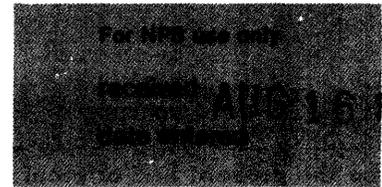


United States Department of the Interior
National Park Service

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 Antonio Garcia House

and/or common Tappan House

2. Location

street & number 7442 Edith ^{Bld.} N.E. not for publication

city, town Albuquerque vicinity of congressional district

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

4. Owner of Property

name Virginia Riley

street & number 7103 4th St. N.W.

city, town Albuquerque vicinity of state N.M. 87107

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Courthouse

street & number 501 Central N.W.

city, town Albuquerque state N.M.

6. Representation in Existing Surveys

Albuquerque Historic State Reg. # 471
title Landmarks Survey has this property been determined eligible? yes no

date June 1981 federal state county local

depository for survey records Historic Landmarks Survey, P.O. Box 1293

city, town Albuquerque state N.M. 87103

7. Description

Condition		Check one	Check one
<input 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Situated along the sandhills on the eastern edge of the Rio Grande valley, the Juan Antonio Garcia House faces onto historic Edith Boulevard north of Albuquerque. The terron building is a predominantly unaltered and classic example of Middle Territorial style architecture (1865-1880). The precise date of construction is uncertain although mention is made of this home in Garcia's will executed in 1870. The Garcia House has a symmetrical floor plan with a central sala or central hall that originally separated the house evenly with two rooms to the north and two to the south. Thick 20" adobe walls, small multipane windows, consistent use of pedimented lintel detailing around windows and doors, rough hewn and decorative vigas, both corner and wall fireplaces and milled wooden floors are all characteristic of the style and are part of the Garcia house. With the exception of several partition walls added in the 20th century (see plan), the Garcia House remains faithful to its 19th century Territorial origins in proportion and detail.

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Two classically detailed and shuttered windows are situated low to the ground to either side of the house's main sala entrance on the west facade of the house. The windows are small paned and placed six over six in a double hung frame. The double front doors sit beneath a fixed two paned top light and the whole doorway is framed by the typical pedimented lintel. The other three facades have few windows, no more than one per interior room, and there is a single doorway at the east end of the sala, framing a strong view of the Sandia Mountains.

A suggested plan shows two equally proportioned sleeping rooms side by side on the north side of the central hall. The room on the northeast corner remains intact, complete with rounded vigas and a Spanish style corner fireplace. The room on the northwest corner, now divided into kitchen and dining area, has milled vigas with decorative beading on the side. A kitchen door now serves as a third exit. Both of these two northern rooms are six inches above the grand sala. The fact that there are curious grade changes between several of the interior rooms could be a result of the house being sited on sloping land perhaps in what was once an arroyo. To the south of the sala were two rooms which possibly were the original kitchen and eating areas. The room in the southwest corner, now a bedroom with a wall fireplace, has a floor level that is six inches below the sala and twelve inches below the adjoining room (see plan). The original southeast room has been divided into a bath, closets, hallway and a bedroom. Recent water damage in the bedroom, originating in a blocked roof drain, has been repaired and this middle room is being restored. It contains a corner fireplace. The vigas in these southern rooms differ from each other. The southwest corner room vigas are milled with bottom beads; the others are round. Several of the vigas are definitely pre-railroad era in age and are hand hewn. All the latias are milled lumber except for those in the kitchen on the north side of the house which appear to be hand-adzed.

The interior doorways are paneled with simple pedimented lintels; two of the interior thresholds are worn badly. The bedroom fireplaces are typical of the period but the huge central fireplace and banco in the sala were, according to a friend of Julia Tappan's, a later addition or remodeling in the 1940's by Tony Luhan, a Taos Indian who had earlier built for his wife, Mabel Dodge, an elaborate adobe house near Taos Pueblo. He also did the small carving to the left of the Spanish Colonial elliptical opening. Although the scale of the fireplace and its location in the middle of the room's wall instead of in a corner are characteristic of the Territorial style, the massing and details of the hearth are typically Pueblo Revival. The floors are wood planks, some thought to be

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original and some replaced. The floor in the middle southern room, possibly the original kitchen, is packed adobe and tests are being done to ascertain whether this floor was cured with ox blood as has been rumored. If this is true it would be the only one of its kind found in Albuquerque to date.

The house, unlike most other adobe homes in the City, has experienced few alterations. A later owner, Julia Tappan, added the partitions, modernized the plumbing and roof, and installed the Lujan fireplace. The way the exterior stucco overlaps some of the window and door details suggests that the house has been restuccoed extensively. The current owner, Virginia Riley, has had to replace six of the original milled vigas in the sala which were damaged by roof leaks.

The owners plan a full restoration of the Juan Antonio Garcia House.

A second building on the property lies northeast of the Juan Antonio Garcia House. It is a remodeled early 20th century structure and is not included in the nomination.

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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1860–1870 **Builder/Architect** Juan Antonio Garcia

Statement of Significance (in one paragraph)

The Juan Antonio Garcia House in Albuquerque's North Valley is an excellent and little-altered example of the 19th century Middle Territorial style. It was built probably during the 1860's by Juan Antonio Garcia, an affluent North Valley landowner, and his wife Gregoria Candelaria, a member of several old Rio Abajo (Lower River) families. Owners of the house have appreciated its value and rarity and have made no exterior changes and only a few to the interior, so the Juan Antonio Garcia House stands today as the city's purest illustration of the Territorial style.

9. Major Bibliographical References

Abstract of Title, 7442 Edith N.E.
Bernalillo County Records
Dreesen, Donald S., Founders of Albuquerque, Cedar Crest N.M., 1974
Spanish censuses 1750, 1790; US Census, 1860.
Personal Communication, Henrietta Heller Sanchez, 1982.

10. Geographical Data

Acreege of nominated property 1 acre

Quadrangle name Alameda

Quadrangle scale 1:24000

UMT References

A

1	3	3	5	2	6	3	0	3	8	9	2	1	6	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification Tract 71-A on Middle Rio Grande Conservancy Map #28 (see attached map). This property runs from Edith Boulevard on the west to the Alameda Lateral on the east. It includes the land immediately around the house, since the building's siting in relation to Edith Blvd. is an integral part of its history. The area to the east includes an old garden area.

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 Mary Davis, Architectural Historian & John Norton, Architectural Historian

organization Historic Landmarks Survey

date May 21, 1982

street & number P.O. Box 1293

telephone (505) 766-4720

city or town Albuquerque

state N.M. 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 National Park Service.

State Historic Preservation Officer signature

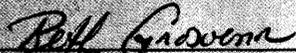


title State Historic Preservation Officer

date 8-10-82

For NPS use only

I hereby certify that this property is included in the National Register



Keeper of the National Register

date 9/20/82

Attest:

date

Chief of Registration

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Although not an elaborate version of the style, the house includes its most definitive features (see physical description). These elements are found primarily on the public (west) facade and in the more public rooms of the house, such as the sala and the two front rooms, leading one to conjecture that Garcia was concerned with his status in the community.

He appears in the 1860 census of Los Ranchos de Albuquerque as a farmer, aged 56, with real estate valued at \$1500 and a personal estate valued at \$2000. With this amount of wealth, he was considerably richer than the majority of the residents of Los Ranchos. Coan's History of New Mexico says that Juan Antonio Garcia was a merchant at Alameda, but this could be another man of the same name. Little is known of his history except that his parents were living in Los Ranchos in 1790; they were Juan Jose Garcia de Noriega and Maria Ysabel Romero. Bernalillo County records list many land transactions involving Garcia during the 1840's and 1850's, many involving persons with a Candelaria surname, probably relatives of his wife, Gregoria Candelaria. Several appear to be located in the Los Ranchos area.

Some of his wealth came from the Candelaria family, who had owned land in the North Valley since the 1700's. Maria Gregoria Candelaria de Garcia was sufficiently wealthy to be able to afford the construction of a small private chapel (Our Lady of Mt. Carmel Chapel, listed on the New Mexico Register of Cultural Properties October 3, 1975) on land less than half a mile north of the Garcia House. Gregoria and Juan Antonio are buried on either side of the door. The chapel was built circa 1890, four years before Gregoria's death. The land on which it stands was probably inherited from her father Ygnacio Candelaria who was the son of Francisco Candelaria and Maria de la Luz Armijo. Maria de la Luz was the daughter of Salvador Manuel de Armijo II; among her brothers were Don Vicente and Don Pablo Armijo, both wealthy landowners; a nephew was Governor Manuel Armijo. Francisco Antonio Candelaria himself was probably a major landowner in the valley; in the 1790 census he is listed as a rancher in Los Candelarias, supporting seven children, a niece, nephew and one female servant; in an 1802 listing he has begun his own plaza with Salvador Duran. This plaza appears in the listing between the plazas of Los Ranchos and Alameda and since the listings move consistently in one direction within a given area, this could place his plaza in the vicinity of the chapel mentioned above. Late nineteenth century maps indicate a small settlement called El Rancho or El Rancho Plaza on the east side of the north valley just south of

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the Alameda Grant line, approximately where the chapel is located. Francisco Antonio Candelaria's parents are noted in the 1750 census with one Indian servant and two Indian dependents, so they were people of some means.

Gregoria Candelaria was born in "La Ladera" in 1806; "La Ladera" means foothill and was a name commonly given to the settlements on the high ground on the east side of the North Valley. Her mother was Maria Concepcion Chavez of Corrales, Ygnacio's first wife. Her father lived until 1864; an abstract of his will notes that he was "of advanced age and blind" when he made the will in 1859; his home at the end of his life was at "the Rancho de Los Arboles, a place on the Rio Muerto in the Bosque of San Mateo," the location of which has not been determined.

Juan Antonio Garcia probably married Gregoria Candelaria around 1825, since their oldest child was born in 1827. Altogether there were twelve children in the family; three died young and not all are named in all the records; Garcia's will states that only eight were legitimate and that four were adopted.

The house appears to pass first to Gregoria, as noted in her hijuela (a document detailing the division or transfer of property) in 1870; at that time it was valued at \$200. It then passed into the possession of the eldest son Manuel who noted in his 1891 will that he owned a six-room house as well as 300 sheep, 1 mule, 1 complete wagon, a surrey and some real estate. Manuel's wife, Pilar Gallegos de Garcia deeded the house (now given as a five-room adobe house and corral) to their son Jose in 1892. Jose owned the property until 1937.

Although it appears from the abstract that the Garcias never lost ownership of the property, some conveyances were never recorded. The property was also involved in a lengthy court case which was initiated when a speculative land company attempted to acquire thousands of acres of Spanish grant lands. The Garcia House is located in the middle of the Elena Gallegos Grant, some thirty five thousand acres stretching from the Rio Grande north of Albuquerque to the top of the Sandia Mountains east of the city and including both irrigated valley farm lands and the open stretches of grassy plateau reaching to the mountains. When the grant was ordered divided, those houses on the east side of Edith Boulevard, with a few exceptions, went first to the Mutual Investment & Agency Company and then to the Security Investment & Development Company.

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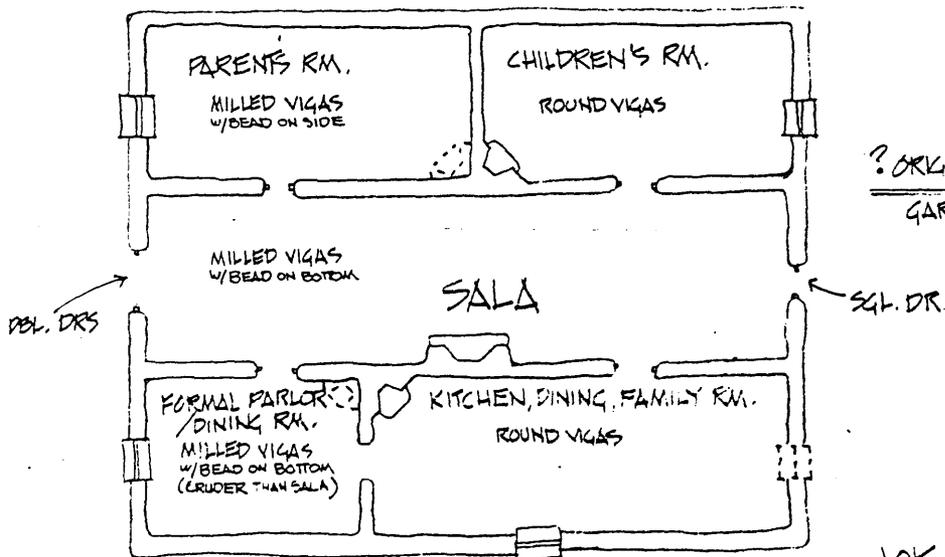
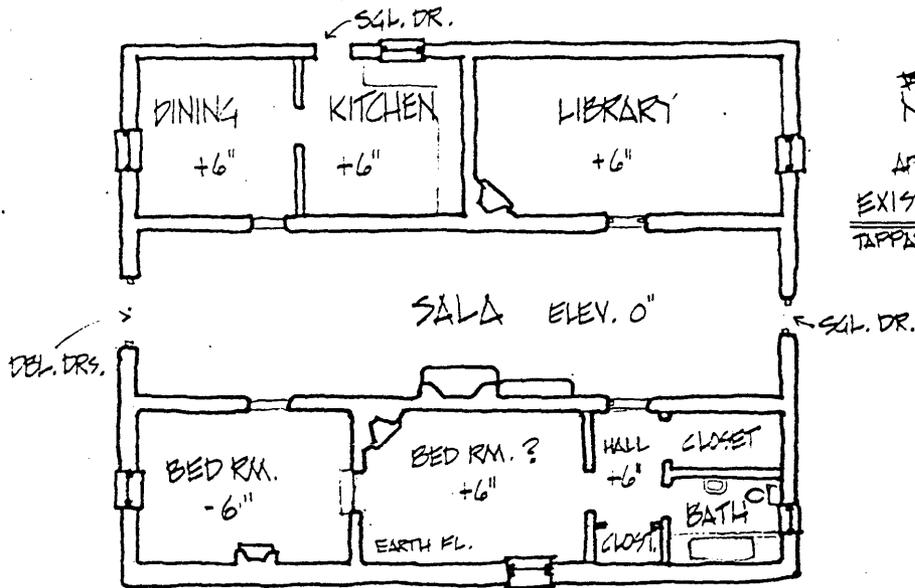
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Jose Garcia y Gallegos' land did not appear to be an exception; in 1936 the court decided that the Security Investment & Development Company was the owner in fee simple of 4.71 acres of land owned by Jose y Gallegos (sic), such land being shown on Map 17 of the 1916 County Survey and lying immediately east of the Highlands Public Road (the old name for Edith) and immediately west of the 'foothills.' A tracing of this section on Map 17 makes it abundantly clear that the land on which the Garcia house stands and this property were one and the same. Yet one year later Jose Garcia y Gallegos sold the property to Jose Gutierrez who promptly sold it to Albert G. Simms, whose brother John F. Simms had served as one of the Security Investment & Development Company's lawyers. Simms' development company, Hempstead Mortgage Company, then obtained a quitclaim deed on the land the following year.

In 1939, Julia Tappan and Anne Raymond bought the house. These two women restored the building keeping all of its traditional features. They owned it until Julia Tappan's death in 1980. Miss Tappan willed the property to the University of New Mexico to be sold with the proceeds going to the University Medical School. It was recently purchased by Virginia Riley and Skip Hanson who plan a thorough restoration.

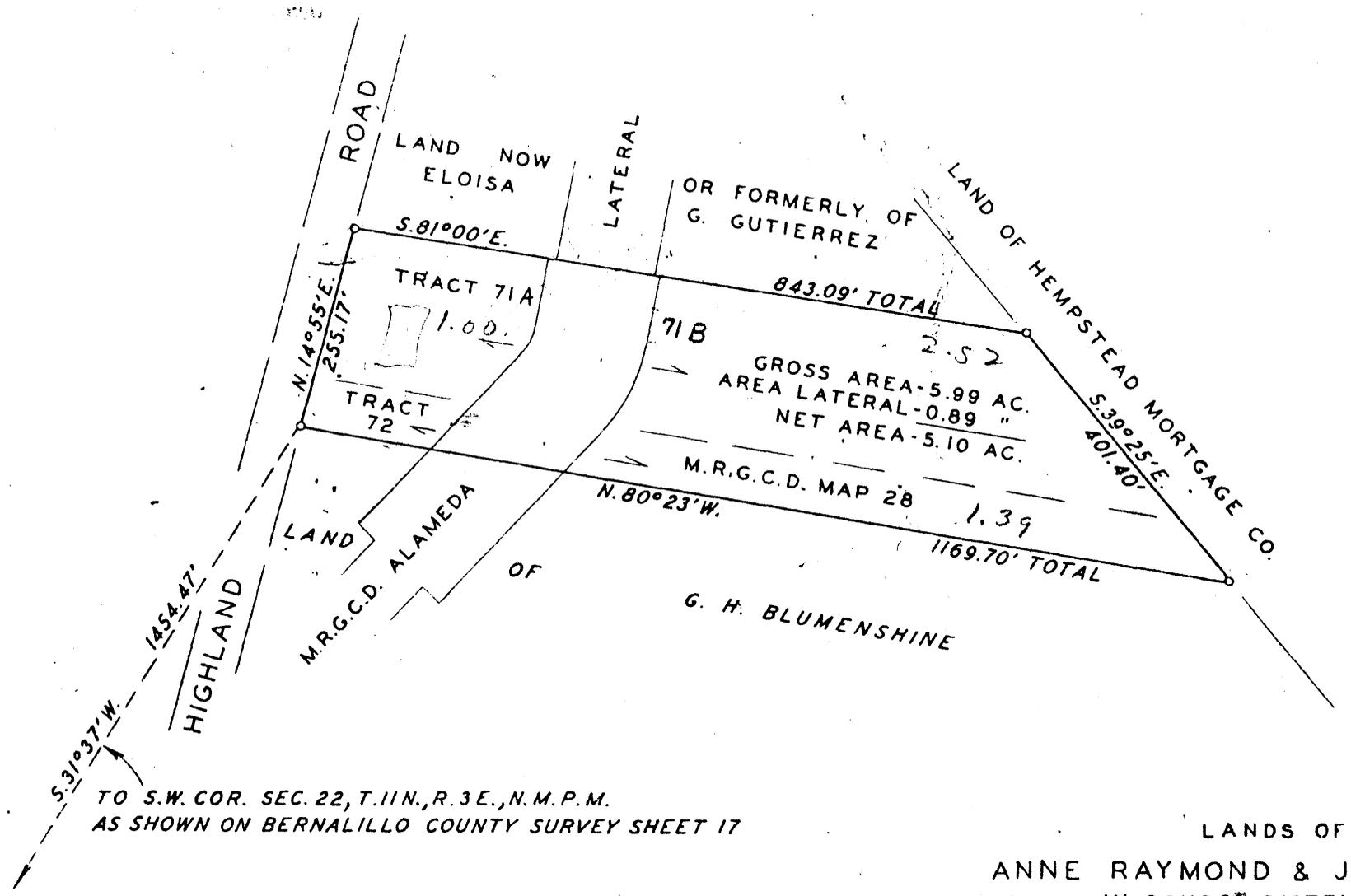
JUAN ANTONIO GARCIA HOUSE



? ORIGINAL PLAN 5 ROOMS
GARCIA PERIOD

JOE MCKINNEY
DEC. 1981

2



TO S.W. COR. SEC. 22, T.11N., R.3E., N.M.P.M.
 AS SHOWN ON BERNALILLO COUNTY SURVEY SHEET 17

LANDS OF
 ANNE RAYMOND & JULIA TAPPAN
 IN SCHOOL DISTRICT NO. 4
 BERNALILLO COUNTY-NEW MEXICO
 SCALE: 1 IN. = 200 FT.

ROSS-BEYER ENGINEERING OFFICE
 JVA-CBB

MAY 13, 1949