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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

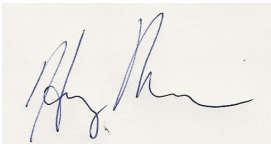
Dear Lani,

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. _____	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: 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.		
Continued on Page 5.		
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																																					
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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: <u> </u> N/A Number: <u> </u> <u> </u> 1 <u> </u> 1 1/2 <u> </u> 2 <u> </u> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input checked="" type="checkbox"/> Not visible <u> </u> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Stone Other: Notes 9. Roof: <u> </u> 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:																																					
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">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>		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; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">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
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Note: Based on visibility and access during survey 12. Chimneys <input checked="" type="checkbox"/> two, short stuccoed stacks inside behind parapet		13. Porches <u> </u> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																					
14. Other Significant Features N/A																																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: c.1930s: addition of two rooms to two-room core: family memory</u> <u>#2 Date: Pre-1960: creation of bump-out at the northeast corner: aerial photograph</u> <u>#3 Date: 1995: demolition of garage and attached shed: family memory, HDRB records, and aerial photographs</u> <u>#4 Date: 1996: north elevation addition; alteration of west elevation porch: other changes; HDRB records and physical evidence</u>																																							

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>			
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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.

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

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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

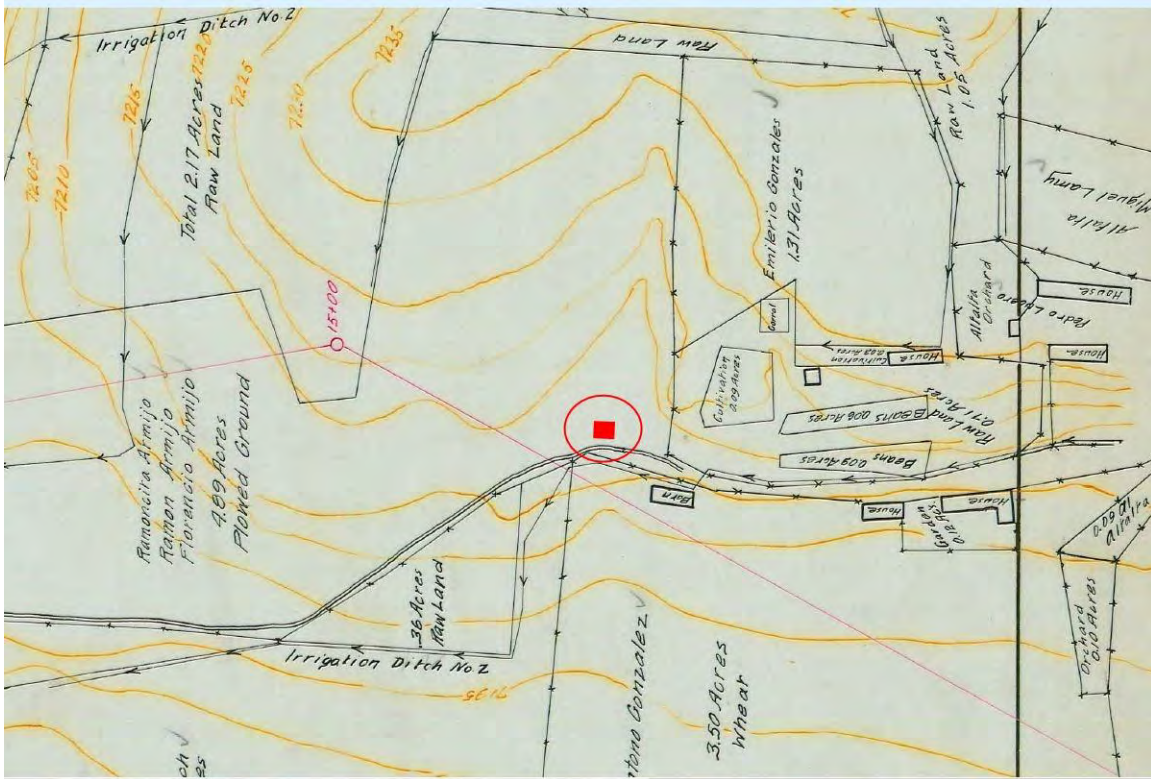


Figure 1: State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (published 1919). Approximate location of current property circled.

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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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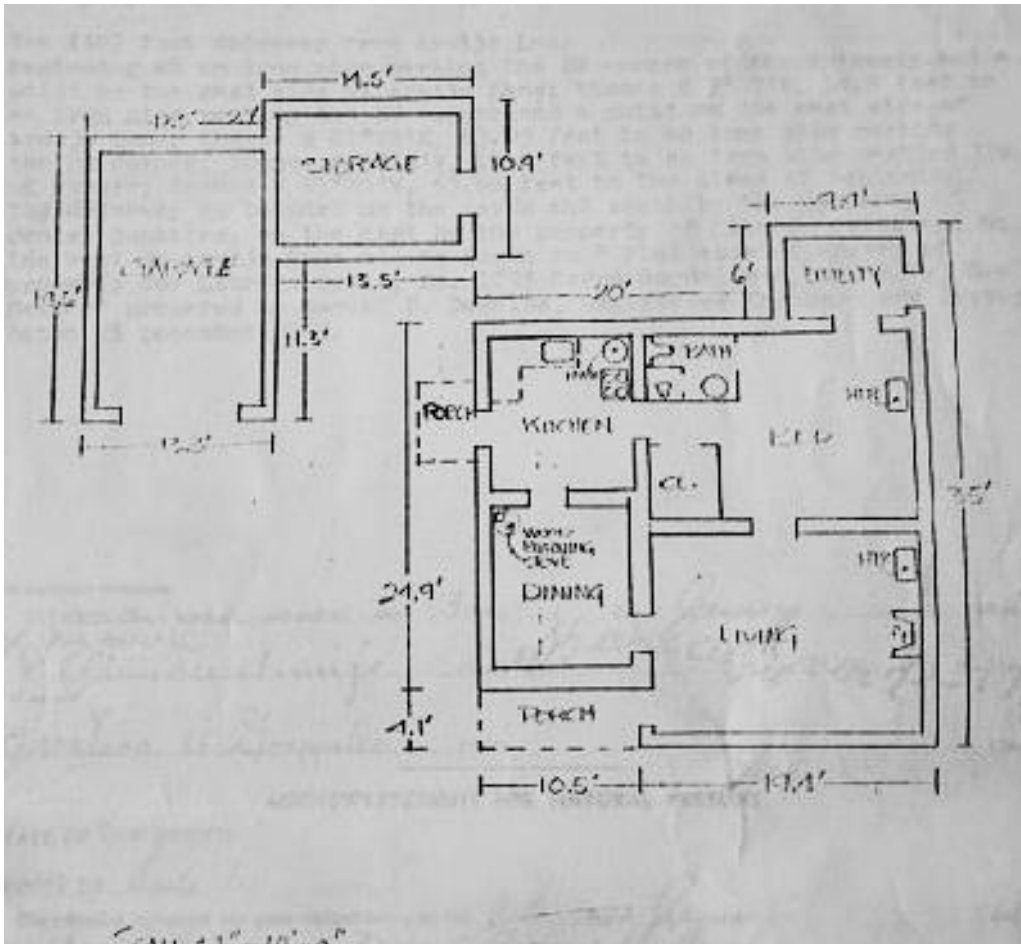


Figure 5: 1987 appraisal floor plan.

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Front of Subject



Rear of Subject

Figure 6: 1987 appraisal photographs.

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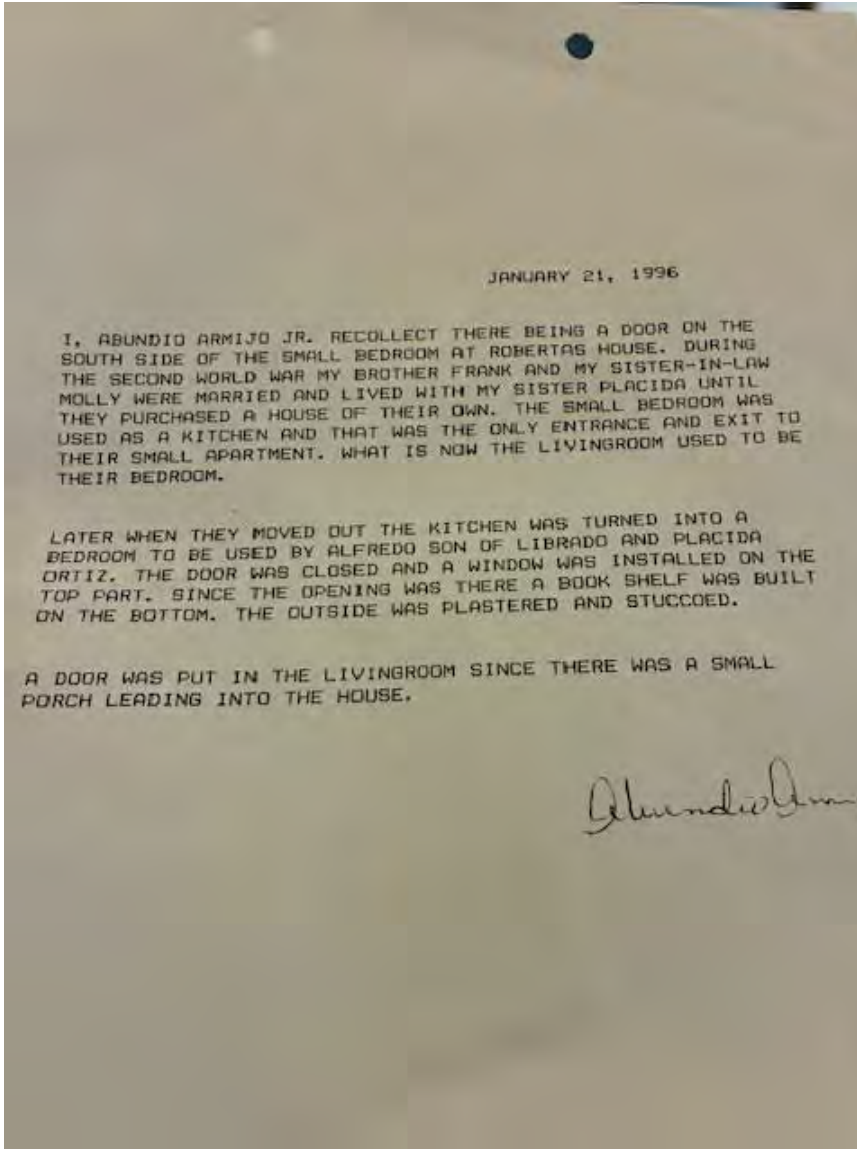


Figure 7: January 21, 1996 letter from Abundio Armijo, Jr., explaining the home's earlier floor plan.

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

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Photo 5: West elevation. Camera facing northeast.

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Photo 6: North elevation, Camera facing southwest.

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Photo 7: East elevation. Camera facing northwest.

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