

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JAN 16 1986  
date entered

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

FEB 13 1986

1. Name

historic Castle Apartments

and/or common

2. Location

street & number 1410 Central S.W. not for publication

city, town Albuquerque vicinity of

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 checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name William & Patricia Snead - Stephen & Karen Durkovich

street & number 4148 Dietz Farm Cir., N.W.

city, town Albuquerque vicinity of state New Mexico 87107

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Records

street & number One Civic Plaza

city, town Albuquerque state New Mexico

6. Representation in Existing Surveys

title Historic Landmark Survey of Albuquerque has this property been determined eligible?  yes  no

date May 21, 1981  federal  state  county  local

depository for survey records Economic Development Dept., P.O. Box 1293, 87103

city, town Albuquerque state New Mexico

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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 Castle Apartments, at the corner of Central Avenue and 15th Street, are located halfway between old Albuquerque (Old Town) and the downtown created by the arrival of the railroad in 1880. For several decades after 1880 this stretch of Central was largely undeveloped and was dominated by Huning Castle (built in 1884, demolished in 1955) for which the apartment building was named when it was built just east of the Castle grounds in 1922-23. The primarily residential areas of the Reynolds Addition (1912), the Huning Castle Addition (1928), and the Perea Addition (1881, 1891; includes the Fourth Ward Historic District, listed on the National Register in December, 1980) stretch north and south from Central, but few residences face the Avenue; directly east and north of the Castle Apartment building are small commercial businesses. Since the demolition of Huning Castle, the solid two-story Castle Apartment building is now the most striking architectural feature in this low profile streetscape, even though it is somewhat obscured by the landscaping of its generous 60-foot front setback. Its rectangular U-shape surrounds a landscaped courtyard opening to Central Avenue on the north. Outstanding elements are cream-colored stuccoed walls with over 100 large wood sash windows, topped by a flat roof edged with a broadly crenellated parapet.

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The east and west wings are identical and are joined by a symmetrical south wing, making the building appear formal and uncluttered. Major entries from the courtyard are located in the center of the south wing and centered in two bays on each of the side wings. Above each entry is a triangular "pediment" in low relief stuccoed moldings. The only other ornamentation is continuous horizontal bands of flat double moldings running just beneath the windows on both floors and defining the parapet and a triple row of molding courses at the base of the parapet. Marking the entrance to the courtyard from the front is a low wall ending in a pair of battered columns topped by iron lanterns. Large single or paired (triples on the front facade) wood sash windows are located on every facade, indicating generously-lit apartments within.

The walls are constructed of 12" thick block covered with 1" stucco on the exterior and 1" plaster on the interior. Because of a large foundation, the structure has shown no evidence of settling since its construction 63 years ago, a rare achievement in this once-swampy area.

The 20 apartment units range in size from 600 square feet for a one-bedroom apartment to 750 square feet for a two-bedroom unit. The interior of each apartment contains hardwood floors, nine-foot ceilings and several large windows with low deep sills. All windows and doors have plain 6" wood moldings; wooden baseboard moldings are 9" high. Original hardware remains in most of the units.

Each apartment has two entries, one to the kitchen and one into the living room. On the first floor, apartments can be entered either directly from the courtyard or from a first floor landing reached by a separate outside door. Second-floor apartments have their two entries side by side on the second story landings, reached through the doors to the first floor landings.

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Heating is centralized with a gas-fired boiler in the basement; the original chimney is located on the southwest corner of the building. Most of the original radiators are still in use.

Parking and the original detached garage facilities are to the south in a one-story wooden structure, with a drive-in entrance off 15th Street. These generously-built garages are big enough to accommodate a modern large car.

Except for some interior remodeling and altered front landscaping, the Castle Apartments appear as they were built.

## 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 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1922–23 **Builder/Architect** E.J. Marchant -Builder-

### Statement of Significance (in one paragraph)

The 1922 Castle Apartments building at 1418 Central Avenue SW appears to have strayed into Albuquerque from a much more urban environment. Its solid, symmetrical two-story U-shape surrounding the mature landscaping of a severe yet inviting courtyard would appear more at home in Chicago or Cleveland, rather than in this sparsely populated, primarily single-family residential area. Its significance lies in its rarity in Albuquerque; it is the only standing "luxury" apartment building built in the city during the first half of the 20th century. A few other apartments built during this period remain, but none displays a similar amplitude and range of amenities.

## 9. Major Bibliographical References

Albuquerque City Directories, Public Library  
Albuquerque Morning Journal, July 2, 1922, January 21, 1923  
Simmons, Marc. Albuquerque: A Narrative History. University of New Mexico Press, Albuquerque, N.M. 1983.

## 10. Geographical Data

Acreeage of nominated property approx. 1.2 acres

Quadrangle name Albuq., West

Quadrangle scale 1:24000

### UTM References

A 

1	3	3	4	8	3	3	0	3	8	8	3	8	8	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

Tract 394a, Middle Rio Grande Conservancy District Map #38. Includes apartment building, garages to south, front landscaped area, approx. 150' x 350'.

### List all states and counties for properties overlapping state or county boundaries

state N/A code  county N/A code N/A

state N/A code  county N/A code N/A

## 11. Form Prepared By

name/title Mary P. Davis, Preservation Planner: Karen Durkovich, Patricia Snead, owners

Economic Development Dept.

organization City of Albuquerque

date Nov. 2, 1985

street & number P.O. Box 1293, 87103

telephone (505) 766-4720

city or town Albuquerque

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 *Ann W. Hall*

title State Historic Preservation Officer

date 1-7-86

### For NPS use only

I hereby certify that this property is included in the National Register.

*Melona Byers*  
Keeper of the National Register

Entered 2/13/86

date

Attest:

date

Chief of Registration

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Built by Arno Huning, son of Franz Huning, pioneer entrepreneur and builder of Huning Castle, the Castle Apartments were one of several apartment projects built in the building boom just after the First World War,. As an article in the July 2, 1922 Albuquerque Morning Journal stated (with restrained jubilation that Albuquerque was finally having "city" problems):

The emerging from the small town to a thriving and prosperous little city is an interesting process . . . The best indication that Albuquerque is passing through this transition period is the increasing demand for apartment houses. Every city has them, every city demands them, not only because of their assisting in the housing problem, but also because of the desire on the part of a large number of our citizens to be relieved of the responsibility of operating a household. . . . That a few of Albuquerque's leading citizens have sensed the demand for apartment houses is beyond question.

The article goes on to note the construction of three new apartment houses which join four already built (three of these have been demolished). Citing Arno Huning and Dr. C. A. Eller (builder of the Eller Apartments, National Register listing 1/12/84) as citizens "always abreast of the times," the writer ends by stating that "public spirited citizens . . . demonstrating their belief in the future of our city by extensive construction -- and the transition from town to city -- should be encouraged."

Although the city was in a depression caused by the fall in the price of agricultural products after the war, the five years between 1920 and 1925 saw an unprecedented building boom in Albuquerque. The Franciscan, the city's first major hotel since the Alvarado, was built at 6th and Central; two "skyscrapers" went up downtown - the First National Bank and the Sunshine Building, several apartments were constructed, as noted above; a number of smaller business buildings were built downtown; the city's first junior high school was built and new residential additions began to spread east onto the mesa. Most of these new buildings reflected the tastes and styles of midwest America, as Albuquerque, now the largest city in a state admitted to the union only a decade before, strived to look like its counterparts elsewhere in America.

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Arno Huning apparently spared no expense in building an apartment house which in its design and amenities matched those in larger cities. The land was free, readily available to him as part of his inheritance from his father. He hired a popular new contractor, E.J. Marchant, to oversee construction. Marchant was to build major buildings in the State, including the New Mexico Military Institute in Roswell; and the Veterans' Administration Hospital, Harwood School, and many other business and university buildings in Albuquerque. The building permit for the Castle Apartments applied for in 1922 estimated the building would cost \$47,000, a significant sum then in Albuquerque. By the time it was complete, Castle Apartments cost approximately \$75,000, more than the estimated cost of the new junior high school. Much of this money went into the generous appointments of the apartments---the ample garages, two entrances to each apartment, hardwood floors, many large windows, large closets, extensive landscaping, extra-large foundation.

Of all the apartments built so optimistically early in the century only the Castle Apartments, long considered a "fashionable address," retains its initial high level of quality residential accommodations. Most of the others have been outmoded by offerings in newer areas and converted into smaller units for low rents or into offices. The Castle Apartments still attracts connoisseurs of fine apartment living with its commodious rooms, generous windows, still useable garages and ease of access.