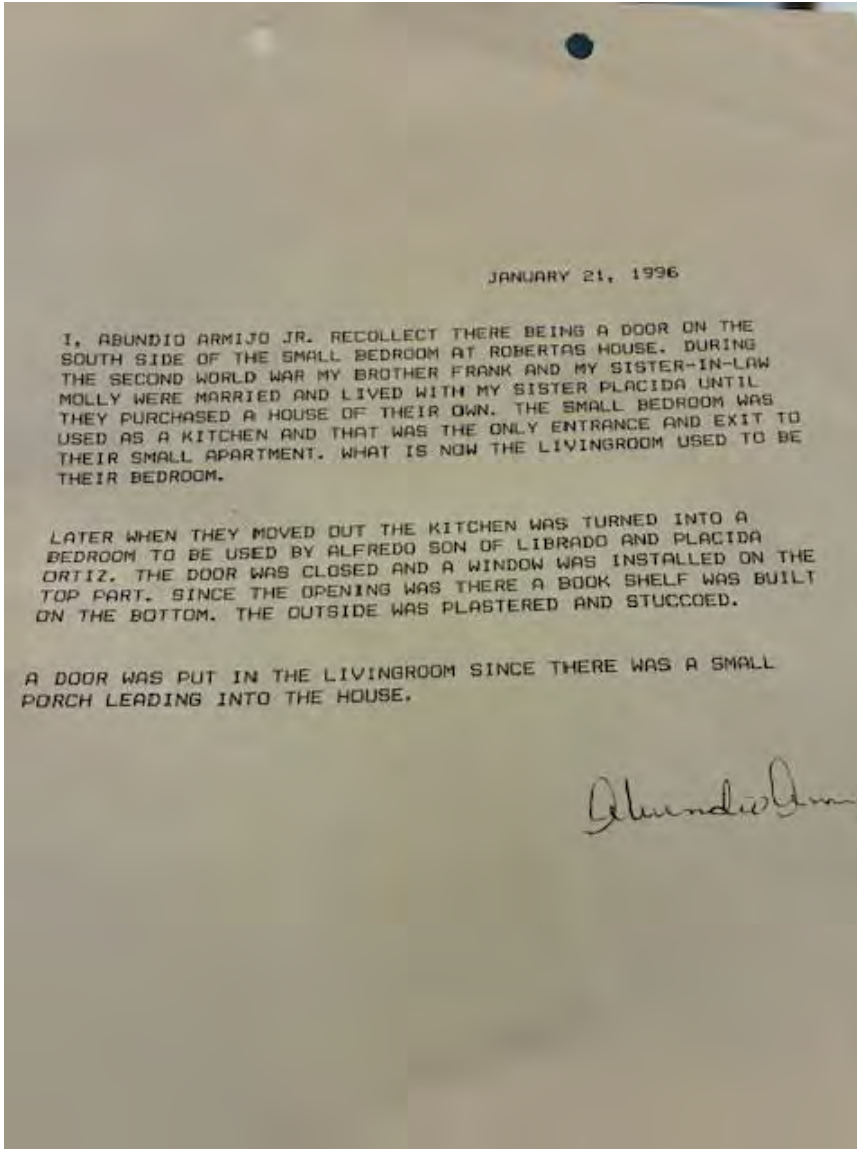


Figure 7: January 21, 1996 letter from Abundio Armijo, Jr., explaining the home's earlier floor plan.

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Survey Photographs

(All images taken by Jim Rodman on March 12, 2026).



Photo 2: Setting. Camera facing north.

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Photo 3: South (front) façade. Camera facing north.

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		4. County: Santa Fe		
		5. Date of Survey: March 12, 2026		



Photo 4: South (front) façade. Window detail. Camera facing northeast.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372	
		4. County: Santa Fe	
		5. Date of Survey: March 12, 2026	



Photo 5: West elevation. Camera facing northeast.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372	
		4. County: Santa Fe	
		5. Date of Survey: March 12, 2026	



Photo 6: North elevation, Camera facing southwest.

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372	
		4. County: Santa Fe	
		5. Date of Survey: March 12, 2026	



Photo 7: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372		
		4. County: Santa Fe		
		5. Date of Survey: March 12, 2026		



Photo 8: East elevation. Window detail. Camera facing west.