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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico

CONTINUATION SHEET

ITEM NUMBER

PAGE 16

FOURTH WARD DISTRICT
Statement of Significance

*Revised boundary by Central Ave,
Perea Study, 9 Dec 1979 - E.*

The Fourth Ward Historic District is primarily important for its architecture, for its great variety of fine homes built between 1880 and ca. 1930 (see Physical Description). As Albuquerque's best residential area in the period between about 1905 and 1923, when the first Country Club Addition was developed on the east mesa, the Fourth Ward District also has cultural significance as the home of many of the growing city's most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district and as an important success for neighborhood action and for historic preservation.

The proposed district includes two platted subdivisions. The earliest is the Perea Addition, platted first in March, 1881, less than a year after the arrival of the railroad, and substantially replatted in 1891, after it came under the ownership of the Albuquerque Townsite Company. The second subdivision, not platted until 1907, occupied land shown on an 1898 map as the property of Wiley M. Weaver. The land was acquired and developed by a company headed by Solomon Luna of Los Lunas and was called the Luna Place Addition.

In the first years after the platting of the Perea Addition only a few houses were built in the area. The district began to fill in with large new homes after the turn of the century, and, by about 1905, Fourth Ward had become the premium district. From then on it was increasingly the preferred neighborhood for members of the city's mercantile and professional elite. Families of great importance in the history of the city and the state lived here: the Wallace Hesseldens, the Bonds, the Simms, the Rodeys, the Benjamins, the Amada Chaveses, the McCannas, the Oteros, the Hubbells, the Mandells. But Fourth Ward, like other historic districts in the city, was never exclusively upper-middle class, though that is the dominant ownership. Juxtapositions are common: Arther Martin, vice-president of the Porterfield Real Estate Company had a 1909 cottage at 516 11th Street next to Silas Wolking, a carpenter for E. A. Gertig's building firm, who built his cottage in the same year. It was also never exclusively Anglo-American, though Hispanos were certainly in the minority. From the palatial home of Mariano Otero (now demolished) to Placido Sanchez' bungalow at 614 11th Street, the district, true to its geographic position between the Anglo and Hispano towns, included a number of Hispano-owned properties.

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Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 17

Intensive development continued through the 1920's, and then slowed down when the city's energy went into building up new neighborhoods on the eastern edges of the city. Many of the old families continued to live in the neighborhood on the eastern edges of the city. Many of the old families continued to live in the neighborhood, however, and while property values sank, it never got the reputation for crime and bleak conditions which have plagued other inner-city districts. Street trees and gardens continued to be well cared for. After World War II there were some razing and rebuilding programs on the southern edges of the neighborhood. In the early 1970's a neighborhood organization, the Downtown Neighborhood Association, formed and had the first of many successes in persuading the city to downzone the bulk of the Downtown Neighborhoods Area, which includes the Fourth Ward District, to single-family uses. The Association has gone on from this first political victory to tackle a number of other neighborhood issues. The result is that the Fourth Ward District has once again become one of Albuquerque's premium residential areas. This neighborhood success story, the district's architectural variety and craftsmanship, and the contributions of its historical population to the growth of the city, combine to make the Fourth Ward District of considerable significance to the area and to the city as a whole.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 18

FOURTH WARD DISTRICT
Physical Description

67.48 acres - p. 12/15/80 letter

The Fourth Ward Historic District, named for its original public school ward, comprises approximately the southern one-half of the Downtown Neighborhood Area and links the downtown business district which grew up around the railroad with Old Town. A mile or so to the west it is roughly bounded on the east by Keleher and 8th Streets, on the north by Lomas Boulevard, on the south by Central Avenue and on the west by the alley between 14th and 15th Streets (for exact boundaries see below). Most of the land included in the district is part of the Perea Addition platted in 1881; the large blocks on both sides of Luna Boulevard from the Luna Place Addition, platted in 1907. After sporadic building in the period from 1880 to 1905, this area became the growing city's prestige residential area; the proposed boundaries were drawn to include both the early structures and those built in the district's heyday, 1905-1928.

On the eastern edge of the district (10th Street and east), aside from a few remaining homes built near downtown or near Robinson Park (see below) in the 1880's, the predominant building style is post-World War I bungalow. The center of the district (on or between 11th and 12th Streets) features a variety of building styles of which the 2-story hipped box is most prominent; the majority of the houses here were built before World War I. The western edge of the district is even more a mixture, combining some of the earliest structures with houses built both before and after World War I. In this area no one style predominates.

The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two of the houses can claim to be mansions, most are substantial, the well-designed homes of well-to-do people. Styles range from Queen Anne to Spanish/Pueblo Revival, building dates for significant and contributing buildings from 1882 to 1941. The west side of the 200 block of 12th Street suggests the variety of visual texture which results from this long growth: on the corner, at 201 12th, is the Mediterranean Bond/Lovelace mansion, built in 1925; next to it, at 211 12th is the Levi Thompson House, a large bungalow with oriental elements, built in 1908, and next to that, the J. H. Coons House, an 1884 simplified Queen Anne cottage.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 19

Most juxtapositions are not as sharp as these, but the district's variety is one of its major strengths. Styles well represented include Italianate, Queen Anne, Hipped Box, Cottage styles with a variety of detailing, Tudor Revival, Colonial Revival, Dutch Colonial Revival, Prairie Style, bungalow and bungalowoid, and the entire range of southwestern and Mediterranean styles -- Pueblo Revival, Territorial Revival, Mediterranean, and Mission. And there are, as always in Albuquerque, many houses which blend elements from a variety of styles or traditions, including the continuing New Mexican Vernacular tradition

Houses on the north-south streets are set back ca. 20 feet from the road, allowing a deep front yard as well as sidewalk strips; on the east-west streets, the setback is less, but the sidewalk strip remains. The district retains many of its old street trees, particularly on 11th and 12th Streets, the heart of the district, and the neighborhood is generally noted for its fine, large old trees and good gardens, qualities which enhance both its architecture and its somewhat Midwestern flavor.

There are few interruptions to the basically residential character of the Fourth Ward District. Only one block of commercial buildings is included, at 1311-1323 Tijeras NW; for many years this collection of shops housed a neighborhood grocery. Other corner stores and churches are just outside the district, mainly to the east on the fringes of the downtown business district to which Fourth Ward has always been oriented. Intrusions of new commercial structures have most often taken place on Lomas Boulevard, a sufficiently busy street to attract a number of small enterprises. A number of office uses, most often law offices, have been established in the district itself; in many cases, firms have carefully preserved the facade, residential character, and even important interior elements of the buildings they occupy.

Two parks, one the city's oldest and one recently completed, are located in the southern and western areas of the district. Robinson Park in the triangle formed by Copper Avenue's intersection with Central as it angles northwest toward Old Town, was laid out in 1880. Once the center of a bon ton residential area, the park has lost many of the large homes which surrounded it, but still provides an anchor for the remaining homes as well as a green and shady respite from the nearby downtown concrete and asphalt. Mark Fox Park, between 13th and 14th Streets at Roma, sits in the west half of the district on the site of the Otero Mansion. The park, named after its donor, was completed in 1979.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 20

FOURTH WARD DISTRICT

List of Properties

A. The following buildings may be considered as significant features in the district:

1. Thomas F. Keleher House, 803 Tijeras NW

The Keleher House may be the first, and is certainly one of the earliest buildings in the Fourth Ward District. Built between 1880 and 1882, it combines Territorial features with Queen Anne elements in a simple cottage form. Its 6/6 wood sash windows are deeply recessed in the adobe walls. Thomas Keleher, Sr., opened a store on the Old Town Plaza in 1879, buying and selling skins, hides and wool; soon after the arrival of the railroad, he moved his store to New Town and built this house for his family.

2. Thomas F. Keleher, Jr. House, 312 Keleher St. NW

An excellent example of bungalow styling, this house, built in 1910-11, is the third in a complex of Keleher family homes at the corner of Tijeras and Keleher. The shingled building is covered by a gable roof with a deep overhang, exposed carved rafters and triangular brackets. This bungalow was built for Thomas F. Keleher, Jr., who lived here from 1920-1921. The Keleher family, with various members successful in real estate and in law, has long been a major influence in Albuquerque's development. Thomas Jr. became president of the T. F. Keleher Leather Company, his father's business.

3. J. H. O'Rielly House, 220 9th St. NW (National Register, February 12, 1979)

The O'Rielly House is a Queen Anne style two-story brick and frame structure built ca. 1904 in Albuquerque's then-fashionable Robinson Park neighborhood.

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HERITAGE CONSERVATION AND RECREATION SERVICE

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 21

4. J. E. Saint House, 216 9th Street NW

The Saint House is a large c. 1907 Dutch Colonial Revival residence standing just south of the O'Rielly House. The first story of this house is brick, the second story shingled in the tall gable ends of the cross gambrel roof. The earliest resident of this house was J. E. Saint, manager of International Exploration Company.

5. Fez Club, 809 Copper NW

The Fez Club building, also known as the Breece House, is a large, two-story cast stone building with an elaborate World's Fair Classic Revival two-story entry porch. Although the front balconies have been enclosed, this house remains the city's most ornate World's Fair Classic home. The house was built c. 1906 for Jacob Weinman, co-owner of the Golden Rule Dry Goods Store. It was later purchased by Colonel George S. Breece, a prominent lumberman and stockman who lived there for 25 years. In 1950, the building was purchased by the Ballut Abyad Shrine, which carried out extensive modifications to turn it into the "Fez Club."

6. Grunsfeld/Hubbell House, 909 Copper Avenue NW

The Grunsfeld/Hubbell House, an elegant 1883 brick cottage, is the one virtually unaltered house remaining from the heyday of the Robinson Park neighborhood. Notable features are the decorative bracketing on the gable ends and the fine carved Italianate brackets beneath the gabled roof. The house was built in 1883 by Albert Grunsfeld, a Jewish merchant who came to Albuquerque in the late 1870's and became a prominent member of the community, helping start the Commercial Club; Temple Albert, the city's Reform Synagogue, is named after him. John Lorenzo Hubbell, famous as a pioneer Navajo trader, and as proprietor of the Hubbell Trading Post in Nacho Ganados, Arizona, now a National Historic Landmark site run by the National Park Service, bought the house in 1901 and it remained in the Hubbell family until 1976.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 22

7. Robinson Park, intersection of Central, Copper and 8th Streets

Robinson Park is the oldest surviving city park in Albuquerque, having been laid out early in the 1880's. It retains many of its fine large trees and a fountain erected at the turn of the century to commemorate John Braden, a city hero who in 1896 drove an ammunition wagon which had caught fire away from the line of a parade, saving many lives, but losing his own. It has recently been carefully renovated by the city.

8. J. A. Garcia House, 908 Tijeras NW

This well-preserved World's Fair Classic Revival house was built c. 1906 for J. A. Garcia, a dealer in sheep, wool, hides and pelts. Semi-classical columns support the wide front porch and paired columns flank the sidelit entry door.

9. McClughan House, 815 Marquette NW

Built in 1919, the McClughan House is a fine example of the bungalow style, marked particularly by its brick construction, relatively rare in Albuquerque bungalows, and by the careful attention given to proportions and details. The traditional bungalow entrance porch is created by a low cross gable set into the south roof slope and supported by two tapering brick pillars with concrete capitals.

10. 908 Lomas Boulevard NW

A well-crafted interpretation of bungalow form, this 1923 structure is most notable for its rubble stone porch walls, piers and chimney. The sloping low gable roof with its wide overhang is supported on the side by "stairstep" brackets.

11. H. G. Bardsley House, 924 Lomas Boulevard NW

Built in 1924, the H. G. Bardsley House is a building in stylistic transition. Its hipped roof at a relatively steep pitch gives it the outlines of a classic cottage, but the wide front porch is clearly stylistically related to the bungalow. Porch columns are a mixture of plain bungalow bases supporting neo-classical hexagonal columns topped by flat square capitals.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 23

12. Berthold Spitz House, 323 10th St. NW (National Register, December 22, 1977)

The Spitz House, already listed on the National Register, was designed by the El Paso firm of Trost and Trost. Built by 1910, it is Albuquerque's finest example of Prairie School architecture, a handsome two-story wood and stucco house set under a low hip roof with wide overhangs.

13. Whitmer/McKinnon House, 504 Luna NW

The Whitmer/McKinnon House is a good early example of the Pueblo Revival style. Built in 1920, it features many false vigas, an undulating parapet and battered walls. Thaddeus Whitmer managed Whitmer, Jackson & Co., sash and door manufacturerers; Daniel McKinnon is a well-known surgeon for the Lovelace Clinic.

14. Harry Owens House, 412 11th St. NW

This two-story brick Colonial Revival house was built in 1908 for Harry Owens, an Albuquerque attorney. Its distinguishing feature is the two-story square bay projected at an angle to the southwest.

15. Mercier House, 420-422 11th St. NW

A 1906 duplex, this brick Dutch Colonial Revival was built by Albert Mercier, a carpenter. Small pocket porches are inset at the north and southwest corners under the broad gambrel roof. A later alteration into a fourplex added some surprising but carefully executed Classical Revival elements: pediment supported by by Doric columns sets off the entry to the upstairs apartment.

16. Simms/Anderman House, 415 11th St. NW

This large two-story brick house was built c. 1906 for Solomon Benjamin, a local merchant. It is a simplified Neo-Classical Revival house with a classic front porch across the front. Former New Mexico Governor John F. Simms, Jr., member of one of the state's most prominent families, grew up in this house. It was later owned by C. R. Anderman, a well-known Albuquerque developer in the 1930's.

17. Kate Nichols Chaves House, 501 11th St. NW

This Tudor Revival was designed in 1908-09 by Kate Nichols Chaves, wife of New Mexico's first superintendant of schools, Amada Chaves, and daughter of an architect/builder. Cross timbering marks the gable ends; windows, set under low segmental arches, have small leaded panes.

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE

24

18. Amado Chaves House, 1109 Kent Avenue NW

Built between 1904 and 1907, the Amado Chaves House is one of the rare examples of Queen Anne Style in the district. It is a complex structure with typical Queen Anne projections from every facade. The south gable, boxed in and decorated with diamond shingles surrounding a Palladian window, cantilevers out over a bay window with zipper brick corners. The Amado Chaves family lived here before moving to 501 11th St. NW (#17).

19. Pollock/McCanna House, 1115 Tijeras NW

A very well detailed example of Dutch Colonial Revival style, 1115 Tijeras, built by 1908, was home to Robert Pollock, sales agent for Diamond Coal. The McCanna family, an old Albuquerque family long active in real estate, bought the house in 1935.

20. Amasa B. McGaffey House, 1123 Tijeras NW

The eclectic McGaffey House, built in 1904, suggests the Hipped Box style through its squared form, low hipped roof and broad overhanging eaves, but the window style owes more to the Colonial Revival with leaded glass diamonds set in wood frames. The front veranda curving around the projecting tower-like bay on the southwest corner is a touch of Queen Anne style.

21. McLaughlin House, 1101 Marquette NW

The McLaughlin House is an excellent example of the Hipped Box style so popular in the Fourth Ward. This two-story frame and stucco building is topped by a low hip roof with broad overhangs. An arcaded veranda wraps around the south and east facades.

22. Bond-Lovelace House, 201 12th St. NW

One of the later houses in the district, the 1925 Bond/Lovelace mansion was built in the newly popular Mediterranean style at a cost of \$125,000. It was designed by local architect W. Miles Britelle for Frank Bond, owner of a large sheep, wool and mercantile business in northern New Mexico. The house was sold in 1935 to Dr. William Randolph Lovelace, founder of Albuquerque's Lovelace Medical Clinic. The 6000 sq. ft. home has the traditional red tile roof, arched windows and entrances and solomonic columns as decorative accents.

23. Levi R. Thompson House, 211 12th St. NW

Combining Japanese elements with a bungalow form the 1908 Thompson House is unique in the Fourth Ward District. All roof lines flare and there is an oriental complexity in the variety of roofs.

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DATE ENTERED

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INVENTORY -- NOMINATION FORM**

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 25

24. J. H. Coons House, 215 12th St. NW

The Coons House, an 1884 brick cottage, is one of the earliest houses in the district and one of the least altered. This complex house has two parallel gables, the southerly set back behind a cross gable. An original brick outhouse sits behind the house. J. H. Coons was district manager for Mutual Life Insurance Co. and owned the house from 1917 to 1976.

25. Robertson House, 303 12th NW

The Robertson House (c. 1906) is a carefully preserved example of the Hipped Box style with fine Classical trim. It is a two-story white frame with a wide veranda with Doric columns supporting a dentillated frieze below the flat roof. John Robertson, President of the Farr Sheep Company, lived in the house from 1919 to 1962.

26. Mandell House, 315 12th St. NW

Built in 1912, this house combines bungalow form with Mission style elements. Most notable of these elements are the dormer on the front roof slope which echoes the curvilinear center parapet on the Alvarado Hotel and the quatrefoil window on the front gable.

27. Connor House, 400 12th St. NW

This large cast-stone Hipped Box house was built in 1910 for Dr. Charles Hardin Connor who lived there until 1956. The wide roof overhang is supported by paired brackets; diamond-shaped panes call attention to the many large windows.

28. 2nd Hesselden House, 403 12th St. NW

A large adobe house built in 1908, the 2nd Hesselden House is a modified Prairie style building with half-timbered gable ends. Wallace Hesselden was a well-known local contractor.

29. Hesselden House, 1211-1215 Roma NW

A two-story house of red sandstone, this house is one of Albuquerque's early post-railroad buildings, and one of the few good local examples of Italianate style. It was built as a duplex in 1884. Long known as "the stone house," it is one of the few surviving stone buildings in the city. Queen Anne trim decorates the windows.

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 26

30. Helmick House, 1215 Fruit NW

The Helmick House is a fine example of early Spanish/Pueblo Revival architecture. It is a particularly restrained example, having a flat parapet, a structurally plausible system of vigas and irregular, but not chaotic, massing. The house was built in 1920 for Milton Helmick, an attorney for the New Mexico Central Railroad,; the architect was E.C. Morgan.

31. Ray Moore House, 1220 Fruit NW

The Moore House is one of few examples of a Craftsman Bungalow in the district. Its widely projecting eaves are supported by paired brackets; the chimney has battered walls and the lattice fence and arbor gate are part of the design. It was built in 1922 for Ray L. Moore, secretary for the George Breece Lumber Company.

32. Charles Eller House, 217 13th St. NW

The Eller House, built in 1912, displays a hipped roof bungalow form with some fine Craftsman detailing. Charles Eller, the first resident, was a dentist.

33. Flavio Sandoval House, 1323 Marquette NW

This large, two-story cast stone house was built in 1916 for Flavio Sandoval, a stockman. Wide eaves with projecting carved rafters suggest the influence of the Prairie style. The wraparound porch is shingled and has its entry set on the diagonal.

34. R. A. Kistler House, 1301 Fruit NW

The Kistler House is an excellent example of the Colonial Revival style. Built before 1907, this one and one half story frame building is particularly notable for the fineness of its detailing: square ribbed columns support a classic cornice and pediment above the entry; a third ribbed column separates the paired entry doors and classical returns delineate the shingled front gable. R. A. Kistler, president of Kistler-Collister, an important Albuquerque clothing store, lived here from 1912 to the mid-forties.

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE

27

35. T. R. Esthelman House, 1305 Fruit NW

This small house is a virtually unaltered and beautifully maintained example of the Hipped Box Style, found with numerous variations throughout the Fourth Ward and Eighth and Forrester Districts. Neo-classic details are evident in the molded lintel and projecting sill that frame the 1/1 windows and in the dentillated molding on the front door.

36. Prager House, 225 14th St. NW

A 1924 Mediterranean style house, the Prager House is notable for its east (front) facade: large arched casement windows flank the arched entry door which is further set off by a small semi-circular porch topped by a balustrade of turned balusters. Arthur Prager was one of founders of the Public Service Company of New Mexico.

37. 317 14th St. NW

The 1886 Bird's Eye View map of Albuquerque clearly shows this simplified Queen Anne cottage with its mix of Territorial and Gothic motifs. The gable window of the east gable has classic trim and a gothic pointed arch. Lower windows are 2/2 wood sash with Territorial trim. The fine porch displays thin, lacy turned wood columns supporting a spindle frieze.

38. J. J. Wegs House, 323 14th St. NW

J. J. Wegs of Wegs and Thompson Construction Co. had this house built in 1923. It is a modified Mission style with deep round-arched hoods over the entry doors. Recessed under each hood is a relief set in stucco, a free flowing interpretation of a flower. Similar arches top two small windows on the north facade. It is a striking and original interpretation of Mission themes.

39. Oliphant House, 423 14th St. NW

The Oliphant House was built around 1897 by the father of the present owner. Aside from its age, this early hip roofed adobe is most notable for the fine elaborate Territorial lintels above its north windows. Built up of several pieces of molding, the lintels rise to a distinct central peak.

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INVENTORY -- NOMINATION FORM**

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RECEIVED OCT 20 1980
DATE ENTERED

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE

28

- B. The following buildings may be considered as non-contributing in the district. They are either recent structures or their distinguishing features have been obliterated by recent remodeling.

221 8th St. NW
400 11th St. NW
421 11th St. NW - garage apartment only
515 11th St. NW - garage/studio only
112 14th St. NW
112½ 14th St. NW
211 14th St. NW - rear house only
218 14th St. NW
223 14th St. NW - alley house only
322 14th St. NW
324 14th St. NW
401 14th St. NW
904 Fruit NW
906½ Fruit NW
1022-26 Fruit NW
1017-25 Fruit NW
1111 Fruit NW
1118 Fruit NW
511 Keleher NW
611 Keleher NW
816 Kent NW
818 Kent NW
820 Kent NW
1121-23 Kent NW
914 Lomas NW - alley house only
916 Lomas NW - alley house only
1020 Lomas NW
1218 Lomas NW

520 Luna NW - garage apartment only
610 Luna NW - alley house only
1024 Marquette NW
1319 Marquette NW
1321 Marquette NW
1326 Marquette NW - alley house only
1112-1114 Roma NW
1221 Roma NW
120 10th St. NW - front commercial
addition and back storage building
only
214 13th St. NW
309 13th St. NW
519 13th St. NW
809 Tijeras Ave. NW
909 Tijeras Ave. NW
918-24 Tijeras Ave. NW
1219 Tijeras Ave. NW
1309½ Tijeras Ave. NW
1311 Tijeras Ave. NW
1315-21 Tijeras Ave. NW
300 12th St. NW
314 12th St. NW - alley house only
318 12th St. NW - alley house only
500 12th St. NW - garage apartment
only

- C. The remainder of the buildings in the district are considered to be contributions to the character of the district: they are similar in style and scale and retain many of their major distinguishing details. Also included as contributing buildings are those where modifications could be easily removed.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 29

FOURTH WARD HISTORIC DISTRICT

Boundaries:

Beginning at the intersection of the west right-of-way line of Keleher Street with the south right-of-way line of Marquette Avenue N.W.;

Thence east along the south right-of-way of Marquette Avenue to the east property line of Tract 293e, Middle Rio Grande Conservancy District, Map 39. (This excludes properties fronting on 8th Street).

Thence south on the same line to the north right-of-way of Tijeras Avenue N.W.;

Thence west on the north right-of-way line of Tijeras Avenue to the west right-of-way line of 8th Street;

Thence south along the west right-of-way line of 8th Street to the north right-of-way line of Central Avenue NW;

Thence west along the north right-of-way line of Central Avenue to the east right-of-way line of 10th Street NW;

Thence north on the east right-of-way line of 10th Street to the south property lines of lots 34 and 29, Block 3, Perea Addition (includes houses at 315 and 323 19th St., 1024 and 1926 Marquette, 318 and 320 11th NW);

Thence west following the same line to the west right-of-way line of 11th Street N.W.;

Thence south along the west right-of-way line of 11th Street N.W. to the north right-of-way line of Kent Avenue N.W.;

Thence west along the north right-of-way line of Kent Avenue N.W. to the east right-of-way line of 12th Street N.W.;

Thence north along the east right-of-way line of 12th Street N.W. to the north right-of-way line of Tijeras Avenue N.W.;

Thence west along the north right-of-way line of Tijeras Avenue N.W. to the east right-of-way line of 14th Street N.W.;

Thence north along the east right-of-way line of 14th Street N.W. to the south boundary line of lot 21, Block 17, Perea Addition;

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Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 30

Thence northwest along an irregular line forming the west boundary lines of lots 13 through 21, Block 17, Perea Addition (including houses at 201, 203, 207, and 211 14th N.W.);

Thence west along the south property line of lots 5 and 6, Lembke Subdivision (a subdivision of the north half of the same block);

Thence north along the west property line of lot 6, Lembke Subdivision to the south right-of-way line of Roma Avenue N.W. (including properties at 219, 223, and 225 14th, and 1418 Roma N.W.);

Thence across Roma Avenue N.W. on a northeast diagonal line to the east right-of-way line of the north-south alley between Roma Avenue and Fruit Avenue N.W.;

Thence north along the east right-of-way line of the north-south alley to Fruit Avenue N.W.;

Thence north along the east right-of-way line of the north-south alley between Fruit Avenue N.W. and Lomas Boulevard N.W. to the south right-of-way line of Lomas Boulevard N.W.;

Thence east along the south right-of-way line of Lomas Boulevard N.W. to the west right-of-way line of Kelerher Street N.W.;

Thence south along the west right-of-way line of Keleher Street N.W. to the point and place of beginning.

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Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Fourth Ward District

CONTINUATION SHEET

ITEM NUMBER

PAGE 31

FOURTH WARD HISTORIC DISTRICT

Boundary justifications:

The boundaries of the Fourth Ward Historic District encompass an area of fine, good-sized homes built mainly between 1880 and 1930. These boundaries have been drawn to exclude intrusive buildings and buildings out of character with the district, while including all characteristic and significant structures.

The south boundary is the most complex; it includes Robinson Park and the surrounding buildings (including three on or eligible for the National Register), then jogs north and south to exclude several commercial buildings between 10th and 11th Streets which are intrusions on the neighborhood character. The block between Tijeras and Kent, 11th and 12th is included because of the presence of an important significant building, and several fine contributing buildings. Though the boundary line is irregular, the difference between the commercial and high density residential area to the south and the single-family homes to the north is visually immediately apparent.

The west boundary on the alley west of 14th Street runs along the historic dividing line between Old Town and New Town. Directly west of 14th Street the quality of building drops markedly, and within 2 blocks of 14th most of the housing is in the quite different style associated with adobe buildings and with the Hispano communities which surround Old Town.

The north boundary line along Lomas Boulevard recognizes the dramatic effect this very busy major thoroughfare has had in bounding the neighborhood. While historically the blocks north of Lomas (originally New York Avenue) are part of the same Perea Addition, building in this addition generally moved from the south to the north, so that the housing north of Lomas is later in time. It is also in general smaller and of lesser quality. Particular buildings of merit in this area are being individually nominated.

The east boundary line along Keleher and 8th Streets runs along the effective dividing line between the downtown area and the residential neighborhood; it jogs east between Marquette and Tijeras to include the two Keleher houses, both significant in the district. East of this line are a number of apartment and office buildings markedly different in scale and character from the housing of the Fourth Ward District.

UTM Reference:

A. Z: 13	E: 349290	N: 3884680	B. Z: 13	E: 349200	N: 3883800
C. Z: 13	E: 349060	N: 3883540	D. Z: 13	E: 348400	N: 3884000
E. Z: 13	E: 348500	N: 3884380			