

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received AUG 15 1986

date entered

SEP 29 1986

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

1. Name

historic Anton Chico Land Grant: Villages of Anton Chico Abajo, Colonias De San Jose and La Placita De Abajo
and/or common Historic Resources of the Anton Chico Land Grant (Partial Inventory: Historic Archeological Proveniences and Architectural Properties)

2. Location

street & number Anton Chico Land Grant _____ not for publication
city, town _____ vicinity of Anton Chico
state New Mexico code 35 county Guadalupe code 019

3. Classification

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

4. Owner of Property

name Multiple
street & number Listed on continuation sheets for Items 1,2,4
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. San Miguel County Courthouse, Guadalupe County Courthouse,
street & number Las Vegas
city, town Santa Rosa state New Mexico

6. Representation in Existing Surveys

title New Mexico Historic Building Inventory has this property been determined eligible? ___ yes no
date March through May 1985 ___ federal state ___ county ___ local
depository for survey records New Mexico State Historic Preservation Division
city, town Santa Fe state New Mexico

7. Description

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

Describe the present and original (if known) physical appearance

The present nomination proposes the three villages of Anton Chico Abajo, Colonias de San Jose, and La Placita de Abajo as historic districts. These villages are located on the Anton Chico Land Grant, which was established in 1822. During the Spanish colonial (1540-1821) and Mexican (1821-1846) periods, civil authorities made community land grants to encourage settlement along the frontiers. These community grants required the establishment of town sites and provided for the distribution of lands to settler families. The Anton Chico grant is situated along the northern portion of the Pecos River in north-central New Mexico. Both standing and ruined historical buildings, referred to as historic archeological components, were inventoried. This inventory strategy provides for a greater understanding of the changes that have occurred on the land grant and in the individual communities. The historical buildings survey documented 99 residential structures (45 of which are only periodically occupied or unoccupied at this time), three churches, three commercial buildings (two of which are also residences), nine outbuildings, nine miscellaneous structures (two schools, a post office, the land grant office, two warehouses, and an abandoned post office), and 51 historical proveniences. Both Anton Chico Abajo and La Placita de Abajo are good examples of the traditional central plaza community design. In these communities the structures are arranged around a rectangular or square central plaza. Most of the structures are connected and face toward the plaza. This design provided protection against Indian attacks and created community solidarity. As the region was pacified and the need for defense declined, the communities were expanded in a linear fashion along the roads and irrigation systems. Colonias de San Jose is an exception to the typical plaza-oriented design; the community appears to have been laid out in a grid. North-south and east-west streets were created, between which plots of land were allocated for domestic units. Many of the historical buildings and historic archeological proveniences also comprise well-organized casa-corral compounds. These compounds are residential units that include houses, storage structures, corrals and a central courtyard or plazuela, all bounded by a high enclosure wall. Structures were usually made of adobe on a sandstone slab foundation, with viga and latilla roofs covered with earth. More recently, corrugated metal roofs supported by a 2-3 ft parapet built above the original roof have been added to produce a gabled or hipped profile. Most structures were originally single-file plans. The addition of rooms has resulted in L- or U-shaped plans. The communities have altered little in the past 50 years. More than 90 percent of the buildings present on a 1936 USDA Soil Conservation Service aerial photograph are still standing. Relatively few new buildings have been constructed since that date.

	<u>Anton Chico Abajo</u>	<u>Colonias de San Jose</u>	<u>La Placita de Abajo</u>	<u>Total</u>
<u>Contributing</u>				
Buildings	72	23	1	96
Structures	0	1	0	1
Sites	10	23	17	50
<u>Non-contributing</u>				
Buildings	18	3	0	21

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The Anton Chico Land Grant, originally settled in 1822, abandoned in the late 1820s, and resettled in the early 1830s, represents one of the largest community owned land grants in New Mexico. The land grant covers 778,587.5 acres and is bisected by the Pecos River, which runs diagonally across the grant from the northwest to the southeast (Rock 1980:86-91; see Map 1). During the Spanish colonial (1540-1821) and Mexican (1821-1846) periods, the governor of the province was empowered to grant lands to individuals and communities. The community grant of Anton Chico was made to encourage settlement along the Pecos frontier, thus expanding the Mexican claim in New Mexico. Community land grants required the establishment of town sites and provided for the distribution of house and farm lots to settlers. Sitios or solares de casas were set aside for homesites. Suertes were allotted for farmland, and ejido (common land) was to be utilized by the entire community for grazing and procurement of firewood.

Before title to an individual or community land grant was confirmed, the law required that certain residency requirements be met. Obtaining title to a grant was a complicated process that began with a petition to the governor by the claimant or claimants. Using a specialized rhetoric, claimants usually made a plea for land to provide for certain economic needs. This document was turned over to an alcalde mayor. The alcalde from one of the eight colonial jurisdictions then examined the land to be included in the claim and filed an informe, notifying the governor of his findings. After review of all legal matters the governor would issue title to the tract. Delivery of possession was a formal proceeding, attended by the alcalde, grantee(s), and at least two Hispanic witnesses. Boundaries were then defined by references to prominent natural features or locally recognized landmarks. A 4-year occupation by the grantee(s) was usually required in order for a confirmation of title to be issued. In addition, members of the grant were requested to build a church and irrigation system for each community (Rock 1980:88-89). The Anton Chico grant was issued within the first year of Mexican rule. The present nomination consists of three villages: Anton Chico Abajo, Colonias de San Jose, and La Placita de Abajo, all of which are located within the Anton Chico Land Grant.

Anton Chico Abajo is the largest community on the grant. It was also the first permanent settlement, established in the early 1830s. The village of Colonias de San Jose was established by the mid-1860s [REDACTED] Anton Chico. La Placita de Abajo (established in the last quarter of the nineteenth century) is [REDACTED]

Historical photographs and descriptions of the communities are rare. The land grant was sufficiently out of the way for its occupants to have avoided much contact with outsiders during the early American occupation of the Southwest. Several military expeditions did travel through Anton Chico, however. American military expeditions used Anton Chico as a staging point for surveys or military reconnaissance to the east. Capt. R. B. Marcy (23 June 1849), Capt. H. B. Judd (spring of 1850), Lieutenant Whipple (1853), and Lt. W. H. Jackson (August 1859) all passed through Anton Chico, with little or no official comment made about the community (Bender 1934). It is from observations made by soldiers that we get a

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picture of what the early villages were like. One of the early descriptions of Anton Chico was made by George W. Kendall, a member of the 1841-42 Texan-Santa Fe Expedition. Kendall described the village as

[REDACTED] and probably containing two or three hundred inhabitants. . . . The little village of Anton Chico is built in a square, the houses fronting on the inner side, although there are entrances, protected by strong doors, on the outer. The houses are of one story only, built of adobes, a species of large sun-dried bricks, while the tops are flat. They have neither windows nor floors, and in point of comfort and convenience are only one degree removed from the modest wigwam of the Indian [Kendall 1935].

One final account is provided by Baldwin Mollhausen, who traveled through Anton Chico in 1853 with Lieutenant Whipple. Mollhausen briefly describes the town by noting that the "few houses, which are inhabited by herdsmen and shepherds, are built of large square masses of unburned brick (adobes) and made not the smallest pretension of beauty" (Mollhausen 1969).

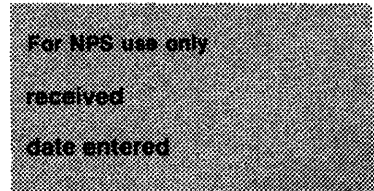
After the United States claimed New Mexico as a territory in 1846, the Office of the Surveyor General was established (1854) to investigate land titles. Testimony taken by the surveyor general in the case of the Anton Chico Land Grant provides additional details concerning the settlement and land-use patterns on the grant. One witness testified that he had been in the settlement of Anton Chico in 1839 and 1841, when it was inhabited by 600 people (Surveyor General Case Report 29, File 63, Reel 16, Frame 21 [F 63, R 16, F 21]; testimony of Juan Bautista, 30 June 1859). Another witness testified that the village contained 30 to 40 houses in 1847 (Surveyor General Case Report 29, F 63, R 16, F 33; testimony of Alexander Duval, 30 June 1859).

Census data for the villages are summarized in Table 1. Although Anton Chico is listed on inventories of Spanish colonial, Mexican, and Anglo-American settlements, no detailed census data are available for the period prior to 1860. Colonias de San Jose occurs in census schedules only after 1870. Las Placita de Abajo was not listed separately on any census but presumably was included in the schedules made for Colonias de San Jose, [REDACTED]

Local oral histories are another source of information that provides researchers with a sense of the historical appearance of the three villages (see Section 8 for more detailed information). Historical document research and oral histories indicate that approximately 90 percent of the nominated structures predate 1900, and the three nominated villages have changed little since the 1936

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TABLE 1

CENSUS OF THE ANTON CHICO LAND GRANT COMMUNITIES
1840-1940

ANTON CHICO ABAJO

	Total Population*	References
1840	600+	Surveyor General Case Report 29, F 63, R 16, F 21
1850	500+	Hornbeck 1974:81-84
1860	618	8th U.S. Census of the Population (1864) and County Schedule 1
1870	742	9th U.S. Census of the Population (1872)
1880	500	10th U.S. Census of the Population (1883)
1890	900	11th U.S. Census of the Population (1895)
1900	528	12th U.S. Census of the Population (1901)
1910	519	13th U.S. Census of the Population (1913)
1920	597	14th U.S. Census of the Population (1922) (Table 4)
1930	435	15th U.S. Census of the Population (1932) (Table 4)
1940	562	16th U.S. Census of the Population (1943) (Table 4)
1950	411	17th U.S. Census of the Population (1951) (Table 6)

LAS COLONIAS DE SAN JOSE AND LA PLACITA DE ABAJO

	Total Population*	References
1860	23	8th U.S. Census of the Population (1864)
1870	490	9th U.S. Census of the Population (1872)
1880	533	10th U.S. Census of the Population (1883)
1890	479	11th U.S. Census of the Population (1895)
1900	335	12th U.S. Census of the Population (1901)
1910	295	13th U.S. Census of the Population (1913)
1920	347	14th U.S. Census of the Population (1922) (Table 4)
1930	186	15th U.S. Census of the Population (1932) (Table 4)
1940	164	16th U.S. Census of the Population (1943) (Table 4)
1950	105	17th U.S. Census of the Population (1951) (Table 6)

*Counts based on precincts

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Soil Conservation Service aerial photograph. Of the residential units visible on the photograph, 95 percent remain in Anton Chico and 45 percent remain in Colonias de San Jose. Only one residential unit shown in the 1936 aerial photograph of La Placita de Abajo was still occupied; much of La Placita had already fallen into ruin when the photograph was taken. The only significant episode of new construction in the three communities has taken place in Anton Chico.

A total of 123 historical buildings were inventoried and are part of the district nominations. Included in the inventory are 95 residential units (Figures AC 5, 10, 12, 15, 34, and 35; CSJ 5, 7, 9, and 100; Note: Figures for Anton Chico Abajo [AC], Colonias de San Jose [CSJ], and La Placita de Abajo [LP] are numbered separately); 45 of these residences are only periodically occupied or are unoccupied. Three churches (Figures AC 3 and CSJ 1), two schools (Figures AC 7 and CSJ 11), three commercial units (Figures AC 4 and 34), three acequias (irrigation ditches; Figure CSJ 22), nine outbuildings (Figures AC 14 and 16; CSJ 8), and seven miscellaneous structures (Figure AC 25) were also inventoried. There are 93 buildings and seven historic archeological proveniences (Figure AC 24) in the Anton Chico district, 27 buildings and 23 historic archeological proveniences (Figures CSJ 17-21) in Colonias de San Jose, and one structure and 18 historic archeological provinces (Figures LP 2-10) in the village of La Placita de Abajo.

The churches of San Jose in Anton Chico and San Jose in Colonias are constructed of adobe. The majority of the houses in all three communities are also made of adobe, although some buildings are constructed of unshaped sandstone. Similarly, portions of many structures are made of locally available sandstone (Figures AC 19 and 34; CSJ 6 and 14). The residential units exhibit a variety of roofing styles. Flat, earthen roofs are traditional (Figures AC 6 and CSJ 8) but are no longer common. Gabled (Figures AC 12 and 13; LP 1), hipped (Figures AC 15 and 34), and occasional shed roofs (Figure AC 37) are typical. These types of roofs were not used on the land grant until after 1880. Corrugated metal roofing first appeared in New Mexico about 1885, yet it was not until the 1930s or even later that it became ubiquitous in these communities. The wooden shingle and corrugated roofs were placed on top of the original earthen roofs. Asphalt shingle roofs are rare.

The houses exhibit a variety of building traditions, ranging from Pueblo to Folk Territorial to New Mexico Vernacular, types defined in the "New Mexico Historical Building Inventory Manual" (New Mexico Historic Preservation Bureau 1980). Only one building has a traditional full-length porch (Figures AC 30 and 36).

The predominant casa-corral units were built throughout the historical period and account for the majority of the nominated residential units, although other residential unit plans now occur. In Anton Chico and La Placita de Abajo the residential structures of casa-corral units were attached to other residential structures and thus formed long, contiguous rows of houses that ultimately enclosed a plaza (Maps 2, 4, and 5; Figures AC 1; LP 4 and 5). When houses were added during the past 150 years, the original linear plan was altered by wings forming "L" and "U" shapes (Figures AC 33; CSJ 2, 6, and 16). Corrugated metal

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roofs were added onto the single-file plan structures; some exhibit a gabled roof style while others are hipped. These buildings characteristically appear to be one and one-half stories high because 2-3 ft parapets were added to support the new roofs. Anton Chico also has a number of houses with wall and shed dormers (Figure AC 23).

Numerous influences changed the traditional Hispanic folk architecture on the Anton Chico Land Grant. The greatest influence came during the railroad era (after 1880) and included milled lumber ornamentation of doors and windows within the nominated area. Manufactured windows provide the best information on the periodicity of modernization that was undertaken as renovations were made within the land grant. Two-over-two double-hung windows date to 1875-1890; one over one (1/1) wood-casement or sliding windows to 1920-1940; steel casement windows from 1930 to the 1940s; and aluminum windows from the 1960s to the present (New Mexico Historic Preservation Bureau 1980:V-19 - V-20).

Folk Territorial Style, the territorial variant of the Greek Revival style in New Mexico, is identified by pedimented lintels on many houses, although remodeling has covered or replaced many of these elements (Figures AC 10, 26, 31, 32, and 35; CSJ 14). The other dominant style is New Mexico Vernacular (Figures AC 12, 13, and 15; CSJ 6, 9, and 12). This architectural style was common in rural New Mexico between 1880 and the 1930s and is still in use today. These houses have single-file plans and gabled, corrugated metal roofs but little in the way of ornamentation (New Mexico Historic Preservation Bureau 1980:VI-14 - VI-15).

There are few commercial buildings in the three communities -- three stores and a number of warehouses. In most cases, residential units served a dual purpose, as both mercantile and residential buildings (Figures AC 34 and CSJ 7). The largest commercial structure is located in Anton Chico and is known as Abercrombies'. It consists of a two-story mercantile with a gabled-roof warehouse/storage addition.

The two schools are located in the Anton Chico and Colonias de San Jose districts. Both were built by the land grant and the communities, probably with some assistance from the state. These schools were not integrated into the formal school district until the 1970s. Anton Chico Elementary School was constructed by local stone masons in 1916-17 (Figure AC 7). The date of the construction of the school in Colonias is not known. Architecturally, however, it is almost identical to the Anton Chico School, although it is smaller. The Colonias school is no longer used, while the Anton Chico school has undergone changes in the 1950s, 1960s, and 1970s to meet the needs of increased enrollment (Figure CSJ 11). The main changes were the addition of new wings to the school. Original doors have been closed up and the symmetry of the structure has been interrupted, but the old structure remains intact. It is an excellent example of a community-built school in rural New Mexico.

The majority of the houses in Anton Chico are occupied and maintained, while most of the houses in Colonias are only sporadically occupied or used. Many

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buildings in Anton Chico, and more in Colonias, have fallen into disrepair (Figures AC 8, 16, and 20; CSJ 2, 3, and 6; LP 1). Numerous structures in Anton Chico and Colonias, and the entire village of La Placita, are now deteriorated and constitute archeological ruins.

The archeological ruins range from house mounds or rubble to structures that still have some walls (Figures AC 26; CSJ 17-21; LP 2-10). In all cases an effort was made to document in detail the house plans and any surviving architectural features. Archeological materials, such as glass; Pueblo, Apache, and Hispanic ceramics; and iron, were noted in order to provide information on the extent of the archeological remains and to date the structures to respective periods of occupation.

The community designs of the three villages reflect the range of traditional Hispanic plans. Both Anton Chico (Map 5) and La Placita were designed in the traditional pattern of a central plaza surrounded by contiguous block of rooms oriented inward toward a plaza (Blackmar 1891; de Borhegy 1954; Conway 1952; Simmons 1979). This pattern of community organization was initially set down by royal decree from the king of Spain during the colonial period. After New Mexico became part of Mexico in 1822, this plan continued to be encouraged. Structures built after the establishment of the main plazas were often built along irrigation ditches or roads (de Borhegy 1979).

Although a number of structures have been destroyed since the plaza in Anton Chico was established, it is possible to reconstruct the original community plan (Map 3). The community plan at La Placita was also reconstructed from the historic archeological remains alone.

Colonias was planned quite differently from the other towns (Maps 4 and 6). The original town was apparently laid out in a grid. Streets were oriented north-south and east-west. People were given plots of land between the streets. Even the oldest sections of town fit into this plan. It is possible, however, that the community design was initiated when a large number of settlers arrived after the community was established.

In addition to these overall city plans, residences in Anton Chico, Colonias, and La Placita were further organized into casa-corral compounds. A casa-corral compound is a type of residential organization combining house(s) and outbuildings into an enclosed unit. The compounds are typically rectangular, with the residential structure built along one margin and outbuildings constructed along the opposite side (Figures AC 1; LP 4). Other facilities, such as cisterns and hornos, were also included in the compound. All building and facilities were surrounded by an enclosure wall, usually made of sandstone slabs. The central, open portion of the compound was formed into a small courtyard or plazuela. Casa-corral compounds have been constructed in various Hispanic settlements throughout northern New Mexico. To date, however, there has been limited documentation of this type of Southwestern folk architecture.

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Land use and land tenure within the Anton Chico Community Land Grant is regulated by a board of directors elected every 2 years by the community at large, with representatives from each of the presently occupied communities: Anton Chico Arriba, Anton Chico Abajo, La Loma, Tecolotito, and Colonias de San Jose. Although there may have been a governing body operating before the turn of the century, financial records and minutes of the land grant committee only date back that far.

The grant board may have been formally organized in the 1880s to represent the grant in legal proceedings. Between 1881 and 1948 the Anton Chico Land Grant was party to more than eight suits affecting title to lands with the area claimed by the grant. (Case files are now housed in the State Records Center in Santa Fe; specific case numbers are available in the subject index.)

Membership in the grant is traced by descent from the original land grantees and by inheritance. Membership, by descent or by inheritance, originally permitted a person to a plot of land for a house and a parcel of irrigated land along the river. Members were also permitted to apply for grazing leases on common lands and for 40-acre tracts, called quarentos, to be used for dry farming, grazing, or other approved activities. House sites were chosen from within recognized family landholdings but were subject to the approval of the land grant board.

Persons residing within the grant who have purchased rather than inherited their land are not permitted to lease common lands for grazing. Their rights within the grant are restricted to the land that they have purchased, which generally is limited to house lots in the aggregated towns and to irrigated farmland. As of 1984, house lots can no longer be sold to non-heirs. Families who utilized irrigation and leased lands for a number of generations began to view the land as their private property. Some tracts were sold to outside individuals. This land is not actually private property but is held in trust by the land grant. Consequently, any sales need the final approval of the land grant board. In 1984, more explicit regulations were made pertaining to land sale.

Two political factions have emerged on the grant. the ciudadanos, or Citizens' Party, and the herederos, or the Heirs' Party. There is no complete count of registered or eligible voters on the grant, nor does there appear to be any definitive listing of heirs and non-heirs.

A number of concerned citizens from Colonias initially contacted the State Historic Preservation Office to request assistance in the preservation of their church and other historic buildings. Soon thereafter, fieldwork was initiated by Charles Carrillo and Dr. Frank Wozniak. James O'Hara replaced Dr. Wozniak when he left for Europe to conduct other research. The standard New Mexico Historic Building Inventory Form, including a 3 by 5 inch photograph and description of the architectural details, as well as interview information, was completed for all structures erected before 1945 in the three villages. Archival and ethnohistoric information was collected to help place the villages in a historical, socio-

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economic time frame. Charles Carrillo and James O'Hara completed the historical research, with assistance from Dr. Frances Levine. Charles Carrillo conducted all interviews in Spanish or English. A photograph search was conducted by the team, and district boundaries were established to include areas within the villages where the historical architecture and evidence of the two settlement patterns remain intact.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" 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 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 checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1834-1935 **Builder/Architect** various builders

Statement of Significance (in one paragraph)

The villages of Anton Chico Abajo, Colonias de San Jose, and La Placita de Abajo, located on the Anton Chico Land Grant, are unique examples of early to late nineteenth century Hispanic frontier community organization, casa-corral architecture, historic archeological resources, and regional settlement patterns within New Mexico. The Anton Chico Land Grant is one of the last community land grants being operated in a traditional fashion. The original grant, awarded by the Mexican government, and was settled in 1822 by Hispanics.

As a result of Apache and Comanche raids the grant was abandoned in 1827 or 1828. The grant was resettled in approximately 1834, at which time the town of Anton Chico Abajo was settled. The grant, located on edge of the Rocky Mountain and High Plains physiographic provinces, had thousands of acres of grazing lands as well as suitable agricultural lands. During the second half of the nineteenth century no less than seven communities were established along the Pecos River in various locations within the grant. Anton Chico Abajo, Colonias de San Jose, and La Placita de Abajo were selected for this nomination because each of these communities was established at a different period in the settlement of the land grant. Consequently, the communities reflect a continuum of development of historic folk architecture and community organization. The casa-corral and other Hispanic folk architectural traditions persisted well into the twentieth century. While Anglo-American influence occurred throughout New Mexico after the opening of railroads in 1880, Anton Chico Abajo and Colonias de San Jose remained relatively unchanged. It was not until after World War II that villagers in these communities began to make substantial architectural renovations. La Placita de Abajo, which is an historic archeological village, and historic archeological proveniences in the other two communities have been recorded in order to provide future researchers with invaluable information on the changing social, economic, and historical processes on the Hispanic frontier. In addition to the significant structures (which are exceptionally preserved or represent unique architectural value), contributing structures (which are at least 50 years old and contribute to the historic and architectural integrity of the community), and noncontributing structures (which are less than 50 years old or have been drastically altered and do not contribute to the historic and architectural integrity of the village), contributing historic archeological structures are also identified. These archeological remains have potential for contributing to future research. Only by including each element of historic value present in these communities will a complete picture of late nineteenth and early twentieth century Hispanic culture be preserved. The three villages therefore represent a range of historical and on-going community and folk architectural developments.

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Anton Chico (Little Anthony) is a Hispanic community land grant established in 1822 during the period of Mexican control over what is now New Mexico. The land grant lies south of Las Vegas, New Mexico, and covers 778,587.5 acres. It seems likely that Hispanics from San Miguel del Vado and other communities on the northern Pecos River had utilized this area for sheep grazing long before the 1822 petition. The earliest recorded attempt at settlement was made in 1822 by Salvador Tapia and 16 other named parties.

The Anton Chico Land Grant was petitioned through the Tribunal of Independence of San Miguel del Vado, the nearest administrative center. The alcaidia of San Miguel eventually turned over the petition to Gov. Facundo Melagares, who in turn handed over the petition to the provincial deputation. On 2 May 1822 Governor Melagares acted on a second petition, placing Manuel Rivera and 36 other, unnamed persons in possession of the Anton Chico grant. It has been suggested (but is not certain) that this group included the 17 people who petitioned Governor Melagares in January 1822 (Rock 1980:86-91). Like other land grants of the Mexican period (1821-1846), the Anton Chico grant regulations stipulated that land be held in common by settlers and others who arrived later, and that the occupants erect a church and construct irrigation works for the benefit of the entire community. Finally, the grantees had to pass muster by possessing a fire-arm or bow with arrows (Rock 1980).

In 1827 or 1828 the settlement of Anton Chico was abandoned because of frequent raids by nomadic Indians, most likely Comanches. The village was re-settled, perhaps in the early 1830s. Records show that in September 1831 Pawnees, Kiowas, and Comanches were blamed for an attack on the settlement (Mexican Archives of New Mexico [MANM] Reel 13, Frame 559). In March 1834, 14 men, two of whom had been part of the settlement in May 1822, were placed in possession of lands within the grant on the verbal order of the alcalde constitutional of San Miguel. The tracts ranged in width from 75 to 200 varas (a vara measures approximately 33 inches or 0.84 m; Swadesh 1974).

The communities of Colonias de San Jose and La Placita de Abajo were established in the 1860s and 1880s, respectively. These two villages represent expansion of settlement within the land grant. Both were established to provide access to additional arable land and pasture. Further historical and archeological research is necessary in order to understand when and how this expansion occurred. Such research has great potential to expand our knowledge of frontier development in general and the development of the New Mexican frontier in particular.

The villagers in all three districts subsisted on farming and sheep herding. Pastoralists utilized the ejido or common lands for grazing. Increased demand for wool and mutton helped to make sheep herding a particularly important industry in New Mexico beginning in the last quarter of the nineteenth century and lasting until the 1920s. One of the major industries in Anton Chico during this time was sheep herding and the wool trade. Most of the male inhabitants were probably involved in one or both of these occupations (Anonymous 1906).

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The period of general prosperity after the Civil War was accompanied by the introduction of the railroad into New Mexico in 1880. The railroad affected the regional development of the mercantile economy, making such items as window glass and frames, doors, and metal roofing material readily available. Anton Chico became a leading mercantile center for much of the Anton Chico Land Grant and areas to the east. Commercial buildings were established in Anton Chico and Colonias. Abercrombies' store is the largest mercantile on the grant. It is constructed of adobe and stone with a corrugated metal roof and, like many buildings on the grant, combines traditional and imported styles.

The communities have undergone several stages of economic decline since the turn of the century. The decline of the wool industry and later the Depression made it difficult for residents to exist on agriculture or husbandry alone. All communities underwent a decline in population as a result of outmigration. La Placita was totally abandoned around the time of the First World War, when a major flood destroyed the irrigation system and washed away large portions of the community's arable land. Anton Chico and Colonias have declined further since World War II. As a result of the accelerated exodus from the rural communities to urban centers, Anton Chico and, in particular, Colonias have fewer residents today than ever before.

The communities recorded on the land grant reflect various processes that affected the human landscape as it developed during the nineteenth century in New Mexico. Traditional Hispanic communities of the seventeenth, eighteenth, and nineteenth centuries in New Mexico utilized land in three ways: (a) as house plots on a plaza, called solares de casas; (b) as irrigated arable lands; and (c) as lands held in common (usually used for pasture). Under a royal decree by Phillip II of Spain a plan was provided to the colonies for the establishment of communities. Each community was to be laid out in a specific design. Houses were to be built along the sides of a central plaza in long, adjoining rows (Figures AC 11 and 13). Areas within the plaza were to be set aside for a church and school (Blackmar 1891; de Borhegy 1954; Conway 1952; Leonard 1970; Simmons 1979). This plaza design was intended to provide cohesiveness and defensibility to frontier communities; however, the design was not always strictly followed.

A relatively decentralized plaza was, in practice, more common than the originally proclaimed centralized, defensive plaza. Settlers often found it more convenient to disperse in order to provide easier access to irrigated fields (Kelley 1955; Swadesh 1974). Some of the rural settlements also consisted of ranchos and clusters of farmsteads too small to be called villages (Simmons 1979). The human landscape reflects this change through the creation and expansion of towns in a linear fashion along roads or irrigation ditches. This was a particularly common development in the north-central Rio Grande Valley by the early 1800s (Kelley 1955). These changes also appear to be associated with the decline in Apache and Comanche attacks; as a result, the need for defensive plazas also decreased.

The earlier communities on the Anton Chico Land Grant, and elsewhere along

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the Pecos River, are different than other contemporaneous communities in northern New Mexico because they were designed around central plazas. They have rows of contiguous structures enclosing the plaza characteristic of eighteenth-century settlements in northern New Mexico. This is understandable because communities on the Anton Chico Land Grant buffered communities on the north-central Rio Grande from Indian raids. The need for defense was a paramount concern, even in the 1870s and 1880s when Colonias de San Jose and La Placita de Abajo were established. In fact, the casa-corral design can be viewed as an added defensive feature. The compound walls extending from the rear of the structures provided additional protection beyond the defensive main plaza (Map 5). Livestock, stores, and small gardens within high compound walls could be easily protected from raiders.

The historic archeological record provides additional supporting evidence for the suggestion that linear community organization occurred relatively late at Anton Chico. Artifacts (ceramics, glass, and metal) can be used to date the occupation of historic archeological structures. From these dates we can confirm that many of the structures built along the acequia and roads in Anton Chico are later than expected dates for the plaza. Consequently, it is possible to identify when and how community expansion occurred. Oral traditions support the historic archeological evidence.

Colonias de San Jose was laid out in a grid pattern employing casa-corral units. It is not certain whether this grid pattern is related to Anglo-American influence or whether it represents a unique local development. La Placita de Abajo remains as a relatively unmodified central plaza because it never underwent a period of extensive expansion. Its plaza is less formal than the one at Anton Chico, probably a result of the fact that it was established relatively late (1870-1880).

In Anton Chico and La Placita de Abajo, and to some extent in Colonias de San Jose, single-file rooms form rows of contiguous houses. Residential units in traditional Hispanic villages consist of rectangular, single-file, self-sufficient units that were entered from a side door (Figures AC 10, 12, and 16; CSJ 7). As rooms were added, room entrances remained on the exterior. Additions many times formed L- and U-shaped plans. Interior passage from room to room was introduced much later.

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By the last quarter of the nineteenth century Anglo-American building traditions began to impact the communities on the Anton Chico Land Grant, but it was not until after 1900 that the "new" attitudes affected house plans. A unique localized folk architecture developed when Hispanic traditions integrated elements of Anglo-American traditions. In Anton Chico and Colonias de San Jose, and presumably in La Placita Abajo, Hispanic builders usually adopted isolated elements like the hipped or gabled roofs, a folk style of Greek Revival pedimented window lintels, and interior hallways, while they maintained the linear, single-file house plan. Square, symmetrical structures with hipped roofs and dormers are also present in the community. These are later structures stylistically influenced by the Hipped Box style common between 1900 and 1920 (Figures AC 9, 19, 22).

In Anton Chico and Colonias de San Jose gabled and hipped roofs were often added directly over the original flat, earthen roof. The 1936 Soil Conservation Service aerial photographs show flat earthen roofs in both Anton Chico and Colonias de San Jose. Most homeowners remember that corrugated metal roofs were not frequently used until after the Second World War.

Ornamentation on porches is not as common in the Anton Chico Land Grant communities as in other localities in New Mexico, and the little that does exist reflects a superficial adoption of Anglo-American styles. This is notable in the Francisio Jaramillo house in Anton Chico. Outbuildings are located behind most residential units in Anton Chico, while fewer exist in Colonias de San Jose. Historic archeological evidence indicates that a variety of outbuildings and work areas once existed in the casa-corral units seen in all three communities.

The Catholic churches in the communities of Anton Chico and Colonias de San Jose are good examples of religious architecture in New Mexico. The parish church of San Jose in Anton Chico originally had a wooden shingle roof and folk territorial windows until it burned in the late 1920s (Figure AC 38). It was rebuilt using the original adobe walls and now exhibits a metal embossed roof and Gothic style windows (Figure AC 3). The mission church of San Jose in Colonias is also constructed of adobe. Both structures were built in the last quarter of the nineteenth century, probably utilizing funds from local well-to-do sheep owners.

As is typical in rural areas, relatively few written records or histories are available for Anton Chico Abajo, Colonias de San Jose, and La Placita de Abajo. Oral histories and historic archeological information are the only potential sources of data. For example, La Placita was abandoned almost 70 years ago; few of the former inhabitants are still alive. From a study of the historic archeological remains, it was possible to reconstruct the general plan of community organization (discussed above). From a study of the historical artifacts (glass, manufactured ceramics, handmade ceramics, and metal) it was possible to date the occupation between 1870 and 1920, thus confirming oral traditions about the age of the community.

Historic archeological remains will also be useful in determining the manner in which these communities expanded and then contracted between the 1830s and 1980s. As population declines within the districts, houses fall into ruins, but it

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is still possible to preserve an aspect of Hispanic culture through the historic archeological record.

The Anton Chico Land Grant is one of the few community land grants still operating in a traditional fashion, run by the heirs of the original grantees. The historic building inventory and related historic district nomination was originally undertaken to ensure that a valuable part of New Mexico history would be preserved. As the project progressed, it was apparent that it also served to inform members of the district communities about their own heritage. Older individuals contributed their reminiscences as oral history, while younger individuals began to understand the history of their communities. Most people are interested in modernizing their homes, thereby making their lives more comfortable. As a result, structures are being modified, folk architectural features are being removed, and some houses are being abandoned. If this study serves no other purpose, it will demonstrate to the members of the communities that modernization does not have to mean destruction. Continued interaction between historic preservationists and the inhabitants will help to ensure that the communities of Anton Chico Abajo and Colonias change with the times but also preserve those features that make them unique.

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreage of nominated property See Continuation Sheets

Quadrangle name Anton Chico, NM 7.5 min
Colonias, NM 7.5 min

Quadrangle scale 1:24000

UTM References

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Verbal boundary description and justification Survey boundaries recorded on maps 1, 2, and 3 and justified on continuation sheets, under Item 10 (see continuation sheets for individual district boundaries).

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

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Charles Carrillo, Historic Archeologist and James O'Hara, Archeologist

organization State Historic Preservation Division

date September 6, 1985

Villa Rivera, Room 101

street & number 228 East Palace Avenue

telephone (505) 827-8320

city or town Santa Fe

state New Mexico 87503

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 *Thomas W. Mc...*

title *State Historic Preservation Officer*

date 8-10-86

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

Jan Ruth Grosvenor

date 9/29/86

Keeper of the National Register

Attest: *See Continuation Sheet for Justification* date
Chief of Registration

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Simmons, Marc

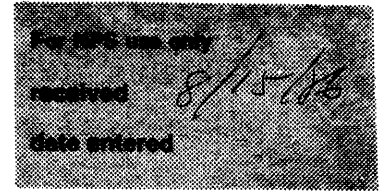
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Multiple Resource Area dnr-11
Thematic Group

Name Anton Chico Land Grant MRA
State Guadalupe County NEW MEXICO

Substantive ~~_____~~ *COVER* Beth Grosvenor 9/29/86
Date/Signature

Nomination/Type of Review

1. Anton Chico de Abejo
Historic District

Substantive
Keeper

Delores Byers 9/29/86

Attest

2. Colonias de San Jose
Historic District

Substantive
Keeper

Delores Byers 9/29/86

Attest

A 3. LaPlacita de Abajo
(Historic District)

Substantive
Keeper

Delores Byers 9/29/86

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest