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

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historic Aben	icio Salazar,Hi	storic District	h	·		~.
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date August	24, 13/3		<u>م_</u>		state county	loca

depository for survey records State Historic Preservation Bureau

city, town Santa Fe

state New Mexico

7. Description

Condition		Check one	Check one
excellent _X_ good fair	deteriorated ruins unexposed	unaitered _X altered	X original site moved date

Describe the present and original (if known) physical appearance

Abenico Salazar Historic District is on the east side of Camino del Pueblo toward the north side of Bernalillo. It is opposite Our Lady of Sorrows Church (National Register, April 29, 1977), one of the most prominent structures in town. The district includes several school buildings associated with the church and adjacent residential and agricultural buildings of architectural and historical significance. At one time there was a strong axial relationship between the church and the school buildings within the district. This relationship has been destroyed by the construction of a new church and large parking lot.

This small area of Bernalillo provides a fairly accurate representation of the appearance and scale of the Rio Abajo town. Though there are many other structures and small districts of importance, none remain as unencroached upon at this time. Bernalillo has been infilled with tracts of housing, mobile homes, and highway businesses. Thus the boundary for this district is drawn to enclose an area which remains relatively untouched by the 1960s and 1970s.

The largest and most dominant structure in the district is Our Lady of Sorrows High School. The building is two stories tall, has a flat roof, and has a square plan, resulting in a cube-shape. Although the building is constructed of adobe, the hard, squared corners give it a very institutional appearance. The building is topped by a stepped parapet with concrete caps. The fenestration consists of large, frame, double hung sash windows. The lintels have been stuccoed over. The sills project slightly. The front center entrance has a round arch and the inset door, which has been blocked, is topped by a transom. There are two one-story, flat-roof additions to the south side of the building, one of exposed adobe and the other of concrete block. (H)

The interior of the high school remains remarkably intact. The main features of both stories are the two large staircases and the broad hallways running the length of the building. Both staircases have elaborate bannisters and paneled casings, all in unpainted wood. All of the rooms are large, have 15-foot ceilings, and large windows. The pressed metal ceilings and wood floors remain in all the rooms.

Both the interior and exterior are badly in need of maintenance. Large chunks of stucco have fallen off the exterior, exposing the adobe to the weather. The roof has been repaired, preventing the leaks which were occurring. The interior needs to be painted and the floors refinished. The owner, who has been making some repairs, plans to restucco the building and has been renovating the interior.

The school was constructed in 1922 by Abenicio Salazar, an important local builder. Salazar was born in 1857 and died in 1941; however, his son Benicio (1895-1977) carried on the business. Salazar built the largest adobe buildings in the Bernalillo area including this building. He built the flour mill, a fire wall for the lumber mill, the coal mining town of Hagan, and a number of houses. This is the only one of his large structures which survives in good condition. Salazar's buildings are characterized by their very straight walls and square corners. He used a combination of adobe with cement plaster and unglazed brick for arches. He achieved a scale with his buildings that is rarely found with adobe.

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CONTINUATION SHEET Owners of Property ITEM NUMBER 4

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Arnold and Terry Lamm P. O. Box 1235 Bernalillo, New Mexico 87004

Eduardo C. de Baca 1920 Camino del Pueblo Bernalillo, New Mexico 87004

Mrs. Alfred Banks P. 0. Box 36 Bernalillo, New Mexico 87004

Ms. Delores C. de Baca 1634 Camino del Pueblo Bernalillo, New Mexico 87004 PAGE]

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Our Lady of Sorrows High School was built in 1922 when the Sisters of Loretto found their teaching load warranted it. The school was dedicated in 1923 and from then until 1930, two years of high school were taught. In 1930 it was accredited as a four-year high school. In the Dixon case of 1949, the State Supreme Court ruled that Catholic Schools had to be parochial, so the Sisters of Loretto schools, including the high school and the Christian Brothers' school, became part of Our Lady of Sorrows Parish. The church then sold the all school buildings in 1970 and the present owner obtained them in 1977.

To the north of the high school is Our Lady of Sorrows Convent, a large one-story building. It, like the other school buildings, is constructed of adobe. It has a square plan with a center courtyard which has a portal on three sides. The roof is now flat, but until 1974 it was a metal-covered gable roof. The exterior fenestration is frame double hung sash, and the four doors, one at the center of each side, are topped by shaped lintels. The doors and windows facing on the courtyard have unadorned, frame moldings. The interior has been converted to office suites and apartments. Some partitions have been added, but the original walls and doors and windows have been respected. With the exception of the roof, the exterior and courtyard remain intact. (H)

The convent building was constructed in 1874 by Jose Leandro Perea for the Sisters of Loretto. It was built on land donated by Archbishop Lamy. The 10-room, patiocentered building served as a private school conducted by the Sisters of Loretto, who came from Santa Fe. This school, like the high school, was affected by the Dixon case and in 1949 it became a convent attached to the parish.

Behind the high school building is a one-story adobe building which supports the large scale of the school complex. It has a rectangular plan and flat roof. The hard stuccoing and metal casement windows create severe, institutional lines, broken only by the inset entrance porch, a portal with post and bracket detailing. The interior is a large, open area suited to the manufacturing use it now serves. The roof is supported by exposed trusses.

This school building was constructed in 1941 by Benicio Salazar, son of the contractor who did the high school. It has the large scale and very square look common to Salazar buildings.

Behind the convent is a small barn which is constructed of adobe and topped by a gambrel roof. This barn is similar to a larger one that was torn down in 1974. It reflects the important role agriculture once held and continues to hold in Bernalillo. The barn dates to the early years of the school complex, as agriculture was an integral part of the lives of the Brothers and Sisters.(C)

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Behind the convent building is a small adobe shed. The building is topped by a shed roof and the milled lumber vigas are exposed. The adobe has not been plastered, so the building is deteriorating. (N)

Immediately to the north of this barn is another fine example of an adobe barn which reiterates the importance of agriculture. It has an L-shape plan and is topped by a gable roof. There is a small corral area along one of the ells. It is not known when the barn was built, but it appears to be from the early decades of this century. (C)

The house in front of the barn is stucco-covered masonry with a flat roof, stepped parapet, and porch across the front. It is an example of the Southwest Revival and dates to ca. 1935. The house is similar to several other houses in the district.(N)

To the south of Our Lady of Sorrows High School is the All Sweet Shop, 1930 Camino del Pueblo. It is a small structure constructed of concrete block, only the front of which has been stuccoed, and topped by a gable roof. The front fenestration consists of display windows flanking the door and at the sides are frame, casement windows with wood lintels. The shop, which is now closed, served as the all-important candy and soda shop for 30 some years. The building sits in a large vegetable garden which belongs to the adjacent house. (I)

At 1924 Camino del Pueblo is a small adobe house covered with pebbled stucco and topped by a hip roof. The fenestration consists of wood double hung sash windows. The plan of the house is irregular, allowing for projecting front and rear porches. Behind the house is a small, flat-roof adobe shed. The house appears to date to the 1920s or 1930s. (N)

The Francisco C. de Baca House, at 1920 Camino del Pueblo, was erected in 1905-1907. It is a simple example of the Classical Revival with little exterior articulation. Its most noteworthy feature is its greatly raised basement which served as protection from floods. The house is constructed of adobe and is topped by a metal covered hip roof with a hip dormer at the front. The plan is square, with a projecting front wing and porch. The stucco has been scored to give the appearance of ashlar rather than adobe. The fenestration is frame, double hung sash with flat at the sides and round at the front. The front door is topped by a transom. The interior of the house is more elaborate than the exterior. The parlor and dining room are paneled in tongue and groove and there are elaborately carved screens in the mullions of the doorways. The original furniture remains in these rooms. Toward the back of the house, the rooms are more used and therefore more remodeled. Behind the house is a small adobe barn topped by a gable roof. The building appears to have been built by Abenicio Salazar for Francisco C. de Baca.

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The C. de Baca family, who built the house and continue to own it, are an old family in Bernalillo. For some years during the 19th century they were in the sheep trading and general mercantile business. They had come to Bernalillo from Pena Blanca where they lost their land grant to Thomas Catron for back taxes.

At 1900 Camino del Pueblo is a rectangular plan house topped by a hip roof. Constructed of adobe which has been stuccoed, the house has a screened-in porch at the front which is topped by a hip roof. The fenestration is frame double-hung sash and there are doors at the front and rear. Like the house at 1924 Camino del Pueblo, this house maintains the scale, proportions, and material of the district. Like the other house, this house originally had pebbled stucco, but this remains only on the porch. The rest of the house has been restuccoed. (N)

At the south end of the district is a compound consisting of three structures: a barn converted to a house, the Nathan Bibo House, and a winery converted to a house. The structures sit at the front of the large parcel of agricultural land. The orchard, which replaced vineyards during prohibition, stresses again the importance of agriculture to Bernalillo and the district.

The barn is constructed of adobe and is topped by a gambrel roof. To create a residence from this shell, the owners put additions on the East and South sides. The lower story of the barn serves as a library and there are bedrooms upstairs. The barn was built shortly after 1908 by Abenicio Salazar for the Mallet family. It was remodeled in about 1960. (C)

Opposite what is now the main house is the Nathan Bibo House, an excellent example of the Territorial Style, which is in deteriorated condition. Built in 1874 or 1875, the house is one-story and constructed of adobe and has a metal-covered gable roof over the original flat roof. The fenestration has frame, pedimented moldings around double hung sash windows and the top-lighted doors are on the south and west sides. Only the room walls and viga and latia ceilings remain of the interior, as the floors have been removed. Unfortunately, the house has sustained major water damage and the south wall is separating from the rest of the structure. The house is the only structure remaining of the complex which also included a store, storeroom, and stable. (H)

After 1908, the Mallets built a number of structures for their wine-making, and among these was the winery. Like the barn, it was built by Benicio Salazar. The winery, the ground floor of which has been converted to a residence, is constructed of adobe and is topped by a hip roof. The two doors and double hung sash windows all have plain frame moldings. The house sits on a full basement in which some of the winemaking equipment remains. The winery is in good condition, though it is in need of some maintenance. (H)

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The history of the Bibo property is nearly as complex as that of the family itself. On June 7, 1873, Francisco Perea sold a tract of land, apparantly vacant, which measured 120 yards by 395 1/3 yards, to Solomon Bibo. Solomon was one of a number of brothers and sisters who came to Santa Fe in the 1860s and then went to Bernalillo, among other places. Solomon, Nathan, Lina, Joseph, Simon, and Samuel are all mentioned in various records. On October 9, 1876, Nathan Bibo transferred improvements known as Bibo's Store to Lina Bibo for \$400. The land is identified as belonging to Solomon. At the same time, October 9, 1976, Solomon leased his store, formerly occupied by Nathan, to the Spiegleberg Bros. of Santa Fe. Later that month, on the 24th, Solomon and Lina sold the east portion of the property and the improvements to Z. Staab and Bro. for \$1518.28, Finally in December, Lina sold the remainder of the property to Z. Staab and for payment of a \$1,000 debt. After a number of transactions involving Bernalillo properties, Levi and Willie Spiegleberg obtained the Bibo property in 1882. In 1887 the property was sold to S. Parisis, the parish priest in Bernalillo and the Parisis estate in turn sold the Bibo place to Mariano S. Otero in 1894. The Otero family then sold the property to Victor Rollin in 1905. and in 1908, the Mallet family bought it. In 1959, the present owners purchased the property.

The deeds reflect a story which is different from that which Bibo tells through an autobiographical newspaper series and various biographies. According to Bibo, he came to the U. S. from Germany in 1866. In 1867, he was in Santa Fe working for the Spieglberg Brothers. He worked for them both in Santa Fe and in outlying stores and trading posts through 1871. At that time he moved to Bernalillo where Jose Leandro Perea sold him land for a house, store, government office, and stable. Only the house remains of this complex. By 1884, Bibo felt that Bernalillo had been passed by and offered little future, so he moved to San Francisco. Joseph and Lina Bibo then maintained the Bernalillo property. In San Francisco, Nathan married. In 1906 assets were wiped out by the earthquake, though financial losses and gambling debts had already eroded his marriage. In ca. 1920, Nathan Bibo returned to Bernalillo and died there in 1927.

Given the many blanks in Bibo's story, it appears that he and his brother Solomon and sister Lina bought property in Bernalillo and among that property was land on which Nathan's house and store was built. The house was built after 1873 and before 1876. Within a few years of having begun his business, Nathan removed himself from it, and his brother and sister managed and sold it. Throughout the 1870s and 1880s the index to the deed books show the Bibo's dealing in mining claims throughout the area, and in a land grant. The conclusion is that Nathan Bibo's emphasis on the years 1867 through 1878 and silence about later years is due to his early success and failures in later years. Despite Nathan's unexplained failure in San Francisco, the Bibo family remained in Bernalillo and was important to the mercantile business for some years. Solomon, Simon, and Emil were in the trading business in Laguna/ Acoma and Solomon, who married an Acoma woman, became very influential in tribal affairs.

8. Significance



Specific dates 1873-Present

Builder/Architect Abenicio Salazar

Statement of Significance (in one paragraph)

Abenico Salazar Historic District is significant because it accurately presents the rural scale and building types found in Bernalillo in earlier years and because it includes structures of architectural and historical significance. The individuals most important to the district are Don Jose Leando Perea, Nathan Bibo, the C. de Baca, the Mallet family, and Abenicio Salazar.

Additionally included in the district are several buildings constructed by the Salazar family, major adobe contractors in the area from the 1880s through the 1940s.

The earliest mention of Bernalillo in historical references in 1696 and in 1699. The Chapel of St. Francis is referred to and Our Lady of Sorrows is mentioned as being built in 1719. From this time through most of the 18th century, Bernalillo is mentioned as a series of ranchos. By the 1780s it was becoming well-known for its vineyards and wine-making and it was the growth of this industry that created the town. Lieutenant Emory of the Army of the West, like many others, found Bernalillo, in 1848, to be one of the best built towns in the Territory and also found the local wine pleasing.

Over the next several decades, Bernalillo increased its wealth. The Pereas became the leading family in politics, business, and local affairs. The family became concerned about the lack of education for all but the wealthy, and to this end, early in 1872, Don Jose Leandro Perea went to the Christian Brothers and asked them to establish a school in Bernalillo. Later that same year Brothers Butolph, Galmiere Joseph, Fulgencio Eloy, and Andres Pedro left Santa Fe for Bernalillo. Don Jose Maria Perea donated half his house for use by the Brothers and in 1875, Brother Butolph drew up plans for a school. This school building, which no longer stands, was constructed from lumber donated by Jose Leandro Perea, and labor and adobes donated by the citizens. The Christian Brothers continued to operate the school until 1949.

In 1874, Don Jose Leandro again went to Santa Fe and asked the Sisters of Loretto to open a school for girls in Bernalillo. He donated a one-story, ten-room, courtyardcentered house for the school in December of 1974. In April of the next year Sisters Adelaide Ferran, Superior, M. Nerinckx Romero, teacher, and Veronica Dorsey, cook, arrived. The Sisters were successful enough in their local school that in 1885 they began the Loretto Industrial School for Indian girls. The Indian School continued to operate until 1937. In 1922, the Sisters built a high school building to allow for the many additional students. The girls' school and high school continued to be operated by the Sisters of Loretto until the Dixon Case of 1949.

9. Major Bibliographical References

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Bernalillo County. Bernalillo County Deed Books. State Records Center and Archives and Bernalillo County Courthouse.

Bernalillo High School, Southwest History Class, <u>Viva El Pasado: A History of the</u> Bernalillo Area. Bernalillo, 1976. (con't)

10. Geographical Data UTM NOT VERIFIED

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11. Form Prepared By	county	code	
name/title Ellen Threinen organization Historic Preservation Bureau street & number 505 Don Gaspar	date tele;	17 September 1979 phone 505-827-2108	. •
city or town Santa Fe	state	e New Mexico	
12. State Historic Prese	ervation O	officer Certification	
	X local		
As the designated State Historic Preservation Officer 665), I hereby nominate this property for inclusion in th according to the criteria and procedures set forth by th	ne National Register an ne Heritage Conservation	nd certify that it has been evaluated ion and Recreation Service.	
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Having arrived in New York from Germany in 1866, Nathan Bibo made his way to Santa Fe. There he worked for the Spiegelberg Brothers, both in Santa Fe and in Fort Wingate. In 1871 he came to Bernalillo with the intention of beginning a mercantile business. In 1875, Solomon Bibo purchased from Francisco Perea land on which to build a house, store, government station, and stable. The house, an excellent example of the Territorial Style, is all that remains of this group of buildings. Bibo relates in his memoirs that in 1878, two important-looking men came to his store looking for Don Jose Leandro. The two represented the Atchison, Topeka, and Santa Fe Railway and wished to buy land from the Pereas. The AT&SF intended Bernalillo to be the point at which the railroad turned west. The Pereas asked an exorbitant price for the land and the railroad went to Albuquerque instead.

By 1884, Nathan Bibo decided that Bernalillo had no potential for growth, since the railroad passed it by. The Bernalillo County records indicate that he had an additional reason for leaving: his property was bought, sold, and leased to members of the family and other mercantile companies. The number of exchanges indicates his failure as a businessman. He went to San Francisco and formed a business and married. Eventually, financial problems and gambling debts contributed to the failure of his marriage. The 1906 earthquake wiped out what was left of his business and marriage. In ca. 1920, Nathan Bibo returned to Bernalillo and died there in 1927. His memoirs, printed in the Albuquerque Sunday Herald, provide insight into the 1860s and 1870s in New Mexico.

The Salazar family is important to the district also because they built four structures within the district. Abenicio Salazar (1857-1941) built large scale adobe buildings, the distinguishing features of which are very straight walls and square corners and generally massive construction. The high school is an excellent example. Abenicio also built the winery for the Mallets and probably the C. de Baca House, and Benicio, Abenicio's son, built another of the school buildings. From the limited research done on the family, it appears that they were major contractors in and around Bernalillo. These are among the only remaining buildings constructed by the family.

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Bibo, Nathan. "Remininiscences of Early New Mexico", Albuquerque <u>Sunday Herald</u>, June 11, 1922.

Crocchiola, F. Stanley. The Bernalillo, New Mexico Story. Pep, Texas, 1964.

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Fierman, Floyd S. "Nathan Bibo's Reminiscences of Early New Mexico", <u>El Palacio</u> (1961) pp. 231-257; (1962) pp. 40-60.

Loretto Academy of Our Lady of Light. Light in Yucca Land, 1852-1952. Santa Fe, 1952.

100 Anniversary of the Dedication of Our Lady of Sorrows Church, 1856-1956. Bernalillo, 1956.

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corner of the barn; proceed south along the east side of the barn and continue along this line to a point on the south side of the dirt road; proceed east along the south edge of the road for about 250 feet, proceed south along a line 400 feet to the east of and parallel to the highway, for about 1000 feet; from this point proceed west for 400 feet along the south property line to the starting point.

Abenicio Salazar Historic District

Summary of Significance:

The Abenicio Salazar Historic District is a collection of diverse structures representing diverse parts of Bernalillo's history. The structures are geographically related to one another, being on the east side of the main highway. Each of the structures has some significance, be it historical or architectural. They hang together because of their proximity and because this is the only area of Bernalillo which has remained relatively untouched by recent development. The district as a whole then accurately represents Bernalillo's architectural and historical past.

The name appearing most frequently in an architectural history of Bernalillo is that of Abenicio Salazar. He was a prolific adobe contractor who worked in Bernalillo and the surrounding towns. This group of structures is no exception, as he built four of the buildings and his son built one. The fact that he was contractor for buildings scattered through the district provides coherence and additional significance.

Our Lady of Sorrows High School is significant because it was constructed by Abenicio Salazar and is one of his largest extant buildings. The building is also significant as the first high school building in Bernalillo.

Our Lady of Sorrows Covent is one of the oldest structures in the district and is historically significant as a school built for the Sisters of Loretto. It was the first school in Bernalillo. Architecturally it is significant as a somewhat remodeled example of the Territorial Style.

The barn behind the convent is architecturally significant as a good example of a form common in Bernalillo.

Benicio Salazar, Abenicio's son, built the 1941 school building. Other than this association with the Salazar's, the building is not significant.

The barn at the north end of the district is significant for the same reason as the other barn. It is a good example of a common building type.

Significant for architectural and historical reasons, the Francisco C. de Baca House is a simple example of the Neo-Classical Revival built by Abenicio Salazar. The C de Baca family is one of the oldest in Bernalillo.

The barn in the Mallet family compound is architecturally significant because it was constructed by Abenicio Salazar and because it is a good example of a common type. Page 2

Similarly the winery was also built for the Mallets by Abenicio Salazar. The Mallets were one of several families in Bernalillo involved in the wine-making industry. This industry was important from the late 18th century through Prohibition.

The Nathan Bibo House, dating to ca 1875, is one of two structure dating to the pre-railroad era. Architecturally, the house is a good example of the Territorically style. The house is historically significant because Nathan Bibo was one of Bernalillo's first merchants. He and his brothers were major figures in Bernalillo for a number of years.

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