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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico  
Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 32

EIGHTH STREET/FORRESTER DISTRICT  
Statement of Significance

*Rough boundary of Mountain Rd  
to Blvd, Forrester and  
8th St.*

The Eighth Street/Forrester District is most important for its architecture, its small, simple and attractive houses, scaled down versions of styles popular in the period between 1901 and 1925. It is also important for its unusual block platting, which has helped to preserve the district, and for its record of the history of a part of Albuquerque's working class. On the 1898 Albuquerque Abstract Company map of the city's subdivisions, the land that later became the Park Addition (Eighth Street) and Coronado Place Addition (Forrester) shows as two long rectangular tracts of land stretching south from Mountain Road to within a block of New York Avenue, now Lomas Boulevard. The east, or 8th Street, tract belonged at that time to Martin P. Stamm; the west, or Forrester, tract belonged to Henry Forrester.

Martin P. Stamm had acquired his property from Pedro Garcia on December 22, 1890; the tract, bordered on the north by Carnuel Road (the earlier name of Mountain Road) measured 50 x 343 yards. Stamm, who had moved from Kansas to Albuquerque in 1882, began in business with a furniture store on the Old Town Plaza; by 1892, he was wholesaling produce and, obviously, investing in real estate. He subdivided the tract in 1901, registering it on February 9 as the Park Addition. The eastern half of the addition is divided into three blocks, connecting with already existing streets to the east, but the western half, as originally platted, is one long block. Stamm sold the lots in the Park Addition fairly slowly; records show three sales in 1901, five in 1902, twelve in 1903. Most sales were of one or two lots, which suggests that the purchasers intended to build for themselves, rather than to construct rental houses or hold the land for speculation. In most cases houses were built soon after the lots were purchased; by 1907, an Albuquerque Abstract Company map shows 11 buildings in the 18 lots on the east side of Eighth Street and 20 buildings on the 21 lots on the west side.

The tract of land to the west of the Park Addition was purchased by Henry Forrester in 1881; a December 12 Warranty Deed records his purchase of a 138' by 1086' piece of land on the south side of Carnuel Road. Henry Forrester was in Santa Fe by 1876 and in Las Vegas by 1879; from 1881 through 1892 he was the first rector of St. John's Episcopal Church,

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 33

and must have supervised the building of the sandstone church of 1882, parts of which are incorporated into the present St. John's Cathedral on the same site. In 1905, Forrester sold his 8.3 acres of land to Harriet Ackerman, wife of Frank Ackerman, a local attorney and developer. Shortly thereafter, Ackerman filed the plat of the Coronado Place Addition, two long blocks with 21 lots on each side. As with the Park Addition, most sales seem to have been of single lots, with the exception of a sale of eight lots sold in 1906 to Sarah Salter. By 1907 eleven houses had been built in the addition, and many others followed in the next three years.

Development of the land to the south of the two additions, in the single blocks between Slate and Lomas, is somewhat more complex. The half-block on Slate between 7th and the north-south alley just east of 8th Street is part of the Armijo Brothers Addition, platted in 1883, and has some of the earliest buildings in the district. Early simple Queen Anne cottages also appear on the west of side of Eighth south of Slate, an area which was also part of the 1883 Armijo Brothers Addition. The remainder of these southern blocks was developed in the second and third decades of the 20th century. Their platting history shows them to have been developed in response to the success of the additions to the north. They are similar to the earlier buildings in their modest size and similar setbacks.

The people who built and lived in the houses in the Eighth Street/Forrester district were mainly working-class families. Occupation listings in the early City Directories show a milliner, a driver, a clerk, a millwright, a cement worker, a cutter, a policeman, a carpenter, a bookkeeper and many laborers. Many of the homeowners worked at the nearby American Lumber Company, and the need for housing for company employees may have sparked development of the district. The skills of these carpenters, millwrights and laborers also undoubtedly contributed to the building of sound houses.

Because the district is physically isolated from other parts of the Downtown Neighborhoods area, and because it has continued to be, largely, a lower-middle class area, it has remained remarkably intact. The result is one of the most unaltered districts of historic housing in Albuquerque. Though only a few of its small houses, set in isolation, would call for extraordinary attention, they combine to form a particularly fine example of what a historic district is: an area where the whole is considerably more than the sum of its parts.

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Eight Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 34

EIGHTH STREET/FORRESTER DISTRICT  
Physical Description

*22.72 acres - per 12/15/80 letter*

The Eighth Street/Forrester Historic District is a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decades of the 20th century. Developed from two long contiguous plots of land north of downtown Albuquerque, the district is basically composed of the houses fronting on two north-south streets, 8th and Forrester. Both sides of Forrester Street and the west side of 8th Street from Slate Avenue to Mountain Road (a three-block stretch normally) are one unbroken block. The long sweep of road turns the neighborhood in on itself, separating it sharply from the later housing to the west. To the east, the large modern Albuquerque National Bank drive-in branch and offices along 7th Street between Lomas and Marble make another physical barrier. Almost all of the houses along Eighth Street, Forrester, and Slate (an eastern addition to the district included because of the similarity of the housing stock) are small and simple. Most of the buildings in the district were built between 1905 and 1915, and of these most can best be described as Hipped Box Style; a few, more elaborate houses are late adaptations of Queen Anne. The other styles well-represented in the district are the bungalow, built here between 1907 and 1929, and the Southwest Vernacular Style - simple statements of composite Mission, Pueblo Revival and Mediterranean styles - built mainly between 1922 and 1929. The district is an effective demonstration of the speed and abruptness with which the western and southwestern styles became the basic housing form in the period from 1915 through 1930.

The cottage at 917 8th Street is typical of the basic pattern found throughout the district. It is a square, symmetrical shape, topped by a hipped roof. The entrance is emphasized by a projecting gable lightly ornamented with fishscale shingles; a large centered porch under its own hipped roof forms the entrance. 917 is built of ashlar faced block unlike the majority of houses in the district which are frame. Other cottages have touches of style that stand out more because of the basic simplicity of form. Most have ornamental shingles and/or gable bracing in the gable ends, some have a bay window or a Palladian window in a dormer; some have World's Fair Classic elements which fit particularly well with the simple symmetrical style. The bungalows in the district follow closely the classic form: the Meyer House at 823 Forrester is typical with its low-

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 35

pitched gable roof, gabled entry porch with square columns, and exposed rafters and bracketed purlins. The Southwest Vernacular style homes are, like the other houses in the district, small and simple. 806 Forrester is typical of this style, with its flat roof, castellated capped parapet, and red-tile awning-type hood over the front window. Neither Pueblo nor Mission, it borrows a little from each style, as well as from a perception of Mediterranean style.

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Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico  
Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 36

### EIGHTH STREET/FORRESTER DISTRICT

#### List of Properties

- A. The following buildings may be considered as significant features in the district:
1. 700 Slate: Built in 1913, this is a particularly fine cottage with details that suggest a transition between cottage and bungalow forms. Alternating patterns of smooth and rusticated cast stone are broken by large recessed ribbon wood casement windows.
  2. 706 Slate: This house appears on an 1898 plat map of Albuquerque, and was probably built between 1895 and 1898. A good example of New Mexican vernacular adaptation of Victorian motifs, the house blends elements of several styles with a form reminiscent of many Territorial adobe buildings. Vernacular elements enter in the building's narrow shape and the disproportion between wall height and the undersized roof.
  3. 711 Slate: Like 706, this house was built by 1898 and is a New Mexico vernacular adaptation, in this case of the Queen Anne style. A clapboard house, it is topped by an L-shaped gable roof with a hip-roofed bay window at the front. The New Mexican touch is the fenestration: Territorial trim moldings of the generous size more often found in 1880 adobe buildings with 1/1 wood sash windows.
  4. 905 8th St. N.W.: The Francis-Saiz House is an excellent example of Queen Anne style at cottage scale. Built by 1907, it was owned from 1901 through 1906 by W. B. Francis, a bookkeeper for the Whitney Company; the Pablo Saiz family has lived in the house for the last 30 years. The most notable feature of the house is a turreted entry porch supported by carved wood posts and topped by a finial.
  5. 910 8th St. N.W.: This Queen Anne house with Classical Revival trim was built by 1907. The form of this one-and-a-half story house is a later version of Queen Anne style; a gabled dormer projects from each slope of the steep hip roof, and a bay window is set into the southwest corner.

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 37

6. 1108 8th St. N.W.: The Matthew Byrns House is a rare example of a New Mexico Vernacular "Gothick". Its 2-story walls and steeply pitched intersecting gable roof mark it as exceptional among the lower cottages and bungalows of the district. The house was probably built around 1915 on the site of Byrns' earlier house.
  7. 1121-1123 8th St. N.W.: The Blythe House, accepted to the State Register and *recommended* to the National Register (2/9/79) was built in 1904-05 for Ella and James B. Blythe. The house is a romantic adobe cottage topped by a high-pitched roof with some distinctive Craftsman trim on the bargeboard.
  8. 901 Forrester N.W.: This 2-story Queen Anne style house is one of the largest and most elaborate buildings in the district. Built about 1908, it was owned by Mertz Oleson, a millwright for American Lumber whose skills may have contributed to the fine woodwork which is a particular distinction of the house. The porch features a turned spindle shade and geometrically patterned plain wood railings.
  9. 923 Forrester N.W.: The Blake Franklin House, built in 1909, is a good and basically unaltered example of the bungalow style in Albuquerque. The cast stone of the foundation becomes a major element in the front facade, connecting the entry porch with the main structure. The porch pillars are cast concrete columns supported on ashlar-faced cast stone blocks.
  10. 1004 Forrester N.W.: Built in 1908, the Edward Frank House is a late example of Queen Anne styling. The basically square brick house is topped by a steep hipped roof with a centered front dormer. This basically symmetrical outline is given Queen Anne flavor by the projecting gable on the south side; unusual in form, the gable end is recessed within deep classical mouldings and the gable is noticeably cantilevered beyond the wall base.
- B. The following buildings may be considered as non-contributing in the district. They are either recent structures or their distinguishing features have been obliterated by recent remodeling.

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 38

912 Forrester N.W.  
914 Forrester N.W.  
1025 Forrester N.W.  
1027 Forrester N.W.  
1029 Forrester N.W.  
1033 Forrester N.W.

807 8th N.W.  
814 8th N.W.  
901½ 8th N.W.  
917½ 8th N.W.  
1015 8th N.W.

702-702½ Keleher N.W.

901 Lomas N.W., Demos-Burnett Law Building

720-24 Marble N.W.

720 Mountain Rd. N.W.

711 Slate N.W.  
715-721 Slate N.W.  
716 Slate N.W.  
815 Slate N.W.  
817 Slate N.W.

- C. The remainder of the buildings in the district are considered to be contributions to the character of the district: they are similar in style and scale and retain many of their major distinguishing details. Also included as contributing buildings are those where modifications could be easily removed or where the changes have some historic relevance - such as in the stuccoing of exterior surfaces found throughout Albuquerque's older districts - an attempt to add "southwestern" flavor which dates back to the late 1920 and '30's.

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 39

EIGHTH STREET/FORRESTER DISTRICT

Boundaries:

Beginning at the intersection of Lomas Boulevard with the west right-of-way line of the north-south alley between 8th Street and 7th Street N.W.;

Thence north along the west right-of-way line of the north-south alley to its intersection with the north right-of-way line of the east-west alley between Lomas Boulevard and Slate Avenue;

Thence east along the north right-of-way line of the east-west alley to the west line of 7th Street N.W.;

Thence north along the west right-of-way line of 7th Street N.W. to the south line of the east-west alley between Slate Avenue N.W. and Marble Avenue N.W.;

Thence west along the south right-of-way line of the east-west alley to its intersection with the north-south alley between 7th Street N.W. and 8th Street N.W.;

Thence north along the west right-of-way line of the north-south alley to the south right-of-way line of Mountain Road N.W.;

Thence west along the south right-of-way line of Mountain Road N.W. to the east right-of-way line of the north-south alley between Forrester and 11th Street N.W.;

Thence south along the east right-of-way line of the north-south alley to its intersection with Slate Avenue;

Thence south on a line drawn along the west boundaries of all lots with Frontage on the west side of Forrester Street between Slate Avenue and Lomas Boulevard;\*

Thence east along the north right-of-way line of Lomas Boulevard to the point and place of beginning.

\*Including specifically buildings at 823 Forrester, 821 Forrester, 819 Forrester and 901 Lomas N.W.

Boundary justifications:

The lots in the Park Addition (both sides of 8th Street) and in the Coronado Place Addition (both sides of Forrester) between Mountain Road and Slate Avenue were developed almost simultaneously from two, long, narrow strips of land. Thus, the

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Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE 40

alleys west of Forrester and east of 8th Street are logical main boundaries. The district boundary has been carried south to Lomas Boulevard, a major six-lane road which cuts this district off from the residential neighborhood to its south. Included in these blocks are a few of the earliest houses in the district, those on the west side of 8th Street; the remainder of the houses are a little later than the majority to those further north in the district, but relate well in size, scale, and style to the housing of the two subdivisions. A one-block extension of the district to the east along Slate Avenue includes several excellent houses, clearly related in date, scale, and style to the housing in the two subdivisions.

UTM References:

A. Z: 13 E: 349300 N: 3884680      B. Z: 13 E: 349300 N: 3884260  
C. Z: 13 E: 349020 N: 3884300      D. Z: 13 E: 349000 N: 3884700