United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form [National Register Bulletin 16A]. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

   historic name  Salazar, A. A., House
   other names/site number Casa de Oro Inn; Casa de Salazar Bed & Breakfast / 5CT265

2. Location

   street & number  603 Main Street
   city or town  San Luis
   state  Colorado  code  CO  county  Costilla  code  023  zip code  81152

3. State/Federal Agency Certification

   As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X ] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X ] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X ] locally.
   (See continuation sheet for additional comments [ ].)

   State Historic Preservation Office, Colorado Historical Society
   [Signature]
   [Date]
   [State Historic Preservation Office, Colorado Historical Society]
   [Signature]
   [Date]

4. National Park Service Certification

   I hereby certify that the property is:
   [ ] entered in the National Register
     See continuation sheet [ ].
   [ ] determined eligible for the
     National Register
     See continuation sheet [ ].
   [ ] determined not eligible for the
     National Register.
   [ ] removed from the
     National Register
   [ ] other, explain
     See continuation sheet [ ].

   [Signature of the Keeper]
   [Date]
Salazar, A. A., House
Name of Property

Costilla County, CO
County/State

5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>[X] private</td>
<td>[X] building(s)</td>
<td>1 building</td>
</tr>
<tr>
<td>[ ] public-local</td>
<td>[ ] district</td>
<td>0 site</td>
</tr>
<tr>
<td>[ ] public-State</td>
<td>[ ] site</td>
<td>1 structure</td>
</tr>
<tr>
<td>[ ] public-Federal</td>
<td>[ ] structure</td>
<td>0 object</td>
</tr>
</tbody>
</table>

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

Ornamental Concrete Block Buildings in Colorado, 1900 to 1940

6. Function or Use

<table>
<thead>
<tr>
<th>Historic Function</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC/single dwelling</td>
<td>DOMESTIC/hotel</td>
</tr>
</tbody>
</table>

7. Description

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Queen Anne</td>
<td>foundation CONCRETE</td>
</tr>
</tbody>
</table>

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] A owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[ ] preliminary determination of individual listing (36 CFR 67) has been requested

[ ] previously listed in the National Register

[ ] previously determined eligible by the National Register

[ ] designated a National Historic Landmark

[ ] recorded by Historic American Buildings Survey

[ ] recorded by Historic American Engineering Record

Primary location of additional data:

[X] State Historic Preservation Office

[ ] Other State Agency

[ ] Federal Agency

[ ] Local Government

[ ] University

[ ] Other:

Name of repository:
Salazar, A. A., House

Costilla County, CO

Name of Property

County/State

10. Geographical Data

Acreage of Property  less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13  462250  4117180
   Zone  Easting  Northing

2.  Zone  Easting  Northing

3.  Zone  Easting  Northing

4.  Zone  Easting  Northing

[ ] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title  Arnold and Maria Valdez

organization  Valdez & Associates

street & number  Route 1, Box 3-A

city or town  San Luis  state  Colorado  zip code  81152

date  9-12-96  telephone  719-672-3678

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name  SEE CONTINUATION SHEET

street & number

city or town

telephone

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.
PROPERTY OWNERS

Ann Funk
603 Main Street / P.O. Box 674
San Luis, Colorado 81152

Ryan Andrew and Kimberly Ann McQuagge
5451 Independence Parkway, #2008
Plano, Texas 75023
DESCRIPTION

The 1906 A.A. Salazar House is a one and one-half story, ornamental concrete block Queen Anne residence with an irregular plan, a multi-gabled roof, and a wrap-around porch. The house meets the registration requirements for the "ornamental concrete block residences" property type as specified in the Multiple Property Documentation Form (MPDF), "Ornamental Concrete Block Buildings in Colorado, 1900 to 1940." The house was built primarily of concrete block as its exterior wall surface, and although painted, the ornamental face patterns of the blocks remain visible. The building is in good condition and despite some alterations, retains its integrity of design, materials, and workmanship.

The home is sited near a wetlands habitat, on a slightly elevated knoll, in a residential section of San Luis, Colorado's oldest town. The residence is prominently located along north Main Street (which is also State Highway 159). While the rear of the property abuts the desert-like San Pedro Mesa, numerous cottonwood and willow trees and a large grassy area surround the property on the west and south. A planted landscape of silver maple and Douglas fir on the east is complemented by a periphery of annual and perennial flowers around the yard edges. The entire landscape was irrigated historically by a concrete spring box (well house) located at the southeast corner of the front yard. A vine-covered arched trellis and meandering sidewalks link the driveway area to the east and south yard space. Along the eastern edge of the yard is an ornamental wrought iron fence with two gates. The original gates and wrought iron fencing and the spring box, have maintained their location and remain unaltered.

The A.A. Salazar home is approximately 2,720 square feet and epitomizes the Queen Anne Free Classic, a subtype popularized after 1890 that employed classical columns as porch supports and other classical detailing, such as cornice returns. The house has a raised concrete foundation and water table around the entire perimeter. This structure incorporates both "rock face" and "plain face" ornamental concrete block. The "rock face" block in a running bond forms the walls, while the "plain face" block is used as quoins. The concrete blocks measure eight by twelve by twenty-four inches. As noted in Ornamental Concrete Block Buildings in Colorado, 1900 to 1940 (MPDF), these dimensions were not a standard size and a special machine was required to make these blocks. The smooth concrete construction continues with concrete forming lintels for the doors, window surrounds and sills. The lintels and windows sills are pre-cast concrete, while the window surrounds are poured-in-place.

The irregular floor plan allows the roof to incorporate two cross-gables and an offset intersecting gable at the rear porch (see floor and roof plan sketches). All gable ends are faced with straight-cut, coursed wooden shingles, cornice returns, and brackets.

The presentation of the east facade, or street side of the house, is ornate and formal. The east elevation is highlighted by a large beveled bay window that protrudes out of the living room. A curved porch is accessed by two concrete steps with small side walls. Seven wooden Doric columns rest on a "rock face" concrete block porch wall with four small vertical openings. Facing onto the porch is a fixed sash, square window and a single leaf front door with a beveled glass panel, which leads into an
interior foyer. The entrance porch is complemented on the upper level by a second floor balcony with a gable roof with return. The balcony has four slender turned wooden posts on a low, wooden, paneled wall that support the gabled roof. A wood door with an etched glass panel opens to an interior stairwell. Southeast of the balcony is a large single sash window with a multi-light transom. Above this window is a narrow, round-arched niche and below, a distinct block with the etching “1906” (the year construction was completed).

The south side is dominated on the upper level by an unusual tri-partite window high in the gabled end above paired double-hung windows. On the main level, an enclosed porch merges with a beveled bay window. Doric columns support the hipped roof and between these engaged columns are double hung sash windows above a low wall of lap siding. A sidewalk and two steps lead to the porch entrance, a glazed and paneled wood door with sidelights and a transom, that allows the owners to use the porch/sun space to cultivate plants and flowers for the home and yard. The interior of the porch is finished with tongue-and-groove fir flooring and vertical wall panels. A bracketed wooden shelf, for plants, extends along the edge of the window. There is a full length beveled glass and wood door leading from the porch into the interior dining room.

The west elevation, which is the rear of the building, has an offset shed roof extension faced with clapboard siding and cornerboards that functions as a service entrance. There are two doorways. The first, at ground level in the far northwest corner, accesses a crawl space. The second door, glazed and paneled with a transom, is highlighted by a gabled peak and provides entry to an enclosed rear porch. Five concrete steps lead to this back porch with its double hung windows. The interior of the back porch has tongue-and-grooved wall and floors and a half-glass entry door which led into the kitchen. A special feature in the porch is a series of hinged wooden storage bins.

Some features of the north side mirror those of the southern facade. The upper portion is identical with its paired windows below the tri-partite window. The main level is quite different with three tall, rectangular windows instead of a bay window and porch. Only one of these openings contains the historic single sash window; the other two have been partially filled-in and each contains a small aluminum sliding window. A driveway, which extends along the north end of the house provides vehicle access to a rear parking area and the outbuildings.

The Queen Anne floor plan and interior lay-out creates specialized rooms, with delineated public and private spaces. The first floor has an entrance foyer which leads into a formal music room (currently a living room). A set of wooden pocket doors divided the music room from the formal parlor and dining room. The back of the house was utilitarian with a kitchen, pantry, and rear porch. At the upper level was the private family space, with bedrooms and closets.

The home has wood floors throughout. Partition walls at the bathrooms, closets, and entrance foyer are non-load bearing walls which have been framed in wood. Nevertheless, the majority of interior walls are load bearing concrete block which measure approximately 12 inches in thickness. Interior
walls are finished with plaster and painted. Important interior detailing includes a balustrade landing, carved fireplace mantle with ceramic tile facing, wooden doors with matching wood baseboard, and tongue-and-grooved wainscot.

The A. A. Salazar House retains its historical integrity despite some alterations. Interior alterations include the relocation of the kitchen, which was originally adjacent to the back porch. It is not known when this occurred, but the change is believed to have taken place 20 to 30 years ago. Historic photos show two wood balustrades: one over the east bay window and a second which traversed the original southern porch and smaller bay window. The porch was enclosed within a year of construction and possibly this is when the southern balustrade was removed. The photos additionally indicate that a wooden shingled conical roof once capped the front wrap-around porch. The conical roof and eastern balustrade were both eliminated at an unknown date. Two windows on the main level of the north facade were retrofitted with sliding aluminum windows however, they are set within the original window openings. At the southwest edge (or rear entry), a large area has been glazed with glass block as infill within an older window opening. These window alterations are all set within the historic openings (retaining the concrete lintels and sills) and either face the driveway or are located at the rear entrance where they remain unseen from the main street. Although the concrete block was painted in the 1970s, the "rock face" and "plain face" patterns remain distinct. The roof's wood shingles were replaced with asphalt shingles. Perhaps this roof work was done when three red fired brick chimneys replaced the originals, which where fashioned from "rock face" ornamental concrete block. Despite these losses, the building retains a great many elements that still convey the Queen Anne Free Classic style and its ornamental concrete block construction.

The spring box (or well house) is located southeast of the house. This elongated, low-walled structure has a gabled roof covered with wooden shingles. It contains approximately five feet of water which was piped in to the house for domestic use.

There are also three outbuildings within the boundaries of the property. Directly adjacent to the house, to the west, is an asphalt shingled, gabled roof shed with paneled wood siding. Located to the northwest is an unplastered adobe garage with a shed roof covered with rolled asphalt. At the west end of the property, there is a poured concrete garage, with an open east facade and a shed roof covered with asphalt roofing. As a result of their post 1940 construction dates and alterations, all three of these buildings are considered non-contributing.

LIST OF RESOURCES

(1) contributing building: house
(1) contributing structure: spring box
(3) noncontributing buildings: shed, garage, adobe garage
CASA DE SALAZAR
ROOF PLAN

SCALE: 1/8" = 1'-0"
CASA DE SALAZAR
GROUND FLOOR PLAN
1,600 SQ. FT.
CASA DE SALAZAR
SECOND STORY PLAN

1500 SQ. FT.
SIGNIFICANCE

This nomination is an addition to the "Ornamental Concrete Block Buildings in Colorado, 1900 to 1940" multiple property submission. The house was constructed in 1906 of ornamental concrete block as its exterior wall surface and retains its integrity of design, materials and workmanship. The ornamental face patterns of the concrete blocks remain visible despite being painted. The Salazar House therefore meets the registration requirements of the "Ornamental Concrete Block Residence" property type and is eligible for the National Register under criterion C for its architectural significance.

The house is also an example of the Queen Anne style, evidenced by its asymmetrical composition, variety of textures and materials, multi-planed roof, and curved porch. The Salazar House possesses additional architectural significance as its Queen Anne style is an unusual expression for concrete block. Concrete block construction in Colorado relied on more simplified styles, such as Foursquare or Classic Cottage. The Queen Anne style is also atypical for southern Colorado Hispanic enclaves which were dominated by undorned adobe, or log and adobe construction with flat roofs and single entryways. Upon a search of the preservation office's data base, it is interesting to note that the only other Queen Anne recorded in Costilla County is also a concrete block construction and is located down the street within the commercial area of San Luis. However, this house is much smaller, has obvious visible additions, and lacks the ornate detailing of the Salazar House. Few homes in southern Costilla County used concrete block and the Salazar House is the sole example of multi-story, residential, concrete block construction.

Antonio A. Salazar and Genoveva Gallegos Salazar arranged for the construction of their residence. The Salazars were prominent merchants and land owners who built their home in a period when Costilla County was undergoing an economic boom as a result of the modernization and commercialization of agriculture. A. A. Salazar became a partner with Dario Gallegos when he married into the family in 1874. The Gallegos-Salazar business has been credited as being Colorado's longest established mercantile enterprise and one of the first to introduce the steel plow, horse-powered threshing and mowing machine, barbed wire, and alfalfa seed into Colorado. No doubt that Salazar's innovations in agricultural technology and his financial success would encourage him to experiment with concrete block construction. Salazar was also elected to the legislature in 1880 and served two terms as a State Senator beginning in 1882. Politically a progressive, Salazar embraced the values of modernity inherent in the Queen Anne Style.

This embracing of modernity was also reflected in the interior spaces of the home. The Queen Anne floor plan and its formal spatial patterns introduced segregated public and private spaces into residential construction, concepts contrary to the prevailing Hispanic building tradition. The Queen Anne floor plan not only differentiated social spaces it also changed interior circulation patterns and introduced specialized rooms. The Salazar residence was a definite departure from the Hispanic tradition of informal spatial patterns of linear or square rectangular plans with one or two multi-purpose common rooms.
All exterior and major interior load bearing halls of the Salazar residence were built using rock face and plain face concrete block. It is likely that the blocks were made on site by a contractor whose identity remains unknown at this time. Historically some Hispanics made the shift from adobe to concrete block masonry. However, it is conceivable that newly arriving Mormon contractors could have also built this structure as ornamental concrete blocks were being made in adjoining Conejos County according to the historic context of the MPDF. As the Salazar home was completed by 1906, before any block manufactures were in operation in the San Luis Valley, Mr. Salazar may have purchased a block machine through a mail order house and possibly could have consulted a building plan book for construction advice. It is interesting to note that the 1910 Edition of the *Sears, Roebuck Home Builders Catalog* contains a photograph of a residence in an advertisement for "Concrete Building Block Machinery" which resembles the Salazar home.
BIBLIOGRAPHY


GEOGRAPHICAL DATA

Verbal Boundary Description
The boundary—portions of Lots 1 through 4, Block 30, San Luis 1st Addition—is shown as the heavy dashed line on the accompanying scale map entitled "Sketch Map 1."

Boundary Justification
The nominated property includes the land historically associated with the house.
CASA DE SALAZAR SKETCH PLAN
SAN LUIS  COSTILLA COUNTY  COLORADO
10-4-96
SKETCH MAP 1

contributing
noncontributing
--- nomination boundary

1"=50'  0  25  50  100
Scale in Feet
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

SALAZAR, A. A., HOUSE
COSTILLA COUNTY, CO

Section number ___  Page 12 (Ornamental Concrete Block Buildings in Colorado MPS)

USGS MAP - San Luis Quadrangle
PHOTOGRAPH LOG

The following information is the same for all photographs, except where noted:

- name of property: Antonio Arcadio Salazar House
- city, county and state: San Luis, Costilla County, Colorado
- photographer: Arnold Valdez
- date: spring 1996 (photos #1-6); fall 1996 (photos #7-9)
- location of negative: Valdez & Associates, Route 1, Box 3-A, San Luis, Colorado

<table>
<thead>
<tr>
<th>photograph</th>
<th>description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>east side, camera facing west</td>
</tr>
<tr>
<td>#2</td>
<td>northeast corner of building, camera facing southwest</td>
</tr>
<tr>
<td>#3</td>
<td>southeast corner, camera facing northwest</td>
</tr>
<tr>
<td>#4</td>
<td>south side, camera facing north</td>
</tr>
<tr>
<td>#5</td>
<td>southwest corner, camera facing northeast</td>
</tr>
<tr>
<td>#6</td>
<td>northwest corner, camera facing southeast</td>
</tr>
<tr>
<td>#7</td>
<td>spring box, camera facing north</td>
</tr>
<tr>
<td>#8</td>
<td>open garage (noncontributing), camera facing southwest</td>
</tr>
<tr>
<td>#9</td>
<td>adobe garage (noncontributing), camera facing northeast</td>
</tr>
</tbody>
</table>
sketch map with number and camera direction of each photograph
PLEASE NOTE NEW MAILING ADDRESS:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
CULTURAL RESOURCES
NATIONAL REGISTER OF HISTORIC PLACES
MAIL STOP 2280, SUITE NC400
1849 C STREET, NW
WASHINGTON, DC 20240

PLEASE NOTE SAME LOCATION ADDRESS
(FEDEX, UPS, SPECIAL DELIVERIES, AND VISITORS):

NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
SUITE 400 (OFFICES) or SUITE LL99 (ARCHIVES)
800 NORTH CAPITOL STREET, NW
WASHINGTON, DC 20002

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or E-mail: Edson_Beall@nps.gov

Visit our National Register of Historic Places Home Page

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 3/02/98 THROUGH 3/06/98

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ALABAMA, HALE COUNTY, Oak Grove School, 0.25 mi. W of AL 69, 1 mi. N of jct. of AL 69 and US-80, Prairieville vicinity, 98000108, LISTED, 3/03/98 (The Rosenwald School Building Fund and Associated Buildings MPS)

ARIZONA, COCHISE COUNTY, Geronimo Surrender Site, Bluff overlooking Skeleton Canyon, 45 mi. NE of Douglas, Douglas vicinity, 98000170, LISTED, 3/06/98 (Warfare between Indians and Americans in Arizona MPS)

ARIZONA, GRAHAM COUNTY, Bonita Site, 1 mi. NW of jct. of AZ 266 and Arizona Industrial School Rd., Bonita, 98000172, LISTED, 3/06/98 (Warfare Between Indians and Americans in Arizona MPS)

ARIZONA, PINAL COUNTY, Camp Grant Massacre Site, Address Restricted, Lookout Mountain vicinity, 98000171, LISTED, 3/06/98 (Warfare Between Indians and Americans in Arizona MPS)

COLORADO, CLEAR CREEK COUNTY, Methodist Episcopal Church, 1414 Colorado Blvd., Idaho Springs, 98000176, LISTED, 3/05/98

‡ COLORADO, COSTILLA COUNTY, Salazar, A.A., House, 603 Main St., San Luis, 97001281, LISTED, 1/23/98 (Ornamental Concrete Block Buildings in Colorado MPS)