

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received Jan 16 1986

date entered **FEB 13 1986**

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

1. Name

historic William J. Leverett House

and/or common

2. Location

street & number 301 Dartmouth N.E. not for publication

city, town Albuquerque vicinity of

state New Mexico code 35 county Bernalillo code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name George R. Schwartz, MD

street & number 301 Dartmouth N.E.

city, town Albuquerque vicinity of state New Mexico

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Records

street & number One Civic Plaza

city, town Albuquerque state New Mexico

6. Representation in Existing Surveys

title Historic Landmarks Survey
of Albuquerque

has this property been determined eligible? yes no

date November 30, 1981 federal state county local

depository for survey records Historic Landmark Survey of Albuquerque

city, town Albuquerque state New Mexico

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

021 51 091

Describe the present and original (if known) physical appearance

The William J. Leverett House, 301 Dartmouth NE, occupies a commanding position in the Monte Vista Subdivision located directly east of the University of New Mexico campus on Albuquerque's east mesa. Sited close to the western boundary of the subdivision on one of its highest points, the house overlooks the Monte Vista Elementary School and has a spectacular view of the Sandia Mountains 10 miles to the east. It is an excellent local example, and an early one (1928), of the Spanish/Pueblo Revival style. The one-story house and its garage and surrounding walls are constructed of stuccoed adobe and feature many design elements characteristic of this regional style: low flat roofs with undulating parapets, projecting vigas, and portal-style porches with typical log posts and curvilinear zapatas or corbels.

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The 3000-square foot structure is situated on a double lot and has a 1200 square foot basement. The exterior of the house has a sculptural feeling derived from the repetition of the curvilinear horizontals of the roof lines and garden walls. These walls extend around the perimeter of the house and range from four to six feet in height, rising at the corners and entrances to the front and rear courtyards. Rustic wooden gates with curvilinear tops allow each courtyard to be totally enclosed.

Original windows, most of which are still in place, are multi-paned wood casements with traditional Spanish/Pueblo style inset wood lintels above. A low portal, bent under the weight of a knotted trumpet vine, shades the front entrance on the east. South of the entrance, the house steps back to the kitchen wing with its breakfast room at the southeast corner. A patio is located south of the kitchen and is reached from the house through a service room west of the kitchen. An L-shaped breezeway featuring the traditional log posts, corbels and vigas, leads from this room to the garage and storage room on the southwest corner of the lot. A wooden gateway, connecting the house and the garage, opens off the breezeway to the backyard on the west. This yard is planned around a concrete fish pond designed by the original owners, the Leverett family.

To the north of the east main entry, the living room projects three feet beyond the front portal, reflecting its impressive length (26 feet). Another gate on the north side of the house marks the entrance to the backyard. A greenhouse used to stand on this north side; it was replaced in the 1960's by a bedroom addition which was design in a compatible, though far less detailed, one-story adobe style .

The original house plan was basically rectangular and centered on the dining room (see attached floor plan drawn by William Leverett Jr.). The division of floor space is asymmetrical though balanced with the kitchen and living room flanking the

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dining room on the south and north, the bedrooms and bath to the west and the entry/sunroom to the east.

The entry area, originally designated as a sunroom, has large windows on the east and south sides. It is floored in brick and opens onto the dining room through double French doors. The 26' x 16'4" living room, which is especially well preserved, evokes the Pueblo Revival style with its milled corbeled beams, banks of small paned windows and massive red sandstone fireplace with flanking bookcases occupying the entire west wall

The main bathroom is also near its original condition with both sink and tub raised on block tile. Decorating the toilet alcove and above the tub area are curvilinear panels emulating historic parapet designs. The geometrically patterned tile floor is also original; the pattern is reminiscent of Indian basket designs.

Most of the original fixtures remain, as do the original oak floors.

Noticeable changes to the house include the 20' x 20' addition to the north, considerable remodeling of the kitchen (the log vigas and the built in milk delivery box are all that remain of the original) and narrow kiln-dried fir planking applied to the sunroom and dining room walls.

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 type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/
			<input type="checkbox"/> humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates 1928 **Builder/Architect** William J. Leverett

Statement of Significance (in one paragraph)

The Leverett House is significant as an outstanding local example of the Pueblo Revival style and as the home of one of the major figures in Albuquerque's early suburban growth. The house was designed and built by William J. Leverett as a model southwestern home to show newcomers and residents that the style was functional as well as romantically decorative. This was not the first, nor the last, such house in Albuquerque -- a similar purpose motivated James Gladding to build his Pueblo Revival home on Cedar NE in the Spruce Park area (listed on National Register 11/17/80) in 1926 -- but the Leverett House is the equal of the Gladding House in quality and design and its owner and builder went beyond Gladding in the creation of an especially innovative subdivision, the Monte Vista Addition.

9. Major Bibliographical References

Albuquerque City Directories
County Records
William J. Leverett, Jr.
Who's Who in New Mexico
Sanborne Fire Insurance Maps

Strickland, Melissa unpublished manuscript, 1984

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Albuquerque East

Quadrangle scale 1:24000

UTM References

A

1	1	3
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3	5	1	3	0	2	1	0
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B

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C

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D

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H

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Verbal boundary description and justification

Lots Numbered Ten (10) and Eleven (11) in Block Fifteen (15) of the Monte Vista Addition to the City of Albuquerque.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Mary P. Davis, Preservation Planner/Kathleen Schwartz, owner

organization Economic Development Dept. City of Albuquerque date Nov. 4, 1985

street & number P.O. Box 1293, 87103 telephone (505) 766-4720

city or town Albuquerque, state New Mexico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *[Signature]*

title State Historic Preservation Officer date 1-7-86

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

**Entered in the
National Register**

date 2-13-86

for *[Signature]*
Keeper of the National Register

Attest:

date

Chief of Registration

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The Pueblo Revival style was inaugurated in New Mexico by the work of University of New Mexico president William Tight in the first decade of the 20th century. Tight remodeled a traditional red brick building into a pueblo style structure and designed several more. Up until then, the only "southwestern" style was the Mission style popularized by the Santa Fe Railroad in its stations and hotels. During the second decade of the century, architecture based on Spanish Colonial antecedents came into fashion with the Panama-California exposition in San Diego.

Few Pueblo Revival buildings were built in Albuquerque until the 1920's, when the Franciscan Hotel was built in a rather Expressionistic version of the style in 1923 and some Pueblo Revival style homes were built in existing residential areas, where they are oddities among the Victorian houses, bungalows and builder-built Prairie style homes. The style really did not begin to take off until the surge in the number of subdivisions established during the last half of the decade.

New Mexico was fortunate to have its very own exotic style during this period of the development of suburbs featuring picturesque revival homes. Its availability however, was mostly limited to those who could afford a style which in those years demanded a designer (earlier the "pueblo style" was simply a way of traditional building and later its flat-roof and simple form made it a favorite for tract housing). The Spruce Park district and the Parkland Hills Addition, also on the east mesa and platted at this time, appealed to many of the more affluent Albuquerque citizens and here one can find most of the early Pueblo Revival style homes in the city.

The Monte Vista Addition, although containing a sprinkling of architect-designed homes, catered more to middle income families and as a result the Pueblo Revival Leverett House is one of only two examples of the style in the Addition. The

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fact that few houses in the Monte Vista Addition followed his lead was probably a disappointment to William Leverett, who, according to his son, designed his home as a show place of Pueblo Revival architecture. According to one study of the house,

He hoped it would be a magnet for the newly-arriving immigrants from around the country coming to Albuquerque for its unique and healthful atmosphere, those with the romantic dream of the adobe style, who wanted to submerge themselves in the culture, but at the same time have all the modern conveniences as well. As Kessell [John Kessell, a contemporary writer on New Mexico architecture and history and author of The Missions of New Mexico since 1776 from which this quote is taken] stated, ". . .it was a case of the immigrant establishment going native. . . .Once its [Pueblo Revival Style] charm had been endorsed by the university, the railway and the bank, once modern plumbing had been installed along with choice Navajo rugs and San Ildefonso pottery, those who embraced the style felt smug and very much part of the cultural ambiance." (Strickland, p.5)

Leverett was a major figure in the development scene during the decade of the twenties. He had come to Albuquerque from Florida in 1915 in hopes of finding a cure for tuberculosis. After his recuperation, he went into the real estate business and soon had established several subdivisions throughout the city. He formed the Montevista Development Corporation which platted the Monte Vista Subdivision in October, 1926.

The subdivision included a number of innovative elements. It was designed by S. R. DeBoer, a planner from Denver who also laid out the Parkland Hills Addition in the southeast section of the city the same year. These subdivisions show noteworthy concern for the lay of the land, which in both cases involve

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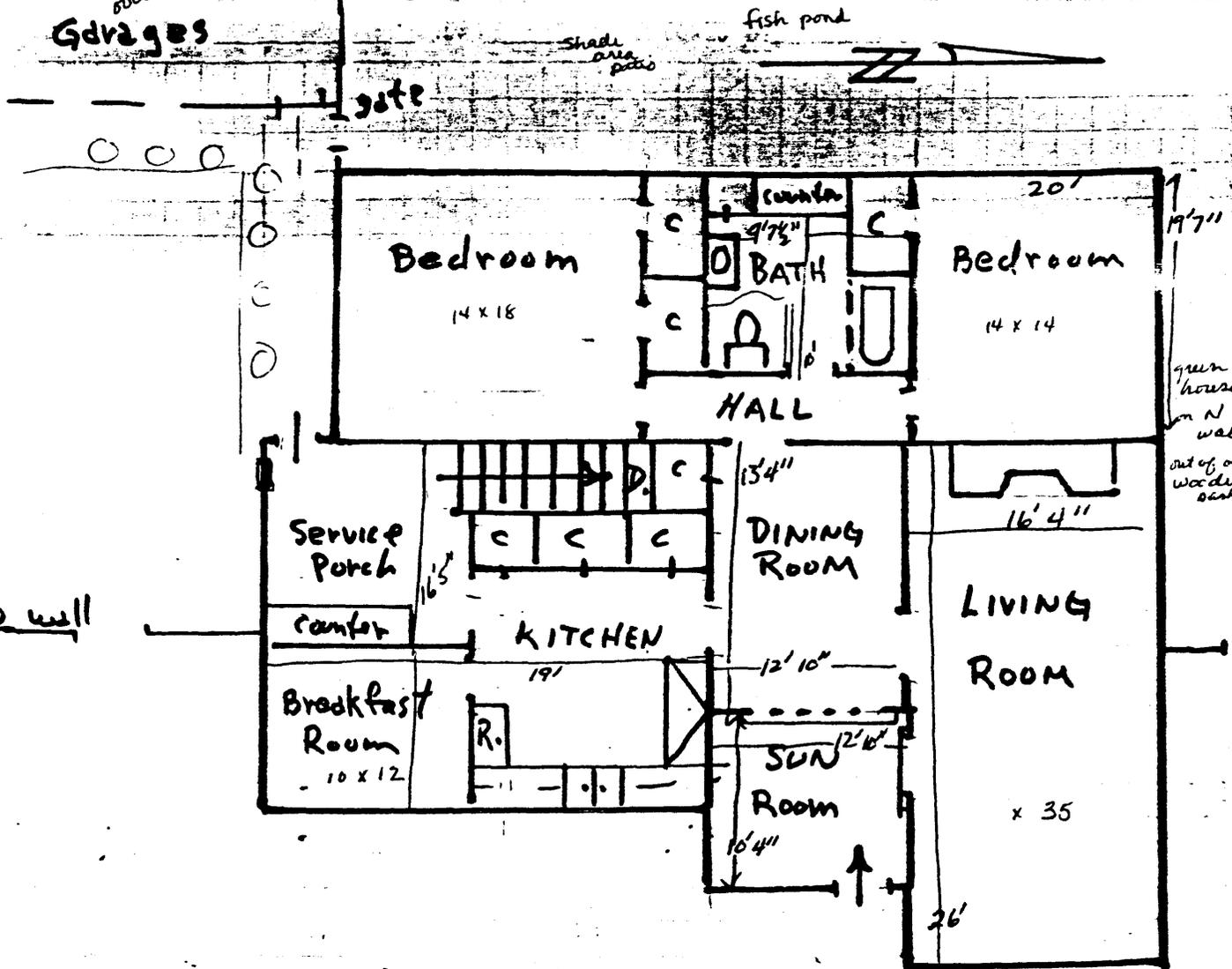
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considerable changes in elevation due to the existence of old arroyos cutting through mesa land. DeBoer divided the subdivision into four quadrants by establishing the two main thoroughfares, Campus Boulevard and Monte Vista Boulevard, as diagonal streets crossing roughly in the center of the addition. Campus Boulevard followed the course of the old Tijeras Arroyo. The second Monte Vista Coporation innovation was the dedication of land to the Albuquerque Public School system for an elementary school, a first in the history of suburban development in Albuquerque. By 1931, the addition had over 150 homes and the Monte Vista Elementary School (National Register 8/21/81) was built. A third innovation was platting the blocks near Central Avenue and the intersection of Central, Girard (the addition's western boundary) and Monte Vista Boulevard in such a way that they were best used for business rather than residences, thereby encouraging a "mixed use" subdivision with commercial buffers from the traffic on Central Avenue.

In 1927, while living at another house in the addition (229 Dartmouth, just south of 301), the Leverett family -- William Sr., Stella, his wife, and William Jr. -- planned William Leverett's dream home. Besides doing the design work, they executed the drafting and oversaw its construction to insure the softly rounded sculptural forms of older adobe structures. It is remarkable among houses in the style, especially for its integration of its landscaping, including walls, with the house form. Although added to, it still presents its striking "southwestern" composition in the manner in which it was designed.

The Leveretts occupied the home for thirty years; during this time William Leverett Jr. took over much of the design and construction of homes in the Monte Vista Subdivision. In 1958, the recently-widowed Stella Leverett sold the house to Dr. Kyle Nye. The present owners purchased it in 1978.

double
elec.
overhead door opener
1936



301 DARTMOUTH N.E.
Approx. plan.

W.J.L.
'84

basement - laundry trays

- Built = 1928
- Adobe stucco
- Approx 3000⁰⁰
- 1200⁰⁰ basement w/8' ceiling
- Owner: Wm J. Levent, Sr. (1886-1956)
- Sold by family in 1957