

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



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

1. Name

historic Frank Bond House

and/or common

2. Location

street & number Bond Street ___ not for publication

city, town Espanola ___ vicinity of congressional district 1

state New Mexico code 35 county Rio Arriba code

3. Classification

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

4. Owner of Property

name City of Espanola, Attention: Mayor Santiago Martinez

street & number 211 Riverside Drive

city, town Espanola ___ vicinity of state New Mexico

5. Location of Legal Description

courthouse, registry of deeds, etc. Rio Arriba County Courthouse

street & number

city, town Tierra Amarilla state New Mexico

6. Representation in Existing Surveys

title State Register of Cultural Properties has this property been determined eligible? yes ___ no

date June 2, 1978 ___ federal state ___ county ___ local

depository for survey records Historic Preservation Bureau

city, town 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 Frank Bond House is an eclectic, classic revival structure, built over several decades by one of Espanola's most prominent citizens. The house is constructed almost entirely out of adobe. Bond began it in 1887 shortly after he had married. He continued to live in the house until 1923. Over the years he made a number of additions. It appears that the major remodeling took place in 1911.

When Bond initially built his house, the Denver and Rio Grande Railroad had recently arrived. His house therefore was a two-room example of the most predominant pre-railroad style, the Territorial. It appears from window proportions that the south end of the house may be this section. The Territorial Style was essentially an adaption of Greek Revival elements into traditional structures. Most commonly it is evidenced by pedimented window moldings, as is the case here.

From 1883 to 1925, Bond's wealth, prominence, and family increased and his house reflects this. Bond over the years listed the value of his house at \$5,000. However, he made \$6,000 worth of improvements in 1911, bringing his total outlay to \$20,000. It is not known which addition was made when.

Today, the house stands as an excellent, though eclectic, example of the Neo-Classical Revival. It is one-and-one-half stories, roughly rectangular in plan, and topped by a hip roof with three gabled projections. The roof is covered with red tile.

The front facade, which faces east, features a veranda with Corinthian columns. The door and windows under the veranda have fluted, roll-top moldings. The transomed door is marked by a gable-roofed porch which has shingles in the gable. Above the entrance porch is a hipped-roof, second story projection. The grouped casement windows show influence from the Prairie Style. To the right of this projection is a hipped dormer and to the left a gable-roofed wing. Within the gable is decorative panel, and the two windows have pedimented moldings. At the left end of the front facade is a wood congrue-in-groove addition with a flat roof. There are three grouped, double hung sash windows and a plain wood door. This front facade reflects the number of additions and their eclectic variation. There is brick facing along the lower part of this facade.

The south facade reflects the frame addition, a steep gable roof, and a rear lean-to. Both the windows have pedimented moldings. The proportions of one indicate that this may be the oldest part of the house.

A jumble of massings is the main feature of the rear facade. At the right is the stucco and frame shed roof section leading to the hipped portion of the central cone of the house. Added to this is a shed roof with a shed dormer. The west wall of this addition has grouped casement windows, but all the rest of the double hung sash windows and the dormer have pedimented moldings.

Like the south facade, the north is an unadorned reflection of the gable roof. The three double hung sash windows have pedimented moldings.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	JAN 4 1980
DATE ENTERED	MAR 6 1980

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

On the first floor of the Bond House are eight rooms and two baths, and upstairs three rooms and a sun porch. The front rooms of the first floor reflect the eclectic Neo-Classical Revival of the front facade. Among the more noteworthy details are the stairway with its intricately detailed banister and the mahogany and green tile fireplace mantle. Except for this one, the other fireplaces and stoves have been removed. Much of the hardware and lighting fixtures are original.

The City of Espanola obtained the Bond House in 1957 and used it as the city hall until earlier this year. The conversion to offices was done most sympathetically. The house is now vacant. The City and the San Gabriel Historical Society hope to use it for a museum.

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/
<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 checked="" type="checkbox"/> commerce	<input 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 1887

Builder/Architect

Statement of Significance (in one paragraph)

The Frank Bond House is significant because it is a good example of the Neo-Classical Revival Style and because it belonged to one of Espanola's and northern New Mexico's leading merchants. The house, which began as a small, unnoteworthy example of the Territorial Style, became a large rembling example of the Neo-Classical Revival. It is certainly one of the major architectural landmarks of Espanola.

Frank Bond's career has a development somewhat like the house's, in that he began as a small merchant and became a leading merchant and dealer of sheep in the state. Bond was born in Quebec in 1863. In 1883 he joined his brother at Chamita on the Denver & Rio Grande line. Two weeks after arriving he bought Scott and Whitehead in Espanola, which was the end of the tracks. This was the beginning of G. W. Bond and Bro., a partnership which lasted to 1911.

The Bonds were initially involved in the general merchandise business and they exanded rapidly. They developed stores in places such as Wagon Mounds, Trinidad, and Albuquerque, as well as Espanola. In 1893, they made their first investment in sheep. This was an increasingly lucrative business for the Bonds, Luna-Oteros, and Ilfelds. Under the system, a firm held a huge number of sheep and gave sheep herders their supplies and half the profits from the wool.

In 1905, the brothers expanded to two offices. Frank stayed in Espanola and George went to Trinidad. Further expansion took place in 1906 when the merchantile activities in Espanola were taken over by Bond & Nohl, leaving G.W. Bond & Bro. as sheep dealers. In 1911, G.W. Bond & Bro was dissolved and Frank Bond continued to operate and expand under his own name. Due both to the increasing importance of Albuquerque, the Bond family and business headquarters moved from Espanola to Albuquerque in 1918. They continued to maintain the house in Espanola, and C.C. Titus, president of the local bank, resided there.

After 1911, the firm expanded rapidly. Bond had mercantile interests in Roswell, Wagon Mound, Cuervo, and Grants, as well as a warehouse in Albuquerque and two outlets in Espanola. In 1930, the Bonds fed 140,000 head of lambs and one particular day put 30,000 head on the market. Frank Bond died in 1945. In 1957, the sole Bond family heir, Ethel Bond Huffman, gave the house to the City of Espanola.

9. Major Bibliographical References

Grubbs, Frank H. Frank Bond: Gentleman Sheepherder of Northern New Mexico, 1883-1915. Albuquerque, UNM thesis, 1958.

"Frank Bond" New Mexico Historical Review, V.20, pp. 271-3. Harriet Kimbro. "Frank Bond" unpublished transcript.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property 1/4 acre

ACREAGE NOT VERIFIED

Quadrangle name Espanola

Quadrangle scale 1:24,000

UMT References

A

1	3	4	0	2	4	1	0	3	9	8	3	2	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing						

C

Zone			Easting				Northing						

D

Zone			Easting				Northing						

E

Zone			Easting				Northing						

F

Zone			Easting				Northing						

G

Zone			Easting				Northing						

H

Zone			Easting				Northing						

Verbal boundary description and justification

Beginning at the intersection of Bond Street and the Vigiles Ditch, proceed south along the west embankment of the ditch, for about 23 yards, to a point about 7 yards north of the fence marking the south property line, proceed west along this line to the end of the

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 Ellen Threinen, Architectural Historian

organization Historic Preservation Bureau date _____

street & number 505 Don Gaspar Avenue telephone (505) 827-2108

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Thomas W. Murb

title State Historic Preservation Officer date 12-28-79

For HCRS use only
 I hereby certify that this property is included in the National Register

Bill Brown date March 6, 1980
 Keeper of the National Register

Attest: Bill Brown date 3/4/80
 Official Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	JAN 4 1980
DATE ENTERED	MAR 6 1980

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

drive and continue along its north edge; proceed across the drive when it curves, to the west side; proceed north along the west edge, for about 23 yards, to the intersection with Bond street; proceed east along the south edge of Bond Street, for about 20 yards, to the starting point.

Boundary Justification:

The boundary encloses the house itself, avoiding a small, non-contributing guest house immediately to the southeast of the house. In front of the house is a small park. It is not included because the city does not own it and therefore has no control over its fate.