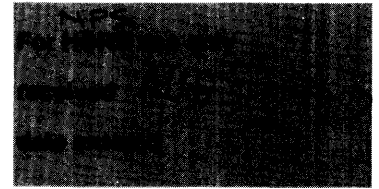


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Juan Cristóbal Armijo, "New Homestead"
and/or common Hacienda del Lago, Outlook Ranch

2. Location

street & number 207 Griegos Road, N.E. not for publication
city, town Albuquerque _____ vicinity of _____ congressional district 1
state New Mexico code 35 county Bernalillo code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mrs. Harry A. Batten
street & number 207 Griegos Road N.E.
city, town Albuquerque _____ vicinity of _____ state New Mexico 87107

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Clerk's Office
street & number 505 Central Avenue N.W.
city, town Albuquerque _____ state New Mexico 87102

6. Representation in Existing Surveys

title Historic Landmarks Survey of Albuq. has this property been determined eligible? yes no
Listed on the New Mexico State #586
date January 1978 // Register of Cultural Properties federal state county local
depository for survey records Historic Landmarks Survey, Redevelopment Planning, P.O. Box 1293
city, town Albuquerque, New Mexico state 87103

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Present and Original Appearance

Juan Cristóbal Armijo's "New Homestead" follows the classic New Mexican hacienda plan in which a series of rooms surrounds a courtyard or placita. Built of terrones, or sod blocks, the house is an excellent example of the Territorial style, a combination of traditional New Mexican building patterns and new forms introduced from the eastern United States.

Sited at the corner of two historic--and now heavily travelled--roads in Albuquerque's semi-rural North Valley, the Armijo homestead is completely screened from the roadside by the thick growth of old trees and shrubbery, as well as by a long setback. A man-made pond south of the homestead, constructed about 1950 by the Borrell family, gives the property its current name, Hacienda del Lago.

Vestibules at the north and south ends of the rectangular house give entrance to the central placita and to the rooms of the east and west wing. According to architectural historian Bainbridge Bunting,

The strict symmetry of the plan, the uniform width of the walls, and the consistent presence of right angles at wall intersections differentiate this building from the more casual Spanish Colonial construction usually encountered. This would indicate a date after Yankee influence had begun to be felt in New Mexico....The handsomest and least changed parts of the house are the main (south) facade and the placita where the fine Territorial trim with pedimented lintels which frame the windows and front door recalls that of the Palace of the Governors in Santa Fe.

(Manuscript analysis of Armijo homestead in Historic Landmarks Survey files, January, 1978)

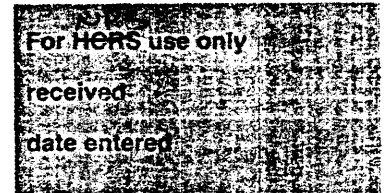
The south facade of the Armijo homestead has a double-door zaguan entrance, flanked by a pair of shuttered windows with Territorial pedimented lintels. From the vestibule, doors lead to the west bedroom wing and east public wing; most rooms have both doors and windows opening onto the central placita, so that passage can be made either from room to room (there is no corridor) or across the placita.

The east wing contains a modern kitchen on the south side, and a study on the north which the present owner believes was originally a carriage house (the room has no direct entrance to the placita). In the center of the wing is the long sala, or living room, with its log vigas in contrast to the rectangular mill-sawn beams with beaded moldings found in most of the other rooms. The twelve-foot floor to ceiling height here and throughout is another indication of the Yankee influence in the Territorial period.

In the west wing, the four bedrooms have been modernized by the addition, within the original walls, of three bathrooms. The five fireplaces of the house, while probably part of its original fabric, were rebuilt during a 1930's rehabilitation.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 2

The windows and doors that look into the placita are framed with Territorial pedimented lintels; the large 9/6 wood sash windows bring considerable indirect light into the house. A small window set high in the east wall of the placita is fitted with wooden bars; while it may have been rebuilt, it recalls typical Colonial fenestration.

The exterior windows and doors show a great variety of sizes and types, and include some new openings cut during the 1930's rehabilitation. North and south facade windows appear to be original; on the west facade, windows appear to have been added at many different periods to what was probably originally a fairly blank elevation. Most have Territorial pedimented lintels and all are traditionally framed. Awning, casement, and wood sash windows are among the types found in this facade. The east facade has seen the greatest changes, with windows of more modern scale (though still wood framed) set under flat lintels, and doors opening onto a traditionally designed, but modern portal. This facade is probably the result of the 1930's alterations, while the west facade changes seem to have been made earlier.

Other minor changes made during the 1930's alterations include the laying of asphalt over roofs covered with several inches of dirt; the addition of a screened portal at the south end of the placita to ease bad weather access to the bedroom wing; replacement of dirt floors with brick, concrete, or hardwood; and the addition of a bathroom and utility room to the northeast corner of the house. This added room was remodelled by the current owner, Mrs. Harry Batten, in 1954 to turn it into a bedroom suite. The addition is clearly differentiated from the original house by a lower roof line and is not visible from the main approach to the house. Built of adobe with small wood windows traditionally framed, it is compatible with the style of the original.

The alterations to the Armijo homestead, basically those required to make the house useful and comfortable for contemporary living, do not detract from the essential historic qualities of the house.

Associated buildings include a greenhouse and potting shed of modern design to the east of the main house. North of the main house is a large courtyard, walled with adobes, which is entered from the rear vestibule. A small adobe garage is set in the northeast corner of this courtyard. A long garage and shed combination is built west from the courtyard wall. Terron construction is evidence that this building is fairly early, perhaps an extension of some original outbuildings. It is in a somewhat delapidated condition with mud plaster still in evidence in protected parts of the structure. South of this building, and about 10 feet west of the original house is a two-story library constructed by Mrs. Batten in 1967 to house her extensive collection of books and art. Built of adobe, it is clearly modern, but sympathetic in massing and materials with the Armijo homestead.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1875-1885 **Builder/Architect** Juan Cristóbal Armijo

Statement of Significance (in one paragraph)

Juan Cristóbal Armijo's "New Homestead" is one of the very few hacienda residences enclosing a placita remaining in New Mexico from before the 20th century, and the only one in the Albuquerque area. Changes over the years have respected the building's historic qualities; now, beautifully maintained in its superb setting, it conveys the feeling of New Mexico's rural past. It is also significant as the home of a wealthy merchant-farmer and member of Albuquerque's influential Armijo family.

The "New Homestead" is sited at the eastern end of the old village of Los Griegos, now part of Albuquerque, but a separate farming community until the 1950's. The village was established by a 1708 grant to Juan Griego; historically, most houses were built along Griegos Road with farmlands on either side watered by acequias (irrigation ditches). The houses to the west were subject to frequent flooding from the Rio Grande until the development of flood controls in the 20th century, but the Armijo homestead, built near the edge of a low escarpment overlooking the valley, was high enough to escape most floods. A number of Albuquerque's most significant Territorial buildings, including the Griego de Garcia House (National Register, 6/79) and the Barela de Bledsoe House (National Register, 3/79) are located along Edith Boulevard, the old Camino de la Ladera (Foothill Road) which was an alternate wet weather route through the Rio Grande valley.

By the time the homestead was built, Armijo family members were well established as the patrones of the Albuquerque area, wealthy and politically influential. The son of Juan Armijo and Rosalia Ortega, Juan Cristóbal was born in 1810 in Albuquerque, at the beginning of a century when his family would exercise enormous political influence. Manuel Armijo, the last Mexican governor of New Mexico, was his uncle; his cousins Cristóbal and Salvador and his brother Ambrosio were wealthy merchants and politicians in Old Albuquerque.

Like many others in his family, Juan Cristóbal had a distinguished career of public service and private enterprise. In 1830 he married Juana Chavez, daughter of Mexican Governor Francisco Xavier Chavez. He served as a soldier in 1837 and in an 1840 campaign against the Navajo, and in a dramatic incident in 1851, was charged and acquitted of the killing of William Curtis Skinner, shot at Juan Cristóbal's Ranchos de Albuquerque house.

He saw public service both under the Mexican and United States regimes, as a member of the Mexican departmental assembly in 1845 and as a member of the Territorial legislature of 1851 and 1852. During the 1850's Juan Cristóbal and his family lived, at least part of the time, in Albuquerque, where he had a store and house, both since demolished. During the Civil War, Armijo interrupted his mercantile activities to serve with the Union militia at Fort Craig.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 9 1/2 acres

Quadrangle name Los Griegos, New Mexico

Quadrangle scale 1:24,000

UMT References

A 13 351200 3888295
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Outlook Ranch, Parcel A, on Middle Rio Grande Conservancy District map 33. This parcel includes the Armijo homestead and associated buildings described in this nomination. See attached plat map.

List all states and counties for properties overlapping state or county boundaries N/A

state code county code

state code county code

11. Form Prepared By

name/title Susan Dewitt, Coordinator

organization Historic Landmarks Survey of Albuquerque date June 11, 1981

street & number Redevelopment Planning, P.O. Box 1293 telephone (505) 766-4720

city or town Albuquerque state New Mexico 87103

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

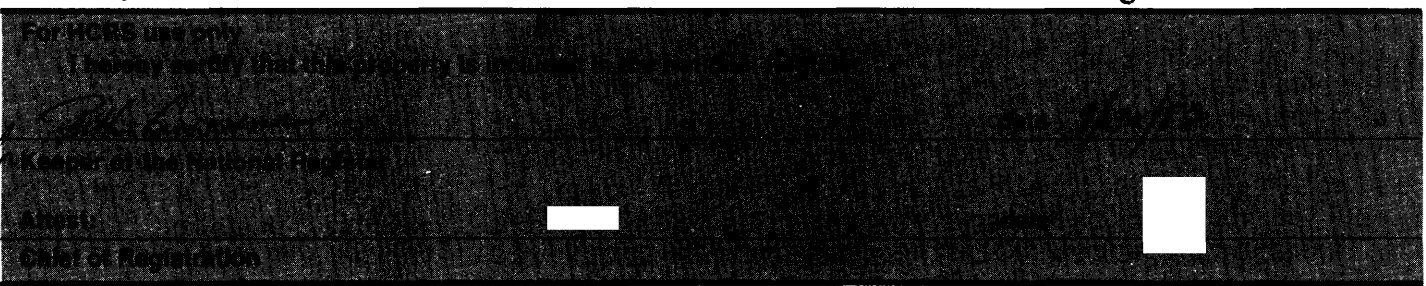
national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

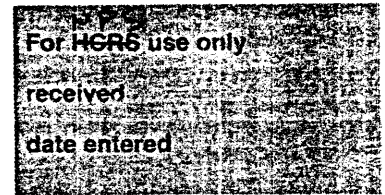
title State Historic Preservation Officer

date 8-10-82



**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 2

Juan Cristóbal's fourth child, Justo, was born in Los Griegos in 1852, so probably he had acquired land in that area--and perhaps built his old homestead--while maintaining another residence in Albuquerque, three miles to the south. The location of his "Old Homestead" is unknown, but it was probably in the Griegos area. He is shown in the 1860 census as one of the two wealthy men of Los Griegos (the other was also an Armijo), and in the 1870 census he is listed as a wholesale farmer and merchant in Los Griegos, with his real estate valued at \$8,000 and his personal property at \$58,000--quite a substantial fortune for the Albuquerque area at that time.

No documents have been found that give a precise building date for the new homestead--even Juan Cristóbal's purchase of the land is not recorded in Bernalillo County records. But the evidence of the house's style suggests a date shortly before the arrival of the railroad in 1880. The symmetry, right angles, and high ceilings are characteristic of the period 1870-1880, though the plan of the house was somewhat old-fashioned by that time. A building date during that decade is consistent with Juan Cristóbal's death in 1884.

Juan Cristóbal left his property--including the New Homestead, Old Homestead, a vineyard, La Milpa (cornfield) Duran, and El Cerquito--to his widow, Juana. After her death in 1888, the property was divided among the nine children and other relatives in the traditional Spanish manner. Justo R. Armijo, the son born in Los Griegos, became the estate manager by 1890: family interests in the various properties were still managed in common.

In 1889, Tomas C. Gutiérrez, husband of Juan Cristóbal's daughter Feliciana, began to put together clear title to the new homestead, buying eighth and sixteenth interests from other heirs. Tomas Gutiérrez, notable for having campaigned for Abraham Lincoln in New England in 1860, had to wait 20 years to acquire all the part interests. In 1909 he transferred title to his second wife, Leonor Zamora de Gutiérrez, and died the same year. His widow continued to live in the Armijo homestead until 1936. In an arrangement not unusual in New Mexico, she willed the house to Corina C. de Griego, in exchange for an agreement that Corina would let her continue to live in the house and would take care of her.

Leonor Gutiérrez died in 1936, leaving the property to Corina de Griego, who with her husband Apolinario, sold to A.E. and Elizabeth Borrell in 1939. The Borrells were responsible for much of the preservation and remodeling of the house, and also built the pond which gave the property its contemporary name, Hacienda del Lago. In 1954 the current owner, Mrs. Harry Batten, then Lucia V.B. Engel, purchased the Armijo homestead, where she has since lived. She has respected the historic character of the house and maintained it excellently, so that Juan Cristóbal Armijo's "New Homestead," now one of the oldest historic buildings of the Albuquerque area, still serves as a substantially unaltered reminder of New Mexico's Territorial period and the hacienda life of the Rio Grande valley.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only
received
date entered

Continuation sheet Major Bibliographical Ref. Item number 9

Page 1

Interviews with Mrs. Harry Batten.

John O. Baxter, "Salvador Armijo: Citizen of Albuquerque, 1823, 1879." New Mexico

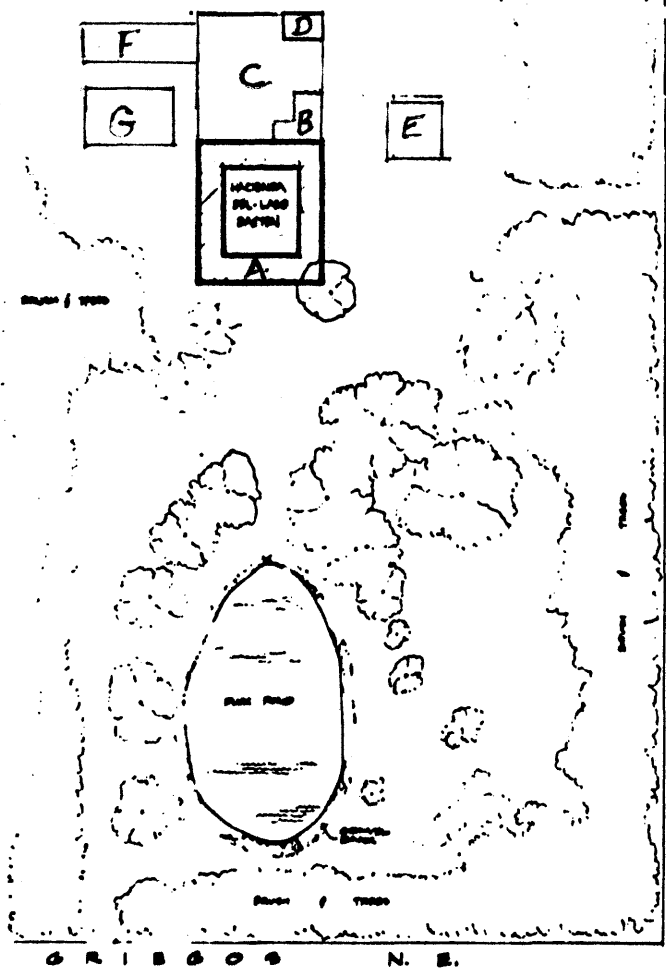
Historical Review (Vol. 53, no. 3, 1978), pp. 219-237.

Bernalillo County Records.

Bainbridge Bunting, Early Architecture in New Mexico (Albuquerque: Univ. of New Mexico Press, 1976), pp. 86 - 107.

Bainbridge Bunting, Manuscript analysis of Armijo "New Homestead" in Historic Landmarks Survey files, written January, 1978.

Donald Dreesen, Nineteenth Century Settlers of Albuquerque, manuscript collection in Albuquerque Public Library, various dates.



SITE PLAN

LIST OF DRAWINGS

1. SITE PLAN AND HISTORY
2. FLOOR PLAN AND RELECTED GRASS PLAN
3. INTERIOR PULPADO ELEVATIONS - NORTH / EAST
4. INTERIOR PULPADO ELEVATIONS - SOUTH / WEST
5. ELEVATIONS - INTERIOR COURTYARD
6. ROOF / WARDROBE
7. STAIR SECTIONS
8. DETAILS

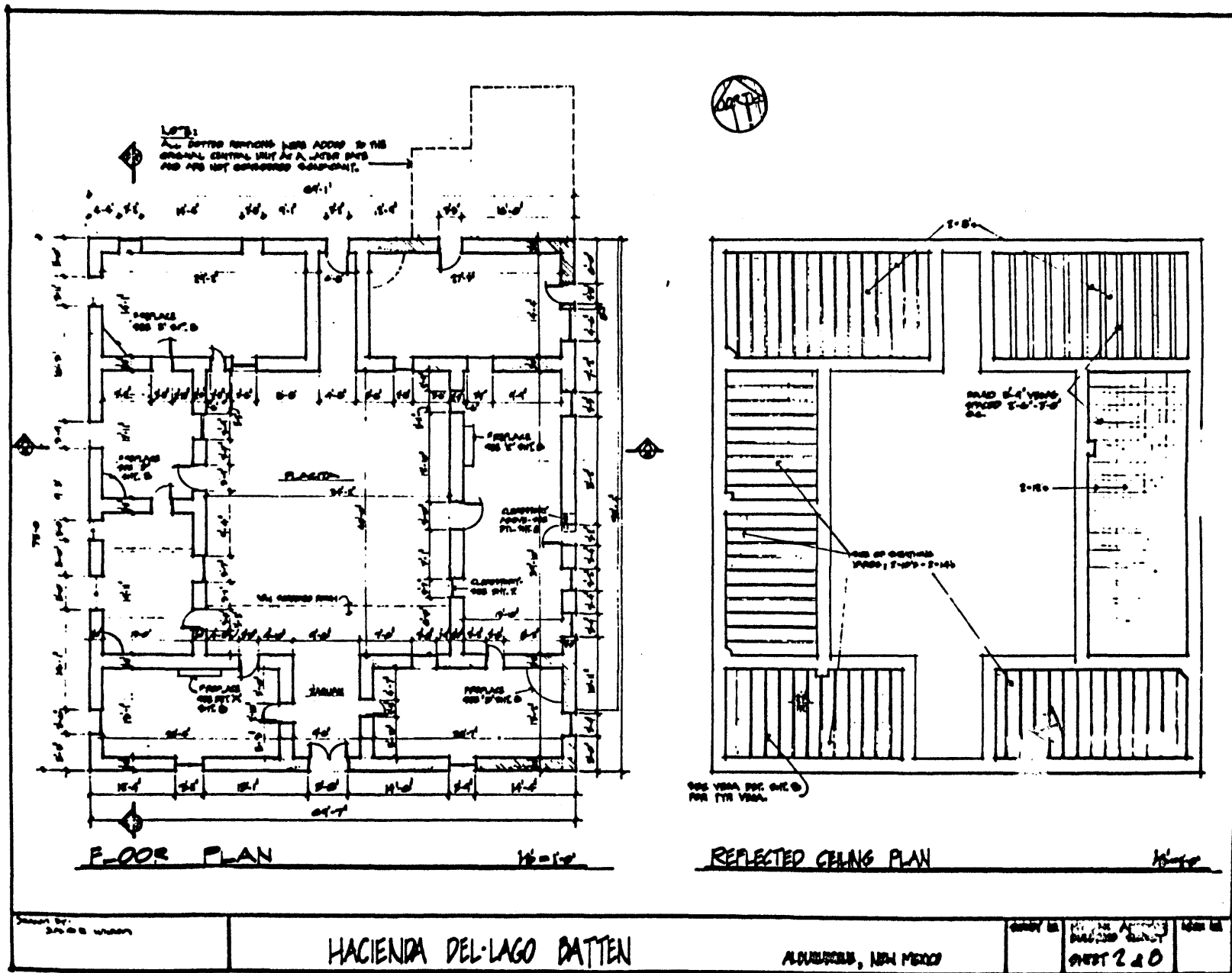
Measured drawings of the Juan Cristóbal Armijo "New Homestead," drawn 1974-75 for Professor Bainbridge Bunting.

Buildings:

- A. Armijo "New Homestead"
- B. northeast corner addition
- C. north courtyard
- D. garage
- E. greenhouse
- F. garage/shed
- G. library

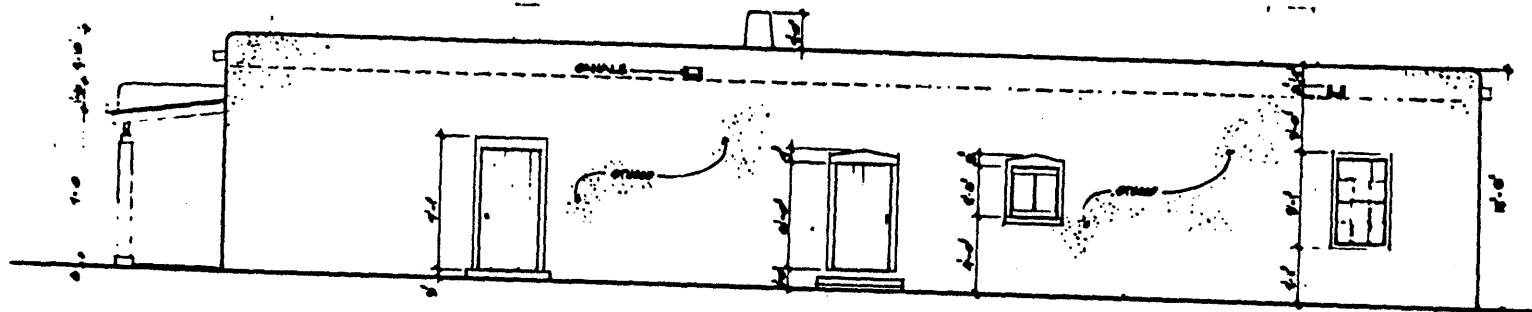
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#731 24-75

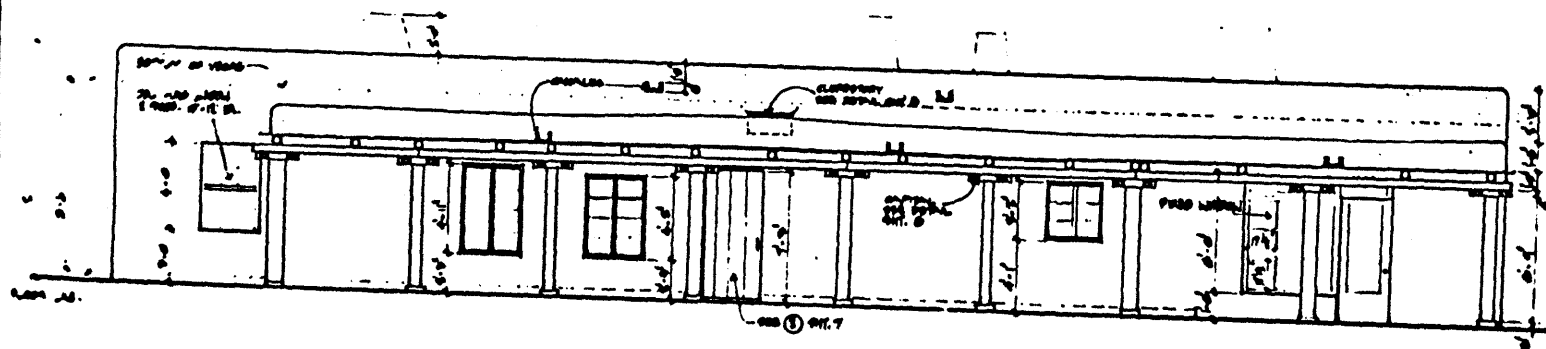


#732

24-75



NORTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

Drawn by
D. S. ...

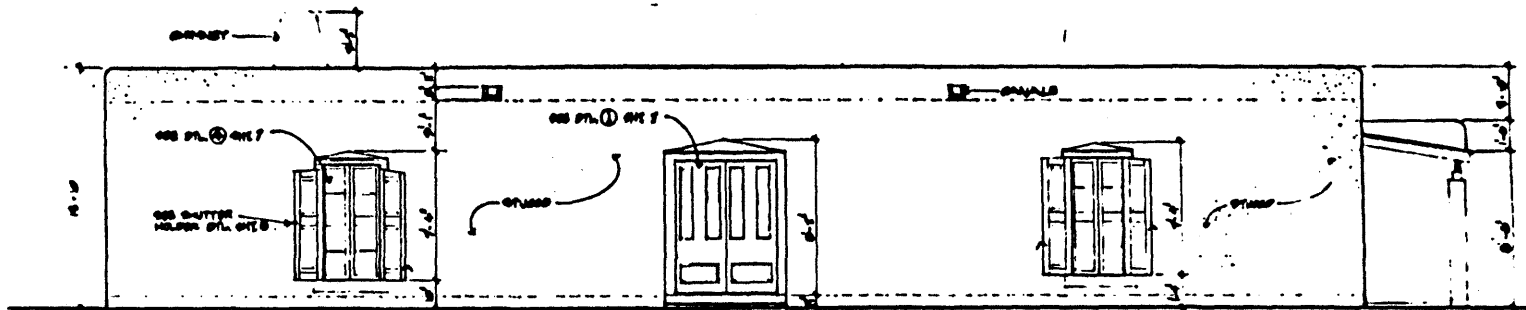
HACIENDA DEL LAGO BATTEN

ALBUQUERQUE, NEW MEXICO

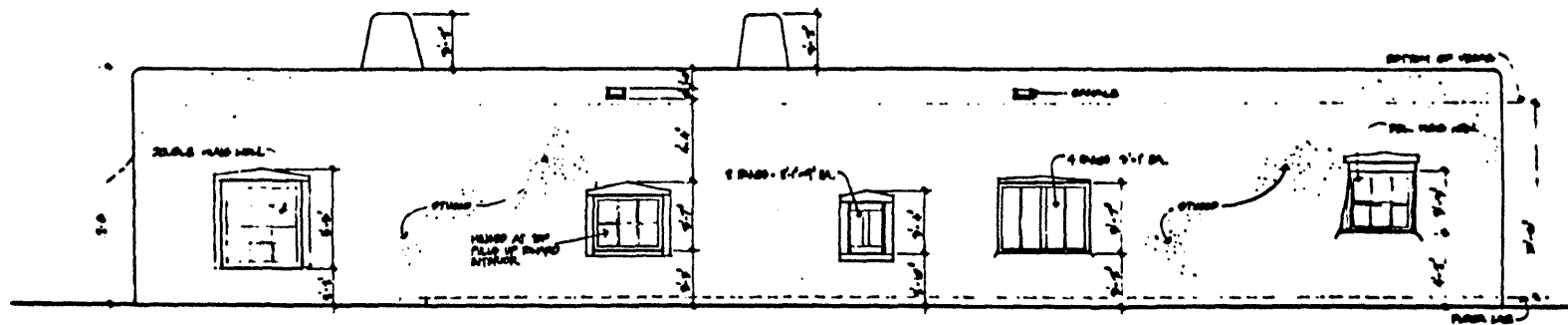
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1917	RESTORE ARCHITECTURE	1/4" = 1'-0"
	BUILDING	
	NO. 910	

733

74-75



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WEST ELEVATION $1/2" = 1'-0"$

PROJECT NO. 74-75

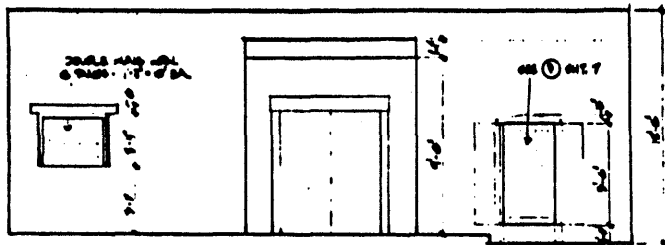
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ALBUQUERQUE, NEW MEXICO

DATE	BY	REVISION
		NO. 440

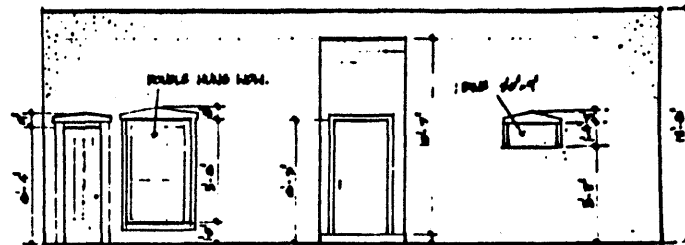
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74-75



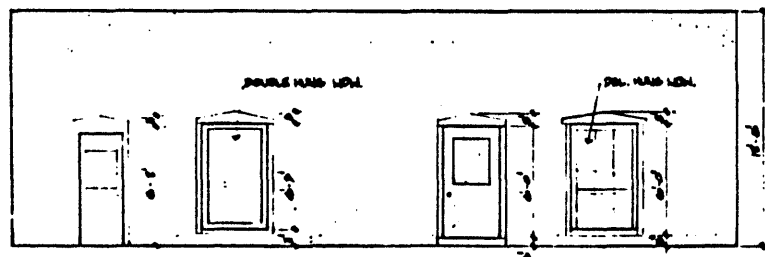
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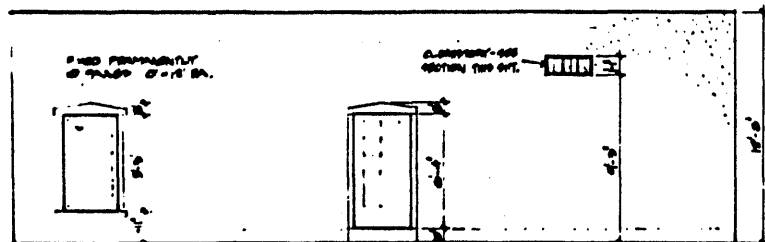
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EAST ELEVATION

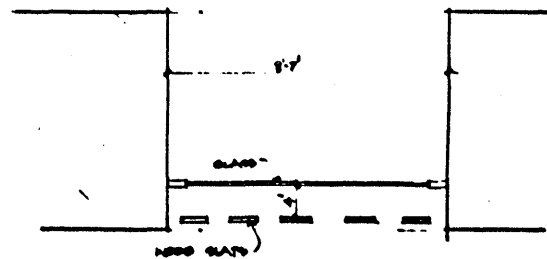
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WEST ELEVATION

1/2" = 1'-0"

INTERIOR COURT ELEVATIONS



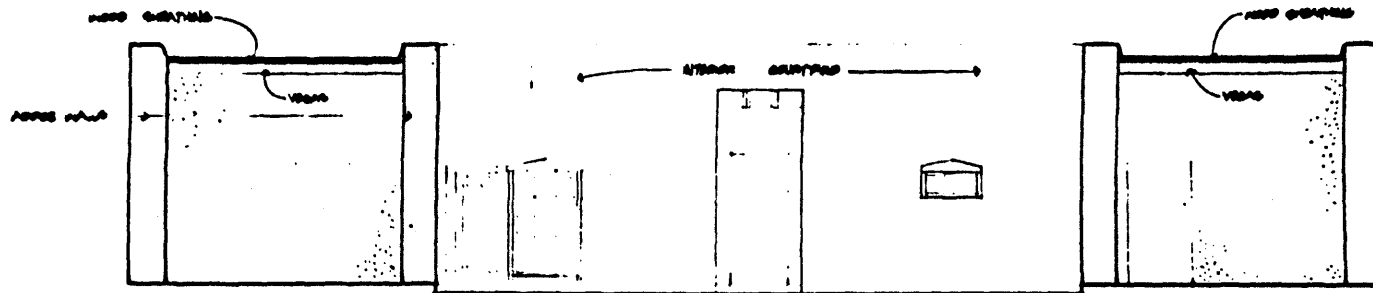
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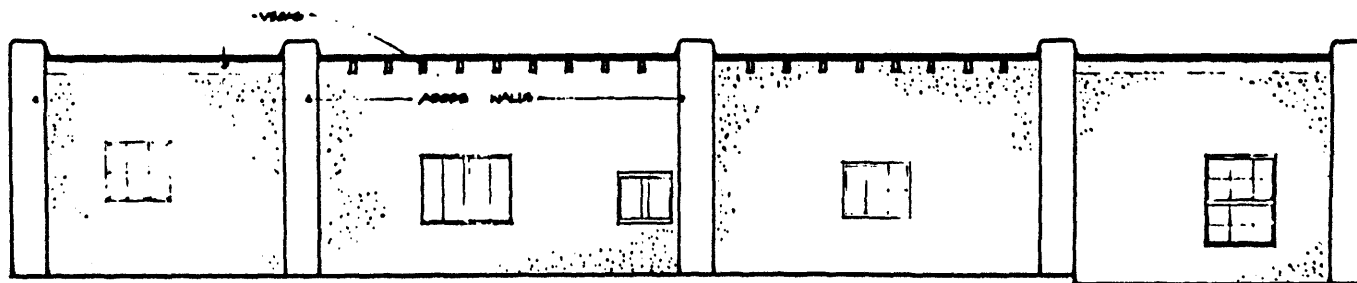
HACIENDA DEL LAGO BATTEN

ALBUQUERQUE, NEW MEXICO

PROJECT NO.	THE STATE ARCHITECTURAL SOCIETY	WORK NO.
	SHEET 5 & D	



SECTION A-A $\frac{1}{8}'' = 1'-0''$



SECTION B-B $\frac{1}{8}'' = 1'-0''$

DR. DAVID S. WINDY

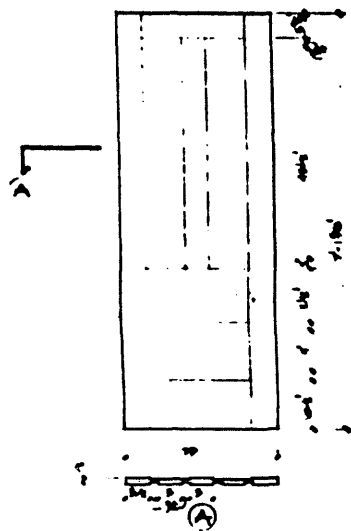
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ALBUQUERQUE, NEW MEXICO

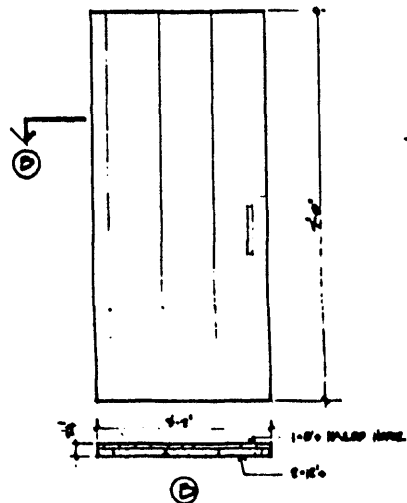
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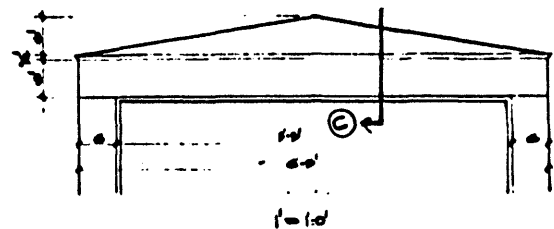
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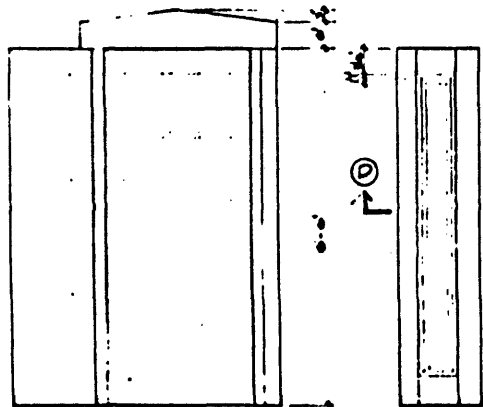
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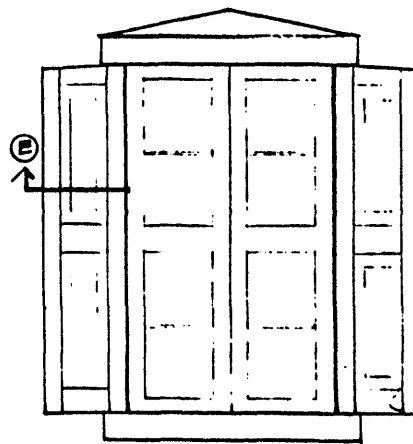
① EAST DOOR & SECTION N-S



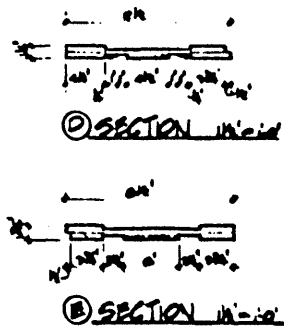
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② WEST COURT WINDOW & SHUTTER DETAIL N-S



④ SOUTH WINDOW & SHUTTER DETAIL N-S

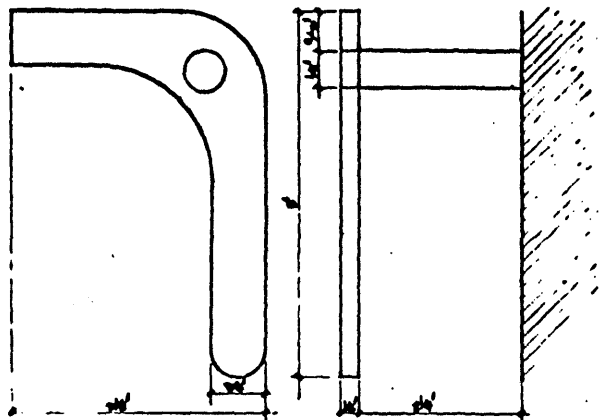


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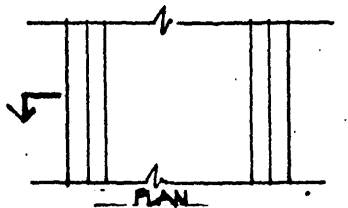
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				SHEET 740	

737

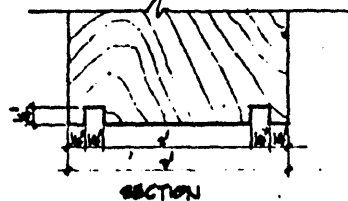
74-75



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PLAN

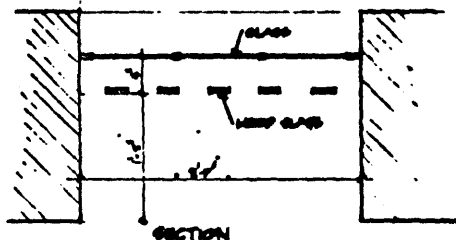


SECTION

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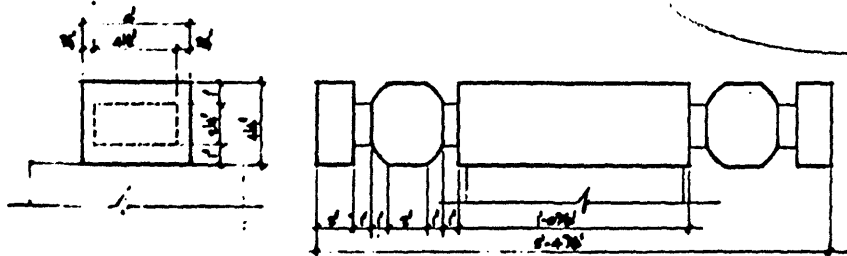


ELEVATION



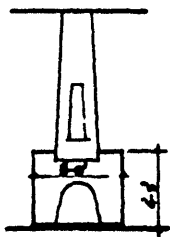
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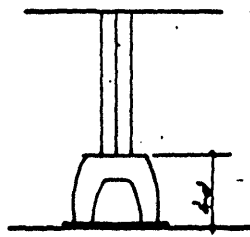


CAPITAL DETAIL 1/4" = 1"

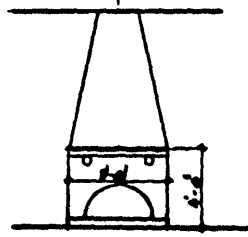
FIREPLACE
ELEVATIONS
SCALE 1/4" = 1"



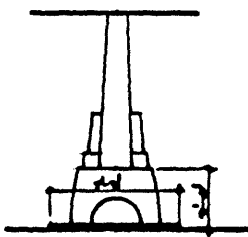
A



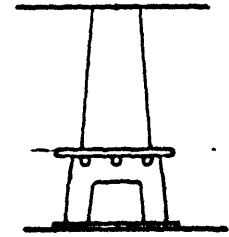
B



C



D



E

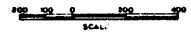
DRAWN BY:
DAVID G. WILSON

HACIENDA DEL LAGO BATTEN

ALBUQUERQUE, NEW MEXICO

NO. 10	DATE OF SETTING	NO. 10
	DATE OF COPY	
	SCALE 1/4" = 1"	

#738 74-75



LEGAL DESCRIPTION
 T 10 N
 R 3 E
 SEC 4
 MRSC MAP 33

UNIFORM PROPERTY CODE
 I-08-080

MAP AMENDED THROUGH
 APRIL 1975

G-15-Z
 ALBUQUERQUE PLANNING DEPARTMENT

M-1	
SP-75-124	
LOT 12	LOT 11
1	2
LB-71-84	5-74-87(ASP)
LOT 3	6
LB-71-84B	7-73-78 SP
3	7
LB-71-413	LD-75-88B
4	8
LB-71-637	9
LOT 2	M-1
LB-71-224	LD-71-84B
5	10