

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED	

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 Salvador Armijo House

AND/OR COMMON
Santiago Baca Homestead

2 LOCATION

STREET & NUMBER
618 Rio Grande Boulevard, N.W.

CITY, TOWN Albuquerque VICINITY OF NOT FOR PUBLICATION

STATE New Mexico CODE 35 COUNTY Bernalillo CODE 001
CONGRESSIONAL DISTRICT #1

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mrs. Frances Sandoval

STREET & NUMBER
618 Rio Grande Blvd., N.W.

CITY, TOWN Albuquerque VICINITY OF STATE New Mexico

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Bernalillo County Clerk's Office

STREET & NUMBER

CITY, TOWN Albuquerque STATE New Mexico

6 REPRESENTATION IN EXISTING SURVEYS

TITLE New Mexico Register of Cultural Properties

DATE June 20, 1975 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS New Mexico State Planning Office

CITY, TOWN 200 West De Vargas, Santa Fe STATE New Mexico

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Salvador Armijo House on the edge of Albuquerque's historic original 1706 plaza, although rehabilitated at various periods and even partially remodeled, still retains the basic proportion and appearance as when that important trader built it in the closing years of Mexico's control of New Mexico. Its original construction as his residence reflected the status of this wealthy native entrepreneur. Its design, common for country houses during Mexican rule, is reminiscent of earlier eras and was determined by the materials available and the possibility of Indian attack. Now flanked by a high-rise Sheraton Hotel and occasionally shaken by heavy traffic on Rio Grande Boulevard, the adobe and stone apartment building has been passed down through five generations of one family. Since its construction in the mid-19th century it has been refurbished significantly three times; each successive owner made additions and removed sections which no longer seemed functional. Coming at thirty year intervals, the rehabilitations are accurate indications of changing tastes and later ones show the tendency, common in New Mexico during the last half century, to return to some of the original features.

According to family legend, original construction of the house was contemporary with the rebuilding of the parish church of San Felipe de Neri, in 1793. Although it is possible that a portion of the house was built then, Bernalillo County deed books and court records indicate a much later date for the whole structure, probably in the 1840's. Salvador Armijo's building plan, which is still apparent in the structure, consisted of a flat roofed one-story twelve-room dwelling approximately 100' x 70' surrounding a placita (courtyard) with zaguanes (covered entrances) through the north, south and east walls which gave access to corrals and out-buildings of the hacienda. Except on the north, where stone was used, the 32-inch thick walls were made of adobe bricks laid on the ground without foundation which resulted in considerable settling with the passage of time; all exterior surfaces were plastered with the traditional mixture of adobe and straw. Windows were few because of continuation of the defensive pattern and, more importantly, the lack of glass and sash on the frontier. The roof was covered with packed earth and was drained by long canales (spouts) which extended two or three feet out from the walls. Divided into twelve rooms, with dirt floors and plastered adobe walls, the interior was dark, sparsely furnished and unattractive to outsiders unfamiliar with the development of this style of architecture. Contemporary accounts by American travelers in the late Mexican and early Territorial years record, however, that initial contempt often gave way to grudging admiration for the comfort afforded by these old adobe houses.

In 1875, a reorganization of Armijo's business affairs brought his son-in-law Santiago Baca from Pecos to Albuquerque where he established his family in the Armijo house, then occupied by his mother-in-law Doña Nieves Sarracino. Baca began an extensive rehabilitation with a series of modifications which taken together are known in New Mexico as "Territorial style." Inspired by features of the Greek Revival movement recently popular in the midwest, these changes were made possible by the availability of new

(See Continuation Sheet Page 1)

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 checked="" 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 checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Salvador Armijo House is an excellent example of the residence of an affluent 19th century New Mexico ranchero and merchant. Originally surrounded by orchards, vineyards and crop lands it was close to the plaza of the Villa de Albuquerque, established in 1706, the center of social, political and commercial activity for this part of the Rio Grande Valley. The old adobe residence, and for many years the adjoining fields, have been home and source of income for five generations of one family, providing both shelter and sustenance for succeeding owners and their many dependents. Important architecturally, its construction and subsequent rehabilitations reflect the changing economic and cultural circumstances of both the family and this part of the Southwest.

Salvador Antonio Armijo was born in Albuquerque, January 23, 1823, to Maria Antonia Ortiz and her husband Ambrosio Armijo, a marriage representing a union of two leading New Mexico families. The Ortiz name is found throughout Spanish colonial records while the Armijos, whose antecedents were less pretentious, were becoming prominent in business and politics. Ambrosio Armijo was active in all aspects of the important trade over the Santa Fe Trail along with numerous other family members including his brother General Manuel Armijo (Salvador's uncle) who was three times appointed governor of New Mexico under Mexican rule and was holding that position at the time of United States occupation in 1846.

Little is known of Salvador Armijo's early years but his later activities make it evident that he had some education and was literate in both Spanish and English. In February, 1847 Salvador married Paula Montoya and it was at this time that he began acquiring irrigated farm land north of the Albuquerque plaza where he constructed an imposing twelve-room residence with the necessary corrals and outbuildings. Eventually he assembled about 100 acres of land whose value was greatly enhanced by rights to water from the acequia madre of Albuquerque, the main irrigation ditch of the community which marked the east boundary of his property. Grape vines and fruit trees were set out, fields were plowed for hay and grain and a large garden was established to provide produce for the household. In addition, he also had pasture for several thousand sheep and for the large number of horses, mules and oxen required by his growing mercantile business. Beginning early in his career Armijo engaged in land speculation, buying and selling small vineyards and fields, interspersed among the family-centered plazas of Los Candelarias and Los Barelvas which characterized the Spanish settlement of the valley around Albuquerque.

(See Continuation Sheet Page 3)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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(See Continuation Shee Page 6)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 3 acres.

UTM REFERENCES

A

1	3
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3	47	8	30
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38	8	5	14	0
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ZONE EASTING NORTHING

B

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ZONE EASTING NORTHING

C

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ZONE EASTING NORTHING

D

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ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

[Faint handwritten notes and a sketch of a boundary line are visible here.]

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

John O. Baxter, Archivist I

ORGANIZATION

State Records Center and Archives

DATE

May 13, 1976

STREET & NUMBER

404 Montezuma

TELEPHONE

327-2321

CITY OR TOWN

Santa Fe

STATE

New Mexico

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. Merrett

TITLE

State Historic Preservation Officer

DATE

5-20-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

[Signature]

DATE

10/8/96

DATE

10/7/76

KEEPER OF THE NATIONAL REGISTER

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materials such as window glass and planed lumber and were regarded as indispensable to any family with social pretensions.

To make a new main entrance for the house the south zaguan was enclosed and converted into a hall with a new door and frame embellished with glass side and overlights. The north zaguan received similar treatment with the doorway opening on the northeast corner of the placita. Both entries are still in situ. A large number of windows were installed both in the outer walls and those facing on the placita, several of which remain in place in the south facade and the north side of the placita. The deep reveals which accommodate the windows to the thick adobe walls, the pedimented lintels and 12 over 8 glass are fine examples of local adaptations of Greek Revival style. On the inside, the sills are very close to the floor suggesting that selection of window sizes was limited. To shade the windows portales (roofed porches) were erected on the east, south and west outside and on all sides inside the placita. Wooden flooring, previously used sparingly was now laid throughout the house; perhaps some of the floor boards and joists came from Baca's sawmill east of Albuquerque.

Fortunately there is an 1897 plat extant, which with testimony given by Baca in litigation concerning the house, gives an accurate description of the arrangement of rooms and outbuildings at that time. (Copy attached).

When the Meliton Chavez family moved into the house in 1908 more than thirty years had passed since the last refurbishment. Some sections had deteriorated badly and, since new styles were coming into vogue, an important remodeling was undertaken which gave the exterior the aspect which it has today.

The west facade was removed except the Santo Niño room in the southwest corner, a small room just north of it and half of the large room in the northwest corner. A new sala (living room) and dining room were constructed on the south side of the placita in place of the portal making a double file of rooms in the south wing of the structure. The outer walls of the addition were faced with cast stone veneer resting on new footings and both were extended around the west end of the wing and the entire south facade to shore up the old adobe walls. To shade the south and west exposures new portales were built with segmental arches highlighted by chamfered edges which also appear on the supporting posts. A new low pitched roof, constructed over the old one, provided better drainage and a more stylish appearance; it terminated on the south in two pediments embellished with fancy mill work in the same style seen in the portales. Inside their residence, planning the decoration of the new sala was certainly the most interesting task confronting the Chavezes. The most striking aspect of the room, almost unchanged since construction, is the golden brown wood paneled ceiling which has a hand painted design touched with gilt as does the

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cornice and picture molding just under it. Clearly visible in the south entrance is the progression from the zaguan of Salvador Armijo's day to Baca's Territorial entry to Chavez's living room doorway. The Greek Revival door with glass-top panel has been rehung or moved from another site.

The ceilings in the other rooms also received attention. The exposed vigas (beams), which characterized the original construction, were now regarded as crude and unsophisticated and were covered with drop ceilings made of thin wooden sheets whose seams were covered by narrow lath-like strips. An exception to this method was made in the bedroom between the entrance and the old parlor. Here an embossed metal ceiling with a pattern of 6" squares was used which surmounts an iron molding impressed with a series of small ovals. Various combinations of wallpaper and wainscoting were used in decorating the rooms in the south wing. The wainscoting, now painted, remains but the wallpaper, difficult to apply on the irregular walls and no longer popular, is gone.

To heat the house Chavez, who wished to be up to date in all things, closed the fireplaces and installed coal stoves, later converting to gas when it became available.

After the death of Meliton Chavez in 1933, his daughter and granddaughter were faced with the problem of maintaining the property which they had inherited. Their solution was to divide the house into apartments, reserving living quarters for themselves and gradually converting the remaining space into seven rental units, a process which has been going on intermittently for 40 years. The portal on the east built in the 1870's was divided by several partitions to make kitchens and bathrooms for the apartments. The old kitchen and dining room have been enlarged by constructing a 30' x 10' addition on the north side to make a livingroom and bedroom. The result of this interior realignment has been to create an irregular double file of rooms around the building.

The resurgent popularity of the Spanish-Pueblo style architecture in later years is evident in several features of the Sandovals' restoration program. The old fireplaces and vigas scorned by Meliton Chavez have again become desirable features. Changing tastes have also resulted in two adaptations of Mexican rather than New Mexican tradition. Brick floors, common in Chihuahua have been put down in the main entry and the bedroom east of it and wrought iron grill work, covers the doors and windows to provide security.

Outside, the auxillary buildings have been demolished and attractive low walls, small patios and gardens surround the structure. The walls are covered with a deep rose colored wash which blends nicely with the red composition roofing. Trees on the street side give a pleasant feeling of shade and permanence.

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Following in the family tradition established by his father and uncles, Armijo became active in both retail merchandising based in Albuquerque and various freighting and wholesaling ventures extending from "eastern points" to Mexican trade centers. Salvador grew up during the hey-day of the Santa Fe and Chihuahua Trails, the principal trade routes by which American goods were shipped to New Mexico and thence to northern Mexico cities. In 1844 his father Ambrosio sent merchandise worth over \$18,000 down the trail for sale in Chihuahua. Bernalillo County records show that Salvador Armijo was operating a general store in Albuquerque in the early 1850's and soon after was licensed as a vinatero (wine merchant). By 1864, according to advertising in the Santa Fe New Mexican, he had admitted his son-in-law, Santiago Baca, into a new partnership doing business as "Salvador Armijo y Hijo" with estimated gross receipts of \$100,000. In June, 1867 the firm suffered a serious set-back when its wagon train was "attacked by a band of Kiowa, Comanche and Apache Indians and 72 mules valued at \$200 each and one mare valued at \$300 were killed." This incident resulted in a lawsuit filed in the Court of Claims in Washington which had not been settled thirty-five years later. The partners were also consigning goods to Indian trading posts on the Little Colorado in Arizona Territory and probably maintained a camping place for their trains around St. Johns, Arizona, although these activities are not well documented.

Armijo's marriage to Paula Montoya was not a happy one. They were separated in 1848 and subsequently divorced. Shortly afterwards Salvador began a stormy relationship with Marfa de las Nieves Sarracino, which had significant business implications as well as personal ones. A daughter Piedad was born in 1850. Later court records show that Doña Nieves apparently looked after the management of the farms around Albuquerque while Salvador was away with the mule trains. Soon after Piedad's marriage to Santiago Baca of Pecos in 1864, Salvador and Nieves agreed to a partial separation of their interests in which Salvador deeded the twelve room house, corrals, outbuildings and some of the farm lands to Nieves for \$10,000, an extremely large sum for that period. Ten years later the division was completed, all the property being apportioned between them - "sheep, personal property, real estate..." with Armijo making the stipulation that Santiago Baca be appointed administrator of Nieves' share. The agreement was made, a power of attorney granted and Santiago, Piedad and their three children moved from Pecos to Albuquerque in 1875 taking over a part of the old home-stead as their residence.

Santiago and Piedad Armijo de Baca came to Albuquerque at the beginning of a boom in that New Mexico community. The Atlantic and Pacific Railroad would soon be completed bringing in an influx of new settlers and opportunities for an energetic young man. Born to a prominent San Miguel County

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family, Santiago already possessed considerable experience in politics and business. Educated in church schools in Santa Fe, he had served as clerk of the Territorial Council (Senate) in 1861 and was elected member of that body for San Miguel County in the 23rd and 25th Territorial legislatures. In addition to assisting in the firm of Salvador Armijo y Hijo, he was running 6,000 sheep of his own. Enthusiastic about his move, the future looked bright indeed for the thirty-three year old Baca.

An aggressive businessman, Baca enjoyed the confidence of both of his in-laws and assumed an active role in managing their various mercantile and ranching interests. After Salvador Armijo's sudden death in March, 1879, however, he made some significant changes. Already licensed as a vinatero mayor he became a wholesale dealer in liquor and beer tending to the needs of the new saloons which came to Albuquerque with the railroad in 1880. An enthusiastic horseman, Baca purchased well bred "American" mares in the East to improve his draft and saddle stock and imported an outstanding stallion named "Saint Cloud." He set up a saw mill on the Chilili Land Grant east of Albuquerque and may have used some of the lumber produced there in the rehabilitation of his residence. His most important activity was the subdivision of 20 acres of farm land at Los Barelvas on the west side of the Atlantic and Pacific railroad right-of-way, part of Salvador Armijo's estate. Between February, 1881 and April, 1883 Santiago and Piedad Baca sold more than 120 lots in the Baca and Baca and Armijo additions for over \$16,000 which with other sales brought their income from urban real estate to above \$30,000.

In addition to his business activities, Baca was also active in Republican politics, an avocation which would ultimately lead to his downfall. Reelected to the Territorial Council in 1882, this time from Bernalillo County, he played an important role in a bitter intra-party power fight in that year. The Republican Party Convention, divided largely on geographic lines, was deadlocked over the nomination of Territorial Delegate to Congress; the northern faction favored former Supreme Court Justice L. Bradford Prince while the southerners backed Las Cruces attorney William F. Rynerson. After a walk-out by the Rynerson contingent, Baca placed Prince's name in nomination before the remaining delegates and the resulting affirmation by the rump convention eventually carried the day despite subsequent maneuvering by both sides.

In 1884 Santiago Baca was elected sheriff and ex-officio tax collector of Bernalillo County. During his second year in this prestigious office, one of his deputies was seen spending heavily in Albuquerque saloons. Investigations proved serious shortages in the county and Territorial tax funds which Baca had collected. The offending deputy left suddenly with Baca holding the bag. Civil judgments were brought against him for \$5500 and

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costs. Because it was well known in Albuquerque that the property of the high-living Baca was already heavily mortgaged, this adverse decision resulted in a rash of legal actions which his strained resources could not meet. Although he sold and mortgaged most of what was left of his real estate and livestock, he was still heavily in debt twelve years later. Unfortunately the property in jeopardy included a portion of the family farm now often referred to as the Santiago Baca Homestead.

These problems were compounded by others of a more personal nature. In 1895 the household was augmented by the arrival of the Bacas' son Bernardino and his family. Bernardino, who had been living in Santa Fe, came to Albuquerque under clouded circumstances and opened a small grocery store in the family home to support his family. His grandmother, Doña Nieves, now an elderly lady given to impulsive acts of generosity, proposed to deed five rooms on the west side of the house to Bernardino's wife in order to give the family some security. Fifteen years earlier it was with difficulty that she had been dissuaded from donating the whole house to the Sisters of Charity, for use as a convent. The elder Bacas were so angered by this suggestion that they moved out of the house and the power of attorney of twenty years standing was terminated. When the deed was drawn up, however, Bernardino included description to some additional lands after it had been signed by his grandmother and proceeded to sell off some of the property. On discovering this, Doña Nieves filed suit against her grandson and his wife for fraud, thus initiating an interminable litigation which involved the whole family.

In the midst of these court battles, Doña Nieves, whose health was failing, left the house and took up residence with her granddaughter Francesca Baca y Chavez and her husband Meliton Chavez where she died in April, 1898. From a prominent New Mexico family, banker Chavez had financial reserves of his own and had aided his father-in-law during the latter's difficulties in the sheriff's office. After the death of his wife's grandmother, it was Chavez and his wife who saved what they could of the family property including the house which Francesca bought at a sheriff's sale on the steps of the old Albuquerque Post Office on August 13, 1899 for \$1125.00.

Following a hasty retreat to Santa Fe by Bernardino Baca, his parents returned to the old homestead where they remained until Piedad died in 1907 and Santiago followed her the next year. Soon thereafter the Chavezes and their two daughters Piedad and Soledad moved from their house on Silver Street and established themselves in the family residence. About this time Piedad Chavez married Alejandro Sandoval from Bernalillo; they remained, however, with her parents in one wing of the house where their first child Francesca was born in 1910. Following his wife's death in 1922 and prior to his own in 1933 Meliton, now patriarch of the clan, deeded the south half of the house to his daughter Piedad Sandoval and the north half to his granddaughter Francesca Sandoval.

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By the time of Meliton Chavez's death, Albuquerque had become a very different place than it had been in Salvador Armijo's day. Growing from a frontier village to a small city had brought many changes. Increasing taxes and expenses forced Mrs. Sandoval and her daughter to find new sources of income in order to keep their house. Beginning in 1933 and continuing to the present they have divided and remodeled it into seven apartments so that the property continues to pay its way. Before she died in 1969, Mrs. Sandoval sold her half of the house to her daughter who maintains it today.

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