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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Vista Larga Residential Historic District

Other names/site number: Vista Larga Addition; Vista Larga Subdivision

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by Indian School Road, Columbia Drive, Hannett Avenue, and the University of New Mexico North Golf Course.

City or town: Albuquerque State: New Mexico County: Bernalillo

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	<u>2/22/16</u>
Signature of certifying official/Title:	Date
<u>Dr. Jeff Pappas, New Mexico State Historic Preservation Officer</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

4/12/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>112</u>	<u>40</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>113</u>	<u>40</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement: International Style

Other: Ranch House

Other: Pueblo-Spanish Revival style

Other: Territorial Revival style

Other: Contemporary style

Other: Plain (no style)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Wood, Stucco

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Vista Larga Residential Historic District is a residential subdivision in the Northeast Heights section of Albuquerque in Bernalillo County, New Mexico, two miles east of downtown and adjacent to the University of New Mexico North Golf Course. The East Mesa¹, which encompasses most of the east side of the city, was the preferred location for new suburbs built after the Second World War. The Vista Larga Addition was platted in 1947 and includes curvilinear streets, circles, and cul-de-sacs. Houses in the neighborhood were designed by local architects and builders and, though one-story, represent a variety of architectural styles which were popular in New Mexico and the nation in the 1950s and 1960s. Most houses were Ranch Houses built between 1947 and 1967 and designed in historical revival styles, such as the Pueblo-Spanish Revival and Territorial Revival styles, and modern architectural styles, such as the Contemporary style and the International Style.

Narrative Description

The Vista Larga Residential Historic District is a residential subdivision in the Northeast Heights section of Albuquerque, New Mexico. Developed between 1947 and 1967, the neighborhood comprises houses that feature architectural house types, especially Ranch Houses, and architectural styles associated with the Modern Movement. These houses are situated in a subdivision that features curvilinear streets, circles, cul-de-sacs, and large, sometimes irregularly shaped lots. The historic district includes 40 of the original 80 platted acres in the western half of the Vista Larga Addition. These mostly Ranch Houses include historical revival styles, such as the Spanish-Pueblo Revival and Territorial Revival styles, and modern architectural styles, such as the Contemporary style and the International Style.

The original plat of the Vista Larga Addition was recorded in 1947 and encompasses 80 acres, including 15 residential streets, nine of which run through the historic district (figure 1). These include the mostly east-west trending streets: Haines and Hannett avenues and Vista Larga Drive. The remaining streets in

¹ The terms Northeast Heights and East Mesa are not formal designations by the city, but are partly interchangeable and subject to interpretation. The East Mesa includes lands south of Central Avenue. The Northeast Heights includes only lands north of Central Avenue, which is the boundary between the northeast/southeast quadrants and the northwest/southwest quadrants of the city. Vista Larga may be considered to be located at the west edge of the Northeast Heights and East Mesa as both these areas extend for several miles north and east of Vista Larga.

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the district trend north-south: Vista Larga and Harvard courts and Columbia, Stanford, Cornell, and Harvard drives. The university-named streets indicate the neighborhood's close proximity to the University of New Mexico, located less than a mile south. Unlike the gridiron plan of streets in the residential areas to the east and south in the Haines Tract and Lobo Addition, Vista Larga's streets are wide and gently curving with circles and cul-de-sacs forming courts. The north side of the addition is bounded by Indian School Road, which is a major east-west arterial through the city. The neighborhood has no house lots facing this thoroughfare. The university's North Golf Course flanks the subdivision on the south and west and its mature, tree-lined fairways accentuate the neighborhood's "long views." House lots along the golf course boundary are oriented with their backs to the course. Subdivision covenants (see Section 8) required 25-foot front setbacks and a minimum house size of 800 square feet, although most of the homes in the subdivision measure at least 1,500 square feet. Sidewalks were built throughout, although there are no service alleys as you would find in pre-war neighborhoods. A number of lots in Block 1 (facing Girard Boulevard (and outside the historic district boundaries) were set aside for apartment buildings. Vista Larga was one of the earliest subdivisions in the city to utilize these "suburban" street patterns and irregularly shaped lots.

The subdivision was laid out with curvilinear streets, circles, and cul-de-sacs that followed guidelines for subdivision development set forth by the Federal Housing Authority before the Second World War (photos 1-2). The layout of Vista Larga reflected the natural terrain of the Northeast Heights in order to minimize the effects of flash floods that rushed through small arroyos that traversed the property. These drainages can be seen in the natural terrain (figure 3). The neighborhood's rectangular lots measure 100 by 120 feet, however, because of the winding street patterns many of the lots are irregularly shaped, often providing additional square footage for building. These lots are significantly larger than the 50 by 110-foot lots in the adjacent Lobo Addition.

Home construction in the district began in 1947 starting in the east half of the subdivision and proceeding west. The earliest houses constructed within the district were completed in 1948, including the houses at 1511 Columbia Drive and 1400 Stanford Drive (photos 3-4). Three houses were completed in 1949. By 1955, most the lots north of Haines Avenue and east of Princeton Drive were developed (in an area outside the historic district boundaries). Roughly 65 percent of the lots on Columbia, Stanford, and Cornell drives were completed or were under construction. Aerial photographs from that year show that the lots at the west end of Vista Larga and Harvard drives and Harvard Court have yet to start construction (figure 3). A 1959 aerial photograph shows that house construction is approximately 50 percent complete along these streets (figure 5), while less than half a dozen lots remain vacant by 1963 (figure 6). According to county assessor records, home construction peaked in 1956, when 20 houses were completed (figure 7). Most of the subdivision was developed by 1964, with the last house, located at 1428 Columbia Drive, completed in 1967.

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Photo 1. Hannett Avenue looking east.



Photos 2. Stanford Drive looking north.



Photo 3. House at 1511 Columbia Drive, built in 1948, was among the first houses built in Vista Larga.

Ranch House

The Ranch House, which was popular from the late 1940s through the 1960s, was a new modern house type. It is characterized by a long and low, one-story form that encloses clearly delineated public and private living spaces. The zoned interior includes public rooms, such as the kitchen, living room, and dining room, which may be open and flow into one another. Private rooms, such as bedrooms, may be located in separate wing. The Ranch House is also defined by its ability to integrate indoor and outdoor space by using large picture windows, sliding glass doors, and patios and terraces.

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Photo 4. Contemporary-style house at 1400 Stanford Drive, was among the first houses built in Vista Larga.

Ranch Houses were built in a variety of forms, such as rectangular, linear, U-shaped, L-shaped, and rambling and were covered with low-pitched hipped or gabled roof, with wide overhanging eaves. Variations in lot sizes sometimes dictated the size and shape of the Ranch House. Smaller lots might include a more compact rather than elongated house. Some Ranch Houses were sprawling models, called Ramblers, which sprawled across large corner lots.

The asymmetrical facades include a variety of window styles and sizes, such as large picture windows, high clerestory windows, sliders, and double-hung sash windows. The exterior walls were clad in wood, board-and-batten siding, brick, stone, and stucco. The front entryway is often recessed with a porch that may be supported by decorative wrought-iron posts. Architectural planters may be integrated into the main façade. Large chimney slabs pierce the roofline. Ranch Houses accommodated the automobile with carports and one- and two-car garages.

The Ranch House was designed in a variety of architectural styles, including historical revival styles, such as the Pueblo-Spanish Revival and Territorial Revival styles, modern architectural styles, such as the Contemporary style and the International Style, and Plain with no style. Although designed in various architectural styles, the house types remains a Ranch House because of its one-story height and interior plan, which remain the same.

The Plain Ranch House includes the character-defining features of the house type, such as long, low proportions, hipped or gabled roof, a prominent chimney, recessed entryway, picture window, and other decorative details, but it does not include elements of a specific architectural style. Two examples of the

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Plain Ranch House are the houses at 1414 and 1435 Columbia Drive. The former was built in 1954 with red brick veneer, clerestory windows, and a picture window (photo 5).



Photo 5. Plain Ranch House at 1414 Cornell Drive.

The Plain Ranch House at 1435 Columbia was built in 1955. It is a U-shaped house clad in horizontal ledgerstone with a massive front chimney, picture window, a recessed front entry, and garage (photo 6).



Photo 6. Plain Ranch House at 1435 Columbia Drive.

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The Plain Ranch Houses at 1513 Harvard Drive, built in 1961, is rectangular in shape with a center entrance, wrought-iron porch posts, and flanking brick planters (photo 7).

The Plain Ranch House at 1631 Harvard Drive, built in 1962, is also plain (photo 8). It is a linear-shaped house with a cross-gabled garage, a low-pitched gable, brick apron below the windows and board-and-batten siding in the recessed entrance.



Photo 7. Plain House at 1513 Harvard Drive.

Photo 8. Plain Ranch House at 1631 Harvard Drive.

The house at 1413 Cornell Drive, built in 1959, is a compact Ranch House, with no stylistic architectural elements (photo 9). It includes hipped roof, brick apron, recessed front entrance, and a two-car garage.



Photo 9. Plain Ranch House in a compact form at 1413 Cornell Drive.

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Several Ranch Houses illustrate how this house type was adapted to fit into the natural topography of the Northeast Heights. The neighborhood is laid out across rolling hills. To accommodate these sites, home builders constructed garages and carports on the lower grades to serve as a basement level and a platform on which to construct the Ranch House (photos 10-11).



Photos 10 and 11. Ranch Houses at 1402 Columbia Drive, 1950 and 2607 Haines Avenue, 1954 illustrate the use of uneven terrain to accommodate garage and carport.

Most houses in Vista Larga were designed by architects and builders, including Garlan Bryan (who lived at 2409 Hannett Avenue), Max Flatow, Lawrence Garcia (the state's first Hispanic registered architect), James Liberty, Robert Koeber, and Robert Walters.

Pueblo-Spanish Revival and the Territorial Revival Styles

Two styles of architecture found in the Vista Larga neighborhood and throughout Albuquerque are the Spanish-Pueblo Revival style and the Territorial Revival style. The Pueblo-Spanish Revival style is characterized by a flat roof and a stucco exterior with rounded corners that suggests adobe construction. Wrought-iron details are also common. This style was popularized by the renowned Santa Fe architect John Gaw Meem in the 1920s and 1930s. This style is ubiquitous in New Mexico. The Pueblo-Spanish Revival-style Ranch House at 1427 Stanford Drive was constructed in 1953 and includes stucco with rounded corners, a flat roof, and wrought-iron posts (photo 12).

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Photo 12. Spanish-Pueblo Revival-style Ranch House at 1427 Stanford Drive.

The Territorial Revival style was also influenced by the work of architect John Gaw Meem, who popularized this architectural style in the 1930s. This style is characterized by a flat roof, stucco exterior with sharp corners, brick coping and, pedimented windows. The latter are frequently omitted in mass-produced houses. The brick coping is the defining style element. The house at 2316 Hannett Avenue was built in 1961 and is an excellent example of a Ranch House in the Territorial Revival style (photo 13).



Photo 13. Territorial Revival-style Ranch House at 2316 Hannett Avenue.

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Contemporary Style

The Modern Movement of architecture began in the first decades of the 20th century in Europe, with *avant garde* architects forsaking past architectural styles in favor of a new style of architecture that would appear as modern as the new century. This was expressed in bold geometric forms without ornament or references to past architectural styles. In the United States, modernism emerged after the Second World War because it appeared new and urbane and its emphasis on modern building materials enabled buildings to be constructed faster and less expensively. Modernism was embraced by all facets of society so that many downtown skyscrapers, civic buildings, schools, commercial buildings, and houses included some references to modern design.

The Contemporary style is a modern style of architecture that draws from Modern Movement in America. This style features several variants, including a long and low form with a low-pitched gable or flat roof with overhanging eaves, sometimes exposed roof beams, clerestory windows, and decorative screen walls. An example of a Contemporary-style Ranch House is the house at 2515 Vista Larga Drive, built in 1953 (photo 14). Its rectangular form, overhanging eaves, and clerestory windows are characteristic of the style.



Photo 14. Contemporary-style Ranch House at 2515 Vista Larga Drive.

The Contemporary-style Ranch House at 1417 Columbia Drive, built in 1952, features a large picture window, with a chimney situated prominently in the center of the façade (photos 15-16). In addition to the flat roof, the house incorporates decorative screen walls, a common element of the Contemporary style.

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Photos 15-16. Contemporary-style house at 1417 Columbia Drive, with decorative screen walls.

Another variant of the Contemporary-style derives from the work of San Francisco Bay developer Joseph Eichler, who sought to distinguish his developments with stylish houses designed by modern architects. This version of the Contemporary style features three distinctive rooflines: front-gabled, which was well suited to large expanses of glass; flat roofs with overhanging eaves and exposed rafter ends or roof beams; and shed roofs, which may be combined with other roof forms. The asymmetrical façades utilize natural building materials, such as wood, stone, and brick, and often feature large expanses of uninterrupted wall surface. Entryways are recessed or obscured by other architectural features, such as screen walls. Glass surfaces are often prominent, sometimes extending from the floor to the ceiling under a gabled roof. Contemporary-style houses may appear closed off and private on the main façade and open up to a private rear yard with courtyards, porches, decks, and patios.



Photo 17. Contemporary-style Ranch House at 2611 Vista Larga Drive.

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Examples of Contemporary-style houses in the district include the brick house at 2611 Vista Larga Drive, built in 1960 (photo 17). It has a front-gable roof with projecting beams that create a tall windowless façade. The adjoining two-car garage echoes the clerestory window above the entrance. Harvard Court, a cul-de-sac in the southeast corner of the district, features seven Contemporary-style houses that, except for one built in 1958, were all constructed in 1957. The house at 1509 Harvard Court was constructed in 1957, and has an Eichleresque appearance, with a low-pitched front-facing gable roof, vertical panes of glass across the façade, and a prominent front chimney (photo 18).



Photo 18. Contemporary-style Ranch House at 1509 Harvard Court.

Two other houses on Harvard Court were designed in the Contemporary style (photos 19-20). The house at 1502 Harvard Court was built in 1958 and features a projecting front-gable with exposed roof beams, expansive areas of glass, and board-and-batten siding. The brick house next door at 1504 Harvard Court is flat roofed with a continuous row of clerestory windows located above the planar brick wall to provide both privacy and light to the interior.

The Contemporary-style house at 1418 Harvard Drive, built in 1959, is long and low, with a shallow-pitched front-gable roof that extends across the garage (photo 21). The Contemporary-style house at 1428 Stanford Drive, constructed in 1952, is clad in brick and board-and-batten siding. The complex roof includes flat and shed roofs. The entrance is hidden behind the prominent garage (photo 22).

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Photo 19. House at 1502 Harvard Court.



Photo 20. House at 1504 Harvard Court.



Photo 21. Contemporary-style Ranch House at 1418 Harvard Drive.



Photo 22. Contemporary-style Ranch House at 1428 Stanford Drive.

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International Style

The International Style, which developed in Europe and appeared in the United States in the 1920s and 1930s, became the dominant means of architectural expression in Western architecture through middle decades of the 20th century. This style centered on a radical simplification of form, emphasis on modern materials, especially glass, steel, and concrete, acceptance of industrialized mass-production techniques, honest expression of structure, and the rejection of ornament. This doctrinaire form of modernism appeared in American cities as rectilinear buildings with open plans, and covered with large areas of glass. Houses in this style were built low with flat roofs, clad in stucco or brick, with clerestory windows. The use of brick was especially popular in Albuquerque, where it was produced locally.

The Vista Larga neighborhood includes several International Style houses. The house at 1418 Cornell Drive, built in 1955, is a long and low, flat-roofed International Style Ranch House clad in red brick and a Masonite-like material (photo 23). A continuous row of clerestory windows appears above a planar brick wall. The garage projects from the main block, forming an L-shaped plan.



Photo 23. International Style Ranch House at 1418 Cornell Drive.

The house at 1606 Cornell, built in 1956, is a red-brick U-shaped house with a flat roof, tall windows, and a recessed entrance with glass-block sidelights (photo 24). Clerestory windows face the front courtyard.

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Photo 24. International Style Ranch House at 1606 Cornell Drive.

The International Style house at 1610 Cornell, built in 1956, is L-shaped with a flat roof, and clad with brick and stucco (photo 25).



Photo 25. International Style Ranch House at 1610 Cornell Drive.

The Vista Larga Historic District has had few alterations to the plan of the streets or the houses. It retains a high level of historic integrity, especially when compared to other Albuquerque neighborhoods

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in the Northeast Heights. Most additions to houses have been made to the rear of the property. In a few cases, garages have been enclosed and converted to living space. Window and door replacements, including garage doors, have been filled within the original openings. Several houses have undergone extensive remodeling. Most houses in the neighborhood retain their historic design, materials, and workmanship.

The few empty lots that remained in the neighborhood after 1967 were infilled during the 1970s and subsequent decades. In 1996, the two-story house at 2612 Vista Larga Drive was completed (photo 26). In 2008, a ranch house was demolished to make way for a Mediterranean-style house at 1401 Harvard Drive (photo 27).



Photo 26. House at 2612 Vista Larga Drive, 1996.



Photo 27. House at 1401 Harvard Drive, 2008.

Landscape is an important component of the Vista Larga neighborhood, although the use of non-native species of grasses, trees, and shrubs can be found throughout. Many historic grass lawns have been replaced with native species of plants that are more drought resistant. Many properties in the neighborhood continue to include elements of the historic mid-20th-century landscape, such as broad grass lawns and foundation plantings of various shrubs.

Contributing and Noncontributing Resources

Contributing houses are each counted as one contributing building.
The plan of streets is counted as one contributing structure.

Noncontributing houses are each counted as one noncontributing building.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1947-1967

Significant Dates

1947—First plat of subdivision

1956—Second plat of subdivision

1952-1958—Period of highest building concentration

1967—Development of Vista Larga complete

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Garlan, Bryan

Flatow, Max

Garcia, Lawrence

Koeber, Robert

Liberty, James

Walters, Robert

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Vista Larga Residential Historic District is significant at the local level under National Register Criterion C in the area of architecture because the neighborhood includes excellent examples of mid-20th-century house types and styles of architecture, including Ranch Houses designed in Pueblo-Spanish Revival and Territorial Revivals, Contemporary style, and the International Style. The Vista Larga Residential Historic District is significant at the local level under National Register Criterion A in the area of community planning and development because the plan, with curvilinear streets, circles, and cul-de-sacs, is an excellent example of residential subdivision design from the late 1940s through the 1960s. Its location two miles east of the downtown reflects the changing socio-economic patterns unfolding in Albuquerque in the mid-20th century.

Narrative Statement of Significance

The Vista Larga Residential Historic District is significant at the local level under National Register Criterion C in the area of architecture because the neighborhood includes excellent examples of mid-20th-century house types and styles of architecture, including Ranch Houses designed in Pueblo-Spanish Revival and Territorial Revivals, Contemporary style, and the International Style. Vista Larga was among the earliest subdivisions built after the Second World War in Albuquerque and New Mexico. The houses, designed by both architects and builders, reflect the rising middle class and the city's increasing economic status.

The Ranch House emerged in the early 20th century as a new and revolutionary form of house that became the most popular house type in the decades after the Second World War. Early Ranch Houses were inspired by 19th-century Spanish and Mexican haciendas in the American Southwest. These sprawling, rustic homesteads were single-pile structures organized around open courtyards and lined with porches. In the early 1900s, architects in California, such as Greene and Greene and William Wurster, designed modern adaptations of these haciendas or Ranch Houses, which embraced the Southern California climate with courtyards and porches for year-round outdoor living. Cliff May, architect and publisher of *Sunset* magazine, emerged in the 1930s as one of the strongest proponents of the Ranch House, which he described as "informal yet gracious." These Ranch Houses were often organized around courtyards and included patios and terraces that provided space for outdoor living. Large picture windows and glass doors also brought nature inside.

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By the late 1940s, the Ranch House was the prevailing favorite among homebuyers who purchased them by the thousands in suburbs across the country. As described in *The Ranch House in Georgia: Guidelines for Evaluation*, Ranch Houses are long and low with interiors that are typically zoned to include open public rooms that are separate from private areas, such as bedrooms. Ranch Houses were designed from the 1940s through the 1960s in historical revival styles, such as Pueblo-Spanish Revival and Territorial Revival styles, in modern styles, such as Contemporary style and the International Style, and without any elements of an architectural style.

The Vista Larga Residential Historic District is significant at the local level under National Register Criterion A in the area of community planning and development because the plan, with curvilinear streets, circles, and cul-de-sacs, is among the earliest postwar developments in the city and an excellent example of residential subdivision design from the late 1940s through the 1960s. This subdivision plan follows the uneven topography of the East Mesa, and. The plan of streets within the Vista Larga subdivision is a typical layout for subdivisions in postwar America. The curvilinear streets slowed traffic and the cul-de-sac reduced traffic making this plan safer for children than the gridiron plan of streets. The neighborhood's layout remains unchanged from the developer's 1947 and 1956 plats.

Vista Larga's location two miles east of the downtown reflects the changing socio-economic patterns occurring in Albuquerque in the mid-20th century. The dramatic population increases following the war necessitated large-scale residential expansion in the Northeast Heights, which then promoted commercial development and new infrastructure, such as paved roads, new water and sewer service, and shopping nodes. The Vista Larga Addition, which was part of a large-scale development of the East Mesa, was located near the University of New Mexico, Nob Hill Business Center, and Indian Plaza shopping center. The neighborhood was close enough to downtown so that residents remained close to professional offices and shopping. In the early 1960s, the city's large shopping malls, Winrock Center and Coronado Center, were built on the East Mesa.

Developmental history/additional historic context information

Brief History of Albuquerque from 1706 to 1964

The period immediately following the Second World War represents a period of unparalleled growth for city of Albuquerque. Founded in 1706 as one of several small Spanish *villas* flanking both sides of the Rio Grande, Albuquerque followed the standard plan for Spanish settlements,

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with a plaza surrounded by a Catholic Church, administrative offices, small shops, corrals, and scattered casas and haciendas. In later years, farms and ranches developed along the river, each with access to both agricultural lands along the east side of the river's floodplain, access to grazing lands on the sand hills that comprise the east mesa, and access to timber and game animals in the Sandia and Manzano mountains. The town developed slowly through the mid-19th century (Simmons 1982). Its fortunes changed in spring 1880, when the Atchison, Topeka & Santa Fe Railway (AT&SF), and its subsidiary, the Atlantic & Pacific Railway (A&P), brought their tracks south from Las Vegas, New Mexico through the middle Rio Grande Valley. Concerns about river's annual flooding led railroad engineers to relocate their tracks to the east where they hoped the elevated ground would protect the rail line. This alignment isolated the old villa two miles to the west. In response, several of the city's leading citizens picked up and moved, or started new businesses along the new railroad line, thus creating New Town, Albuquerque, which is the foundation of the modern city (Simmons 1982; Myrick 1990). In the late 19th-centurym the AT&SF located their division point immediately south of the new downtown. The company built a large complex of locomotive maintenance shops, which in the 1910s and 1920s and employed thousands of Albuquerque residents over the next 50 years.

In the late 19th century, Albuquerque's population was generally confined to the area between New Town and the original villa, now known as Old Town, and land immediately north and south of downtown and west of the railroad tracks. The Huning Highlands are an exception to this development pattern. The Huning Highlands Addition, often described as the city's first suburb, was built on the sand hills east of the tracks. By the early 1900s, urban development began to move east from downtown and up the sand hills along Railroad Avenue, later renamed Central Avenue. This trend was encouraged by the establishment in 1889 of the University of New Mexico, whose location on the East Mesa, two miles east of downtown along Central Avenue, soon attracted residential development in the University Heights and Silver Hill Additions. By the 1930s, commercial and residential development slowly moved east along Central Avenue to the New Mexico State Fairgrounds, located at Central and San Pedro avenues.

In the first half of the 20th century, the city benefitted from the rise of the health care industry. Albuquerque became known as a health haven, a place that attracted hundreds of tuberculosis patients who came to the city for its clean air and sunshine. Several large sanatoriums sprung up along Central Avenue, primarily on the sand hills west of the university.

The city's importance as a major transcontinental transportation route was strengthened with the realignment of U.S. Highway 66 through Tijeras Canyon in the Sandia Mountains in 1937. This was followed by the development of U.S. Highway 87 (the Pan American Highway), which ran from the Canadian border south to Mexico. The two routes crossed in the center of

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Albuquerque's downtown at Central Avenue and 4th Street. The highways transported both goods and people across the West and later developed into Interstate highways 40 and 25. These transportations improvements contributed to a steady, but modest rise in population from 11,000 residents in 1910 to more than 35,000 in 1940 (Rabinowitz 1981: 2; Simmons 1982: 311-13).

When the United States entered the Second World War, Albuquerque was a crossroads for transcontinental railroad and automobile and truck traffic. Its strategic location, together with the top-secret military activities at nearby Los Alamos, ensured that Albuquerque would be a part of the wartime economic boom, which was experienced in many parts of the country. In 1941, the United States Army Air Corps appropriated Albuquerque's small municipal airport. Renamed Kirtland Air Field, it served as an advanced flying school (Simmons 1982: 366). The Army also established two military bases, Sandia and Manzano, located adjacent to Kirtland Field, to assist with the development and storage of atomic weapons during the war. Sandia Base, a part of the Los Alamos top-secret Z Division, set up a proving ground on the city's southeast mesa to test conventional weapons. During and immediately after the war, hundreds of scientists, technicians, and other specialists moved to the city to support these military activities. In addition, thousands of soldiers and civilian workers passed through or were stationed in Albuquerque.

Following the war, many of these soldiers and civilians, who had been assigned to military installations in Albuquerque, decided to either stay or return home once the war ended. This relocation mirrored national trends in the 1950s and 1960s that resulted in a general migration of families from older cities in the Northeast and Midwest to the Sun Belt states in the southern and western United States. Albuquerque offered new employment opportunities at Kirtland Air Force Base, a part of the newly created United States Air Force, and at the Sandia National Laboratory, a quasi-governmental institution run by a private corporation to oversee the research and development of peacetime nuclear weapons (Simmons 1982: 370). These institutions became the city's largest employers when, in the mid-1950s, the AT&SF converted from steam to diesel locomotives, and no longer required the extensive repair shops and the employees who had serviced the steam engines (Wilson 1986).

Other new employers included small manufacturing companies, whose numbers increased threefold from 1940 to 1951. In subsequent decades, light industry and manufacturing companies, such as GTE Lenkurt (telecommunications), General Electric (jet engine division), and the clothing manufacturer Levi Strauss, located operations in the city. The University of New Mexico saw tremendous growth following the war as servicemen took advantage of the GI Bill to further their education, with many taking high-tech jobs at the nearby national labs. And, although tuberculosis was less of a concern because of new vaccines, the health care industry

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continued to serve the city. The Lovelace Clinic supported the expanding aerospace research at Kirtland Air Force Base and the city's Veterans Administration Hospital, which opened in 1932, expanded as a result of the war. During this period, Albuquerque was known as "Little Washington" for its regional federal offices in several large government office buildings (Rabinowitz 1979). As Americans accumulated wealth and purchased automobiles, tourism again began to flourish in the state. The Interstate highway system supported the interstate-trucking industry, which began to shoulder a larger percentage of goods being transported across the country. As early as 1954, the *Albuquerque Progress* reported that the city had six major trucking companies, with 1,500 trucks and more than 550 employees.

This upturn in the city's economy went hand-in-hand with "quality of life" issues, which became important to American families when deciding where to live after the war. Albuquerque ranked high in many categories: comfortable climate, recreational opportunities, major highways, health care, educational facilities, and jobs (Rabinowitz 1981: 3). The appeal of the city is reflected by the expansion of the city's boundaries and its dramatic population increase in the postwar period. From 1940 to 1950, the city grew in size from 11 square miles to 48 square miles, and its population increased from 35,449 to 96,815. Over the next decade, the city's population more than doubled to 201,503 and the city's boundaries increased to 61 square miles (Rabinowitz 1981: 3).

The growth and development of Albuquerque occurred on the East Mesa, a formerly inhospitable expanse of high desert scrubland stretching from the Rio Grande floodplain to the foothills of the Sandia Mountains. This newly developed landscape was known to local residents as the Northeast Heights, and until the 1970s, when housing subdivisions and commercial development spread to former ranch lands on the west side of the Rio Grande (the "West Mesa"), it was the primary site of new housing subdivisions, strip shopping centers, and large shopping malls constructed in postwar Albuquerque.

The first retail center was the Nob Hill Business Center, built in 1946 by R. B. Waggoman, at the corner of Central Avenue and Carlisle Boulevard, east of the university. The U-shaped shopping center, designed to accommodate off-street parking in front of the stores, offered residents of the Northeast Heights the opportunity to shop without having to travel to stores located in the increasingly congested downtown. Within just a few years, other small one-story retail shops lined Central Avenue from University Avenue to Carlisle Boulevard. By the early 1950s, this pattern of storefront development was replicated along Lomas and Menaul boulevards, north of Central Avenue, and reaching as far east as San Mateo Boulevard by 1960. Soon, other merchants, institutions, and medical facilities, including the Encino Medical Arts Square, began leaving their downtown locations for the Northeast. This type development along major

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thoroughfares was complimented by pockets of neighborhood shopping centers such as: Indian Plaza Shopping Center, the Carlisle Village Center, Hoffmantown Shopping Center, and Princess Jeanne Shopping Center. Most of these developed in conjunction with new housing subdivisions. These retail centers were miles from downtown, but close to Kirtland Air Force Base, Sandia National Labs, and the new housing subdivisions (Rabinowitz 1981: 19-22; Wilson 1996: E-21). This leapfrog style of commercial development was the norm in the city for the next 20 years. The Albuquerque Public Schools followed the migration of young families and began building new schools near these new housing subdivisions.

Driving this commercial development was, of course, residential housing. Shortly after the war, the Northeast Heights was overrun by surveying companies and construction vehicles as developers scrambled to put up houses. Many of these subdivision parcels had been originally platted as early as the 1920s, however, once the postwar building boom started, these landowners often re-platted their parcels and then quickly developed the lots to take advantage of the growing housing market. Developers scraped off the scrub brush and grasses, laid out dirt streets, and started to build mass-produced houses using new construction methods, such as those perfected by William Levitt in his Levittowns in New Jersey, New York, and Pennsylvania (see Jackson 1985). Early builder/developers in the Heights, such as Dale Bellamah, Edward Snow, Fred Mossman, and Sam Hoffman, took advantage of modern house designs and new marketing ideas to construct a majority of the new housing stock.

The subdivision plan, found not only in Albuquerque but throughout the United States, was characterized by blocks of houses on streets featuring low-traffic flow and flanked by major arterials for easy access to other parts of town. Many of these new neighborhoods employed the federal government's new guidelines for suburban development that included curvilinear street patterns to break up the monotony of the standard rectangular grid of streets. A strip shopping center was frequently situated along these thoroughfares. Land was frequently set aside for an elementary school and a park. This idea was conceived as early as the mid-1920s and dubbed the "neighborhood unit plan" by Clarence A. Perry, a Progressive Era reformer (Loeb 2001: 167-69; see also Hayden 2003). Throughout the Northeast Heights, this plan of subdivisions was widely popular and helped to minimize the national postwar housing shortage in Albuquerque.

By 1967, Albuquerque had become a major metropolitan center in the American Southwest and was continuing to grow at a rapid pace. Developers had moved much of the city's population from downtown to the Northeast and Southeast Heights, with residential subdivisions, multiple commercial centers, and an expanding economic base rooted in growing government presence at Kirtland Air Force Base, Sandia National Laboratories, and multiple federal offices.

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Suburban Development in the Northeast Heights

The Northeast Heights was the major focal point for housing subdivisions by city leaders throughout the 20th century. This increase in eastward development led to concerns about the ability of the city's infrastructure, such as roads, streets, and utilities to support continued growth. Early developers were also wary of investing in land on the sand hills because they were prone to flooding and erosion during the rainy season, often making roads impassable for residents. Developers, however, were attracted to the cheap, wide-open land near the university and had to contend with few building codes (Kammer 2000).

In the early 1900s, M. P. Stamm began his Silver Hill subdivision in the Terrace Addition located on the sand hills east of downtown and southwest of the university. He was soon followed by D. K. B. Sellers, who platted the University Heights Addition situated further the east, near the university. By 1910, Sellers had acquired additional land between Central Avenue and Carlisle Boulevard and had built his own water system. Sellers, who did not build houses, sold lots to buyers who then built their own or hired a local builder. For Sellers, development was slow, with only 24 houses completed by 1919.

Local boosters encouraged the city to pursue further development of the Northeast Heights. A significant milestone in that effort was the annexation of 4,166 acres of the East Mesa in 1925. This permitted infrastructure development and led to a sizeable increase in the city's tax base. Many landowners in the newly annexed section of the city platted their holdings for subdivisions. More than 100 plats, or additions, were filed between 1900 and 1940, although many were not developed until after the Second World War (Biebel 1981). Automobile suburbs emerged in the late 1920s and early 1930s, with large subdivisions, such as Ridgecrest, Monte Vista, and College View, which were constructed east of the university. Parkland Hills in the Southeast Heights was built beyond Carlisle Boulevard. Land on the sand hills between the university and downtown was developed as Spruce Park and University Heights on the Country Club Addition.

The early housing additions included gridiron plans of streets and empty lots, which were then purchased and built upon by a new owner. The houses represented a variety of architectural styles and a range in cost. By the 1920s and 1930s, the city had enacted stricter building codes and most of the newer, larger subdivisions contained houses by early developer-builders, such as Charles McDuffie (College View) and William Leverett (Monte Vista). These developers were significant because of their ability to mass-produce houses. McDuffie was known as the "house-a-week man." McDuffie sold some lots on speculation, but built most of the houses himself. In this way, he controlled the quality and produced subdivisions that were uniform in appearance.

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William Leverett was among of the first developers in the city to turn away from the traditional pattern of gridiron streets. In the 1930s, he designed his Monte Vista subdivision with curvilinear streets that were reminiscent of winding country lanes. This new type of subdivision, with its winding streets, parks, plantings, and larger house lots was recommended by the Federal Housing Authority in their 1939 publication entitled, *Planning Profitable Neighborhoods* (Hayden 2003: 123-24). In Leverett's case, these design changes were, in part, necessitated by the undulating sand hills and deep arroyos of the East Mesa. Leverett engaged the services of the Denver planner S. R. DeBoer, who devised curvilinear street plans that followed the natural contours of the mesa (Kammer 2000: E:39).

Materiel shortages in the years immediately after the war resulted in a hiatus in building. By the late 1940s, subdivision development accelerated for the next several decades, spurred by dramatic population increases and an improved economic landscape. Subdivisions during the 1950s and 1960s hopscotched across the Northeast Heights, with developers ready to build the housing needed (figure 2). For example, the main gate to the Sandia Labs was on Wyoming Boulevard, which was considered to be "way out east." Responding to the increasing workforce, developers such as Dale Bellamah, Sam Hoffman, and Edward Snow (the latter two from Phoenix) created new subdivisions to accommodate this new demographic. Large subdivisions, such as the Hoffmantown Addition, Inez Addition, Snow Heights Addition, and the Princess Jeanne Park subdivision, each with upwards of 800 houses, were built on what was considered the outskirts of the city. These subdivisions served the middle-class, and often featured Ranch Houses on curvilinear streets. These subdivisions included elementary schools and parks. New strip shopping centers, such as Hoffmantown at the corner of Wyoming and Menaul boulevards and Princess Jeanne shopping center at the corner of Eubank Boulevard and Constitution Avenue, were built to serve the shopping needs of the new residents. Dale Bellamah also built subdivisions with low-cost houses, such as Bel-Air, with an accompanying shopping center. Similar housing developments were constructed before the war in the Southeast Heights, including Ridgecrest and Parkland Hills.

The Central Avenue corridor from the University of New Mexico to the state fairgrounds developed soon after the war. These subdivisions, the Lobo Addition and Sunset Terrace Addition, both north of the university, included low-priced American Small Houses measuring approximately 800 to 1,000 square feet. Middle-class neighborhoods are located between Lomas Boulevard, Central Avenue, the fairgrounds, and the university. These include Fair West neighborhood, which includes both Ranch Houses and American Small Houses. Interspersed within these developer-built subdivisions, including Altura Park, Vista Larga, and Netherwood Park, located to the east and north of the university, are clusters of higher-priced, architect-designed houses.

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The Vista Larga Addition

The Vista Larga Addition was originally an 80-acre parcel first patented by Lewis H. Chamberlain on October 19, 1894 (Certificate 1697, Record Book 22, Page 507, Bernalillo County). It is not known what improvements, if any, Chamberlain made to the property, however, on August 14, 1903, he sold the property to Celia W. Taylor Goodman.² Three years later, Taylor Goodman split her parcel of land and sold the northwest quarter (40 acres) to Ernestine Renner. This smaller land parcel was sold several times between 1917 and 1941.³ On December 16, 1941, W. C. Oestreich and his wife, Rose, sold the unimproved land to local real-estate developer R. B. Waggoman.

The owner of the adjoining 40-acre parcel, Celia Taylor Goodman, died in 1918, and her husband, John Goodman, who inherited the land, died in 1938. The heirs, because of back taxes on the property, decided to sell the 40 acres at public auction on August 5, 1941. The land was bought by the local real estate company P. F. McCanna, Inc. for \$513.73. On February 19, 1942, McCanna sold the land to R. B. Waggoman, who then owned the original 80-acre parcel.

On July 16, 1947, Waggoman successfully petitioned the city to annex this property on the basis that it was contiguous to the city's existing boundaries. On July 21, 1947, Waggoman filed a replat for the Vista Larga Addition, with the intention of selling lots to create a new Albuquerque housing subdivision (figure 1). Vista Larga consists of architect- and builder-designed houses situated on large lots. In 1956, the west half of the Vista Larga Addition between Cornell Drive and the west boundary of the Addition underwent a second replat that changed the alignment of Harvard Drive so that it had direct access to Indian School Road. The plat also changed the name of Vista Larga Place to Haines Avenue. Additional plat changes enlarged lots along Cornell and Stanford avenues, doubling their original size to accommodate larger houses.

By the mid-1940s, housing tracts adjacent to Vista Larga were under construction or in the planning stages. The Haines Tract to the east was subdivided into the Marberrys and Weeks Park additions and included a new elementary school, Montezuma Elementary. To the south, the Lobo and Sunset Terrace additions were quickly built with low-cost American Small Houses, with standardized two-bedroom plans and minimal Pueblo-Spanish Revival details. These houses helped relieve the postwar housing shortage and satisfy the demand for houses in university area. These were inexpensive houses situated on small lots along a gridiron plan of

² A record of these land transactions are found in the Bernalillo County Clerk's office and were abstracted by the Bernalillo County Abstract & Title Co. on October 6, 1953. These abstracts can be found in the Lawyer's Title Insurance Corp. Archives (Box 174 and others) on file at the Zimmerman Library, Center for Southwest Research, University of New Mexico.

³ It was first platted as a subdivision on November 10, 1928 by Joseph J. O'Brien, but was never developed.

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streets. Beginning in the late 1950s and continuing through the early 1960s, the Netherwood Park Addition located the north of Vista Larga was constructed with architect-designed modern houses (figure 4).

The Vista Larga neighborhood is flanked on the south and west by the University of New Mexico North Golf Course. The university's original 18-hole golf course was developed in the 1940s on the east and north sides of campus, south of Lomas Boulevard. The need for more university buildings after the war necessitated the demolition or realignment of a number of holes resulting in a remodeling of the course in the early 1950s. This restricted the course to the north side of Lomas Boulevard on the south and east sides of Vista Larga (Hooker 2000: 99-105). Soon thereafter the medical and law schools appropriated land from the golf course, reducing it to nine holes.

Vista Larga was several miles from the city's downtown shopping district, however, there were new businesses in the area, such as small grocery stores, to meet the needs of the residents. Almost immediately following the initial wave of home construction, the Rhodes Super Market, a small, 3,600 square-foot building, was opened on the corner of Girard Boulevard and Hannett Avenue. In the 1950s, the supermarket was named Carson's Super Market and North Girard Supermarket. It continued to serve as grocery store until the late 2000s, when it was converted to a restaurant. Soon thereafter, a small gas station opened at the corner of Girard Boulevard and Indian School Road, along with several other small storefronts. Life-long residents of the Vista Larga neighborhood remember shopping at the Lucky Super Market, built in 1956, at the corner of Lomas and Carlisle boulevards. It was in a small strip shopping center that also included a Russell's Bakery. In 1961, a larger strip shopping center, Indian Plaza, with its distinctive oversized arrow projecting from the parking lot, was opened at the corner of Indian School Road and Carlisle Boulevard, less than a mile east of Vista Larga. Indian Plaza included Barber's Super Market, a large chain store. New subdivisions in the 1950s, like Vista Larga, also enticed downtown business to relocate to the East Mesa. Encino Medical Arts Square, for example, located one mile west of Vista Larga, was built between 1950 and 1953, and brought a suite of medical offices to the East Mesa.

The visual appearance of the Vista Larga subdivision was codified in a list of protective covenants written by R. B. and Helen Waggoman. These were recorded in the Bernalillo County Clerk's office in 1956. A summary of the covenants state:

Most lots were restricted to residential buildings and each lot was allowed one two-car garage;

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1. Four-unit apartment buildings were allowed on 30 specific lots within Blocks 1 and 2, and a church could be built on Block 5;
2. Building plans and specifications had to be approved in writing by a committee composed of R. B. Waggoman, Helen Waggoman, and Lillian M. Baker. The plans had to include the building's location on the lot and its "conformity and harmony of external design with existing structures in the subdivision;"
3. Lots required a 25-foot setback;
4. No lot owner could live in a trailer, basement, tent, shack, garage, barn, or other building, and all dwellings had to cost a minimum of \$3,000;
5. An attached Schedule "A" listed the minimum floor area for a dwelling erected on a particular lot, with a minimum size of 800 square feet. A number of lots in Blocks 5, 6, 7, 8, 9, 10 and 14 had a minimum dwelling size of 1,000 to 1,200 square feet and;
6. No part of any lot could be used or occupied by any person "descended from any African or Oriental races." Servants of any race could reside in a dwelling during their period of employment. "Descendent" was defined in the covenant as anyone having "one-eighth" or more of "Negro or Oriental" blood.

These protective covenants were deemed to be in effect until January 1, 1972 at which time they would be automatically extended for another ten years unless changed by a majority of the property owners. Federal fair housing laws negated racially based restrictive covenants by the 1970s.

Waggoman's vision for Vista Larga promoted orderliness, quality of architectural design and construction, the appearance of affluence, and the racial composition of the neighborhood. The Vista Larga Addition quickly became an up-scale neighborhood that catered to working professionals. Long-time residents referred to the neighborhood as "Pill Hill" because of the many physicians that lived in the neighborhood. Vista Larga was conveniently located to the university, medical facilities, and the downtown business district. Most of the lots in the neighborhood were developed by the mid-1960s, so the neighborhood quickly formed a stable population that enjoyed the conveniences of suburban living in modern-style Ranch Houses.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Sullivan, Patrick, Mary Beth Reed, Tracey Fedor. *The Ranch House in Georgia. Guidelines for Evaluation*. Report submitted to Georgia Transmission Corporation by New South Associates, 2010.

Wilson, Chris. "Auto-Oriented Commercial Development in Albuquerque, New Mexico, 1916-1956." National Register of Historic Places Multiple Property Documentation Form. On file, Planning Department, City of Albuquerque, 1996.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property Approximately 40 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 35.101930 | Longitude: -106.621892 |
| 2. Latitude: 35.098339 | Longitude: -106.621875 |
| 3. Latitude: 35.098305 | Longitude: -106.615563 |
| 4. Latitude: 35.101936 | Longitude: -106.615553 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The historic district boundary is rectangular in shape and encompasses the western half of the Vista Larga Addition, including: Lots 14-19 in Block 5; Lots 5-20 in Block 6; and all Lots in Blocks 7, 8, 9, 10, 11, 12, 13, 14, 14-A, and 15. The boundary of the historic district appears as a heavy red line on a map drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundary includes the historic post-World War II houses historically associated with the Vista Larga Subdivision.

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11. Form Prepared By:

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date: November 5, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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- **Additional items:** Aerial photography from the University of New Mexico, Centennial Science and Engineering Library, Map and Geographic Information Center; Bernalillo County Clerk; City of Albuquerque Planning Department.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Vista Larga Historic District

City or Vicinity: Albuquerque

County: Bernalillo

State: New Mexico

Photographer: William A. Dodge

Date Photographed: June 9, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 27. Hannett Avenue, photographer facing east.

2 of 27. Stanford Drive, photographer facing north.

3 of 27. House at 1511 Columbia Drive, built in 1948, was among the first houses built in Vista Larga, photographer facing southwest.

4 of 27. Contemporary-style house at 1400 Stanford Drive, was among the first houses built in Vista Larga, photographer facing east.

5 of 27. Plain Ranch House at 1414 Cornell Drive, photographer facing northeast.

6 of 27. Plain Ranch House at 1435 Columbia Drive, photographer facing southwest.

7 of 27. Plain House at 1513 Harvard Drive, photographer facing southwest.

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- 8 of 27. Plain Ranch House at 1631 Harvard Drive, photographer facing west.
- 9 of 27. Plain Ranch House in a compact form at 1413 Cornell Drive, photographer facing west.
- 10 of 27. Ranch House at 1402 Columbia Drive, built in 1950, illustrates the use of uneven terrain to accommodate a garage, photographer facing east.
- 11 of 27. Ranch House at 2607 Haines Avenue, built in 1954, illustrates the use of uneven terrain to accommodate a carport, photographer facing north.
- 12 of 27. Spanish-Pueblo Revival-style Ranch House at 1427 Stanford Drive, photographer facing west.
- 13 of 27. Territorial Revival-style Ranch House at 2316 Hannett Avenue, photographer facing south.
- 14 of 27. Contemporary-style Ranch House at 2515 Vista Larga Drive, photographer facing north.
- 15 of 27. Contemporary-style house at 1417 Columbia Drive, photographer facing northwest.
- 16 of 27. Contemporary-style house at 1417 Columbia Drive, with decorative screen walls, photographer facing southwest.
- 17 of 27. Contemporary-style Ranch House at 2611 Vista Larga Drive, photographer facing north.
- 18 of 27. Photo 18. Contemporary-style Ranch House at 1509 Harvard Court, photographer facing northwest.
- 19 of 27. House at 1502 Harvard Court, photographer facing southwest.
- 20 of 27. House at 1504 Harvard Court, photographer facing south.
- 21 of 27. Contemporary-style Ranch House at 1418 Harvard Drive, photographer facing northeast.
- 22 of 27. Contemporary-style Ranch House at 1428 Stanford Drive, photographer facing northeast.

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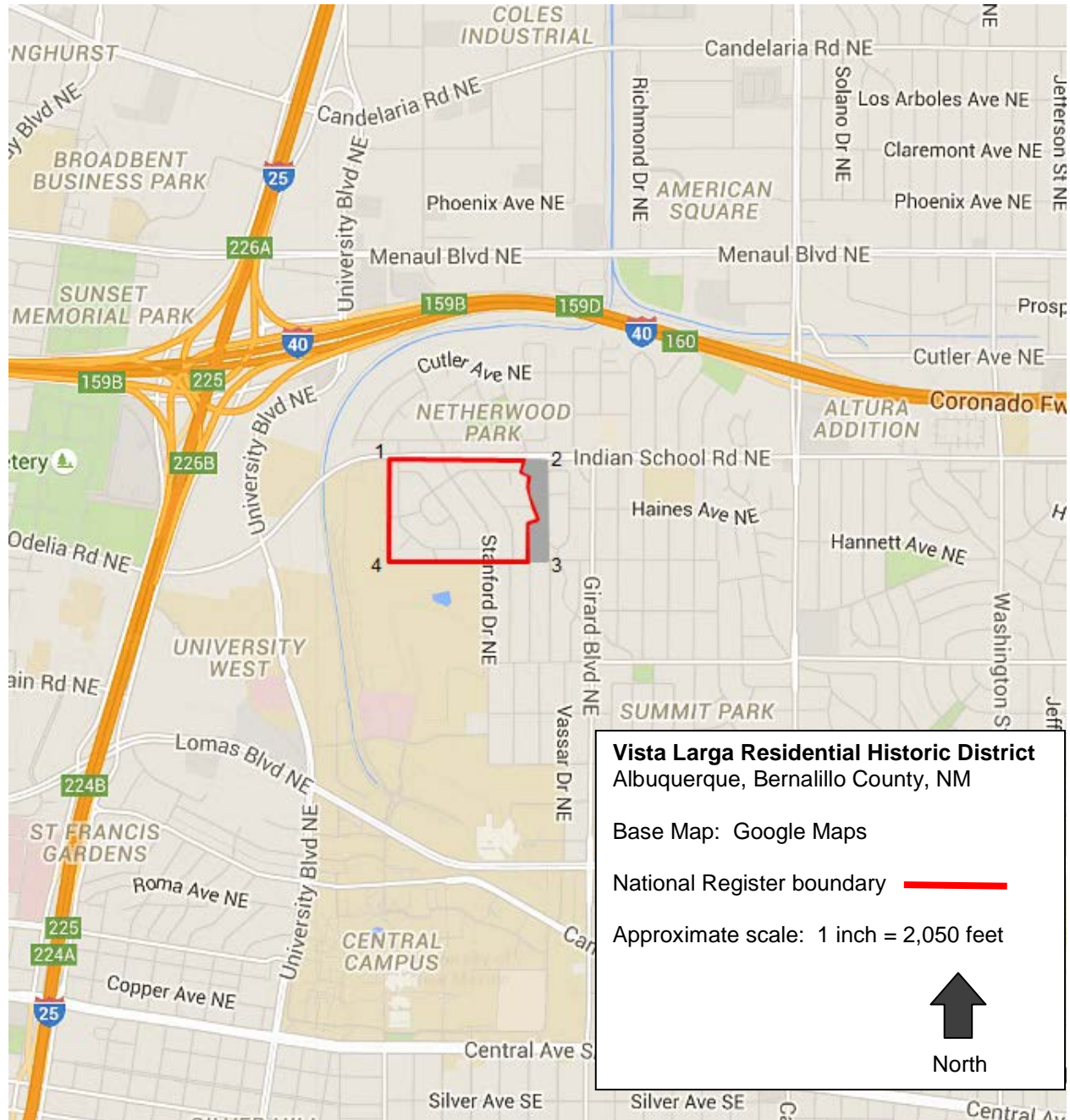
- 23 of 27. International Style Ranch House at 1418 Cornell Drive, photographer facing northeast.
- 24 of 27. International Style Ranch House at 1606 Cornell Drive, photographer facing northeast.
- 25 of 27. International Style Ranch House at 1610 Cornell Drive, photographer facing northeast.
- 26 of 27. House at 2612 Vista Larga Drive, built in 1996, photographer facing south.
- 27 of 27. House at 1401 Harvard Drive, built in 2008, photographer facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

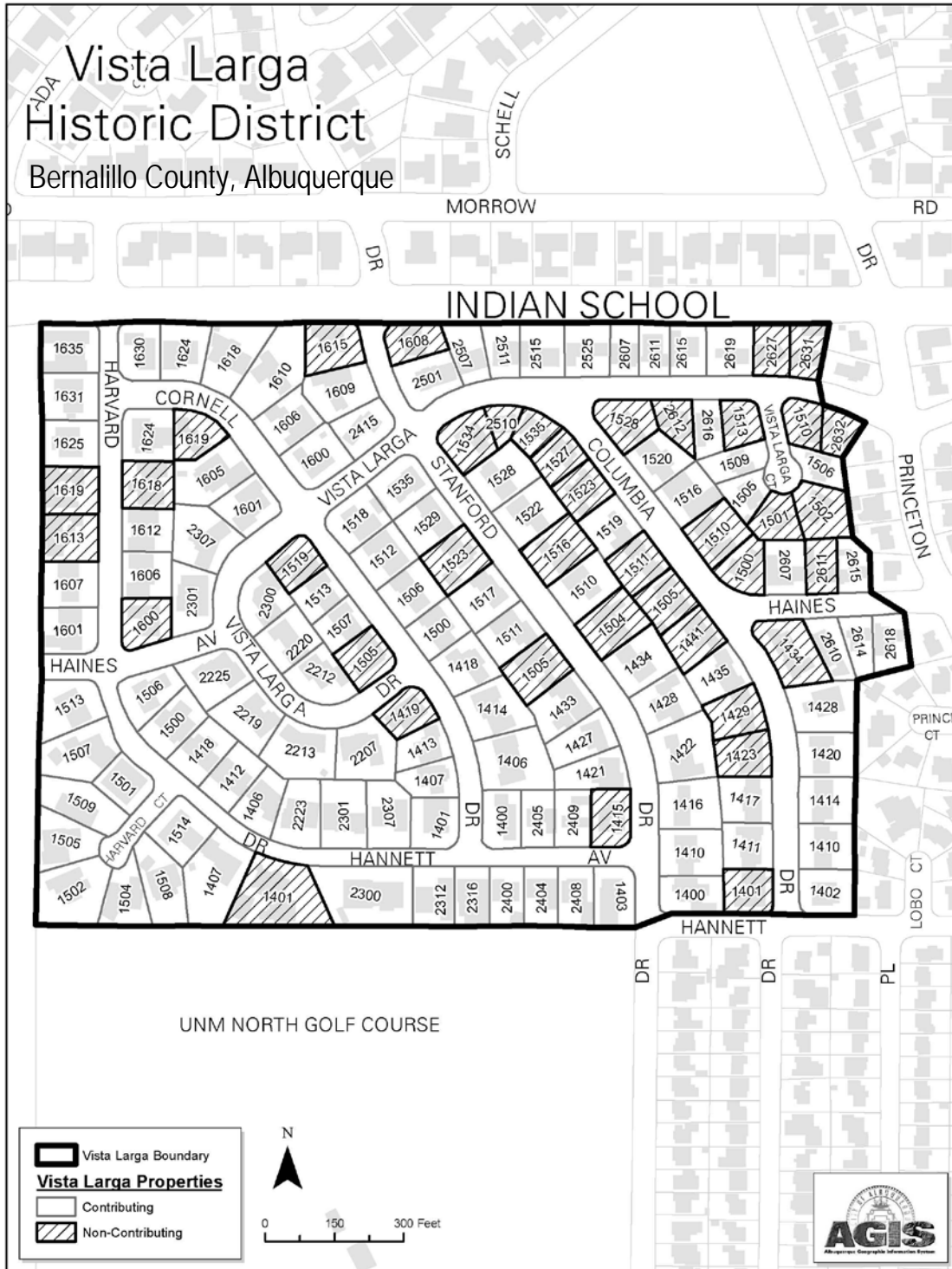
Vista Larga Residential Historic District
Name of Property

Bernalillo, New Mexico
County and State



Vista Larga Residential Historic District
Name of Property

Bernalillo, New Mexico
County and State



Document Path: N:\AGIS\FILE\PROJECTS\PetraMorris\THG-General\VistaLargaBW.mxd

Date: 3/13/2015

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Figure 1. Vista Larga Addition, original plat filed with the Bernalillo County Clerk's Office, 1947. Source: Bernalillo County Clerk

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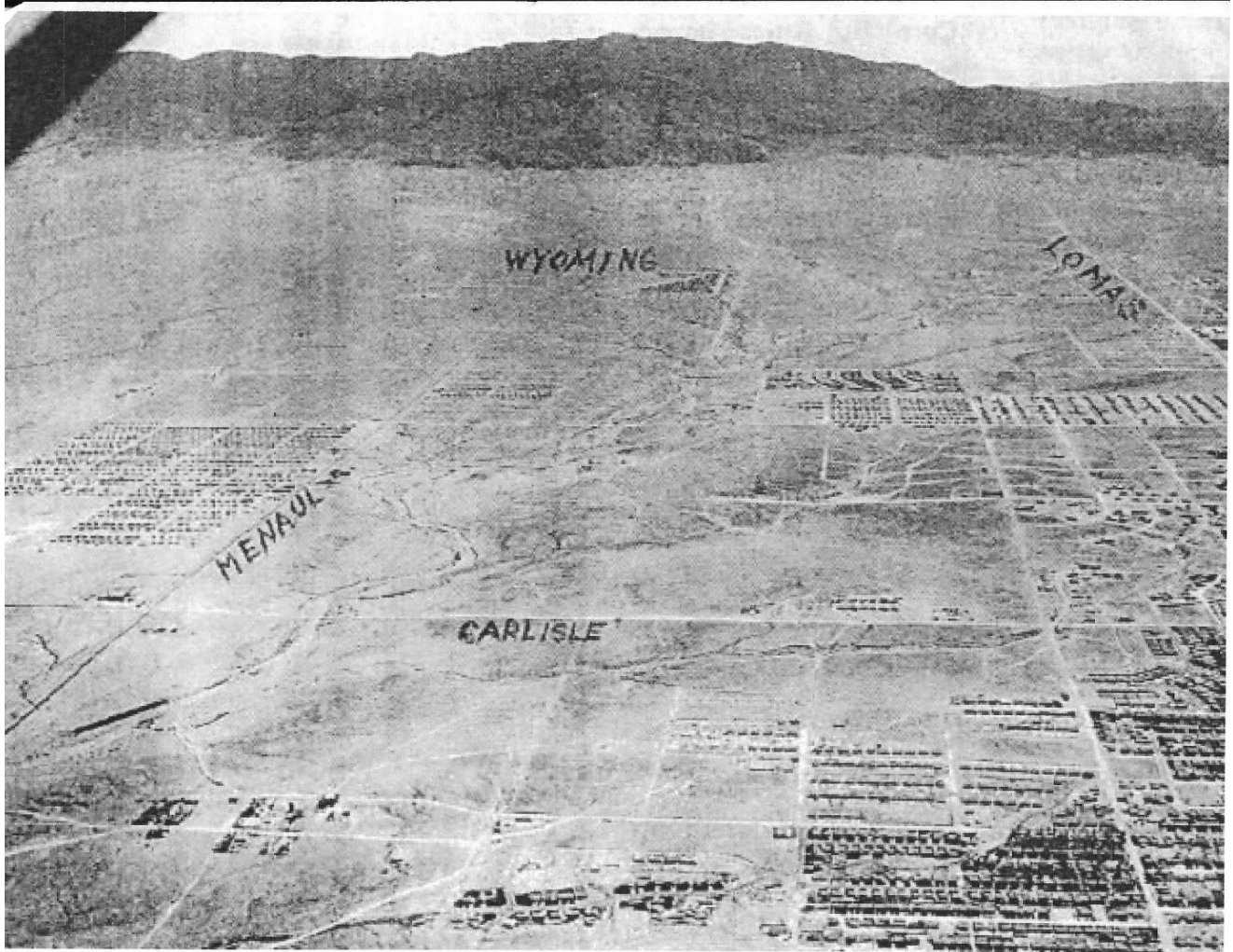


Figure 2. Aerial photograph of the Northeast Heights, c.1949-50. The Vista Larga Addition is seen early in its construction at the bottom center; the Lobo Addition in the lower right is almost fully developed. The Bel-Air Addition is in the center left; triangular-shaped Inez is top center.⁴

⁴ Figures 2-6 derive from University of New Mexico, Centennial Science and Engineering Library.

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Figure 3. Vista Larga Subdivision under construction, 1955. Girard Boulevard is seen at right, with one of the neighborhood's earliest commercial buildings, Rhodes Supermarket. The Lobo Addition is located south of Hannett Avenue.

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Figure 4. Aerial view of the Vista Larga Addition under construction in 1959. Neighboring additions include the Haines Tract to the east, including Montezuma Elementary School, in the upper right, the Netherwood Park Addition to the north.

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Figure 5. Vista Larga Subdivision, 1959. Houses east of Cornell Drive have been while construction has just begun on houses on Harvard Drive and Harvard Court (left).



Figure 6. Vista Larga Subdivision, 1963. Vista Larga mostly developed.

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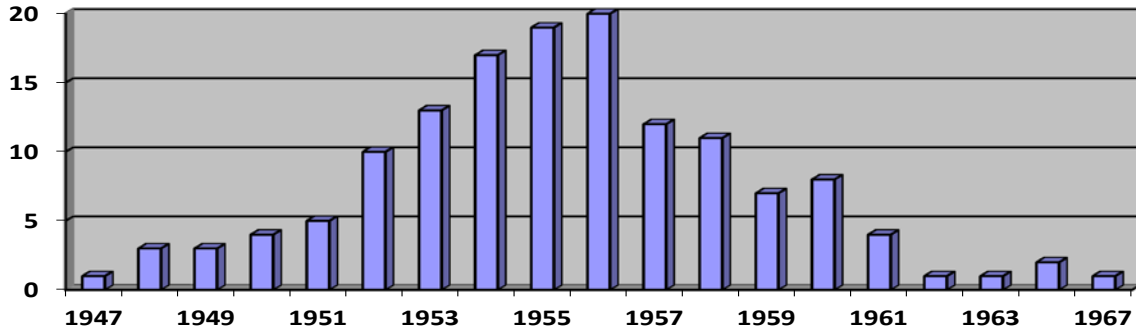


Figure 7. Number of Homes Built by Year.



Figure 8. Google Earth aerial photo, 2014. Few changes have occurred in the Vista Larga Addition since the 1960s.









11366















2607

2607



1427





2515

2515









1509









1425





1000







&a20CUNITED STATES DEPARTMENT OF THE INTERIOR
&a30CNATIONAL PARK SERVICE

&a22CNATIONAL REGISTER OF HISTORIC PLACES
&a29CEVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Vista Larga Residential Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW MEXICO, Bernalillo

DATE RECEIVED: 2/26/16 &pW DATE OF PENDING LIST: 3/28/16
DATE OF 16TH DAY: 4/12/16 &pW DATE OF 45TH DAY: 4/12/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000160

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4/12/16 DATE

ABSTRACT/SUMMARY COMMENTS:

&a4L

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director
600 2nd Street NW - 3rd Floor
Albuquerque, NM 87102



107953
Richard J. Berry, Mayor

January 13, 2016

Dr. Rick Hendricks, Chairman
Cultural Properties Review Committee
c/o Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe NM 87501

RECEIVED
JAN 27 2016 SM
HISTORIC PRESERVATION DIVISION

Dear Dr. Hendricks:

We received notice that the Cultural Property Review Committee will consider the nomination of the Vista Larga Residential Historic District at your meeting on February 4, 2016. The City of Albuquerque Landmarks and Urban Conservation Commission discussed the nomination at its hearing on January 13, 2016 and the Commission agrees that the district as delineated meets the eligibility requirements for the National Register under Criterion A and C.

PO Box 1293

The neighborhood includes excellent examples of mid-20th-century house types and styles of architecture. The neighborhood is also significant in the area of community planning as an example of mid-20th-century subdivision design.

Albuquerque

The Landmarks Commission supports the listing of the district.

New Mexico 87103

Sincerely,

www.cabq.gov


James Clark, Chairman

Landmarks and Urban Conservation Commission

Re: Vista Larga neighborhood - Message (HTML)

File Message

Ignore X Delete Reply Reply All Forward More Meeting Move OneNote Actions Mark Unread Categorize Follow Up Translate Find Related Select Zoom

From: Diane Scena <dscena@earthlink.net> Sent: Mon 10/26/2015 4:20 PM
To: Julianna Koob; Moffson, Steven, DCA; ddolan@cabq.gov; ibenton@cabq.gov
Cc:
Subject: Re: Vista Larga neighborhood

I am grateful for the support of the NA Board and particularly of Julianna. I just wanted to make it clear that many people have had a hand in this project.

Cara McColluch and I began talking almost 6 years ago about why we love our neighborhood and how we could work with our neighbors to identify and protect significant aspects, even as the neighborhood and houses evolve to meet changing needs. Cara and I have continued to work together on this project, particularly interviewing some of the early residents and compiling maps and information about architect-designed houses in the neighborhood. We enlisted the help of the City's Historic Preservation Division of the Planning Dept. architect Ed Boles early in the process. Both Ed and his successor, Maryellen Hennessy, have provided much support and guidance, including hiring a fine historian, Bill Dodge, to inventory and document the neighborhood's history. Bill worked with the City, in consultation with the state, to prepare and submit the historic district nomination to the state Historic Preservation Division. Now the state has a prescribed process they will follow for public information and notice.

*Sincerely,
Diane Scena
266-8506*

On Oct 23, 2015, at 11:53 AM, Julianna Koob <koobjulie@yahoo.com> wrote:

I'm not sure if my last email went through, so I'm sending this again.

I wanted to get us all on the same page for what's been accomplished - largely due to Diane's fabulous efforts - and what is left to do.

Diane has completed the paperwork and briefed the NCNA Board. The Board supports these efforts. I've emailed Steven to ask if Nov. 11 or 12, 5:30-7:30 works for a neighborhood meeting. We would have about 1/2 hour that Steven could use for the Vista Larga presentation. The NCNA board would need an hour for other neighborhood updates and votes.

Thank you all so much!



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338



February 19, 2016

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the Vista Larga Residential Historic District in Bernalillo County, New Mexico to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Special considerations: Note that this property is nominated at the national level of significance.

Sincerely,

Steven Moffson
State and National Register Coordinator

Enclosures