

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 13 1986  
date entered SEP 19 1986

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

1. Name

historic Terrace Addition, Terrace Heights, Buena Vista Heights  
and/or common  Silver Hill Historic District (name for registration)

2. Location

street & number Generally bounded by Central on the N, Harvard on the E,  
Lead on the S and Spruce on the W not for publication  
city, town Albuquerque vicinity of ~~congressional district~~  
state New Mexico code 35 county Bernalillo code 01

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> religious
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership, more than fifty  
street & number  
city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Records  
street & number 5th and Tijeras NW  
city, town Albuquerque state New Mexico

6. Representation in Existing Surveys

title Albuquerque Historic Landmarks Survey has this property been determined eligible?  yes  no  
date 1981 and 1985  federal  state  county  local  
depository for survey records Economic Development Dept., City of Albuquerque  
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 checked="" 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		
<input checked="" type="checkbox"/> generally good to fair			

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

The Silver Hill Historic District straddles a large hill just above the flood plain of the Rio Grande. Silver Avenue rides the crest of the hill which falls about twenty feet per block on either side to the north and to the south. There is a regular grid of streets which is adjusted slightly in orientation east of Buena Vista street. Trees are uniformly planted on twenty-five foot centers on the Silver Avenue median, and similarly planted between the curb and sidewalk of most houses. Buildings are centered on standard fifty foot wide lots with a twenty foot front set back and side set backs ranging from five to ten feet. One-hundred-sixty-two primary buildings (excluding garages), built between 1915 and 1935, remain in the district. Of these approximately 70% are houses, 25% are duplexes, 4% are apartments and 1% are churches. In addition, there are eighty-four unaltered detached garages built before 1935. The Bungalow style, the Mediterranean style, the Pueblo style and a local builders' regional idiom, here called the Southwest Vernacular, account for the vast majority of structures. The majority of buildings are frame stucco, perhaps one third are stuccoed adobe and the balance are brick, both stuccoed and exposed, or stuccoed hollow clay tile. Textured stucco and brick work, gable shingles and clay roofing tile give a variety of surface textures, often accented with one or two details-- tapered porch piers and exposed brackets, cast stone columns and medallions, and exposed vigas (log beams), lintels and canales (roof drains). Ornamented stepping parapets and recessed panels are widely employed. Projecting entrance/sitting porches receive much of the decoration. The houses are generic bungalows: a kitchen and a large living/dining room with a fireplace to one side, and two or three bedrooms to the other. The duplexes attempt to retain most of these features (although with only one bedroom) in a compressed, efficient plan. Only 5% of the residential buildings facing on the streets have been built since the Second World War, although some garages and small apartments have been built on the alleys. Fewer than 5% of the historic structures have received significant alterations.

## 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 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 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** 1910-1935 **Builder/Architect** Specified where known

### Statement of Significance (in one paragraph)

The Silver Hill district is the best preserved example of Albuquerque's first suburban subdivisions built up on the mesa just after the First World War. As such, it initiated the move up from the Rio Grande valley toward the east which was to be the prevailing direction of the city's development until 1980. The district's houses are the most visible manifestation of the shared values of the first residents, who were uniformly middle class, Anglo-American and newcomers to the city. The long rows of regularly spaced buildings, the repeated similar house plans and the manicured lawns reveal a desire for respectability and conformity. The free-standing, self-contained nature of the houses, the variety of architectural styles, and their further elaboration with ornament reveal a contrasting desire to maintain a sense of individuality and freedom. The district's duplexes, which are among the city's earliest, show the early evolution of the type, in particular, an attempt to retain aspects of the single family house. The growing identification of new residents with the Southwest is apparent in the sequence of architectural styles used, from the nationally-popular Bungalow style, to the regional evocation of the Mediterranean style and Southwest Vernacular, and finally to the specifically New Mexican Pueblo style. The numerous, self-employed craftsmen who built the neighborhood developed individual styles of detailing structures most notable in their inventive stepping parapet profiles. The popularity of the recently available automobile accounts for the large number of garages. Those in the district show the evolution of the type and its integration with the house. Finally, the Silver Avenue median is one of three landscaped parkways developed in the city in the late 1920's. It accounts for the distinction and preservation of the Silver Hill district over other similar neighborhoods.

# 9. Major Bibliographical References

See continuation sheets.

# 10. Geographical Data

Acreeage of nominated property 48

Quadrangle name Albuquerque East, Albuquerque West

Quadrangle scale 1:24000

UTM References (Ref. pts. A & B) (Ref. pts. C & D)

A	<u>1</u> <u>3</u>	<u>3</u> <u>5</u> <u>2</u> <u>3</u> <u>4</u> <u>0</u>	<u>3</u> <u>8</u> <u>8</u> <u>3</u> <u>0</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>3</u>	<u>3</u> <u>5</u> <u>2</u> <u>3</u> <u>4</u> <u>0</u>	<u>3</u> <u>8</u> <u>8</u> <u>2</u> <u>6</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>3</u>	<u>3</u> <u>5</u> <u>1</u> <u>1</u> <u>8</u> <u>0</u>	<u>3</u> <u>8</u> <u>8</u> <u>2</u> <u>6</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing

D	<u>1</u> <u>3</u>	<u>3</u> <u>5</u> <u>1</u> <u>2</u> <u>4</u> <u>0</u>	<u>3</u> <u>8</u> <u>8</u> <u>3</u> <u>1</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

### Verbal boundary description and justification

The boundary recorded in Map 3 represents the still intact portion of the neighborhood as it developed by 1935.

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

state	N/A	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Chris Wilson, consulting architectural historian

for Univ. Heights/Silver Hill Assocs.

organization and St. Hist. Pres. Division

date

street & number 219 Cornell SE

telephone (505) 266-0931

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

*Chris Wilson*

title

*State Historic Preservation Officer*

date

*8-7-86*

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

*Beth Grosvenor*

date

*9/18/86*

Keeper of the National Register

Attest:

date

Chief of Registration

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CONTINUATION OF DESCRIPTION

Topography. The oldest portions of Albuquerque lie on the relatively level flood plain of the Rio Grande (map 1). At the current alignment of Interstate Highway 25, rolling hills rise which stretch eastward six miles to the foothills of the Sandia Mountains. The Silver Hill District is situated on a portion of the first of these hills some seventy feet above the valley. Before development the area was treeless, dotted only by clusters of sage brush, small cactus, tufts of grass and other semiarid plants. It would have looked much like an early photograph of the next ridge south taken in 1933 (ill. 3).

The district straddles a ridge flanked by the remains of two small arroyos (maps 1, 2). The ridge begins at the western end of the district and runs eastward up Silver Avenue to University Avenue, in the process, climbing from 5120 to 5160 feet elevation. There the land levels somewhat and the less pronounced ridge angles south-eastward to the intersection of Lead and Yale Avenues (map 3). West of University, the ridge drop approximately forty feet in the two block from Silver north to Central Avenue and the same amount from Silver two blocks south to Coal Avenue. As a result, many lots have a ten to fifteen foot drop in their 142 foot length. To compensate for this, retaining walls are employed at the front of some house (ills. 8, 11, 12, 13) while other houses are one story at the upper end of the lot but two stories at the lower end (ills. 14, 30, 31, 33).

The arroyos are now somewhat obscured by streets and houses but can be detected by observing drainage patterns. Coal Avenue to the south marks the location of one arroyo (ill. 3), while the other starts at the intersection of Silver and Terrace, and angles north-westward to the intersection of University and Ash (ill. 2, upper left).

Historical Appearance. This residential section originally extended west of Sycamore Avenue along Silver Avenue to Highland Park, where it linked with the Huning-Highland area which had developed following the arrival of the railroad in 1880. The integrity of this western portion of the neighborhood was disrupted, however by the construction of Interstate Highway 25 in the mid-1960's (map 1) and the demolition of many houses on Silver by Presbyterian Hospital as it expanded in the 1970's (ill. 44). The nominated area, nevertheless, represents a coherent historic area--the still intact core of the neighborhood.

Today the district appears much as it did in 1935 at the completion of its early development (ills 6-12). Landscaping has matured, houses have aged, and more cars are now parked on the streets. However, the historic buildings are little changed, few have been demolished and few new buildings have been constructed.

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Of the 181 primary buildings (not counting garages) standing in the district in 1935, 168 or 93% remain. The 11 primary structures (again excepting garages) built since 1947 are mainly located on side streets and off allies. Of the 197 primary structures in the district today, 32% were built before 1924, 51% between 1924 and 1931, but only 3% between 1931 and 1935 for a total of 85%. Another 18 buildings or 9% were added during a transitional period from 1935 to 1947. These have been designated Supporting--currently non-contributing for National Register purposes, although identified for later reevaluation for possible historic designation.

Materials. Most of the structures have concrete foundations; the earliest houses employ two to three foot high bases, many of those built after 1925 have shorter foundations, little more than footings for the walls. Approximately half of the houses, mostly those built before 1930, have full basements. A handful of the earliest houses employ cast stone as their major material (ills. 13, 17). The vast majority of structures in the district are stuccoed. Half of these are wood frame structures, nearly as many are of adobe, while only a handful are brick. Occasionally clapboard siding was used (ill. 7) and a few, usually prominent, structures have exposed, textured brick (ills. 8, 16, 22, 23). Hollow clay tile which was also stuccoed became popular in the 1930's (ills. 40, 41). Not more than five historic structures have received asbestos or aluminum siding (ills. 21, 46).

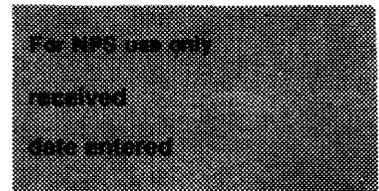
Double hung wooden windows predominate. A few have elaborate mullion patterns in their upper sash: either Queen Anne-like (ills. 14, 16) or Prairie Style (ills. 24, 30). The vast majority are three or four vertical lights over one. These are generally combined with complimentary vertical pane wood casement windows. About 1930, a small pane steel casement window became popular (ills. 27, 37, 38, 40, 41), joined after 1935 by a larger pane version (ills. 39, 43). Aluminum replacement windows have not been widely used (ill. 46).

Details. Most houses have a few pieces of lumberyard stock ornamentation: bungalow brackets, tile accents or corbel brackets. A few have more elaborate cut-out wooden bargeboards, brackets, rafters and pergolas (ills. 15, 19, 23). The extensive use of stucco work provides the greatest opportunities for elaboration and invention which range from rustic stucco textures (ills. 12, 29, 37, 39) and recessed panels (ills. 12, 24, 38) to elaborate parapet profiles (ills. 24, 25, 29, 31, 32) and cut-out porch and driveway screen walls (ills. 28, 29, 31, 34-36).

Styles. In this nomination, the stylistic categories set forth by Marcus Whiffen in *American Architecture Since 1780* are employed where appropriate, adapted as necessary and augmented by three new designations which describe especially modest local

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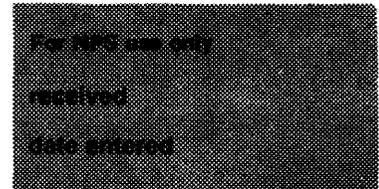
houses. Many of the houses built in the teens are simple cubic masses with symmetrical facades and hipped roofs. For this nomination, they are designated the **Hipped Cottage** type. Some of them show traces of the **Bungalow Style** in their exposed rafters and boxed porch posts. During the late teens and early twenties, the **Bungalow Style** predominated in the district (ills 8, 16-21). These houses employ various combinations of the typical Bungalow features: ample screened-in front porches, low gabled roofs with wide eaves overhangs and exposed rafters, beams and brackets, and richly textured materials--stucco, brick, cast stone and wood shingles (in gable ends). The restrained forms of the **Late Gothic Revival** appear in the district's most prominent church (ills. 9, 22). Only a few houses, designated here as **English Cottage** style, reflect the variety of period idioms, then so popular in the East, which were loosely patterned after northern European vernacular types.

About 1925 a group of stuccoed southwestern styles appeared which would displace the Bungalow style by 1930. First of these was the **Mediterranean Style** which always employs light colored stucco walls and red tile roofs or tile accents on parapets (often pressed metal "tile"), and sometimes added cast stone details, recessed panels, arched openings and three window groups. One of these houses might be identified as an example of the **California Mission Style** (ill. 24), while others approach the **Spanish Colonial Revival** style (ill. 26). Most are modest houses, however, which only evoke a general Mediterranean association (ills. 10, 12, 25, 27). A related group of modest houses, identified here as **Southwest Vernacular**, represent a distinctive builders' shorthand version of the Mediterranean often with a hint of the local **Pueblo Style** (ills. 29-32, 34). They are flat roofed and stuccoed, often with tile accents, but have inventive stepped and undulating parapet profiles. An even more modest group of unornamented, stuccoed houses are also included in this **Southwest Vernacular** category (ills. 33, 35). By 1930, the **Pueblo Style** was rising in popularity (ills. 36, 37, 42); most of the buildings erected in the transitional period of 1935 to 1947 also employed it (ills. 38-41, 43). Examples in the district all have flat roofs, adobe colored stucco and rounded corners and parapets, often employ exposed wooden lintels, corbel brackets and projecting vigas, and sometimes add undulating buttresses, walls and parapets.

Plans and Interiors. A simple plan with limited variations accounts for most of the houses in the district. The most typical version is a rectangle divided down the middle front to back by a wall which is usually load bearing. On one side of this wall are the public spaces: the kitchen, and the living room and dining room which often open to each other forming one long narrow room.

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All exterior doors open into this public side of the house. On the other side are the private spaces: usually a small hallway opening to the bedrooms and a bathroom. Most of the houses restate the symmetry of the plan with a centered entry porch (ills. 13, 17, 18, 21, 29, 30, 32, 33). Others place an off-center, projecting porch in front of the living room (ills 19, 20, 34-36, 39). The finer houses further elaborate the basic plan by enlarging the living room to break the rectangle and provide the counterpoint for picturesque, asymmetrical massing (ills. 19, 26, 27).

The duplexes in the district are also divided down the middle front to back with one unit to either side. They separate public and private space but make the separation front to back rather than side to side. Behind the entrance comes the living room followed by the kitchen, which is sometimes enlarged to provide a dining area and the second exterior door, off it a small square hall opening to the bathroom and a single bedroom. Duplexes from the 1920's tend to group the two entrances together (ills. 10, 24, 25, 31) while those from the late 1920's and the 1930's define two separate entrances (ills 37, 42). A few duplexes are made to resemble a single house by pushing one unit back slightly and adding an off-centered porch for use by both units (ill. 9, right). A few tri-plexes from the late 1930's are simply duplexes with the third unit placed above and used to develop a terraced massing sympathetic to the Pueblo style (ills. 40, 41).

Interior details and finish materials are modest. Hard wood floors are used in most houses for all rooms but the bathroom and kitchen. There black and white ceramic tile (which is often continued around fixtures and on counters) was first common, but gave way in popularity to linoleum floor covering about 1930. Door hardware facing these rooms is generally chrome covered, while the outside of the same door and the rest of the house will have a decorative plate, sometimes of wrought iron. The focus of the living room is usually a fireplace which matches the style of the house--exposed brick for Bungalows, stucco work for Mediterranean style houses, and adobe-like for those of the Pueblo style. Some of the large living room/dining rooms are partially separated by built-in bookcases. Mediterranean and Pueblo style houses often have niches for telephone shelves and bookcases. A breakfast nook was included off the kitchen of some later houses. Many residences, especially duplexes, have built in ironing boards and kitchen tables.

Spatial Relationships. The houses and duplexes of the district are spaced more or less regularly (ills. 7-9, 12, 13, 17, 18). They vary imperceptibly within two feet of a general twenty foot front yard set back. The standard fifty foot lot width sets up a rhythm of masses and void. The movement of houses to one

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side or the other of the lot modulates the basic relationship. Only three houses occupy two lots and these are centered on one lot while the second lot is reserved for gardens. Garages are generally set midway back on the lot and reached by narrow driveways, which are sometimes shared by two houses (ills. 36, 37). A few garages, however, are placed to the rear and reached from the alley. Many smaller houses and apartments are located to the rear of corner lots, facing onto the north-south side streets (ill. 13). The larger apartments of the transitional period (1935-47) which reach to two stories, nevertheless, are oriented to the street and maintain the area's rhythm of mass and void (ills. 41, 43). Two large non-contributing apartments built about 1970 violate both of these patterns (ill. 45).

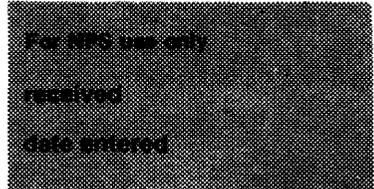
Landscaping. Most landscaping historically was concentrated between the curb and the front of the houses. Between the curb and sidewalks most lots have two large, mature deciduous trees, usually Siberian elms or black locust, but also a few, more recently planted varieties--Modesto ash and London plane tree. Between the public sidewalk and the house are centered sidewalks leading to the porch which are sometimes flanked by additional trees, commonly evergreens such as blue spruce and arborvitae. Bushes are often planted around the foundation of the house. Flowers ranging from irises and daffodils to four-o'clocks and zinnias are planted around the bushes and in beds lining the sidewalks. Grass lawns are common but ground covers such as Virginia creeper, periwinkle, honeysuckle and silver lace are also used. The ground covers are sometimes trained onto fences and trellises. The need for retaining walls in the area provides the opportunity for further subdividing and terracing the landscape zones.

These general patterns are heightened by the landscaped median of Silver Avenue (ill. 6). Siberian elms planted on twenty-five foot centers in the median form a towering double canopy with the curb-side trees. Most Albuquerque residents identify the neighborhood with the landscaped median of Silver Avenue. A more limited, yet distinctive landscape is the double files of elms which unite a group of four Mediterranean style duplexes (ills. 10, 25).

Building Types. No commercial structures and only two churches (one of which now serves as a union hall) are located in the district. In addition, one house is used as an office (# 585). All of the remaining structures were built and are still used as dwellings or subsidiary garages. Of the primary buildings standing in 1947, 146 or 74% were single family houses, 48 or 24% were duplexes and 3 or 2% were triplexes. All of the structures added since then have been apartment buildings. Some historic houses have been subdivided into apartments, and some duplexes

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into smaller apartments. In recent years some of the houses have been returned to single owner residences. A few historic garages have been converted to cottage apartments, although most are still used for their original purpose.

Maintenance and Alterations. The maintenance of most residential structures is fair to good, although some on Silver Avenue are excellent. The garages are sometimes less well maintained. Some front porches were enclosed starting as early as the 1920's. A few of these have been reopened in recent years. Less than 10% of the historic buildings have had significant alteration such as new windows or siding. The stucco work of a few buildings reveal ghosts of removed vigas or cut-out driveway walls (ill. 37). The maintenance of landscaping on Silver Avenue west of Buena Vista is good to excellent, but elsewhere in the district, especially for rental properties, much of it has disappeared through negligence.

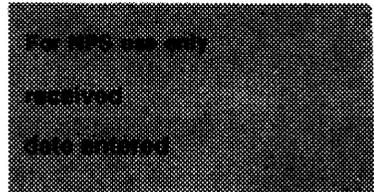
Survey Methodology. A building by building survey of the area was conducted as part of the Albuquerque Historic Landmark Survey in 1981 by project coordinator Susan DeWitt and staff graphic artist John Norton. Buildings overlooked at that time were surveyed in 1985 by architectural historian Chris Wilson. The standard New Mexico Historic Building Inventory form was employed which includes a photograph of the building and a description of its architectural features.

In 1985, the University Heights Association and the Silver Hills Neighborhood Association hired Chris Wilson, with matching funds from the State Historic Preservation Division, to prepare a neighborhood history and architecture handbook. After a windshield survey of the entire sixty block area (roughly Sycamore to Girard and Central to Garfield), Mr. Wilson formed the opinion that the Silver Hill area was a good candidate for historic designation and that the preparation of a district nomination would contribute valuable background and detail to the neighborhood handbook. The history of each building in the possible district was then traced using Sanborn maps, city directories, historic aerial photographs and building permit logs. The general history of the city and the district were researched through primary and secondary sources.

Next, a district boundary was drawn to include the area where the historic neighborhood remains substantially intact. This boundary corresponds closely with the extent of development shown in a 1935 aerial photograph with three exclusions. As already noted, many houses on Silver west of Sycamore have been removed. Additional houses which once faced Central Avenue have been demolished for commercial development. And the area between Buena Vista and Yale south of Lead, which arguably was once part of the district, has been distanced from it by the development of two

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major arterials--Lead and Coal.

Finally the contribution of individual buildings to the district was assessed. Little modified structures which are especially good examples of their types are classified as Significant. More modest and somewhat modified structures are classed as Contributing. Those greatly modified or built after 1947 are Non-contributing. Eighteen primary structures and eight garages erected during a transitional period from 1935 to 1947 (which is discussed in the Significance section) are designating Supporting because their style, massing and orientation continues many of the patterns established by the earlier buildings. These supporting structures are not considered contributing for National Register purposes but should be evaluated later for possible historic designation.

By National Register counting procedures (Bulletin 14), there are a total of 246 contributing structures (40 significant and 206 contributing) and 89 non-contributing structures (26 supporting and 60 non-contributing) in the district. Of these, 84 contributing and 29 non-contributing structures are detached garages.

Building List.

(Notes: Assessment of significance based on architectural quality and integrity. All addresses are SE quadrant. Building numbers are those used in the Albuquerque Historic Landmark Survey with one exception. Because the district straddles two survey sub-areas (K15, K16), there was some duplication of survey numbers. Therefore the survey numbers for buildings west of Sycamore have been reduced 200; for example 298 becomes 98.)

Significant Structures:

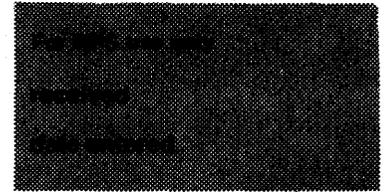
# 24. University Heights United Methodist (formerly United Brethren) Church; ill. 9, 22; 2210 Silver; Gothic Revival; 1927; Lembke Co., builder; red brick veneer with cast stone accents around windows and doors, and capping engaged buttresses and parapets; stained glass windows, ogee arches and crenelated parapets, asymmetrical stair tower. Standard plans sent from denomination headquarters in Canton, Ohio. Rear addition, 1954, non-contributing.

# 79. House; 115 Maple; Bungalow; 1921-1922; stucco over brick; front-facing gable dormer with wide eaves.

# 81. Victor Hogg House, 123 Maple; ill. 17; Bungalow; 1921-22; Hogg first resident, 1922; rusticated cast stone, half timbering

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in gables. Cont. garage.

# 92. House, 214 Sycamore; Hipped Cottage/Bungalow; 1918-19; stucco over concrete block; front-facing gable dormer with large oval window. Sig. garage.

# 99. House; 1406 Silver; Bungalow; 1921-24; stucco over adobe; wooden pergolas frame centered hipped gable entry.

# 101. B.A. West House; 1423 Silver; ill. 23; English Cottage; 1931-35; West first owner: buff brick veneer; arched windows and recessed entries, cut-out bargeboards, lathe turned finials, porte-cochere. Sig. garage.

# 102. Roy Miller House; 1424 Silver; ill. 18, left; Bungalow; 1917-18; Miller first resident; stucco over brick; half timbering extends below wooden brackets in eaves; hipped side dormer above window bay.

# 104. Humphery Griffith House; 1324 Silver; Bungalow; 1918-21; Griffith first resident; stucco over adobe; continuous wide string course with projecting "rafters" and board cap.

# 105. House; 1320 Silver; ill. 20; Bungalow; 1921-24; stucco over adobe; hipped gable roofs, string course like # 104. Sig. garage.

# 158. Arno Klein House; 314 Sycamore; ill. 13; Hipped Cottage/Bungalow; 1917-18; cast stone, alternating smooth and rusticated; boxed porch posts with molding "bases" and "capitals". Klein, a physician at St. Joseph's Sanitarium, was first resident. Cont. garage.

# 166. House; 315 Sycamore; Hipped Cottage/Bungalow; 1918-19; stucco over frame.

# 400. House; 1514 Gold; Bungalow; pre-1924, probably 20-24; textured dark brown brick, capped brick porch piers supporting tapered wooden piers. Non-cont. garage.

# 411. G.F. Kranscraft Duplex; 1712/14 Gold; ill. 31; Southwest Vernacular; Kranscraft builder and first owner; stucco over frame; capped mixtilinear parapet. Garages in main structure.

# 417. Kathryn Higgins House; 1701 Silver; ill. 27; Mediterranean; Higgins builder and first owner; 1931-35; stucco over clay tile; tile roofs. Cont. garage.

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# 419. House, 1620 Silver; ill. 14, 15; Hipped Cottage/Bungalow; 1921-24; stucco over wood frame; c. three foot wide eaves with elaborate decorative brackets. Non-cont. garage.

#423. O.D. Wait House, 1606 Silver; Southwest Vernacular; 1917-18; Wait first resident; adobe; cut out porch; tile window hoods and porch accents; flaired stepped parapet with metal cresting.

#427. Nelson Atkinson House; 1601 Silver; Bungalow; 1918-21; Atkinson first resident; brown/red brick veneer; brick porch piers, string course like # 104 in front gable. Cont. garage.

# 430. House; 1524 Silver; ill. 29; Southwest Vernacular (faintly California Mission); 1921-24; stucco over adobe; tapered piers lower portion of porch, mixtilinear cut-out porch openings, tile window hoods, capped mixtilinear parapet. Sig. garage.

# 431. Clyde and Carrie Tingley House; 1523 Silver; ill. 26; Mediterranean; 1929-30; stucco over clay tile; tile roof; arched windows; porch added. First residents were Clyde Tingley, long time mayor and two-term governor, and his wife Carrie, a booster of the state children's hospital which now bears her name. Sig garage.

# 432. Leroy Peters House; 1515 Silver; ill. 19; Bungalow; 1914-1915; stucco over adobe; wooden pergola porch with cut-out rafter ends; second lot gardens. Peters, a physician at the Albuquerque Sanitarium, was the first resident. Sig. garage.

# 433. William Hart House; 1505 Silver; Bungalow; 1917-18; Hart first resident; stucco over adobe; "cut-out" bargeboard. Non-cont. garage.

# 435. Horace Allen House; 1502 Silver; Bungalow; 1916-17; Allen first resident; clapboard with endboards; wide eaves with paired separated rafter ends, tapered porch piers topped by boxed posts with molding "bases" and "capitals".

# 437. House; 1520 Silver; Southwest Vernacular; c. 1925; stucco over frame; pressed metal "tile" shed porch roof extending out to form window hoods; sculpted crenelated parapet. Cont. garage.

# 489. House; 1924 Gold; Bungalow (Japanese inflection); 1920-24; stucco over adobe; bracketed window hoods, "pagoda" gate, lattice gable vent, additional steep pitch above ordinary gable peak. Cont. garage.

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# 494. Phi Mu Sorority House; 1917 Gold; ill. 16; Bungalow; 1917; brick veneer; lozenge/l double hung windows, wide eaves with brackets, wood shingles in gable ends.

# 506. House; 1906 Silver; ill. 8, left; Bungalow; 1921-24; buff brick veneer with brown brick sills, lintels and pier caps, wood shingles in gables. Later porch in-fill windows recently removed. Cont. garage.

# 511. House; 2004 Silver; Southwest Vernacular; 1921-24; stucco over adobe; tile window hoods; capped curved parapet. Cont. garage.

# 522. Duplex; 323/25 Terrace; ill. 10; Mediterranean; 1924-31, probably 24-25; stucco over clay tile; pressed metal "tile" on entrance gable, window hoods and as parapet accents. Double file of elms on Terrace and Lead sides extending in front of #s 523 and 524. Sig. garage.

# 523. Duplex; 1915/17 Lead; ill. 25; Mediterranean; 1924-31, probably 24-25; same materials and details as # 522 except recessed entrance with shed "tile" roof replaces gabled entrance. Sig. garage.

# 524. Duplex; 1909/11 Lead; Mediterranean; 1924-31, probably 24-25; same materials, plan and details as #523.

# 525. Duplex; 318/320 Mesa; ill. 24; Mediterranean (California Mission); 1927; Vincente Cimino builder; stucco over adobe; pressed metal "tile" on front entrance gable, side entrance hood and as parapet accent, mixtilinear parapet, quatrefoil entrance vent.

Contributing Structures:

# 80. C.C. Davis House, 119 Maple; Bungalow; 1921-22: brick; exposed rafter and brackets, brick porch piers. Davis, a TB physician, was first resident. Cont. garage.

# 82. House, 1424 Gold; Bungalow; pre-1924: stuccoed concrete block.

# 84. House, 1416 Gold; Bungalow; pre-1924; adobe; exposed rafters. Cont. garage.

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# 85. B.H. Langston House, 1417 Gold; Bungalow; 1925; Langston owner, H.A. Hoch builder; frame stucco, exposed rafters and purlins. Cont. garage.

# 86. House, 1415 Gold; Bungalow; pre-1925; buff brick; exposed rafters, brackets and hexagonal shingles in gable.

# 87. Veach House # 1, 1410 Gold; Mediterranean/Southwest Vernacular; 1927; frame stucco; stepped parapet, tile accents. This and next two houses built by Earl Veach. Attached garage.

# 88. Veach House # 2, 1408 Gold; ill. 11 left; Mediterranean/SW Vernacular; 1928; frame stucco; stepped parapet, tile accents. Attached garage.

# 89. Veach House # 3, 1406 Gold; ill. 11, right; Mediterranean/SW Vernacular; 1928; frame stucco; stepped parapet, tile accents.

# 90. House; 1400 Gold; Bungalow; 1924-31; frame stucco; exposed rafters.

# 91. Mulford Stout House, 210 Sycamore; Bungalow; 1918-19; Mulford first resident; concrete block; exposed rafters, brackets and shingles. Non-cont. garage.

# 94. House; 1401 Silver; Bungalow; 1924-31; stuccoed brick.

# 95. Robert Finkbine House, 1402 Silver; Bungalow, 1917-18; Finkbine first resident; stuccoed brick; eyebrow dormers, decorative string course; porch enclosed.

# 98. W.G. Smith, 1409 Silver; Mediterranean; 1932; Smith first owner; stuccoed clay tile; arched porch cut outs and window recesses. Cont. garage.

# 100. House, 1408 Silver; SW Vernacular; 1925; Harvey Basher builder; frame stucco; stepped parapet. Cont. garage.

# 103. Louis Smith House, 1414 Silver; ill. 18 right; Bungalow; 1920-21; Smith first resident; Bungalow; frame stucco; exposed rafters, purlins and gable shingles. Non-cont. garage.

# 159. House, 318 Sycamore; Bungalow; 1918-19; frame stucco; exposed rafters, river stone retaining wall. Non-cont. garage.

# 167. House, 319 Sycamore; Bungalow; 1918-19; frame stucco; exposed rafters, brackets and gable shingles. Non-cont. garage.

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- # 274. Duplex, 117/19 Terrace; Mediterranean; 1924-31; stucco, metal "tile" porches.
- # 276. House, 108 Mesa, Mediterranean; ca. 1925; stucco; stepped parapet with metal "tile" accents. Cont. garage.
- # 277. House, 212 Mesa; Pueblo style; pre-1931; stucco; undulating parapet, exposed vigas, canales and lintels.
- # 284. Duplex, 1704/06 Gold; Pueblo style; 1924-31, possibly 24-25; stucco; rounded parapets, ghosts of vigas, exposed lintels. Cont. garage with later non-cont. addition.
- # 285. Duplex, 1700 Gold; ill. 12 right; Mediterranean; 1924-31, probably 24-25; stucco; arched porch openings and recessed panels over windows, tile porch, recessed parapet accent.
- # 287. House, 1620 Gold; SW Vernacular; 1924-31, probably 24-25; stucco; undulating parapet, metal "tile" porch, arched porch opening.
- # 288. Tri-plex, 210/12/14 Pine; Pueblo style; 1924-31; stucco; rounded parapet, exposed lintels and projecting vigas.
- # 290. Duplex, 1616/18 Gold; SW Vernacular; 1924-31, probably 24-25; stucco; undulating parapet, arched porch opening, one porch enclosed. Non-cont. garage.
- # 291. House, 204 Ash; Bungalow; pre-1924; stucco; exposed rafters and beams.
- # 292. House, 205 Ash; SW Vernacular; 1924-31; stucco; capped stepped parapet.
- # 295. House, 1504 Gold; Bungalow; pre-1924; exposed textured brown brick; porch enclosed. Non-cont. garage/apartment.
- # 297. Albert Dane House, 124 Maple; SW Vernacular; 1922-24; UNM professor Dane resident 1937; stucco; capped stepped parapet and window hoods. Cont. garage.
- # 298. House, 114 Maple; SW Vernacular; 1920-21; stucco, similar to #297.
- # 300. House, 204 Maple; Bungalow; pre-1924; tongue and groove siding with endboards; exposed rafters.

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- # 305. House, 1821 Silver; Mediterranean; 1931-35; stucco; stepped parapet, tile porch roof and vents. Cont. garage.
- # 306. Ralph Putnick House, 1905 Silver; SW Vernacular; 1928; Putnick first owner and builder; frame stucco; stepped parapet, tile porch roof.
- # 307. House, 316 Terrace; SW Vernacular; 1924-31; adobe.
- # 396. House, 1506 Gold; Bungalow; pre-1924; exposed brick; exposed rafters, half-timbering in gable.
- # 397. House, 1508 Gold; Bungalow; pre-1924; frame stucco; tapered porch piers, half timbering and lattice vent in gable.
- # 398. R.T.Bayer House, 1511<sup>↑</sup> Gold; Mediterranean; 1927; R.T.Bayer first owner and builder; hollow tile and stucco; tile roof, arched porch. Non-cont. garage.
- # 399. House, 1510 Gold; ill. 21; Bungalow; pre-1924; asphalt shingles over frame; exposed brackets. Non-cont. garage/apartment.
- # 401. House, 1517 Gold; Bungalow; 1927; Harvey Basher builder; frame stucco; exposed rafters. Non-cont. garage.
- # 402. House, 1519 Gold; Mediterranean; 1927; Basher builder; frame stucco; arched porch, tile roof. Non-cont. garage.
- # 403. House, 1521 Gold; SW Vernacular; 1927; Basher builder; frame stucco; slightly flaired stepped parapet.
- # 404. House, 1522 Gold; Bungalow; pre-1924; tongue and groove (?) with end boards; exposed rafters, lattice gable vent.
- # 405. William Watkins House, 1600 Gold; SW Vernacular; 1927; Watkins first owner and builder; capped stepped parapet, tile window hoods with exposed rafters. Cont. garage.
- # 406. House, 1604 Gold; Bungalow/SW Vernacular; 1924-31, probably 24-25; frame stucco; gabled porch, gabled and flat roofed body. Cont. garage.
- # 407. Duplex, 1608/10 Gold; SW Vernacular; 1929; Edwin Whitted builder; frame stucco; stepped parapet, cut out porch. Cont. garage.

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# 408. Duplex, 1612/14 Gold; SW Vernacular; 1929; Whitted builder; frame stucco; stepped parapet, arched porch. Non-cont. garage/apartment.

# 409. F.B. Rinehart House, 1605 Gold; ill. 30; SW Vernacular; 1926; Rinehart first owner and builder; stucco; capped parapet, tile porch roof extends in window hoods with exposed rafters. Cont. garage. Cont. garage.

# 410. Duplex, 1708/10 Gold; SW Vernacular; 1930; Henry Krauskopf builder; stucco; capped stepped parapet, projecting window frames and ornamental panel. Non-cont. garage.

# 412. House, 1721 Silver; Bungalow; 1921-14; gray brick; exposed rafters. Cont. garage.

# 413. Birant House, 1710 Silver; English Cottage; 1930; Birant first owner, K. House builder; exposed brick; arched porch, Palladian window. Non-cont. garage.

# 414. House, 1713 Silver; SW Vernacular; 1921-24; frame stucco; tile window hoods with exposed rafters. Cont. garage.

# 415. House, 1707 Silver; ill. 32; SW Vernacular; 1921-24; bulbous cap on stepped parapet, tile windowhood with exposed rafters. Cont. garage.

# 416. House, 1705 Silver; Bungalow; 1921-24; frame stucco; exposed brackets, massive porch pier, front facing brick fireplace. Cont. gar.

# 418. Duplex, 1702/04 Silver; Hipped Cottage/Bungalow; 1921-24; red brick' separate gabled entrances.

# 420. House, 1616 Silver; Bungalow; 1921-24; exposed brick; exposed rafters and brackets. Non-cont. apartments added at rear post-1947.

# 421. Kenneth Wingfield House, 1609 Silver; SW Vernacular; frame stucco; tile windowhoods with exposed rafters, bulbous capped stepped parapet, tile window hoods with exposed rafters; portion of porch enclosed. Same builder (?) as # 415. Wingfield, secretary of YMCA and state chairman of National Youth Administration, lived here in 1937.

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# 422. House, 1612 Silver; SW Vernacular; 1924-31, probably 24-25; adobe; arched porch, simple molding cornice. Non-cont. apartments added at rear post-1947.

# 424. House, 1607 Silver; ill. 33; SW Vernacular; 1924-31; frame stucco. Cont. garage.

# 425. House, 1605 Silver; ill 7 right; SW Vernacular; 1921-24; adobe; stepped porch parapet., tile window hoods with cut out rafters. Cont. garage.

# 426. House, 1603 Silver; ill 7 middle; Bungalow/Hipped Cottage; 1921-24; clapboard with endboards; exposed rafters, boxed porch "column."

# 428. Cora Brorein House, 1604 Silver; SW Vernacular; 1915-16(?); Brorein first resident; adobe; stepped parapet.

# 434. House, 1503 Silver; SW Vernacular; 1924-31; stucco over hollow tile; blind arch over "Palladian" window, porch posts with corbel brackets, tile porch roof, capped pedimented parapet. Cont. garage.

# 436. A.B. Anderson House, 1516 Silver, Bungalow; 1916-17; Anderson first resident; frame stucco; cut out bargeboard, half timbered gable, tapered porch piers. Cont. garage.

# 463. Immanuel Baptist Church (International Association of Machinists Hall), 315 Pine; ill. 38; Pueblo style; 1932; stucco; exposed corbels, lintels, vigas, canales, recessed niches, corner buttresses, stepped parapet.

# 478. House, 1805 Gold; Mediterranean; 1927; J.T. Harwood builder; frame stucco; metal "tile" porch roof. Cont. garage.

# 479. House, 1807 Gold; SW Vernacular; 1924-31, probably 24-25; frame stucco; tile vents. Non-cont. garage.

# 480. Ross Merrit House, 1815 Gold; SW Vernacular; 1926; Merrit owner, F.L. Flannagan builder; frame stucco; porch filled in. Cont. garage.

# 485. Rumley Duplex # 1, 1900/02 Gold; Pueblo Style; 1929; Barlotz builder; stuccoed hollow tile; projecting enclosed entrances with exposed lintels, bird medallion on shared chimney mass. This and the following three duplexes were developed by Bessie Rumley, widow of builder Miles Rumley. Cont. garage.

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# 486. Rumley Duplex # 2, 1904/06 Gold; ill. 42 right; Pueblo style; 1924-31, probably 1929; adobe; undulating porch walls bird medallion on shared chimney. Cont. garage, non-cont. rear apartment.

# 487. Rumley Duplex # 3, 1908/10 Gold; ill. 42 left; Pueblo style; 1929; Barlotz builder; adobe; undulating porch wall, blanket design medallion on chimney.

# 488. Rumley Duplex # 3, 1912/14 Gold; Pueblo style; 1929; Barlotz builder; adobe; enclosed porch with exposed lintels, attached undulating wall, corner buttresses; Zia sun medallion. Non-cont. apartment added at rear post-1947.

# 490. House, 123/5 Terrace; SW Vernacular; 1924-31, probably 24-25; frame stucco; arched porch openings, stepped parapet, tile porch roof.

# 491. Oxendine House, 1919 Gold; SW Vernacular; 1929; B. Oxendine first owner, Henry Krauskopf builder; frame stucco; tile porch roof, capped stepped parapet. Cont. garage.

# 494. House, 214/16 Mesa; SW Vernacular; 1924-31; stuccoed hallow clay tile.

# 495. Siglhofer-Barnes House, 1901 Silver; Bungalow style; 1915-16; two story, frame stucco first, wood shingle second, exposed brackets. Along with the sorority hose on Gold (# 492) is one of first two buildings in eastern portion of neighborhood but has received a wrap around porch with lathe turned posts since 1981. Early occupants include G.I. Siglhofer, the Albuquerque Sanitarium, and Richmond Barnes an attorney. Cont.garage.

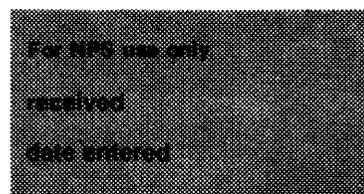
# 496. Hoshor Duplex # 1, 1817 Silver; Bungalow; 1928; frame stucco; engaged cast stone columns with lintel frame entrance, exposed brackets, hipped gable roof. This and the duplex two doors down (# 498) were built by P.W. Hoshor. Cont. garage.

# 497. House, 1813 (?) Silver; Bungalow; 1921-24; adobe; half timbering, exposed brackets, broad low shed dormer. Cont. garage.

# 498. Hoshor Duplex # 2, 1811 Silver; SW Vernacular; 1928; frame stucco; exposed corbel and lintel in recessed entrance; capped flat parapet. Cont. garage.

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# 499. Duplex, 1805/07 Silver; SW Vernacular; 1931-35; stuccoed hollow clay tile; undulating parapet. Non-cont. garage/apartment.

# 500. House, 1800 Silver; Bungalow; 1924-31, probably 24-25; frame stucco; capped porch piers, exposed brackets. Cont. garage.

# 501. Heim House, 1804 Silver; Pueblo style; 1931; Heim owner and builder; frame stucco; undulating parapets and buttresses, projecting vigas, cut out and blind arches on porch. Cont. garage.

# 502. House, 1812 Silver; Pueblo Style; 1921-24; adobe; rounded parapets, exposed lintels and vigas. Cont. garage.

# 503. Sansome House, 1900 Silver; SW Vernacular; 1925; J. Sansome first owner, V.A. Miller builder; adobe. Largely obscured by new walls and landscaping.

# 504. House, 1902 Silver; Bungalow; 1921-24; exposed brick; exposed beams, hipped gable. Non-cont. garage.

# 505. House, 1904 Silver; Bungalow; 1921-24; exposed yellow-brown brick; exposed beams, tapered porch piers. similar to next door (# 506, a significant building) except its porch is enclosed with metal casement windows. Cont. garage.

# 507. House, 1908 Silver; SW Vernacular; 1921-24; frame stucco; tile windowhoods with exposed rafters, flaired stepped parapet, lattice entry pergola. Cont. garage, non-cont. rear apartment.

# 508. House, 1924 Silver; SW Vernacular; 1924-31, probably 24-25; adobe; rounded flat parapet, tile windowhoods. Cont. garage.

# 509. House, 2000 Silver; SW Vernacular; 1921-24; adobe; flat parapet.

# 510. O.L. Huddleston House, 2004 Silver; SW Vernacular; 1926; Huddleston first owner and builder; stuccoed hollow tile; segmental arches over porch and windows. Cont. garage.

#512. House, 2007 Silver; Mediterranean; 1929; adobe; stuccoed windowhoods; cornice string course; tile on hipped porch roof and side window hoods with exposed rafters. Cont. garage.

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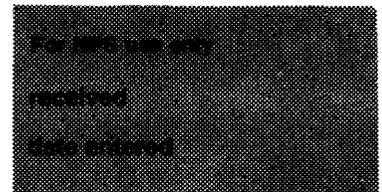
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- # 513. House, 2005 Silver; ill. 28; Mediterranean; 1929; hallow clay tile; cast stone Salomonic column and medallion vent, tile roof, cut out buttress wall marks side path, low entry court wall. Cont. garage.
- #514. House, 2001 Silver; Bungalow; 1921-24; frame stucco; exposed rafters and beams. Cont. garage.
- # 515. Marie Hughes House, 1923 Silver; Mediterranean; 1929; Benton builder; hallow clay tile; textured stucco, arched entry, low courtyard entry wall, blind arch over main window, tile accents on parapet. Hughs, resident in 1937, was principal of San Jose Experimental School and leader in teaching English as second language. Cont. garage.
- # 516. Lillyanne Purdie House, 1917 Silver; Mediterranean; 1926; L.A. Purdie first owner, H. Basher builder; frame stucco; arched windows, tile roof.
- # 517. House, 1907 Silver; Bungalow; 1921-24; frame stucco; continuous molding lintel, exposed rafters. Cont. garage.
- # 518. Duplex, 2001 Lead; SW Vernacular; 1924-31; adobe; undulating parapet.
- # 519. House, 315 Terrace; Bungalow; 1924-31, probably 24-25; adobe; projecting sills, exposed rafters.
- # 520. Duplex, 317/19 Terrace; SW Vernacular; 1924-31, probably 24-25; capped stepped parapet.
- # 521. House, 318 Terrace; Bungalow; 1924-31, probably 24-25; adobe; exposed rafters, field stone chimney.
- # 527. Frank Sansome House, 316 Mesa; SW Vernacular; 1926; Sansome first owner and builder; frame stucco; flat parapets. Cont. garage.
- #528. House, 305 Mesa; SW Vernacular; 1929; frame stucco; bracketed tile entry hood, low entrance wall.
- # 529. Sansome Duplex, 312/314 Mesa; SW Vernacular; 1927; Sansome first owner and builder; frame stucco; tile entry and windowhoods. Cont. garage.

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# 530. Dudley Winn House, 306 Mesa; SW Vernacular; 1924-31, probably 24-25; frame stucco; flat parapets. Dudley resident in 1937, Professor of English at UNM.

# 531. W.F. Karriger House, 2131 Lead; Mediterranean; 1926; Karriger first owner and builder; adobe; hipped tile parapet cap. Non-cont. apartment added at rear post-1947.

# 532. J.I. Hatch House, 2129 Lead; SW Vernacular/Pueblo; 1928; Hatch first owner and builder; frame stucco; undulating parapets.

# 533. Rev. R.L. Brell House, 2125 Lead; SW Vernacular/Mediterranean; 1929; Brell first owner, Gordon and Stephens builder; stucco; metal "tile" porch roof. Brell was minister of United Methodist (EUB) Church (#24), 1929-1930.

# 534. Isenhardt House, 2121 Lead; Bungalow; 1928; E. Isenhardt first owner and builder; hollow clay tile; exposed rafters. Cont. garage.

# 540. Allen Perkins House, 2117 Lead; SW Vernacular; 1926; Perkins first owner and builder; frame stucco; flat parapet. Non-cont. apartment added at rear post-1947.

# 541. House, 2115 Lead; SW Vernacular; 1924-31; adobe; metal "tile" porch roof. Cont. garage.

# 542. Curey House, 2111 Lead; ill. 34; SW Vernacular; 1926; Curey first owner, B. Doty builder; adobe; stepped parapet, arched porch and cut out sidewalk and drive way screen wall. Cont. garage.

# 543. House, 2105 Lead; SW Vernacular; 1926; B. Dotty builder; adobe; pedimented porch cut outs, tile accent. Cont. garage with non-cont. addition.

# 544. House, 2101; SW Vernacular; 1926; B. Dotty builder; Frame stucco; arched porch openings and walk screen wall.

# 582. Apartment, 2135/37 Silver; SW Vernacular/Mediterranean; 1926; George McFarland owner and builder; adobe; metal "tile" porch hoods. Attached garages.

# 583. House, 2129 Silver; Pueblo style; 1926; McFarland builder; adobe; projecting vigas. Cont. garage.

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# 584. House, 2127 Silver; SW Vernacular/Mediterranean; 1923-31, probably 23-25; adobe; tile porch roof. Cont. garage.

# 585. House, 2128 Silver; SW Vernacular; 1927; Lewis Fritz builder; adobe; stepped parapet, metal "tile" porch roof and windowhoods. Cont. garage.

# 586. House, 2126 Silver; SW Vernacular; 1929; Fritz builder; adobe; undulating parapet, tile porch roof, recessed decorative panel in porch gable. Cont. garage.

# 587. House, 2125 Silver; Bungalow; 1926; Miles Rumley builder; exposed brick; exposed beams and rafters. Cont. garage.

# 588. House, 2123 Silver; SW Vernacular; 1923-31, probably 23-25; adobe; stepped and pedimented parapet, pedimented cut out porch and walk/driveway screen wall.

# 589. J.F. Collis House, 2118 Silver; SW Vernacular/Pueblo; 1925; J.F. Collis first owner, M.D. Collis builder; adobe; partial tile roof, Pueblo style porch and pergola with exposed lintels and projecting vigas. Non-cont. garage/apartment.

# 590. House, 2116 Silver; Pueblo style; 1928; Fritz builder; adobe; projecting vigas. Cont. garage.

# 591. Bessie Rumley House, 2119 Silver; ill. 35; SW Vernacular; 1925; Rumley first owner, Doty builder; adobe; arched porch and walk/driveway screen wall. Cont. garage.

# 592. R.E. Reynolds House, 2112 Silver; SW Vernacular; 1926; Reynolds owner and builder; hollow clay tile; elaborate capped parapet, undulating buttress. Cont. garage.

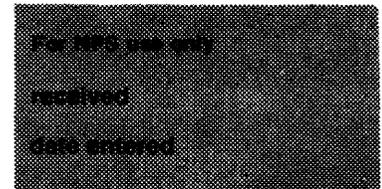
# 593. House, 2111 Silver; SW Vernacular; 1923-31, probably 23-25; frame stucco; poorly built green house removed and porch sympathetically rebuilt since 1981. Non-cont. apartment added at rear, post-1947.

# 594. House, 2109 Silver; SW Vernacular; 1923-31, probably 23-25; frame stucco; pergola. Non-cont. apartment added at rear, post-1947.

# 595. House, 2108 Silver; SW Vernacular/Mediterranean; Fritz builder; adobe; capped porch walls, tile entry hoods, stepped parapet. Cont. garage.

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# 596. House, 2106 Silver; ill. 36; Pueblo style; 1928; adobe; projecting vigas, drive screen wall. Cont. garage.

# 597. House, 2105 Silver; SW Vernacular; 1928; Townsend builder; hollow clay tile; segmental arches. Non-cont. garage added at rear, post-1947.

# 598. House, 2101 Silver; Bungalow/English Cottage; 1931; Townsend builder; exposed brick; segmental arches. Cont. garage.

# 599. House, 2100 Silver; Bungalow; 1926; E.S. Whitted builder; concrete brick; tapered piers, exposed beams and rafters. Cont. garage.

# 646. House, 119 Mesa; SW Vernacular; 1924-31; stucco; undulating parapet, partial tile roof.

Supporting Structures:

(Note: Supporting structures were built after 1935 and are considered non-contributing for National Register purposes, but possess potential historic significance to be reviewed in the future.)

# 97. House, 1404 Silver; SW Vernacular; 1945; stuccoed cinder block; tile porch roof. Non-cont. garage, added post-1947.

# 275. Clyde Cleveland House, 1920 Gold; Pueblo style; 1936; Cleveland first owner, Benton builder; hollow clay tile; projecting vigas. Attached garage.

# 279. Duplex, 1808/10 Gold; SW Vernacular; 1935-42; stucco; tile porch roof, stepped parapet. Non-cont. garage, post-1947.

# 280. House, 1806 Gold; Pueblo style; 1935-42; stucco; ghosts of vigas. Non-cont. apartment, added at rear, post-1947.

# 281. House, 1800 Gold; California Ranch style; 1935-42; exposed brick. Non-cont. apartment at rear.

# 293. House, 111 Ash; SW Vernacular; 1935-42; stucco; stepped parapet; tile entry hood with log brackets.

# 294. Duplex, 1505 Gold; SW Vernacular; 1935-42; stucco; raised tapered pilasters and "tile" around doors.

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# 299. Apartment, 116 Maple; SW Vernacular; 1935-42; stucco; stepped parapet. Supporting garage.

# 301. House, 1718 Silver; Pueblo style; 1942-47; stucco; rounded parapet, corbel brackets, exposed lintels and vigas. Supporting apartments at rear, 1942-47.

# 302. Duplex, 1801/03 Silver; SW Vernacular/Mediterranean; 1935-42; stucco; corbel brackets, tile roof, contributing third unit to rear over garages.

# 303. House, 1810 Silver; ill. 39; Pueblo style; 1942-47; stucco; corbel brackets, exposed lintels and vigas. Supporting garage, non-cont. addition.

# 304. House, 1824 Silver; SW Vernacular; 1942-47; stucco; small buttress, attached garage.

# 308. Duplex, 2133 Lead; Pueblo style; 1941; stucco; paired posts, corbel brackets and exposed lintels on porch, contributing third unit to rear. Supporting garage.

# 482. Tri-plex, 1816/18 Gold; ill. 40, 41 right; Pueblo style; 1938; P.H. Schoeder owner, Benton builder; hollow clay tile; rounded parapets, vigas. Supporting garage.

# 483. Tri-plex, 1818/20 Gold; ill. 41 middle; Pueblo style; 1938; hollow clay tile; rounded parapets, vigas.

# 484. Apartment, 211 Mesa; ill 41 left; Pueblo style; 1938; hollow clay tile; one unit above garages for # 483.

# 493. Apartments, 1901-15 Gold, 112/14 Mesa; ill. 43; Pueblo style; exposed vigas, corbel brackets. First section on Mesa, adobe, 1924-31; second two story structure directly behind, 1942-47, frame stucco; balance on Gold, ca. 1950, frame stucco.

Non-Contributing Structures:

# 83. House, 1420 Gold; SW Vernacular/ Bungalow; pre-1924; concrete block with aluminum siding.

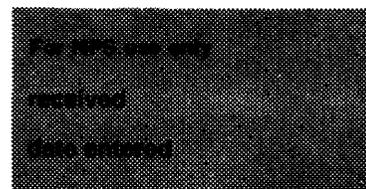
# 93. House, 1401 1/2 Silver; 1924-31; frame stucco; new windows.

# 96. Duplex, 1405/47 Silver; post-1947.

# 157. Apartment, 312 Sycamore, 1947-57; concrete block.

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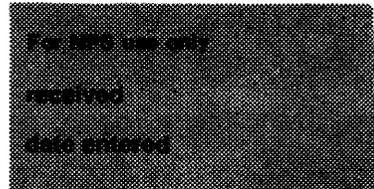
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- # 165. Apartment, 309/11 Sycamore; 1947-57; frame stucco.
- # 278. House, 1823 Gold; SW Vernacular; 1924-31; new windows.
- # 282. House, 1805 Gold; ill 46 right; SW Vernacular; 1931-42; new stucco and windows. Non-cont. garage.
- # 283. House, 1801 Gold; ill. 46 left; Mediterranean; 1931-42; aluminum siding. Non-cont. garage and apartment.
- # 289. House, 215 Pine; Mediterranean; 1924-31; cast stone engaged Salomonic columns and cornice around door; new windows.
- # 296. House, 1500 Gold; Bungalow; pre-1924; new windows ca. 1950.
- # 429. House, 1600 Silver; Hipped Cottage; 1921-24; frame stucco; new windows ca. 1950. Non-cont. garage.
- # 481. House, 1817 Gold; SW Vernacular; 1928; Whitted builder; frame stucco; aluminum siding. Non-cont. rear apartment.
- Addresses of additonal post-1945 structures: 205 Maple; 1601, 1814 Gold; 123 Mesa; 121 Terrace; 1623, 1706 Silver; 310 Buena Vista 2009 Lead.

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CONTINUATION OF SIGNIFICANCE

Early Albuquerque. From its founding in 1706 Albuquerque's early growth was largely based on agriculture. Even its designation as a one of the province's four Villas (a town as opposed to a village) did little to distinguish it in size or appearance from the other small Spanish farming villages scattered along the Rio Grande valley. After 1821 it emerged as an important distribution center and way station on the Chihuahua Trail (the southern extension of the Santa Fe Trail to the heart of Mexico). With the arrival of the railroad in 1880, a new town was established two miles east of the old Spanish village. Designated a division point of the Atchison, Topeka and Santa Fe Railroad with their main offices between Kansas and California and the most important locomotive repair facilities west of Topeka, the city grew steadily. A majority of workers were employed directly by the railroad or in centralized processing and distribution facilities such as wool scouring mills and lumber mills, wholesale grocery and hardware merchants. (1)

By the turn of the century, Albuquerque competed with Santa Fe and Las Vegas for recognition as the leading city of the territory. Albuquerque's population climbed to 15,157 in 1920--nearly double that of either of its two rivals. Virtually all of this early growth was contained on the level flood plane of the Rio Grande, but when the population continued to grow, reaching 26,570 in 1930, development pushed east up out of the valley.

Out on the Mesa. A forty to sixty foot-high bluff (at about the current alignment of Interstate 25) formed a clear demarcation between the town and the arid sand hills to the east. At first people could not conceive of land "out on the mesa" as a potential residential extension of the city; instead they saw it mainly as a convenient disposal ground. In the 1880's the only things out there were the city reservoir (northeast of the the current intersection of Yale and Central), the Fairview Cemetery (Yale and Stadium) and south of it the pest house for the quarantine of small pox and other contagious diseases. In the major arroyo to the north of these (northeast of University and Lomas) was the disposal ground for dead and injured horses. Dogs from Martineztown further down the arroyo (and in those days known as Dog Town) and coyotes from the Sandia Mountains met there to feed on horse flesh. East of these toward the mountains were scattered ranching homesteads. (2)

Land was first platted on the mesa in 1886 with the Highlands Additions of Brownwell and Lail (up to Mesa between Central and Grand) and of E.H. Dunbar (Silver to Coal). They orientated their streets a few degrees east of true north thereby continuing the orientation of streets in New Town which had responded to the

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alignment of the railroad. Naming their north/south streets after trees did little to attract residents, or even to convince anyone trees could really grow out there. However, the location of the new University of New Mexico on state land to the east in 1889 drew attention to property on the mesa.

Stamm's Terrace Addition. Two years later, the Terrace Addition (incorporating Dunbar's Highland Addition) was laid out along the south edge of Central Avenue--the main route to the University. Leading the Terrace Addition Improvement Company was M. P. Stamm a wholesale produce dealer turned developer. A socialist, Stamm would co-author the city's council-manager charter of 1917 and establish a leading Albuquerque family which remains active today in construction and development. He was joined in this land speculation by other leading businessmen and lawyers: David Sammis, Karl Snyder, F.E. Sturges and Charles Wittin. Supposedly the directors of the company each pledged to build a house in the addition, but the great depression known as the Panic of 1893 intervened before any of them could make good on their promise. The establishment of the Presbyterian TB sanatorium at Central and Oak in 1908 followed quickly by the Albuquerque sanatorium at Central and Sycamore was the first notable development in the area. Fifteen years after the platting of the Terrace Addition only a handful of houses could be found along Central near the sanatariums. (3)

In 1905, the Terrace Addition was replatted to provide a waterworks in its southeastern corner. Four years later, Stamm took total control of the development as all unsold lots were deeded to him by the company. He in turn deeded two blocks to the city for Highland Park to provide his addition an amenity at the edge of the established Huning Highlands area. In 1910, he again replatted the area to widen Gold and Silver Avenues from sixty to eighty feet which laid the groundwork for the Silver Median. (4) Even then, as Kenneth Balcomb recalls in his memoir, A Boy's Albuquerque, most people agreed that,

Mr. Stamm (of the wholesale fruit and vegetable store) was "way out" in trying to develop the area... This did seem way out, even to a child, considering that it took an hour with horse and buggy to struggle through the sandy streets he had scraped out to get to his headquarters. And with what seemed more courage than wisdom, he drilled a deep well in a fenced square-block area...erected a water tank, and planted many fruit and shade trees. He also extended complete, but inadequate, water mains down East Gold, Silver, Lead, and Coal avenues. In doing all this, Mr. Stamm may have been considerably ahead of the times, but in years

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later when we lived on lovely East Silver Avenue, we appreciated his foresight. 5

The waterworks were essential for Stamm to have any realistic hope of developing the area. Since it stood outside the city limits, Yale Reservoir was not available to the Terrace Addition. With these changes Stamm finally began to succeed in his development. Houses appeared on the lower end of Silver Avenue in the years leading up to the First World War. By the teens, this development pushed past Sycamore, and by 1924, over half of the lots on Silver from Sycamore to Buena Vista had been developed. (6)

The Heights. This construction and the promise of more to come in the Terrace Addition and in the University Heights Addition just east of Yale Boulevard (platted 1906 and 1916) caused the public schools to build the first grade school out on the mesa in 1923. This Heights Grade School building was located on Buena Vista just south of the Terrace Addition and has since been incorporated into the Technical Vocational Institute. The month the school opened, September 1923, land facing it between Buena Vista and Yale was platted as the Buena Vista Heights Addition. D.K.B. Sellers, a former mayor and developer of the University Heights to the east, worked with Paul Williams, who owned the property, to develop the addition. They followed some practices Sellers had adopted in the University Heights: orienting blocks to true north and south, employing rectangular rather than the earlier, smaller square blocks, and naming new streets after colleges. The continuation of the general east/west street orientation of the Terrace Addition proved to be the most efficient layout for this relatively narrow addition. Even Stamm's addition became known at this time as the Terrace Heights, marking a change from the earlier Highlands designation. (7)

Annexation. This booming area still stood outside the city limits. But in 1925 when the state legislature granted Albuquerque the power to annex areas with the consent of a majority of residents, the city moved first to take in the heights additions. Leading the drive for annexation was Mayor Clyde Tingley (actually chairman of the city commission, though known to all as Mayor and clearly the leading political figure in the city). Tingley was for the orderly extension of city services to the area but revealed another concern close to the heart of a booster when he commented, "Figures on the Albuquerque population are misleading and hampering us in many directions." (8) The annexation vote passed easily June 16, 1925. Tingley moved quickly to purchase existing water systems from Stamm and Sellers. The next year the city installed curbs, gutters and sidewalks on Silver Avenue and shortly thereafter on Gold Avenue. (Of course, the cost was assessed to property owners.) (9)

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With these services and amenities in place the developer pressed to sell the remaining lots and construction filled most of the the Silver Hills district. The sixty-four structures in place in 1924 were joined by one-hundred-thirty-seven new buildings by 1931 bringing the area to ninety per cent completion. (10) J.A. Hammond, who took over promotion of the area following Stamm's death in 1929, surveyed its "Many Good Advantages" in a promotional leaflet:

Close in  
Direct outlet over Coal Viaduct  
Handy to schools, all grades  
Near State University  
High and Dry--Pure Air  
Good view of city, valley and mountains  
All modern conveniences such as Paving, Water,  
Sewer, Gas, Lights and Telephone  
Low prices and very easy terms.

"Not many years ago," he added,

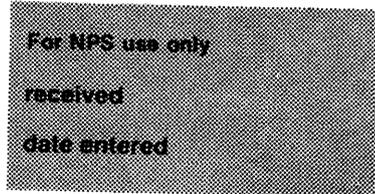
East Silver started to build up, and is now one of the best residential streets in the Highlands. It has many beautiful homes, likewise East Gold Avenue which was paved two years ago is almost built up with good homes.

Indeed, in the early 1920's Silver Avenue may have been the city's most attractive new residential street; it clearly was the most attractive in the University Heights and Terrace additions then developing on the mesa. After 1925, most of the more affluent home buyers were drawn to other newer additions--the Old Country Club-Spruce Park Addition of 1923 (National Register District # 798, listed July 6, 1982), and the Monte Vista Addition of 1926. Their attractiveness stemmed from their curvilinear street plans which addressed the new problem of automobile traffic, and from covenants which restricted development to single family houses of a minimum cost. By the late 1920's, fewer houses were being built in the Terrace Addition as duplexes began to appear. By 1930, the addition was nearly filled as Hammond noted: "Don't think of Terrace Heights as some new far out addition for it already has more than three hundred All Anglo American Homes and the remaining part of this choice close in addition will soon be taken up by Albuquerque's fast growing population."

Early Residents. Not only were the residents all Anglo-Americans, but all were solidly middle class and virtually all had come from outside the state. Many were recovered health-seekers, as those drawn to Albuquerque's clean mountain air for a cure to

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TB were often called. Others were widows or widowers of those who succumbed to the disease. This accounts for the large number of women heads of households, many of whom established their own careers and businesses. Physicians at the nearby sanatoriums built some of the finer early houses in the neighborhood. Those living on Silver Avenue tended to be professionals and businessmen; those on Gold, Lead and the side streets, where the duplexes were concentrated, were more often teachers, salesmen, builders, managers and clerks.

The 1937 *Who's Who in New Mexico* recognized forty-four residents of the neighborhood. Half were professors, at the university reflecting the rapid growth of that institution during the previous decade. The rest were noted as authors or leaders in their fields including a merchant, a school principal, a song writer, an optometrist, a dentist, a lawyer, the state chairman of the National Youth Administration and the governor. The governor, of course, was Clyde Tingley. After seeing the area annexed and provided with city services, he built a house at 1523 Silver Avenue in 1929 and by 1937 had become the leading New Deal politician in the state. All those listed were originally from east of New Mexico, the majority from the Midwest. (13)

Midwestern Sensibilities. In many ways the residents sought to recreate of the the Midwest which they had left behind yet carried with them in photo albums of the old home town and family house, and in their middle class aspirations for success and respectability. Clearly, they did not recreate the rambling two-story wood frame houses of their rural and small town origins, but instead embraced the early twentieth century domestic image of the American Dream--the bungalow.

For all the stylistic variety in the district all these houses share very similar plans (detailed in the description sections). They are generic bungalows: modest one story dwellings with an entry or sleeping porch, two or three bedrooms, an open living/dining room, a compact kitchen and all the modern conveniences. Many have prominent fireplaces, which, being divorced from cooking or heating, represent a symbolic family hearth.

The buildings are uniformly spaced on standard fifty-foot wide lots, with side setbacks and a landscaped twenty foot front yard. That this uniformity was accomplished without deed covenants or zoning restrictions underscores the homogeneity and shared vision of the first residents. The similar house plans, the uniform setback and spacing, and the manicured lawns also reveal an increasingly structured and regularized society.

Architectural Styles. On the other hand, the free standing houses, self-contained units with their variety of styles and particularized details represent a continuing desire for a sense

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of individuality and freedom. While this might be said of a early twentieth century suburban neighborhood elsewhere in the country, the succession of styles in the Silver Hill district reveals not only a desire for individuality but also the development of a New Mexican regional identity, an identity only gradually adopted by middle class, Anglo-American newcomers to the largely Hispanic city

The earliest houses employed the Bungalow style which was then being built across the country, including in the Midwest. Its emphasis of unfinished materials and rough textures harkened back to the hand-craftsmanship of preindustrial, rural America. An emphasis on health could also be detected in the white sanitary kitchens and bathrooms, and in the fresh air sleeping porches of the Bungalow style. This made particular sense to the generation of health-seekers, many of whom had passed their first months in Albuquerque, on doctor's orders, sleeping in the screened porches of small sanatorium cottages.

By the mid-1920's, new construction revealed a growing desire for a general southwest feel. Builders followed the lead of California, and to a lesser extent Florida, in adopting a Mediterranean style vocabulary of stucco, roof tile, and cut-out arches and parapets. With its Mediterranean-Spanish evocation, the style carried overtones of romance, sunshine and life outdoors in a temperate climate. Back in the Midwest, this imagery (and its more elaborate variants, the Mission style and the Spanish Colonial Revival) was often employed for recreation facilities such as movie theaters and swimming pool bath houses. The evocation of the Spanish gentry by neighborhood houses at first seemed more appropriate for a middle class manager than did a more specific regional idiom such as the vernacular adobes occupied by working class Hispanics in the old parts of town.

With the success of the Pueblo style in Santa Fe, where it had been defined in the teens, and its adoption as the official style of the university in 1927, that style increasingly came into favor in the district. In the 1930's, the state's aggressive tourist imagemaking, the rise of regional writing and painting, as well as the appearance of impressive new buildings at the university fostered understanding of the state's heritage and pride in the university which led to the complete ascendance of the style in the area. Many of these buildings, like some of the Mediterranean style, gave up the screened porch of the bungalow for low-walled patios, an intimation of the Spanish courtyard house. The Pueblo style completed a succession of rough-textured, historical styles in the neighborhood at a time when a smooth, machine-produced surfaces of the Modernistic style were appearing elsewhere in town and across the country. (15)

Builders and Finance. The slowness to adopt mass-production

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and economies of scale which had so often characterized construction compared to other industries in this country, is readily apparent in the development of the Silver Hill area. The United Methodist Church (ill. 22) and the Tingley House (ill. 26) were erected by a large corporate builder, the Lembke Company. However, the vast majority were put up by small, craftsmen builders. At a time when increasing numbers of people held dependable corporate or institutional jobs with the railroad, the university and the federal government, these self-employed men built one or two houses a year, and were happy to turn a profit of \$500 on each. With their limited capital tied up in land and materials, they frequently lived in one of their houses, finishing its interior even as they began another house on the next lot or down the street. Their wives often complained of having no permanent address.

The builders' tenuous position was partially the result of conservative financing practices. Mortgages were not generally available from banks but instead came from private individuals and small building and loan associations. They were usually limited to fifty percent of the appraised value of the house, cost eight per cent, and ran three years, after which they had to be paid off or refinanced. A loan was not available until construction was well under way, when an appraisal "under the hammer" could be made. While the builder sometimes had a customer lined up, the majority of houses were undertaken as straight speculation. (16)

Craftsman and Variety. In some respects district structures show traits of vernacular architecture. True, they are built of mass produced materials much of which was shipped in by rail, and they reveal an awareness of stylistic trends elsewhere in the country learned through the mass media. On the other hand, they employ a simple floor plan with limited variations. While there is more variety of building materials than is the case with a pre-industrial vernacular tradition, individual builders were tied to a single building material which they had mastered and which, in general terms, was either a frame or a masonry technology. Harvey Basher and Earl Veach built with wood frame and stucco; George Townsend with brick; Lewis Fritz, George McFarland and Byron Doty with adobe, although the latter sometimes used wood frame. When hollow clay tile became available about 1930, it was adopted by many who had previously specialized in adobe.

These builders were not trained architects, although they produced many modest examples of the conventional styles--the Bungalow, Mediterranean and Pueblo styles. In the mid-1920's, they often imparted a general southwestern flavor to their buildings, without adhering to (or for some, perhaps, without fully understanding) the Mediterranean or Pueblo styles. They drew elements from both styles, but just as often resorted to invention

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to achieve the southwestern feeling with extremely limited means. Their most distinctive creations are the fanciful cut out parapets which decorate building facades and help define entrances.

The variety of appearance in district structures is partly the result of its twenty-year-long development which spanned a succession of styles, but also the result of the decentralized construction industry. Not only did many builders develop their own distinctive approach, but each sought to differentiate one project from the next. A group of three similar houses were given slightly varying parapets by Earl Veach (ill. 11). G.F. Kranscroft invented a new parapet profile for each project and gave each a distinctive, thin coping (ill. 31). Another builder used a more substantial parapet cap and cut out porch brackets (ill. 29); yet another favored rounded, projecting parapet caps (ill. 32). Byron Doty made variations on a facade screen wall with arches on the porch and over the entrance side walk and driveway (ills. 34, 35). Lewis Fritz varied the style he used, now Mediterranean, now Pueblo (ill. 36), now a combination of rounded undulating parapets with tile accents. Harvey Basher was similarly eclectic in his work (ill. 28).

Automobile Suburb. The Silver Hill area is within walking distance (ten to twenty blocks) of the downtown and has had mass transportation available on nearby Central Avenue since 1908 (first trolleys and since 1928, busses). It did not develop, however, until the automobile became available to the middle class after the First World War. Silver Hill and University Heights to the east are Albuquerque's first automobile suburbs. The eighty-five detached garages and nine buildings which integrate garages and residential space attest to the automobile's importance. Because of the narrowness of the fifty foot lots, the detached garages are reached by long driveways along the side of the house. They were first seen as utilitarian outbuildings separate from the functions of the house. A few of the earliest are built of wood frame with tongue and groove siding, and are little bigger than storage sheds. Building permits which were required after 1925 invariably specify "house and garage" and generally the structures shared the same style and materials (ills. 35, 36). This represents the first step toward integrating the garage with the house. A duplex built in 1928 and lacking the space for a driveway took advantage of its sloping site and placed a garage under each unit (ill. 31). In the 1930's, some apartments collected the garages together at the alley and added a final residential unit above (ill. 41, left). Builders further recognized the importance of the automobile by frequently adding pergolas and simpler cut-outs walls over the driveway; many front doors face off the porch to the drive rather than to the street (ill. 19, 23, 34-36). (17)

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Interiors. District residences responded to the national trend toward simplified interiors. Gone are the ornate moldings and details of the late nineteenth century house. Informality if suggested by the open living room/dining room. The rise of scientific home economics with its emphasis on cleanliness is reflected in the black and white tile and the chrome fixtures in the kitchen and bathroom, and also in the small, efficiently-designed kitchens. These kitchens were to be reserved solely for food preparation and supplied with the newly available utilities and all the laborsaving devices. The appearance of breakfast nooks about 1930 foreshadowed a shift to kitchens as social, almost recreational places, which would more fully develop after the Second World War. (18)

Landscaping. As the neighborhood filled in during the 1920's, the Silver Avenue Median was developed and the landscaping, which would contribute so much to defining the area's character, was added. M.P. Stamm had widened Silver from sixty to eighty feet in his 1910 replat, "to allow for central parking." (19) But it remained a dirt street like others in the neighborhood--like Gold Avenue, for example, which also had been widened. Because of its prominent location--beginning from Highland Park and running up along the crest of the ridge--Silver Avenue was seen as the most desirable location in the Terrace Addition and received the finest houses. When curb and gutters were added in 1926, its attractiveness was further enhanced by the addition of the Silver Avenue median. (20)

The first residents, being from outside the state, had trouble growing things in the arid Southwestern climate and sandy soil of the mesa. Because of the problems its cottony seed sacks caused for asthmatics and healthseekers, people would not even try the native cottonwood which flourished in the valley below. They had some limited success planting black locusts. Mayor Tingley, who always favored new parks above other civic amenities, was on the lookout for a hardy tree to use instead of the cottonwood. He found it in the Siberian elm which he and everyone else confused with the Chinese elm; besides it sounded better. Tingley purchased 2000 seedlings from a nursery in Nebraska and established a city nursery in Rio Grande Park down by the river. City employees got a chance to buy them for three dollars each. In 1927, they were planted in existing Robinson and Highland Parks and in the new Yale Park. About 1928, they were added to the Silver Avenue median along with a buried sprinkler system which helped give them a good start. By the early 1930's, the nursery had produced so many elms that they were offered to anyone who would come for them. They quickly became the dominant tree in all the new additions out on the mesa and through much of the rest of the city. (21)

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The tree's numerous seed pods, which seem to root in every crevice and flower bed, and its susceptibility to Dutch elm disease make the Siberian elm as scorned now as the Cottonwood once was. Area residents and the city have designated a group of trees which grow to the same height and have similar profiles (including the disease resistant American elm) to replace the aging Siberian elms.

Later Developments. By the mid-1930's the original development of the Silver Hill district was largely completed and residential development shifted to new additions further east. Amenities and services were gradually added around the district. To the south, Roosevelt Park, the city's first Depression public works project, was constructed from 1931 to 1933 (ills. 3, 4). South of the Heights Grade School, the National Youth Administration and area residents added the Heights Community Center between 1938 and 1942. Route 66 was opened on Central Avenue in 1938 and a variety of institutions were developed further out on the mesa--a Veterans Administration Hospital (1934), a city airport (1937), state fair grounds (1938) and Kirtland Air Force Base (1941). These drew an increasing amount of traffic onto arterials surrounding the area on Coal, Central and Yale which supported the development of commercial areas on the latter two. (22)

The University of New Mexico also grew rapidly; student enrollment increased from about 400 in 1928 to 2825 in 1938, faculty increased from 33 to nearly 200 during the same period. Most students stayed on campus in the dormitories or at home with their parents, although, faculty moved into houses in the Silver Hill neighborhood. Junior faculty, instructors and staff looked for more modest accommodations near campus. A notable group of duplexes and apartments appeared in the 1800 and 1900 blocks of Gold Avenue directly south of the campus. They all employed the Pueblo style (ills. 40-43) thereby forming a virtual extension of the university campus and a transition to the general regionalism of the district. A handful of other houses and apartments in the Pueblo style (ill. 39) filled in most of remaining vacant land in the district during this transitional period from 1935 to 1947. (23)

After the Second World War, increasing numbers of graduate and married students moved into the areas south and west of the campus. Conversion of garages into apartments and construction of new units to the rear of houses gradually satisfied this market. The closing of the Heights Grade School in 1962, the development of Lead and Coal Avenues as major arterials in 1956, and the widening of University Avenue in the early 1960's made the area less attractive to permanent residents. Then in 1968, unmarried undergraduates were allowed to move off campus which placed far

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greater demands for housing on these neighborhoods. Many large apartment buildings appeared during the following decade. The historic character of much of this area, especially of the University Heights to the east, was significantly altered. The Silver Hill district, largely because of the attractiveness of its landscaped boulevard, remained relatively stable, however, and saw only one major new apartment building built (ill. 45). (24)

Revival and Preservation. In the mid-1970's, area residents formed neighborhood associations--first the University Heights Association followed by the Silver Hills Association. They sought to slow development and work for the improvement of the area. The city's University Neighborhoods Sector Development Plan of 1978 resulted. Among many recommendations it suggested that Silver Avenue be considered for designation as an Urban Conservation Overlay Zone. The 1985 update of the plan calls for the preparation of a Silver Hill Historic District nomination, and notes that the historic character of the area is an important resource for the revitalization of the area. The University Heights and Silver Hill Associations (with funding from the State Historic Preservation Division and area property owners) are currently preparing a neighborhood history and architecture handbook which will trace the history of the area, describe typical architectural styles and details, discuss maintenance problems particular to these, and make suggestions for solar retrofits and new construction which is sympathetic to the historic context. (25)

Footnotes

1. Charles Biebel, Making the Most of It: Albuquerque During the Great Depression, (Albuquerque: Albuquerque Museum, in press 1986), chapter 1; Marc Simmons, Albuquerque: A Narrative History, (Albuquerque: University of New Mexico (UNM) press, 1982).
2. Simmons, p. 233 (reservoir), p. 346 (cemetery and pest house); John D. Clark, "Observations of...", TS, Special Collections (SC), UNM, pp. 5-6 (horses).
3. Erna Fergusson, "The Tingleys of New Mexico," MS, ca. 1962, SC-UNM, pp. 57, 78-79; Simmons, p. 340; Loose scrapbook page of obituaries and testimonials for Martin P. Stamm, ca. July 29, 1929, (Box 2, Archive 349, SC-UNM); William Hill, "Brownewell and Lail's Highland Addition," July, 1886; William Hill, "E.H. Durham Highland Addition," September, 1886; Pitt Ross, "Terrace Addition," June, 1891; Title Abstract for 1701 Silver (Lot 7, Block 63 of Terrace Addition).

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4. Fergusson, p. 79 (park). Terrace Addition plat of 1905 has been lost, however, the Albuquerque Abstract Co. map of "Albuquerque, N.M." of February, 1907 records the waterworks and pipe locations. "Amended Map of Terrace Addition," November, 1910 show Highland Park and widened Gold and Silver.

5. Kenneth Balcomb, A Boy's Albuquerque, (Albuquerque: Balcomb, 1980), pp. 36-37.

6. Hudspeth Directory Company, Hudspeth's Albuquerque City Directories, (El Paso: Author, 1912-18, 21, 24); Sanborn Map Company, "Sanborn Maps of Albuquerque, N.M.," 1924.

7. Ross Engineering, "Plat of the Buena Vista Heights," September, 1923; William Leverett Jr., interview with Chris Wilson, October 22, 1985.

8. Fergusson, p. 105 (quotation), pp. 93, 105-6 (annexation).

9. 1701 Silver Abstract; Albuquerque Journal, July 23, 1925; J.A. Hammond, Letter to Trinidad Creamery Co. (Terrace Heights letterhead and promotional material on reverse), December 21, 1931, Hesselden Collection, SC-UNM.

10. Sanborn Maps, 1924, 1931.

11. Hammond letter.

12. City Directories, 1921, 1924, 1935.

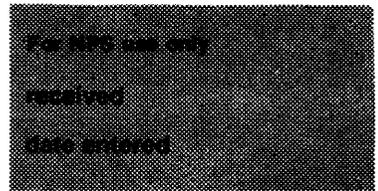
13. Michael Arousleman, Who's Who in New Mexico, (Albuquerque: Arousleman Co., 1937).

14. The generic bungalow and middle class aspirations: Gwendolyn Wright, Building the Dream: A Social History of Housing in America, (N.Y.: Pantheon, 1981), pp.161-75; Robert Winter, "The Common American Bungalow," exhibit catalogue ?, pp. 98-101.

15. Styles: Wright, pp. 161, 166; Winter; David Gebhard, "The Stucco Walls and Arches: The Spanish Tradition in the Popular American House," exhibit catalogue ?, pp. 104-111; John B. Jackson, "Craftsman Style and Technostyle," VIA (Journal of the Graduate School of Fine Arts, University of Pennsylvania), 3 (1977), pp. 57-64; Christopher Wilson, "The Spanish Pueblo Revival Defined, 1904-1921," New Mexico Studies in the Fine Arts (Journal of College of Fine Arts, UNM), 1982, pp. 24-29.

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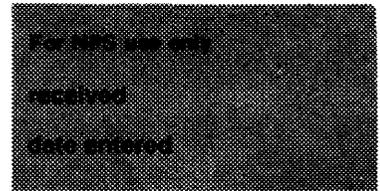
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16. Leverett interview; Clarence B. Beyers, interview with Chris Wilson, October 21, 1985; Bainbridge Bunting, "Abstract of Albuquerque City Building Permits, 1913-38," MS, Fine Arts Library, UNM; City Directories, 1928, 1930.
17. Building Permits; J.B. Jackson, "The Domestication of the Garage," Landscape, 20, 2 (Winter 1976), pp. 10-19.
18. Wright, pp. 160-161; Jackson, "Craftsman," pp. 57-58; Jackson, "Garage," p. 19.
19. Fergusson, p. 79 ("central parking"); Terrace plats of 1891 and 1910.
20. Beyers interview; "Abstract of Title for 1701 Silver."
21. Fergusson, pp. 167-69; Beyers interview; Cary Blair, interview with Chris Wilson, October 23, 1985; illustrations 1,2,4,5.
22. Fergusson, p. 134; Biebel "Suburban...", pp. 50-53; New Mexico Highway Department, "Road Map of New Mexico," 1937, 1938, UNM-Map.
23. Charles Biebel, "Depression and Dollars: the Impact of the Federal Government on Albuquerque," (Albuquerque: Albuquerque Museum, 1981), p. 45.
24. Economic Development Department, City of Albuquerque, "Revised Draft of the University Neighborhoods Area Sector Development Plan," (Albuquerque: author, 1985), pp. 8-9; Sanborn Maps, 1957 with 1962 and 64 updates; Planning Department, City of Albuquerque, "Master Plan of Highways," a map, (Albuquerque: Author, 1956), UNM-Map; "Aerial Photographs of Albuquerque," 1955 (USDA reference DFC 2P 207), 1963 (USDA ref. DFC 2DD 130).
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