

**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

For HCPS use only

received OCT 20 1980
date entered NOV 22 1980

1. Name

historic John Pearce House

and/or common

2. Location

street & number 718 Central Avenue S.W. _____ not for publication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 type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Downtown Equities, c/o Michael Lebeck

street & number P. O. Box 925

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 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, Planning Division, P.O. Box 1293

city, town Albuquerque _____ state New Mexico

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" 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

A handsome two-and-a-half story cube faced in clinker brick, the Pearce House is the only remaining structure of residential style and scale in the downtown portion of Albuquerque's Central Avenue. Sited at the west end of the Central Business District, it serves as a reminder of days when a smaller city saw some of its finest homes built along this main street.

Constructed between 1904 and 1907, the symmetrical house combines elements of the Classic Box and Tudor Revival styles. A hipped roof with flared eaves and exposed rafters tops the structure; centered dormers on the south (Central Avenue facade), west, and north are also hip roofed. The second story is vertically half-timbered stucco; the first story is face surfaced with clinker brick, a most unusual exterior for Albuquerque. The blue-black and soft red tones of the brick give the Pearce House a distinctive and arresting texture.

The house is very regularly planned, with three one over one wood sash windows spaced along the second story, and a full-width brick front porch under a separate hipped roof at the entry. The porch roof is supported by square brick columns topped by concrete capitals. Wide brick stairs lead to the front door, now boarded, with a window to either side.

The clinker brick also forms the sidewalks around the building and a distinctive low wall, topped by large blue-black tiles, at the front of the property.

Despite its many years as a boarding house, the Pearce House has seen little partitioning on the interior, and retains the generously sized public rooms on the ground floor with wood moldings and two brick fireplaces intact. A very recent fire has caused some interior damage, and rehabilitation and reuse may require alterations to the original layout. The current owners plan to rehabilitate the structure for use as office space, but will keep the residential character of the exterior.

The Pearce House is immediately surrounded by commercial structures -- the Art Deco Skinner Building to the west, a parking lot and tire company to the east-- though one block to the west are a few more remaining houses of similar age and character. Its demolition for added parking has been frequently proposed, but the recent city sale of the structure to a development corporation which promises to undertake rehabilitation and reuse should save this last of downtown Albuquerque's homes.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input 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 1904-1907

Builder/Architect

Statement of Significance (in one paragraph)

The Pearce House is significant as a good example of the architectural style prevalent in Albuquerque in the first decade of the 19th century; as a particularly fine house from that period, it is notable for its exterior half-timbered and clinker brick surfaces, both unusual in Albuquerque. Currently, it is most important as the sole remaining example of residential construction in the downtown portion of Albuquerque's Central Avenue, a street otherwise given over to modest scale commercial buildings constructed between 1880 and 1940. As a residence which was once at the fringes of downtown, it serves as a reminder of the small scale of early Albuquerque and of the urban variety that once flourished on the edges of downtown. No-3016

The Pearce House was built for Dr. John F. Pearce, who purchased the lots from the First National Bank of Albuquerque in May, 1904, and had built his house by 1907, when it appears on a City Abstract map. Dr. Pearce, who was born in Maryland, came to Albuquerque after his graduation from Jefferson Medical College in Philadelphia in 1883, and became one of the first physicians in the new city born of the railroad boom. Pearce played a major role in city life, serving as physician both for the city and for Bernalillo County. He was elected a city Alderman in 1901, and served on the City and Territorial Boards of Health. His offices in a downtown building a few blocks away must have been conveniently close to his home, where he lived until 1933.

Between 1933 and 1944, when the Pearce House became the Downtown Hotel, the structure passed through a number of uses. It served as a boarding house, the Brooks Inn, until 1940, when a group of chiropractors established a clinic and hospital there. Their short-lived enterprise lasted only a year, and the building stood vacant for a time until it became the Downtown Hotel, a boarding house which Mrs. Bessie Jackson was to run for the next 30 years. Mrs. Jackson never owned the building, and it passed through several hands in her time, but during her long tenure it served a very useful function as a home for many of the city's elderly and poor people.

In 1976, the Pearce House was acquired from the Central Land Company in New York by the City of Albuquerque as part of a Municipal Redevelopment program in the Alvarado Renewal Area at the southwest corner of the Central Business District. The City has recently completed the sale of the property to Downtown Equities a small development corporation which plans its rehabilitation and reuse for office space. Their plans promise to save this fine residential structure as a reminder of downtown Albuquerque's past and a contribution to its future architectural variety and interest.

9. Major Bibliographical References

Albuquerque City Directories
Bernalillo County Records
Donald Dreesen, Nineteenth Century Pioneers of Albuquerque, MSS. available at Albuquerque Public Library.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property ca. 1/4 acre

ACREAGE NOT VERIFIED

Quadrangle name Albuquerque West

Quadrangle scale 1:24,000

UMT References

A

13	349120	3881351010
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Lots 9 and 10, Block 21, of the Original Townsite of the City of Albuquerque

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

organization Historic Landmarks Survey of Albuquerque date August 14, 1980

street & number P. O. Box 1293 telephone (505) 766-4720

city or town Albuquerque state New Mexico 87103

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. Nelson*

title *State Historic Preservation Officer* date *9-24-80*

