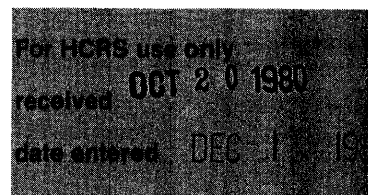


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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

Albuquerque Downtown Neighborhood Multiple Resource Area

historic Historic Resources of the Downtown Neighborhoods Area of Albuquerque

and/or common New Mexico (Partial Inventory: Historic and Architectural Properties)

2. Location

street & number Generally bounded by Mountain Road (N), 19th Street (W), Central Avenue (S) and 6th Street (E); area lies north of Central Avenue — not for publication
city, town between the Central Business District and Old 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 type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
<input checked="" type="checkbox"/> Multiple Resources		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership. Contact: Mary Beth Acuff, President, Downtown Neighborhoods Association

street & number 608 11th N.W.

city, town Albuquerque _____ vicinity of _____ state New Mexico 87102

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Clerk's Office

street & number 505 Central Avenue N.W.

city, town Albuquerque _____ state New Mexico

6. Representation in Existing Surveys

title State Register of Cultural Properties
Historic Landmarks Survey of Albuquerque has this property been determined eligible? ☒ yes ☐ no

date September 16, 1980 _____ federal _____ state _____ county _____ local

depository for survey records Historic Landmarks Survey of Albuquerque

city, town Albuquerque _____ state New Mexico

7. Description

Condition

☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed
☒ varies - generally good

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Downtown Neighborhoods Area of the City of Albuquerque lies between historic Old Albuquerque, the Hispanic community founded in 1706 and the Downtown core area of New Albuquerque, the Anglo community which grew up around the railroad tracks after the arrival of the Santa Fe Railroad in 1880. Primarily a residential area, it includes housing from the pre-railroad era, from the early railroad boom years, from the Albuquerque growth era of 1910-1920, and from the Second World War. The area is characterized by the variety of its styles and by the various smaller neighborhoods within the community; historically, it has long been one of Albuquerque's most important residential areas and it carries a large portion of the city's history.

Physically, the Downtown Neighborhoods Area is set on the sloping flood plain of the Rio Grande, about one to one-and-a-half miles from the river itself. With no natural barriers to break the gentle westerly slope, the area was laid out on a grid system when it was first platted in 1881, with streets generally running north-south and east-west. The area developed in neighborhoods of single-family homes with a few scattered apartment buildings and duplexes; single family use continues as the norm. The historic resources of the Downtown Neighborhoods Area are largely architectural, with buildings ranging in style from Territorial to Queen Anne to Prairie School to Spanish-Pueblo Revival, and in period from 1850 through 1950. The district is important in the city's history as a residential transition area between Old Town and New Town, and as the home of many of the city's most influential citizens over the years.

Before the coming of the railroad in 1880, the Downtown Neighborhoods Area was mainly used as pasturage for stock. While the small area included west of the old Acequia Madre of Albuquerque housed early adobe homes and small farms (shown on the 1886 Bird's Eye View Map), there is no evidence that any structures had been built in the area east of the Acequia prior to 1880. When the railroad depot was built one-and-a-half miles to the east of Old Town, filling in of the area between New Albuquerque and the original town became inevitable. Early building in the area, shown on the 1886 map, was scattered, with housing clustering around Robinson Park on the southeast end, along Keleher Street on the east, and close to Central Avenue on 12th and 14th Streets. Denser housing had developed at this time in the area south of Downtown and in the Huning Highlands District (National Register, 11-17-78) to the east, as well as in the immediate downtown area, which has since been redeveloped for commercial uses.

By 1898 only a few more houses had been built in the district, mainly along Copper Avenue by Robinson Park. The northeastern end of the Downtown Neighborhoods Area was taken up by six tracts of undivided land east of 11th Street and north of Tijeras, an area labelled "cow pasture" in Kenneth Balcomb's memory map of the district in 1898 (A Boy's Albuquerque, facing p. 54). Much of the rest of the area was marked with streets, blocks, and lots in the large Perea Addition, platted in 1881 and replatted by the Albuquerque Townsite Company in 1891 to conform to the pattern of east-west streets established to the east. But while Perea Addition property had been subdivided since 1881, only a small proportion of the lots were sold before 1900.

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Substantial development of the center of the Downtown Neighborhoods Area began about 1900 and reached its peak in the years between 1910 and 1920, a period when Albuquerque was experiencing a small boom as the result of completion of the railroad's Belen cutoff. By 1910, the Huning Highlands Neighborhood and Barelás to the south had been largely, though not entirely, filled; the Downtown Neighborhoods had opened up through platting of the Luna Place Addition (1907), the Park Addition (1901) and the Coronado Place Addition (1905). The area began to fill in rapidly in the 8th Street-Forrester District and in the Fourth Ward district during these years. Development centered in these two areas, with the northwest corner remaining largely open land until the 1930's. The 8th Street-Forrester District was largely made up of small workers' cottages, while the larger middle-class homes of the neighborhood were concentrated in Fourth Ward.

By the 1930's, when the northwestern end of the area began to fill in, the Depression and the popularity of new divisions on the city's eastern edge combined to make this end less distinguished, with housing largely in Vernacular forms or bungalows at a small scale. The final important large contribution to the area's character was made with the development of the Watson District in the early years World War II. This small subdivision of finely detailed Spanish-Pueblo Revival houses relates to nearby Old Town in style, but is a distinctive and important part of the Downtown Neighborhoods Area in its siting and social character.

During the period after the Second World War, the Downtown Neighborhoods Area suffered some of the decline common to inner-city districts, with large houses chopped up for apartments, many rentals, and lessened maintenance of houses. Happily, except on the southern edges of the area, where the neighborhood touched the commercial uses along Central Avenue, few homes were razed for other uses, and few homes deteriorated beyond recall. Neighborhood fortunes began to mend in the early 1960's as new residents, interested in the historic value and convenience of the area, began to join with older residents who had remained in family homes to lobby for improvements. The Downtown Neighborhoods Association, founded in 1972, has been instrumental in persuading the city to downzone large parts of the area for residential use and in recreating a sense of neighborhood identity. The area is now served by Neighborhood Housing Services, established in 1975, which has made low-interest loans and rehabilitation counseling available to area residents.

Currently, the Downtown Neighborhoods Area is an increasingly stable and desirable residential neighborhood. With many buildings restored or rehabilitated, compatible new buildings filling in vacant lots, and increasing owner-occupancy it is a very successful district.

One of the marks of the Downtown Neighborhoods Area is the variety of styles and periods of architecture to be found there. La Glorieta, on the west end, is one of the city's finest examples of Territorial building style in adobe. Early post-railroad houses (before 1900) include simplified versions of Queen Anne and Italianate styling. From the time of greatest expansion, between 1900 and 1920, frequent styles include

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late Queen Anne, the Hipped Box (Classic Box), Prairie Schook, Bungalow, and New Mexico Vernacular. Later styles of importance in the district are Period Revivals, Mediterranean, and Spanish-Pueblo Revival. As is typical of Albuquerque architecture in general, few of the homes built before World War I are pure examples of current styles. Later houses tend toward greater "correctness" in interpretation of a style. New Mexico Vernacular houses are often quite idiosyncratic in their proportions, using locally available materials loosely and freely.

Most of the structures in the Downtown Neighborhoods Area are relatively small in scale: the range is essentially from the four-room cottage to the four-bedroom home with only a handful of larger houses. Two-story houses are fairly common in the Fourth Ward District, rare elsewhere in the area. Much of the building is in frame or brick, with adobe used most frequently in the Watson District, in other parts of the northwest end of the area, and in alley houses. Locally manufactured cast stone shows up fairly frequently here, and throughout the early districts of the city. The most sophisticated design and workmanship in the area is found in the Fourth Ward District, particularly along 11th and 12th Streets, and in the later Watson District with its meticulous use of Spanish-Pueblo themes.

The Downtown Neighborhoods Area is basically laid out on a square grid platted over the generally level surface. Interesting variations on this pattern occur along Luna Boulevard, which curves up toward Lomas Boulevard and Luna Circle on the north side of Lomas; in the long, unbroken triple blocks of the 8th Street-Forrester District; in the long, curved blocks of the Watson District; and in the irregular platting west of 15th Street and south of Lomas. Lomas Boulevard, a major through street, effectively divides the neighborhood in half and in past years has detracted from its visual quality; a current beautification program is bringing street trees and furniture to this street, and should enhance the area considerably.

Central Avenue, long the city's main east-west thoroughfare, borders the area on the south. Laid out to connect New Albuquerque with the old village, it curves north from 8th Street toward its intersection with Lomas Boulevard. The curve created a number of triangular lots; one became the city's first park, Robinson Park, surrounded by some of the finest early housing of the post-railroad era. A second triangle, between 13th and 14th Streets, is Soldiers and Sailors Park, a small spot of welcome greenery. North of this park on Roma Avenue is the recently created (1979) Mary Fox Park, a small neighborhood-oriented park-playground.

The area varies greatly in the degree of vegetation and care given to landscaping of individual lots; in the Fourth Ward District, many blocks retain their fine, old street trees and established, attractive landscaping. The Watson District is, in general, beautifully landscaped, often with native plant varieties. In other parts of the area landscaping varies from house to house, with a range from dirt yards bearing a single elm to carefully tended, wooded lots.

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Downtown Neighborhoods Area buildings are very largely detached single-family dwellings; there are a few one and two-story apartment buildings, usually of later date than the bulk of the housing. Approximately 75% of the structures are single-family residences, with about 16% office and commercial, 9% multiple family. An early cluster of commercial buildings is located on Tijeras between 13th and 14th Streets; commercial buildings along Central Avenue in the area are mainly recent structures replacing earlier housing. Lomas Boulevard also has a number of recent offices and restaurants, but still retains considerable housing. Mountain Road, the area's north boundary, has a mix of early commercial and residential structures, very little recent building.

Throughout the area, most housing is located on north-south streets, with typically five to six houses on one side of a block; east-west streets in the Perea Addition normally have one to three houses per side with more in the wide east-west blocks of the Luna Place Addition. There is a wide variation in the typical appearance of Downtown Neighborhoods Area blocks and facades. In the northeast corner, the 8th Street-Forrester District is notable for its unity of scale and type, with long rows of small hipped or gabled cottages lined up along a uniform setback. The northwest corner is equally unified, with the one-story, flat-roofed Watson houses clearly showing the work of a single builder. Between these two districts in the north half of the area is a mixture of building types and styles, almost entirely one-story, with bungalow and Southwest Revival buildings predominating. Roof and facade lines vary greatly, but uniformity of scale and setback give this neighborhood coherence.

On the area's south central end, there is great variety within almost every block, with the exception of Luna Boulevard, where the majority of the houses are bungalows. Variety of period, style, and size are keynotes of the Fourth Ward district, but there are important unifying elements. Setbacks of about 20 feet on the north-south streets and about 15 feet on the east-west streets are uniform; most houses have pitched roofs; street trees cool and beautify the neighborhood. Commonly, in this district, a two-story imposing house is sited next to a four-room cottage, a building from 1882 next to one built in 1925.

The southwest end of the district is distinctively Hispanic, with a number of small New Mexico Vernacular buildings in the area west of 15th Street. This small area in the narrowing Y between Central and Lomas operates almost as a distinct neighborhood, with many long-time residents. Housing here is much more randomly set on the blocks, with several buildings set directly on or into the right-of-way. Also characteristic in this area are add-on buildings, where several structures, once independent, have been joined into one. Almost all building at this end of the area is in adobe, very frequently owner-built.

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The Downtown Neighborhoods Area was inventoried by Historic Landmarks Survey of Albuquerque staff (Susan Dewitt, Coordinator/Planner; Mary Davis, Historian; Kathleen Brooker, Historical Architect) with assistance from an architectural history seminar on Albuquerque taught by Professor Bainbridge Bunting, architectural historian. Initially, the blocks were divided up between eight students who produced an inventory form, photograph, and historic documentation for every structure in their group of blocks. All student work was checked and corrected or extended by Historic Landmarks Survey staff. The entire outlined area has been surveyed structure-by-structure. No archeological testing was carried out in the area. Before development the area was used mainly as pasturage, and no sites are recorded or predicted, except in the extreme west end of the area where historic sites connected with the growth and development of Old Albuquerque may occur.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" 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 checked="" 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 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 ca. 1850 - 1930

Builder/Architect

Statement of Significance (in one paragraph)

The Downtown Neighborhoods Area of Albuquerque is significant primarily for its various and distinguished architecture, with good representations of practically every style found in Albuquerque between 1860 and 1930. Though the finest architecture, in the Fourth Ward District, best represents the period between 1905 and 1925, there are important examples of Territorial style, early post-railroad architecture, and the Spanish-Pueblo Revival style. The area contains three districts of differing character: the Fourth Ward District, a premier residential area by 1910, was home to many of the city's most influential citizens and shows the work of its best builders and architects. The Eighth Street/Forrester District is a very coherent area of worker's cottages, primarily from 1905-1915, interesting for its unified scale and unusual street plan. The Watson District, the work of a single builder in the early years of World War II, is of particular architectural importance for its use of native materials, crafts, and building traditions in a moderate-income subdivision. The district is also distinguished by its attractive streetscapes and landscapes. The ten individual buildings nominated are also significant primarily for their architectural style, ranging from Territorial to Mediterranean; La Glorieta and the Harwood School have made major contributions to the city's social and literary history. The Downtown Neighborhoods Area as a whole is important in the history and planning of the city, serving as a residential link between Old and New Albuquerque.

The Downtown Neighborhood's Area developed as a direct consequence of the railroad's arrival in 1880 on tracks one-and-a-half miles to the east of Old Albuquerque. Previously the small portion of land in the area which lies west of the Old Acequia Madre of Albuquerque had seen farming and some building (most notably La Glorieta, individually nominated), while the area east of the acequia had been used as pasture. With the coming of the railroad an early trail, which had probably originally had led south to the farming community of Barelás and on down the Rio Grande Valley, was connected to the depot with an extension to the east. Railroad Avenue, now known as Central Avenue, was the city's first "Main Street," later became Route 66, and still serves as a major east-west thoroughfare. It forms the southern boundary of the area.

The other major early road, which forms the northern boundary of the area, is Mountain Road, earlier known as the Camino de Carnuel. This road led east from Old Albuquerque to the Sandia Mountains and the mountain village of Carnuel. Pre-railroad building on Mountain Road was generally along the north side, outside the boundaries of the area nominated. Tijeras Road, which similarly led from Old Albuquerque toward the mountains, may have been used before the railroad's arrival, but there is no evidence of pre-railroad building on this route.

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The land now established as the Downtown Neighborhoods Area was not considered particularly valuable before the establishment of New Albuquerque in 1880; immediately thereafter, however, the major portion of this area was platted in the large Perea Addition, which covers approximately two-thirds of the land. The Addition was owned and subdivided by Jose Leandro Perea, an immensely wealthy citizen of the town of Bernalillo, 15 miles north of Albuquerque. The other part of the area platted immediately was the Original Townsite, which included the neighborhood around Robinson Park on the southeast end of the DNA. The northeastern and central eastern sections were held in large undivided tracts until after 1900; the northwestern end (the Watson District) was not divided until 1939.

In spite of the DNA's strategic location between Old and New Albuquerque, development was slow and scattered in the early post-railroad years. Perea sold the lots in his addition slowly, usually in 6-lot parcels; most development occurred in the Original Townsite. The large tracts of undivided land probably helped slow development, since they block ready access to much of the Perea Addition. Rapid development in the district occurred largely after 1900, when the Coronado Place and Forrester Additions (Eighth Street/Forrester District) and the 1907 Luna Place Addition were platted, allowing Lomas Boulevard (then New York Avenue) to become a through street serving the whole area.

Growth in the district was probably speeded by the prosperity that came to Albuquerque after the completion of the Belen Cutoff of the Santa Fe Railway system. The 1910 cutoff created rail connections from Texas directly into central New Mexico, and firmly established Albuquerque as the Territory's business capital, causing a small population boom.

The Downtown Neighborhoods Area had its greatest prominence in the years between 1905 and 1925, when it served as home to many of the city's business and political leaders; the Watson District represents a later era of significance, when World War II bases and industries produced a growth spurt that has continued through the present. Many of the city's subdivisions date from the war years and the immediate post-war period; of these, the Watson District is the best designed and crafted. The districts and buildings nominated reflect the history of the area clearly; one building, La Glorieta, survives from the pre-railroad years. A few structures in the Fourth Ward district were built soon after 1880, while the bulk of the structures in this district and in the Eighth Street/Forrester District are from the years between 1905 and 1925, and were homes for a typical cross-section of Albuquerque's population at that time (though Hispano housing is underrepresented in the area in proportion to the Hispano percentage of the total population). The Watson District is representative of the city's and district's wartime growth, and of the urban population boom that began with the war years and led to the filling in of many previously open areas.

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Many historical figures of importance in the city and state are connected with the growth and development of the Downtown Neighborhoods Area. Since it is primarily a residential district, the developers of real estate in the area deserve mention. After the death of Leandro Perea in 1887, Perea Addition lots as yet unsold (the bulk of the subdivision) were purchased from his estate by Robert Longwill, Mariano Otero, Neill B. Field, and George W. Harrison, in partnership until 1900, after which they divided the lots among themselves for later sale. Otero built one of the finest homes in the area, since demolished (the land is now in use as Mary Fox Park) and is remembered by Kenneth Balcomb as "a roly-poly, very important looking man...the owner of the Baca Location Grant in the Jemez Mountains...he seemed always to be dressed in a black coat, pin-striped trousers and plug hat. He wore high-heeled shoes, we assumed, to make him appear taller. His carriages were splendid and his horses were magnificent animals." (Balcomb, pp. 22-23). Neill Field also lived in the district, in a remodelled home on Tijeras Avenue which has since been demolished.

Solomon Luna, a wealthy resident of the village of Los Lunas, south of Albuquerque, gave his name to the Luna Place addition which he developed, and pointed the reference by ending the street in crescent-shaped Luna Circle. Luna's home, however, was in the historic Luna Mansion (National Register 4-16-75), not in Albuquerque. The Coronado Place Addition was subdivided by Martin Stamm, a furniture merchant and realtor in the early post-railroad era: the Stamm family continues to be locally prominent. The companion subdivision in the Eighth Street/Forrester District, the Forrester Addition, is named after Henry Forrester, a pioneer Episcopal minister who founded St. John's Cathedral in Albuquerque and other Episcopalian churches in the Southwest. Forrester owned the tract of land that became the addition from 1881 through 1905, and built a house there which has not survived. He sold the parcel to local realtor Frank Ackerman in 1905, and Ackerman almost immediately platted the addition.

One later developer of importance to the area is Leon Watson, who bought most of the land of the Chacon Addition from its subdividers, I. E. Chacon and Caesar Selva. Watson came to Albuquerque from a Depression-related business failure in Florida about 1929-1930; by 1941, when he began work on the Chacon Addition, he had experience with both new building and remodelling of adobe structures, including some at the west end of the Downtown Neighborhoods Area. Watson went on to create a similar, but less distinguished, subdivision in Albuquerque's south valley, and to build many individual homes and small office buildings. His own office building at 1600 Lomas Blvd. N.W. was a remodelling of an older community dance hall and sits just south of the proposed Watson District.

Among important early residents of the Downtown Neighborhoods Area were some of Albuquerque's pioneer Anglo families. Franz Huning, who did much to create the modern city by arranging the land deals that lured the railroad to establish a major center here, lived in La Glorieta (individual nomination #10) before building the now-

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lost Castle Huning across the street. His son-in-law H. B. Fergusson, one of the primary architects of New Mexico's 1912 statehood, was a later resident of the adobe hacienda. Thomas F. Keleher, Sr., an ox teamster on the Santa Fe Trail, went into business selling skins, hides and wool in Old Albuquerque in 1879, and built the Keleher House (803 Tijeras N.W.; Fourth Ward District) shortly after. The Keleher family have long been prominent in the legal and real estate communities of Albuquerque. The Grunsfeld/Hubbell House at 909 Copper (Fourth Ward) was home to two important families. Built by Albert Grunsfeld, a German-Jewish merchant connected with many of the major Jewish mercantile families of New Mexico, it was a wedding present to his daughter, Selly Eisemann, in 1883. Later, the home was the Albuquerque residence of James Lorenzo Hubbell, founder of the Hubbell Trading Post in Ganado, Arizona, a National Historic Site, and Hubbell's widow continued to live there until 1977.

Later prominent residents of the Downtown Neighborhoods Area included politicians, merchants, builders, stockmen, doctors. Berthold Spitz, another member of the German-Jewish community, ran unsuccessfully for several political offices, finally was appointed Postmaster of Albuquerque under the Harding Administration. His house at 323 10th N.W. (Fourth Ward) is a fine Trost and Trost Prairie School design. Two houses in the area belong to the important Simms political family: the Simms/Andermann House, 415 11th N.W. (Fourth Ward) was the home of John Simms, Sr., a lawyer who served as a justice of the Supreme Court of New Mexico. John's brother, Albert G. Simms, lived a few blocks away at 211 14th N.W. (Fourth Ward): Albert served in the U.S. Congress and became the owner of vast tracts of land in Albuquerque's North Valley. Amado Chaves, who lived first at 1109 Kent and then in a house designed by his wife at 501 11th (both in Fourth Ward), was the first Superintendent of Public Schools for the state of New Mexico, as well as a lawyer who specialized in land grant cases.

Merchant families were well represented in the area. Charles Benjamin, who lived at 1015 Roma (Fourth Ward), was part of the mercantile firm of Weiller and Benjamin, long major grocers in the Albuquerque area. Mike Mandell, whose house was at 318 12th (Fourth Ward), ran a dry goods firm; the Mandell family continues to play a major role in Albuquerque life. J. H. O'Rielly, whose house at 220 9th N.W. is already listed on the National Register, was involved in the city's financial life as general manager of the Occidental Life Insurance Company.

Though far from ranges and ranches, the Downtown Neighborhoods Area also served as home for several families whose livelihood was stock raising and wool selling. The Robertson House, 303 12th N.W. (Fourth Ward) was home to the Lee and Robertson families: both Harry F. Lee and John Robertson were Secretaries of the Sheep Sanitary Board at different periods. The Bond-Lovelace mansion, 201 12th (Fourth Ward) was built in 1925 for Frank Bond, owner of a large sheep, wool and mercantile business in northern New Mexico. Later, it passed to Dr. William Randolph Lovelace, founder of Albuquerque's Lovelace Medical Clinic. Flavio Sandoval, whose house is at 1323 Marquette (Fourth Ward), also identified himself as a stockman in City Directories.

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Builders and realtors lived and worked in the area. Wallace Hesselden, who bought the beautiful stone Hesselden House, 1211-1215 Roma (Fourth Ward), in 1902, went on to build a home for his family next door at 403 12th (Fourth Ward) and built many other city homes, including one of the significant buildings of the Fourth Ward district, 1220 Fruit. His son Louis became a well-known Albuquerque architect, specializing in home design. The McCanna family, realtors and builders over several generations, had homes at 601 Luna and 1115 Tijeras in the Fourth Ward District.

The area was home to many people of less prominence---laborers, workers, small businessmen. Two different residents can stand for many others at this end of the social scale. Delfinia Gurule bought two small lots and built a New Mexico Vernacular house at 306 16th N.W. (individual nomination #8). Mrs. Gurule, who died early this year, remembers that her neighbors used to shoot the rats that lived in the irrigation ditches. Most of her neighbors in this area of small adobe houses were and are Hispano, and many laborers or workers on the Santa Fe Railroad. At the other end of the area, Mentz Oleson, a millwright for the American Lumber Company, built himself an elaborate house at 901 Forrester in the Eighth Street/Forrester district: his neighbors were mainly Anglos, many of whom worked with him in the local sawmill and lumber district.

Among the areas of significance represented in the Downtown Neighborhoods Area, architecture is clearly the most important. The area is notable for the variety of its architecture and of the periods represented. A few particular buildings can represent the range of architectural type present: La Glorieta (individual nomination # 10) is a very good example of Territorial period adobe architecture. The Hesselden House, 1211-1215 Roma (Fourth Ward District), is one of the few stone buildings remaining in the city. Built in 1882, it shows elements of Italianate style. The Berthold Spitz House, 323 10th (Fourth Ward), is a good example of Prairie School architecture, and of the finer housing built in the area between 1905 and 1915. From the same period, the Francis/Saiz House at 905 8th N.W. (Eighth Street/Forrester District) typifies the smaller cottages, cut-down versions of more elaborate styles. The Wittmer/McKinnon House (504 Luna, Fourth Ward) built in 1921 shows the turn toward distinctively western and southwestern styles of architecture which characterizes the 1920's. This house can effectively be contrasted with the simpler houses of the Watson District, from the 1940's, which rely more on massing and material for their effect than on such elements as protruding vigas and espadanas. The western bungalow style is frequent in the area, well represented by the Blake Franklin House, 923 Forrester in the Eighth Street/Forrester area.

The area is also significant for its community planning, both historic and current. Planning of developments is most evident on the northern end of the district, where the long, unbroken block of the Eighth Street/Forrester District isolate that neighborhood from traffic and increase its sense of particular identity. In the Watson District, the two long central blocks have a similar effect, and the curved streets contribute greatly to the pleasure of vistas. South of Lomas, the square, gridded blocks of the Perea Addition reflect the Anglo-American picture of a community in

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their contrast to the far more loosely defined blocks and lots west of 16th Street. Luna Boulevard, platted in 1907, is one of the first subdivisions in Albuquerque to show anything other than a rigid grid pattern. There is evidence of contemporary community planning in the new neighborhood park between 13th and 14th Streets, and in the beautification program currently under way on Lomas Boulevard, as well as in the recently established residential zoning to suit community realities.

Landscape architecture is a significant element in the area's visual quality. The rows of street trees along 12th Street, and Lomas Boulevard in the Fourth Ward district are particularly handsome contributions to the beauty of the area; other parts of the area have more intermittent street trees, and many owners have begun to plant new ones. Robinson Park, with its graceful old trees and memorial fountain, is typical of landscaping in the early years of the city, simply laid out to provide a spot of greenery. Recently created Mary Fox Park reflects contemporary landscaping practices with berms and curving walks. The curved streets, green lawns, and deciduous trees of the Watson District give that handsome area a feeling of space and quiet. On the western end of the district, particularly where 16th Street ends at the line of the old acequia, the landscape is still formed by the old patterns of the farming community that once was there, with small pathways and fences marking the curve of the acequia.

Literature is not a major item of significance in the district, but one building, La Glorieta, has important literary associations as the home of Erna, Harvey, and Frances Fergusson. Erna and Harvey, both major 20th century interpreters of the Southwest, left memoirs of their childhoods in this fine old hacienda. A later home of Erna Fergusson, 1021 Orchard N.W., is also within the area. The Fourth Ward District was also the childhood home of Kenneth Balcomb, whose recently published memoir, A Boy's Albuquerque, 1898-1912 contains many stories about life in the Fourth Ward at the turn of the century.

Preservation and rehabilitation have been important parts of neighborhood and individual activity in the Downtown Neighborhoods Area for the past several years. The area is served by the Neighborhood Housing Services program which has helped provide the funding and sensitive plans for many well-done rehabilitations. In addition, NHS has co-sponsored a series of 16 workshops, The Old House Clinics, to provide expert instruction on good rehabilitation practices (November, 1978 - May, 1979), co-sponsored a small preservation conference in Summer, 1978, and the Southwestern Neighborhood Conservation Workshop in late 1979. Neighborhood Housing Services is currently in the process of publishing a manual of guidelines for rehabilitating older homes. The Downtown Neighborhood Association has been involved in many of the NHS programs and workshops, and has been active additionally in seeking zoning, amenities, and traffic plans that protect the area's residential character. One of the strongest and most cohesive neighborhood associations in the City, the DNA has an impressive record of success in their projects.

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Individual homeowners account for many effective preservation programs in the area: to take a very strong block as an example, the houses at 201, 211, and 215, and 303 12th Street (Fourth Ward) have all been very well rehabilitated within the past five years; the work done, by and large, enhanced the historic character of each house. Interest in preservation has begun to appear in less wealthy parts of the district, such as the Eighth Street/Forrester area. Attempts at preservation are furthered by the relatively short period during which this area suffered some decay; old trees, old gardens, and homes that were well-maintained for most of their existence are common in the neighborhood. Preservation is generally accepted as an important neighborhood concern. There are, of course, exceptions: some homes have been inappropriately remodelled with aluminum sliding windows or stucco over brick. These are in the distinct minority, except in the north central end of the area. Of the districts nominated, Eighth Street/Forrester has suffered most from inappropriate work, with amny stuccoed buildings. It is, however, possible to argue for stucco as a historic addition in New Mexico, where its use often reflects a desire to make an older house look more "Southwestern."

The districts and individual properties nominated in the Multiple Resources nomination of the Downtown Neighborhoods Area emerged clearly from the inventory conducted. The Fourth Ward District, which is the heart of the area in many ways, was most obvious, with its blocks of fine early homes and lists of important residents. Preservation has been a most active concern in this district. The Eighth Street/Forrester District, while less outstanding in terms of architectural style and detail, emerged as particularly interesting for its unity and coherence, with long blocks of housing basically of the same period and in a limited number of styles. This district also emerged clearly because it has suffered so few interruptions, and because it is unique in Albuquerque as an enclosed area of worker housing. The Watson District almost emerged very clearly, as a small neighborhood of houses all constructed by one builder. All the housing in the Watson District is less than 50 years old, and thus among the properties generally exempted from National Register listing. We found this area, however, to be of such strong quality, and so important in the development of regional architecture of the Southwest, that we are nominating it for inclusion. Certainly in the almost 40 years in which this district has been in existence, it has become an important landmark for the city, with perhaps thousands of residents touring the area each Christmas season for the neighborhood displays of luminarias (candle in paper bag Christmas lights). Leon Watson, the creator of this district, was an inspired interpreter of traditional New Mexican architectural forms, and we feel that his work merits recognition now.

In the course of the inventory of the Downtown Neighborhoods Area, we also located a number of properties of interest and value- which were researched and submitted to the New Mexico Cultural Properties Review Committee. That group selected the properties (the majority of those submitted) which are included individually in this nomination. Some others were listed on the New Mexico Cultural Properties Register.

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The results of the inventory on which this nomination was based have been made available to the Downtown Neighborhoods Association, Neighborhood Housing Services of Albuquerque,, the City Planning Division, Renewal and Rehabilitation Division, and Landmarks and Urban Conservation Commission, and Environmental Planning Commission as well as to the New Mexico Historic Preservation Bureau. Both the Planning Division and the Environmental Planning Commission have taken the results into account in decision-making. While the City's Comprehensive Plan addresses preservation concerns only generally, efforts are now underway to revise the plan so that it will address this and other current concerns more clearly. The work of the recently formed Landmarks and Urban Conservation Commission has helped to focus awareness of preservation/conservation issues, and has provided a specialized group to advise the City and community on preservation.

9. Major Bibliographical References

Albuquerque Abstract Company, Maps, 1898, 1907.
Albuquerque Building Permits
Albuquerque City Directories, 1883-1979
Kenneth Balcomb, A Boy's Albuquerque, 1898-1912. Albuquerque: Univ. of New Mexico Press, 1980.

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreage of nominated property 266 acres
Quadrangle name Albuquerque West, New Mexico

Quadrangle scale 1:24,000

UMT References

A

1	3
Zone	

3	4	9	4	8	0
Easting					

3	8	8	4	8	6	0
Northing						

C

1	3
Zone	

3	4	8	0	0	0
Easting					

3	8	8	3	5	8	0
Northing						

E

Zone	

Easting					

Northing						

G

Zone	

Easting					

Northing						

B

1	3
Zone	

3	4	9	4	7	0
Easting					

3	8	8	3	5	6	0
Northing						

D

1	3
Zone	

3	4	8	0	0	0
Easting					

3	8	8	4	8	8	0
Northing						

F

Zone	

Easting					

Northing						

H

Zone	

Easting					

Northing						

Verbal boundary description and justification

Beginning at the intersection of the east right-of-way line of Sixth Street N.W. and the north right-of-way line of Mountain Road N.W.;
thence westerly along the north right-of-way line of Mountain Road N.W. to its intersection

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 Susan Dewitt, Coordinator; Mary Davis, Historian; Kathleen Brooker, Historic Architect

organization Historic Landmarks Survey of Albuquerque date June 20, 1980

street & number 419 Central Avenue N.W. telephone (505) 766-4720

city or town Albuquerque state New Mexico 87102

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. Hill

title State Historic Preservation Officer date 9-24-80

For HCERS use only

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

date 10/1/80

Keeper of the National Register

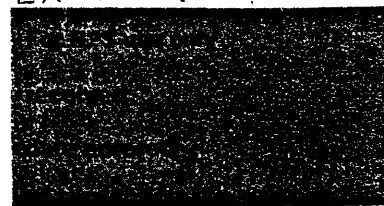
date

Chief of Registration

8th St./Forester H.D., 4th Ward H.D., Hayden Hse, Harwood Sch., Carnes Hse, Mann Hse, LeFever Hse, Gurule Hse, Lopez Hse.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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Multiple Resource Area
Thematic Group

dnr-11

Name Albuquerque Downtown Neighborhoods MRA)
State New Mexico

Nomination/Type of Review

Date/Signature

1. LaGlorieta House

Substantive Review

Keeper

Beth Grovann 8/19/83

Attest

2.

Keeper

Attest

3.

Keeper

Attest

4.

Keeper

Attest

5.

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10.

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Attest