

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0675768

FOR NPS USE ONLY
RECEIVED APR 25 1979
DATE ENTERED JUN 19 1979

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

The Tomasa Griego de Garcia House

AND/OR COMMON

Koeber House

2 LOCATION

STREET & NUMBER

6939 Edith Boulevard, NE

NOT FOR PUBLICATION

CITY, TOWN

Albuquerque

VICINITY OF

CONGRESSIONAL DISTRICT

#1

STATE

New Mexico

CODE
35

COUNTY

Bernalillo

CODE

001

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"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Dr. and Mrs. Paul T. Turner

STREET & NUMBER

6939 Edith Boulevard, NE

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

State Register of Cultural Properties

DATE

August 27, 1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Department of Educational Finance & Cultural Affairs
Historic Preservation Office

CITY, TOWN

P.O. Box 1629, Santa Fe

STATE

New Mexico 87503

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

Located in the Rio Grande Valley a few miles north of Albuquerque, New Mexico, the Tomasa Griego de García House is a one-story U-shaped structure approximately 50' square. An outstanding example of New Mexico's Spanish-Pueblo architectural style, it is a neighborhood landmark in Los Ranchos de Albuquerque, an historic Hispanic farming community which has been largely absorbed by Albuquerque's metropolitan growth in the last few years. Despite the recent intrusion of suburban subdivisions and various manufacturing enterprises, the area has not completely lost its rural character. A network of acequias (ditches), drawn from the Rio Grande, still irrigates fields of corn and alfalfa while adjoining pastures support herds of dairy cows and flocks of sheep. Originally built as the residence of a family whose ancestors had farmed in that part of the valley for generations, the house was probably erected in the mid-1850s, although the exact date is unknown. Still surrounded by corrals and outbuildings, it is a fine example of a New Mexico farm house. Twenty-five years ago the property was purchased by Mr. and Mrs. Robert C. Koeber who made an extensive rehabilitation of the residence which was then badly deteriorated.

Setback from the heavy traffic of Edith Boulevard, the house is approached by a plank bridge which crosses a deep acequia known as the Alameda Lateral. The fenced yard is planted with big tamarisk trees, junipers, chamiso bushes and other indigenous vegetation. Made of terrones (blocks cut from sod) the house's massive walls vary in width from 24" to 30". Covered with plaster, they are reinforced with concrete footings of recent construction. The flat roof is drained by a long canal (spout) which extends well away from the building to prevent erosion of the foundation. Vigas (ceiling beams) extend through the walls under the parapet. The main entrance, which is on the south, is composed of two pairs of doors, one in front of the other, first glass, then wood, enclosed by sidelights and transom. Painted blue, the window sash has Greek Revival pedimented lintels, an important element in New Mexico's Territorial Style, which became popular in the second half of the 19th century. The entry originally was a zaguan (covered passage) which divided the east and west wings of the house. During the 1953 rehabilitation the zaguan was enclosed and a modern heating plant was installed at the rear. A small doorway next to the furnace leads to a patio enclosed by the house on three sides.

To the right of the entrance in the building's southeast corner is a combination kitchen-dining room divided by an adobe partition. On the dining room side a small Pueblo style fireplace has been built in the corner formed by the partition and the outer wall. Composed of short, hand-hewn boards made before milled lumber was readily available, the ceilings in this room are of particular interest. Instead of extending the full length of the room the boards, which are approximately 30" long, only span the gap from one viga to the next. A large master bedroom adjoins the kitchen on the north. Next to it are a bathroom and utility room added by the Koebers, who also put down dark red Mexican tile floors throughout the house.

(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 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 type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) land tenure	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

One of the oldest buildings remaining in Los Ranchos de Albuquerque, the Tomasa Griego de García House is a typical 19th century New Mexico residence. In addition to its architectural importance the property is significant historically as an example of Hispanic land tenure in the Rio Abajo (Lower River region). Although often divided as the fields and pastures passed from one generation to the next, the land was tenaciously held within one family until the 1940s, when urban growth and other economic changes made subsistence farming almost impossible in the Albuquerque area. As the lands became increasingly fragmented the properties took the forms of ever-narrowing strips adjacent to the acequias to make certain that inheritors had access to precious irrigating water. While the width was thus restricted the length of the bequests remained little changed, a process which resulted in odd shaped plots of ground.

Originally the Griego de García property was part of a land grant made in 1694 to Spanish army officer Captain Diego Montoya by General Don Diego de Vargas, Governor of New Mexico, soon after his forces reoccupied the area following the Pueblo Revolt of 1680. At the beginning of the next century it was conveyed to Elena Gallegos, widow of French-born Santiago Gurulé. As "Jaques Grolet" this man had been a member of the ill-fated La Salle expedition to Texas in 1694-97 who, after a series of amazing adventures, made his way to New Mexico via Spain and Mexico City. Settling near Bernalillo, he became the progenitor of the large family whose name has been Hispanicized as "Gurulé."

Because the grant papers had been lost, a re-grant was made to Elena Gallegos in 1712 by the Marqués de la Peñuela, then serving as governor. In the meantime, the Villa de Albuquerque had been established in 1706 and Elena was placed in possession by the jurisdiction's Alcalde Mayor. The villa lands formed the southern border of her grant, which was thereafter sometimes known as the Ranchos de Albuquerque. Other boundaries were the Rio Grande on the west, the crest of the Sandia Mountains on the east and the lands of the Pueblo of Sandia on the north, an area containing approximately 70,000 acres. Partition of the grant began some time prior to 1761 when Elena Gallegos' son and heir Antonio Gurulé declared in his will that he had already given each of his nine children a piece of land 300 varas (275 yards) from north to south lying between the river and the mountains.

During the next century further divisions took place through sales and bequests, which led to an increasing number of families living within the boundaries of the original grant. The first reference to the Griego de García

(See Continuation Sheet Page 1)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Archives of the Archdiocese of Santa Fe, Albuquerque Baptisms 1822-1835, Albuquerque Marriages 1818-1855, Albuquerque Burials 1819-1893, microfilm copy, State Records Center and Archives, Santa Fe, New Mex. Bernalillo County records, County Clerk's Records, Deed Books B, F and 30; Probate Records, File #331, State Records Center and Archives.
(See Continuation Sheet Page 2)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 1/4 acre.
UTM REFERENCES

A	1 3	3 5 2 3 0 0	3 8 9 1 5 9 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Beginning at a point on the south boundary of the nominated property west of the irrigating ditch known as the Alameda Lateral and proceeding in a westerly direction along the fenceline for a distance of approximately 75', thence in a northerly direction on a line running midway between the Turner residence and studio for a distance of approximately
(See Continuation Sheet Page)

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

ORGANIZATION

State Records Center and Archives

DATE

April 12, 1979

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. Neal

TITLE

State Historic Preservation Officer

DATE

4-13-79

FOR NPS USE ONLY

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

<p><i>Charles H. ...</i></p> <p>DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION</p>		<p>DATE 6/19/79</p>
<p>ATTEST <i>Debra L. ...</i></p> <p>KEEPER OF THE NATIONAL REGISTER</p>		<p>DATE 6/19/79</p>

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CONTINUATION SHEET

ITEM NUMBER 7&8

PAGE #1

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The living room or sala is on the opposite side of the entrance in the building's west wing. It, too, has a corner fireplace and a ceiling similar to the one previously described, except that here the boards appear to have been "whip sawed" instead of planed with an ax. Deep reveals, which have been angled to admit more light, accommodate the windows to the room's thick walls. North of the living room the Koebers reconstructed a part of the house completely deteriorated at the time of their acquisition. It now contains a study and a second bedroom and bath. Contemporary documents show that in 1890 a stable enclosed the north end of the patio, but it has been torn down and an adobe wall put up in its place. A few yards west of the house the Koeber's also erected a new building originally intended as a studio for Mrs. Koeber. Although its architecture is similar to the house, this structure is not included in the nomination.

#8

holdings as a discrete property occurred in an 1855 lawsuit in which Magdalena García y Romero charged her son Ramón Gallego with "forced entry." Subsequent testimony by neighbors indicated that the two litigants had been in disagreement for over five years concerning disposition of the property which included farm lands, houses and a vineyard. Efforts to arbitrate the dispute were evidently unsuccessful, for in the following year Magdalena García sold the lands, which she had acquired as an inheritance from her mother, for \$100.00 to her son-in-law Felipe Zamora and her grandson Manuel García, ignoring Gallego altogether. The two purchasers divided the property in half with Zamora taking 50 varas on the south while García received a like amount to the north. There he established his wife of four years, Tomasa Griego, and their growing family.

In 1868 García died, leaving his widow with a large number of children to care for. A few years later she gave the 50 varas of land which she inherited from her husband to their seven sons, but the document seems to have been merely a declaration of intent, for no division was made until her own death in 1890. In her will the parcels of real estate to be given to each heir were carefully delineated. Because there were several acequias crossing the property, division was made along north and south lines instead of the usual east-west axis. The east end, which extended all the way from the Camino Nacional, present Edith Boulevard, to the crest of the mountains was used primarily as pasture. It was granted to all the heirs to be used in common and as the location for houses.

Acting according to New Mexico custom, Tomasa Griego de García also divided her house, then described as having eight rooms, among four of her
(See Continuation Sheet Page #2)

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sons. Miguel Antonio received the sala and a small room on the west, Longino's share consisted of three little rooms on the east, while Miguelito was given the zaguan and another room on the south. The stable fell to Salvador Manuel. Except for the latter structure, which has been razed, the present floor plan remains almost unchanged. During the next decade the individual shares to the house and most of the land were re-consolidated by Miguel Antonio García, who retained ownership until 1928. At that time, he conveyed title to his niece Teresita García de Lucero and her husband Fernando Lucero with the proviso that the buyers would take care of his material needs for the rest of his life.

Eight years later the Luceros were divorced and in the subsequent division of property, the house was awarded to Fernando, again with the stipulation that Miguel Antonio García be cared for. Lucero also received the bulk of the couple's chattels which consisted of a team and wagon, 200 bales of alfalfa and seven sacks of beans, hardly an indication of wealth even in 1936. Nevertheless, Lucero was able to keep his land until 1947, when it was mortgaged to real estate speculator Edmundo C. de Baca, possibly as the result of debts incurred for purchases of groceries and other supplies at C. de Baca's nearby store. When the merchant foreclosed, the Griego de García House at last passed out of the family's possession. Oddly, C. de Baca was killed soon after in an elevator accident in a downtown Albuquerque office building.

Following C. de Baca's death the house was unoccupied for almost fifteen years, until it was purchased from his estate by Mr. and Mrs. Robert C. Koeber. An Albuquerque contractor, Koeber began an important program of stabilization and rehabilitation which included the installation of lighting and plumbing. After completion of their improvements the Koebers made their home in the Griego de García House for over 20 years, until 1975, when it was sold to the present owners, Dr. and Mrs. Paul T. Turner. Although the Los Ranchos neighborhood has changed significantly in recent years and the present owners' agricultural interests are limited to ponies and chickens, the house remains to recall an earlier era.

#9

Bernalillo County District Court Records, Case File #91 and 23647, State Records Center and Archives.
Bernalillo County Records, County Clerk's Records, Deed Books 89, 111, 181, D-44 and D-279, Bernalillo County Courthouse, Albuquerque, N.M.
Federal Census Reports 1860, 1880 and 1900.

(See Continuation Sheet Page 3)

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#9

Records of the Court of Private Land Claims, Case #51, Elena Gallegos Grant, State Records Center and Archives, Santa Fe, New Mexico. Chavez, Fray Angelico. Origins of New Mexico Families. Santa Fe, 1954. Albuquerque Tribune, April 24, 1948.

#10

150', thence in an easterly direction along the north side of the fence enclosing the yard surrounding the nominated property for a distance of approximately 75', thence in a southerly direction along the east fence to the point of beginning.