

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NCRS use only  
received OCT 20 1980  
date entered NOV 22 1980

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

**1. Name**

historic Skinner Building

and/or common

**2. Location**

street & number 722-724 Central Avenue S.W. and 108 8th Street S.W. \_\_\_ not for publication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	
___ district	___ <input checked="" type="checkbox"/> public	___ <input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	___ private	___ unoccupied	<input checked="" type="checkbox"/> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	<input checked="" type="checkbox"/> other:

**4. Owner of Property**

name Mayor David Rusk, City of Albuquerque: cc: Jack Weber, Renewal and Rehab Division

street & number P.O. Box 1293; 400 Marquette Avenue N.W.

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 S.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

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved      date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

A small and well-detailed Art Deco commercial building, the J.A. Skinner Building is sited at the west end of Albuquerque's historic downtown core area. With its location on Central Avenue (Route 66), the building is highly visible, and as one of the very few examples of Art Deco design in Albuquerque, it is an important element in the city's architectural heritage.

The brick construction of the building is visible on the alley (south) and on the east facade, which is largely masked by an adjoining house; the north and west facades of this corner building are surfaced in terra cotta. The main facade of the one-story building faces north to Central Avenue; the full-width display windows are framed by handsome pillars at each corner with a stylized papyrus design framed by volutes. Below the windows is a plain terra cotta base with decorative terra cotta vent grilles spaced across the facade.

The display windows are topped by several bands of geometric design; directly above them is a "bronze covered transom bar (modernistic design)" - the wording is from the plans by architect A.W. Boehning, Sr. The transoms are glazed with small squares of opalescent glass in a green and black diamond pattern. Above these is the terra cotta facade with a band of decorative tile at the base and two bands at the cornice. Between the bands the building name, "J.A. Skinner," is incised; the original gold paint has worn away.

The major alteration on the Central Avenue face is the addition of a second door on the west side of the facade. Originally, there was only one door on Central Avenue, the existing, off-centered east door. The west end of the partitioned building was entered through a door on 8th Street. That end is now entered through a recent aluminum and glass door on Central Avenue, and the 8th Street door has been replaced with display windows.

On the west (8th Street) facade, the Skinner Building is divided into bays by five pillars slightly narrower than the corner pillars; they repeat the stylized papyrus design. On the south end of this facade an entrance door is set in the last bay; its detailing repeats that of the Central Avenue facade on a smaller scale. A small original door without elaborate detailing is set in the next bay to the north. Metal grilles cover three small windows.

The south and east building facades are plain common brick; on the east, the facade is largely hidden from street view by a large neighboring brick house which is sited very close to the Skinner Building, and was in place when Boehning created his design.

The building has always been divided into two main stores from north to south with a smaller office at the southwest corner on 8th Street. The east store retains the original pressed metal ceiling, a ceramic tile wainscoting with geometric motifs, and original light fixtures. The west store has been remodeled by the addition of a suspended ceiling; presumably, the original pressed metal is still in place above.

(See continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED	OCT 20 1980
DATE ENTERED	NOV 22 1980

CONTINUATION SHEET	ITEM NUMBER	PAGE
Skinner Building	7	2

Drawings and photographs of the Skinner Building are still in the hands of the Boehning firm, now being carried on by Boehning's sons, A.W. Boehning, Jr. and Joseph. In scale the building reflects both the modesty of most Albuquerque architecture before the 1950's and the economic effects of the early Depression era. In her thesis, "The fate of Architectural Theory in Albuquerque, New Mexico: Buildings of Four Decades, 1920-1960," Edna Hetherington Bergman says of the Skinner Building:

Smooth and simple in conception, the building is ornamented with abstract and geometric patterns....The references are not to historic models, but at least in part to the sanitary gleam of science, the hope of the Depression years.

(p. 110)

# 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 checked="" 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** 1931

**Builder/Architect** A.W. Boehning, Sr.

**Statement of Significance (in one paragraph)**

The Skinner Building is significant for Albuquerque as one of the very few examples of Art Deco design in the city; the other notable example is a larger federal building, the U.S. Indian Hospital. The Nationally Registered (5-2-77) KiMo Theater shows strong influence from Art Deco, but with a heavy mixture from the Spanish-Pueblo style and an eclectic use of Indian motifs. The crispness and lightness of the Skinner Building ornamentation make it a good pocket-sized version of the style. The siting of the Skinner Building is also important; at the west end of the downtown core, it announces and anchors the commercial area of Central Avenue. The work of Albuquerque architect A.W. Boehning, Sr., the Skinner Building is typical of his design in attention to detail and interest in geometric forms.

The Skinner Building was designed as the main store of a chain of family-owned groceries. The downtown lots were purchased by Mary Skinner in August, 1930, and the building continued in family ownership through 1970. The Skinner family chose A.W. Boehning as the building's architect; Boehning, a native of Indiana, moved to Albuquerque to recover from tuberculosis after the First World War, working first with the local branch of the El Paso firm of Trost and Trost and setting up his own company by 1925. Other Boehning designs include the Davis House (nominated to the National Register) - an English cottage built as a demonstration house, the International Style Valliant Company Building downtown, St. Charles Church in the Mediterranean style, and a number of Spanish-Pueblo Revival buildings.

The Skinner Building housed the J.A. Skinner Stores and Markets from its 1931 opening through 1942; from 1944 through 1947, it was the local Pepsi-Cola headquarters. Later tenants included a liquor store, Dial Finance, and Del Norte Records. In 1970, the Skinner family sold the building to Invesco Holding Company, which sold in turn to Central Land Company (1972); in 1977, the Skinner Building was purchased by the City of Albuquerque as part of a downtown revitalization project. The City has continued to rent the west half of the building to Dial Finance, and has rented the east half as an artist's studio. The City now contemplates sale of the Skinner Building, with stipulations that the north and west facades and important interior elements be preserved, for use as a restaurant.

Significant for its architecture and siting, the Skinner Building can play an important role in the revitalization of Albuquerque's Central Business District. Its attractiveness makes the building a local landmark of interest to many, and its small scale encourages creative and effective recycling.

# 9. Major Bibliographical References

Albuquerque City Directories  
 E.H. Bergman, "The Fate of Architectural Theory in Albuquerque, New Mexico: Buildings of Four Decades, 1920-1960," Univ. of New Mexico Master's Thesis, 1978.  
 Bernalillo County Records  
 Unpublished paper by Beverly Barsook in Historic Landmarks Survey records.

# 10. Geographical Data

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

Acreage of nominated property ca. 1/5 acre  
 Quadrangle name Albuq. W. N. Mex. Quadrangle scale 1:24,000

### UMT References

A	<u>113</u>	<u>3490810</u>	<u>3881351210</u>	B					
	Zone	Easting	Northing		Zone	Easting	Northing		
C				D					
E				F					
G				H					

### Verbal boundary description and justification

Lots 11 and 12, Block 21 of the Original Townsite of the City of Albuquerque.  
 Property is sited at the southeast corner of the intersection of 8th Street and Central Avenue.

### 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 date June 12, 1980  
 street & number 419 Central Avenue N.W. telephone (505) 766-4720  
 city or town Albuquerque state New Mexico

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Thomas W. Nelson

title State Historic Preservation Officer date 9-24-80

For NCRS use only  
 I hereby certify that this property is included in the National Register of Historic Places.

John Robert G. ...  
 Keeper of the National Register

Site