

PH0660051

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY	
RECEIVED	JAN 6 1978
DATE ENTERED	MAY 5 1978

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC

25 The Antonio Vigil House

AND/OR COMMON

LOCATION

STREET & NUMBER

413 Romero Street

NOT FOR PUBLICATION

CITY, TOWN

Albuquerque

VICINITY OF

CONGRESSIONAL DISTRICT

#1

STATE

New Mexico

CODE
35

COUNTY

Bernalillo

CODE
001

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- OTHER: *

OWNER OF PROPERTY

NAME

Josephine V. Zamora and Antonio Vigil

STREET & NUMBER

2309 Milton Road, N.W. 600 Whittier

CITY, TOWN

Albuquerque, N.M. 87102 Exeter, California 93221

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

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

STREET & NUMBER

CITY, TOWN

Albuquerque

STATE

New Mexico

REPRESENTATION IN EXISTING SURVEYS

TITLE

State Register of Cultural Properties

DATE

July 30, 1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

New Mexico State Planning Office, 505 Don Gaspar

CITY, TOWN

Santa Fe

STATE

New Mexico 87503

*Temporarily unoccupied due to rehabilitation work

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

An excellent example of a late 19th century New Mexico residence, the Antonio Vigil House is a one-story, 70'x50' adobe building erected in Albuquerque in 1879. Located at 413 Romero Street, the house is 200 yards north of the historic plaza of the Villa de Albuquerque, the original town established by Spanish settlers in 1706. Overshadowed by the spires of San Felipe de Neri Church (National Register 10/69), the plaza was the center of economic, social and political activity in that part of the Rio Grande Valley for almost two centuries. Known as "Main Street" in the 1870s, Romero Street is now occupied almost completely by tourist oriented enterprises which have caused a renaissance in the plaza area in recent years. Constructed just before the railroad came to Albuquerque in 1880, the house has a number of interesting features of both 18th and 19th century New Mexico architecture and represents a transition from the Spanish-Mexican period to the post-railroad era when Anglo culture became dominant in the region. Although the interior has been slightly altered at various times since the 1920s to accommodate a series of shops, galleries and apartments, the original floor plan is still evident and the exterior retains much of its 19th century appearance.

Facing Romero Street, the building's facade is flush with the sidewalk without a setback, the traditional style for New Mexico urban residences. Made of two thicknesses of terrones (oversize adobe bricks cut from sod), the 27" thick walls rest on a concrete foundation of recent construction. To drain the flat roof, sheet metal canales (spouts) protrude to the east just below the fire wall which is embellished by short lengths of pine timber simulating vigas, New Mexico ceiling beams. The entrance is off center towards the south and was originally flanked by three double hung windows with six over six lights, one to the south and two on the north. The north window closest to the door has been replaced by two smaller ones.

For security reasons, all doors and windows are protected by wrought iron grill work which has an unusual twist design. When the house was built, plans called for a walled placita to the north entered by a zaguan (covered passage) large enough for a wagon. The enclosed area housed a stable, servants quarters and storage areas for firewood and other supplies.

Topped by a transom, the heavy paneled front door opens into an unusual tee-shaped hallway, an Anglo innovation, which provided access to the three rooms along the south wall and the double file of rooms to the north. To facilitate a conversion to apartments, both legs of the tee have been shortened and new doorways were installed on the north, south and west. Although the massive adobe walls are characteristic of Spanish-Mexican period construction in New Mexico, the milled lumber used in the beams, ceilings and floors is from a later era. The 11' ceilings, the hard plastered walls and large windows also represent new styles. Traditional New Mexico corner fireplaces remain in the northeast room and the middle room in the west file. The brick floors in the east rooms exemplify an influence imported from Chihuahua.

(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 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 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

erected 1879

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Antonio Vigil House is one of several historic buildings located near the Albuquerque plaza, the center of the original Hispanic settlement which for the past century has been called "Old Town." When the Santa Fe railroad first came to Albuquerque in 1880, the tracks bypassed the plaza and a new community, predominantly Anglo in character, sprang up beside the depot 1 1/2 miles east. Known as "New Town," it rapidly increased in importance during the post-railroad years as Old Town went into a decline which lasted until after World War II when the plaza area became a tourist attraction. Constructed by Santiago Baca, a late 19th century Albuquerque rancher, politician and real estate speculator, the Vigil house is not only significant architecturally but has importance because of its long association with the history of Albuquerque.

Santiago Baca and his wife Piedad Armijo de Baca moved to Albuquerque from the village of Pecos, 25 miles east of Santa Fe, just before Christmas in 1874 to facilitate a family business reorganization. After a long and stormy relationship Piedad's parents, Salvador Armijo and María de las Nieves Sarracino, had finally agreed to a division of their tangled business interests with Armijo making the stipulation that Baca would be trustee of Doña Nieves' portion. At the same time Armijo gave most of his extensive real property including farm lands and town lots to Piedad and to his sister, Plácida Armijo de Montoya. As part of her share, Piedad received a piece of land north of the Albuquerque plaza which her father had purchased in 1869 from Juan Apodaca and Jesús Sanchez and their wives for \$400. Situated on a 100' square lot it was the site of an 11 room house with a plazuela and a zaguan (covered entrance) at the time of Armijo's purchase and adjoined other property which he held to the north.

Anticipating the arrival of the railroad, Old Town enjoyed a surge of business activity soon after Baca moved his family to Albuquerque. Although the optimism thus engendered was premature, there was considerable residential and commercial construction near the old plaza before it was known where the tracks would be located. An aggressive businessman, Baca was active in the short-lived boom, purchasing additional lots adjoining the property his wife had received from her father. The combined property faced Main Street, renamed "Calle Santiago" in Baca's honor, and here he erected three buildings including the one known as the Antonio Vigil House, built in 1879 as the residence of Albert Grunsfeld. Early in that year, Baca agreed to construct a dwelling to be leased by Grunsfeld with the latter providing the necessary capital and receiving, in turn, a mortgage

(See Continuation Sheet Page 1)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bernalillo County Records, State Records Center and Archives, Santa Fe, New Mexico.

County Clerk's Records - Deed Books-F, G, H, 26, 32, 34; Mortgage Deed Book 1.

Bernalillo County Records, Bernalillo County Court House, Albuquerque, New Mexico, County Clerk's Records - Deed Books - 40, 45, 79.

(See Continuation Sheet Page 3)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 1/4 acre.

UTM REFERENCES

A

1	3	3	4	7	7	8	0	3	8	8	4	9	6	0
ZONE			EASTING				NORTHING							

B

ZONE			EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

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 Baxter, Archivist

ORGANIZATION

State Records Center and Archives

DATE

December 15, 1977

STREET & NUMBER

404 Montezuma

TELEPHONE

827-2321

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. Merlan

TITLE

State Historic Preservation Officer

DATE

12-19-77

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

[Signature]

DATE

5/3/78

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST

Walter Cole

DATE

4-25-78

KEEPER OF THE NATIONAL REGISTER

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Presently the structure is undergoing a refurbishment directed by Mr. Ray Sandoval who leases the building from the Vigil heirs. New adobe colored plaster has been applied to the exterior and the woodwork and sash have recently been repainted white. Inside, sheetrock drop ceilings are being removed exposing the original beams and boards. New wiring has been installed throughout. Aware of the building's long heritage, Mr. Sandoval is seeking an appropriate enterprise to occupy the Vigil house and believes that it can continue as an important Albuquerque landmark.

#8

on a new store building two doors south, which also housed the Albuquerque post office and U.S. District Court room.

A German-born Jewish merchant, Grunsfeld had recently come to New Mexico as the protégé of Spiegelberg Brothers, one of the Territory's most important general merchandising firms based in Santa Fe. After a period of apprenticeship at company headquarters, Grunsfeld moved his large family to Albuquerque to manage the Spiegelberg branch there. He soon became a partner in the enterprise, later joining with his brother Ernest in purchasing the remaining Spiegelberg assets in Albuquerque. By 1882 Grunsfeld had realized that New Town would be the area's future commercial center and moved both the Spiegelberg store and his own residence there. At the same time he sublet his house in Old Town to Daniel Geary, cashier and stockholder in the newly organized First National Bank of Albuquerque. Unfortunately Geary was a poor tenant and at the conclusion of his residency in April, 1885, Grunsfeld was forced to file suit for damages claimed by Baca because of the deteriorated condition of the house.

The early 1880s were profitable years for Santiago Baca, a period in which he reaped substantial profits from a lucrative wholesale beer and liquor business which serviced the many saloons in Albuquerque and surrounding communities. In December, 1880 he filed a plat on a real estate subdivision west of the railroad tracks near the new depot which was called the Baca Addition. During the next three years he sold more than 120 lots for over \$16,000 which with other sales of urban real estate provided the Bacas with an income of over \$30,000 from land sales. During the same era he became increasingly involved in local politics. A veteran of two sessions in the Territorial Legislature as member of the Council (upper house) from San Miguel County during his residence in Pecos, he was reelected to the same body from Bernalillo County in 1882. Two years later Baca was the Republican candidate for the prestigious office of county sheriff and tax collector, narrowly defeating his wife's cousin, Perfecto Armijo.

(See Continuation Sheet Page 2)

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Shortly before the election of 1886 Baca, unable to support the Republican candidate for Territorial delegate, bolted the county convention and ran for reelection as a Democrat. This time the tables were turned and, despite a plurality in both Old and New Albuquerque, Baca lost to Republican José Leandro Perea, Jr. Early in 1887 when the time came to turn his records over to Perea it became evident that Baca's tax accounts were short several thousand dollars, the result of an embezzlement by one of his deputies who had fled the Territory. Although the amount involved was not great and no serious attempt was made to make Baca criminally liable, the extra strain on his resources, already heavily mortgaged, led to a financial disaster from which he never recovered. To provide a surety for the loss, Baca pledged almost all of his real property, including the Vigil house, to County Commissioner Mariano S. Otero, the first of a series of trustees.

After over six years of litigation, a portion of Baca's holdings were sold at a sheriff's sale held at the front door of the Bernalillo County Court House September 23, 1893 to repay his debts. The high bidder for all of the various pieces of land offered was Baca's daughter, Francisca Baca de Chaves, who, with her husband Meliton Chaves, raised sufficient cash to keep the property in the family. The price of the Vigil house was \$800. Five years later the Chaves', Mrs. Chaves' grandmother, Nieves Sarracino, and Mrs. Chaves' brother and sister-in-law, Bernardino Baca and Jesusita Johnson de Baca, became involved in a monumental lawsuit concerning title to the Salvador Armijo House (National Register 10/76) which is located 200 yards north of the Vigil house. In the resulting settlement, title to the latter property was exchanged by the Chaves' to the Bacas in return for the Bacas' claim to a portion of the Armijo house.

In June, 1900 the Bacas sold the Vigil property and during the next four years its title changed hands twice more, being purchased in 1904 by Pilar Vigil whose descendants have retained it ever since. In 1922 ownership passed to Pilar's son, Antonio J. S. Vigil, who resided there for almost 40 years until his death in 1961. In the largest room on the building's east side he also maintained the San Felipe Family Grocery Store. During the 1920s he constructed a small addition to the west, originally used as a garage and chicken house, which has recently been converted into an apartment. Since Vigil's death the house has been used for various commercial purposes but has remained in the Vigil family. It is now leased by Ray Sandoval, an Albuquerque businessman, who is rehabilitating the structure and seeking an appropriate adaptive use.

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Bernalillo County Territorial District Court Records, State Records
Center and Archives, Santa Fe, New Mexico, Case Files #1447, #1893,
#2504.

Albuquerque Morning Democrat, January 1, 1887-May 24, 1887.

Albuquerque Weekly Journal, November 10, 1884-October 30, 1886.

The Albuquerque Review, September 1, 1877-July 3, 1880.

The Republican Review, Albuquerque, December 5, 1874-October 2, 1875.

Albuquerque City Directories, 1924-1976.

Coan, Charles F. A History of New Mexico. Vol. III, Chicago, 1925.