NPS Form 10-900 United States Department of the Interior National Park Service

4034

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: <u>Parkland Hills Historic District</u> Other names/site number: <u>Parkland Hills Addition; Ridgecrest</u> Name of related multiple property listing: N/A

2. Location

Street & number: <u>Roughly bounded by Zuni Road</u>, Garfield and Smith avenues, Valverde Drive, and Carlisle Boulevard

City or town: <u>Albuquerque</u>	State: NM	County: Bernalillo	Zip Code: 87198
Not For Publication:	Vicinity:		
and the second			

3. State/Federal Agency Certification

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

I hereby certify that this \underline{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 \underline{X} meets $\underline{}$ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

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Jeff Pappas, Ph.D., New Mexico State Historic Preservation Signature of certifying official/Title:	Date

 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:)

2019 ù, Signature of the Keeper Date of

5. Classification

Ownership of Property

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

Building(s)	
District	x
Site	
Structure	
Object	

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing <u>366</u>	Noncontributing <u>140</u>	buildings
13	0	sites
1	0	structures
0	0	objects
380	140	Total

Number of contributing resources previously listed in the National Register <u>1 (Davis House,</u> "House Beautiful," listed November 17, 1980)

6. Function or Use Historic Functions (Enter categories from instructions.) Domestic: single dwelling Landscape: park

Current Functions

(Enter categories from instructions.) <u>Domestic: single dwelling</u> <u>Landscape: park</u>

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

7. Description

Architectural Classification

(Enter categories from instructions.) Late 19th and 20th Century Revivals: Mission/Spanish Colonial Revival Modern Movement: Moderne______ Other: Pueblo-Spanish Revival Other: Territorial Revival Other: Mediterranean Revival Other: Contemporary style Other: Ranch House

Materials: (enter categories from instructions.) Principal exterior materials of the property: <u>Brick, Wood, Stucco, Glass</u>

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 Parkland Hills Historic District is a residential subdivision located on what is known as the East Mesa (or "the Heights") in the City of Albuquerque in Bernalillo County, New Mexico. The topography of the East Mesa consists of low, gently undulating sand and gravel hills, interspersed by numerous drainages that form the west slope of the Sandia Mountains. The mesa rises several hundred feet above the Rio Grande Valley. Parkland Hills is four miles southeast of downtown Albuquerque, two miles southeast of the University of New Mexico and less than two miles north of the large military-civilian complex that includes the Albuquerque International Airport, Kirtland Air Force Base, and Sandia National Laboratories. Platted in 1926 as the Parkland Hills Addition on land, referred to locally as the "Southeast Heights" and at the time considered to be "out in the middle of nowhere," the subdivision grew rather slowly during the late 1920s and 1930s, but saw rapid infill development following World War II as the city's population grew exponentially to 1967, when the subdivision was finally built out. This setting offers panoramic views of the surrounding mountains and mesa lands, while its layout as a City Beautiful-style subdivision with architect-designed homes attracted university faculty and staff, and employees from nearby Kirtland Air Force Base, Sandia National Laboratories, and the Albuquerque Veterans Administration hospital. The well-known planner and landscape architect

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S. R. DeBoer designed a distinctive subdivision plan by creating diagonal and curvilinear streets intersected by small parks and medians designed to optimize sight lines for house lots and break up the city's typical grid patterns of streets. The Parkland Hills Historic District is roughly a square (approximately 0.5 miles on a side) bounded by Garfield Avenue and Zuni Road to the north, Valverde Avenue to the east, Smith Avenue to the south, and Carlisle Boulevard to the west, and consists of approximately 500 homes, over 80 percent of which are contributing properties to the historic district. Most of the houses are one-story dwellings with varying architectural styles and types, including: Mediterranean Revival, Spanish-Pueblo Revival, Territorial Revival, and Contemporary styles, as well as the Ranch House and American Small House forms that incorporated these styles. The district's setting and contributing properties retain a high degree of integrity.

Narrative Description

The Parkland Hills Historic District is a residential subdivision located on the city of Albuquerque's East Mesa - an area known locally as "the Heights," which is divided into the "Southeast Heights" and "Northeast Heights" depending on whether one is south or north of Central Avenue (figure 1). The topography of the East Mesa generally consists of low, gently undulating sand and gravel hills, interspersed by numerous drainages (arroyos), that form an alluvial fan of the Sandia Mountains. For much of Albuquerque's long history (founded in 1706 as a Spanish villa), the East Mesa was uninhabited scrubland that was difficult to travel during inclement weather, but was used as grazing land for sheep and, to a lesser extent, cattle. In the late 1800s, some homesteads were patented; however, for the most part the land was marked by unimproved trails or wagon roads leading to timber resources, hunting and recreation areas, and Tijeras Canyon that provided a passageway between the Sandia and Manzano Mountains onto New Mexico's eastern plains. It wasn't until the late 19th century and the founding of the University of New Mexico (1889) that residential housing development began to take hold on land east of High St. resulting in the creation of the Terrace Addition and University Heights Addition in the early 20th century.¹ These East Mesa housing developments were slow to catch on as prospective residents preferred to stay down in the valley where the streets were easier to negotiate and the city services were available.

In the 1920s, however, this all began to change as the city's population increased from 15,157 (1920) to 26, 570 (1930), and city annexed large portions of the East Mesa in 1925.² The newly annexed land increased the city's boundaries by 4,166 acres, extending them from High St. northward to present-day Constitution Ave., east to San Pedro Blvd., and south to Gibson Blvd. (approximately one-half mile south of the Parkland Hills historic district). Upon annexation, dozens of land developers rushed to the Heights to file subdivision plats with the city. Although most of these plats lay undeveloped until after World War II, several developers, such as those promoting the Parkland Hills Addition, started building houses immediately.

¹ David Kammer, "Albuquerque's 20th-Century Suburban Growth," newmexicohistory.org/places/albuquerques-20th-century-suburban-growth, 2000, E-9-23.

² Ibid., E-27-29.

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

On November 12, 1926, Kenneth C. Balcomb, A. R. Baker, and Salim Mama filed an amended and supplemental plat for Parkland Hills with the City of Albuquerque.³ The plat notes that the plan was drafted by "S. R. DeBoer, Denver Colo." and surveyed by "Ross Engineering Office, Aug 17 1926."

By 1927, two homes had been completed on Ridgecrest Blvd. (now Ridgecrest Drive SE). By 1930, another two dozen had been completed or were under construction.⁴ Thus, Parkland Hills became one of the city's first automobile suburbs.⁵ Part of the attractiveness of this subdivision was its unique layout modeled after the City Beautiful concept of urban planning. The developers of the subdivision, George R. Anderson, Kenneth Balcomb, and Percival Pacel Glasebrook hired a well-known planner and landscape architect from Denver, S. R. DeBoer, to design a layout that featured diagonal and curvilinear streets, small grassy parks, and medians. These features, soon to be incorporated into many post-World War II subdivisions in Albuquerque and across the country, began to attract upper-class residents who hired architects to build their homes several miles away from downtown conveniences but now easily accessed by the automobile.

The heart of the Parkland Hills subdivision is centered on an open space cut diagonally by Ridgecrest Blvd. (now known as Ridgecrest Drive SE). This open space, originally named Ridgecrest Park, was later divided into two city parks: Ridgecrest Park situated on the east side of the street, and Laurel Circle Park located across the street. Encircling the two parks is a street named Laurel Circle. A second, longer street that loops through the subdivision was originally called Parkland Circle. This diagonal axis is accentuated by the ninety-degree curve of Parkland Circle in southwest corner of the neighborhood. While the original street design remains the same, the northern section of this street was renamed Pershing Avenue, a street name that continues east and west of the subdivision.

Ridgecrest Drive runs on a northwest-southeast diagonal, branching off of Carlisle Blvd. at Garfield Avenue SE at the northwest corner of the subdivision and ends at the Albuquerque Veterans Administration Hospital (now known as the Raymond G. Murphy VA Medical Center), which opened in August 1932. This diagonal street pattern is continued throughout much of the subdivision. However, the several of the subdivision's streets also follows a more traditional north-south grid patterns, particularly in the north and northeast corner of the subdivision - that part of the plat that was developed last (Figure 3). The curvilinear roads and intersection of the two grids of streets resulted in numerous irregularly shaped lots. The unconventional street pattern also created odd shaped intersections that DeBoer used to create small parks and medians (discussed below). It should be noted that in 1952 Albuquerque realigned, renamed, and renumbered several streets within the city. Name changes to the Parkland Hills plat map include:

³ This plat amended a slightly different version submitted to Bernalillo County. Both appear to have been filed on the same day. The amended plat differs only in changes to street names. The street plan is the same in both plats.

 ⁴ Patricia Freeman, Southeast Heights Neighborhoods of Albuquerque: History and Civic Guide. (Albuquerque: Self-published, 1993), 52-53.

⁵ For an in-depth discussion of automobile suburbs, see Dolores Hayden, *Building Suburbia, Green Fields and Urban Growth: 1820-2000.* (New York: Pantheon Books, 2003). For insight into local automobile use, see Kammer (2000), E-24-25.

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Ridgecrest Boulevard to Ridgecrest Drive; Parkland Circle (North Loop) to Pershing Avenue; Sunset Place to Sundown Place; and Montclaire Place (south of Pershing) to Loma Linda Place. Several streets were elevated from drives to avenues.

Home construction in Parkland Hills began in 1926 and can be divided into several distinct building periods: (1) Pre-World War II (1926-1941); (2) the War Years (1942-1945); (3) the Postwar Boom (1946-1957); and the Infill Years (1958-1967), figure 4. During the first period, 1926-1941, approximately 50 homes were built.⁶ Most of the earliest construction was on Ridgecrest northwest west of Ridgecrest Park, along Parkland Circle, and on Carlisle Boulevard (figure 5). As readily seen in the aerial photograph, development in Parkland Hills was confined to its southwest half of the subdivision. Most of the streets were not even graded in the northeast half. In fact, no other construction had even been started in the general area outside of Parkland Hills save for an isolated house just south of the Parkland Hills Addition boundary and the Burton well and water tank located west of Carlisle Blvd. just outside the southwest corner of the subdivision. During the war years, 1942-1945, residential construction slowed due to a shortage of building materials. Still, a little over 30 homes were constructed during this period; however, this number is slightly skewed due to an uptick in construction in late 1945 following the war's completion.

In the period between 1946 and 1957, the city's population boomed (see discussion in Section 8) and more than 300 houses were constructed in Parkland Hills. All across the East Mesa the housing industry swelled as new subdivisions were platted or re-platted in an attempt to meet the city's housing needs in response to growing institutions such as Kirtland AFB, Sandia National Laboratories, the University of New Mexico, and the expanded presence of regional offices for federal agencies. Between the years 1948 and 1950, approximately 140 houses were built in Parkland Hills. Figure 6 shows this dramatic increase in development with only lots in blocks 26 and 27 remaining largely undeveloped in the northeast section of the plat, along with scattered lots in blocks 35 and 36 located in southern and southwest sections. As the number of undeveloped lots decreased in number, the final period of infill construction between 1958 and 1967 saw approximately 50 houses completed (figure 7).⁷

Architectural Styles and House Types in Parkland Hills

Throughout its forty years of development, houses in Parkland Hills have represented a variety of styles that reflect the eclectic tastes of Albuquerque homeowners. Those houses built in the 1920s and 30s were custom built by contractors who often used plans drawn by local architects, some of whom were well known in the western United States. Many of these were typically

⁶ Freeman (1993), 52-53.

⁷ Infill construction continued past 1967, with approximately 25 houses built in the 1970s and 1980s. The neighborhood includes a few vacant lots.

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Revival styles popular during this time period, such as, Mediterranean Revival, Spanish-Pueblo Revival, and Territorial Revival.⁸

Houses built in Parkland Hills from 1916 to 1945

One of the earliest houses in the neighborhood is located at 704 Parkland Circle (photo 15). Known as the Davis House, also called the "House Beautiful," construction started in 1927 and was completed in 1928. The architect was Albert W. Boehning, Sr., and the builder was Don M. Shaffer who also built several other early homes in Parkland Hills. Its styling, referenced in its National Register nomination as as Queen Anne cottage, is unique to the neighborhood. It is constructed of hollow clay tile and its exterior features half-timber and rusticated stone accents on a stucco facade. A large fireplace chimney made of stone and brick dominates. The roof is covered with rolled-edge shingles that resemble thatching. S. R. DeBoer himself designed the landscape plan for the house.⁹

The early house styles in Parkland Hills were dominated by Mediterranean Revival and Spanish-Pueblo Revival. The Mediterranean Revival style features red tile roofs, light colored stucco facades, with arched doorways and window groupings (figure 9 A-F).

Examples of small Mediterranean Revival style houses can be found flanking Ridgecrest Boulevard in the 600 through 800 blocks, as well as in the older sections of the neighborhood west and south of Laurel Circle Park (figure 9-A and C). The house at 912 Ridgecrest Drive SE (figure 9-D) was built by a member of the well-known Ilfeld family and is notable for its all brick construction. Another unusual two-story Mediterranean Revival style house is located at 914 Ridgecrest Drive SE. It features red-tile shed roofs and a small balcony. The two-car, attached garage that is set forward on the property is another unusual feature for this time period.

The house at 724 Carlisle Boulevard SE (figure 9-F) was one of the last houses constructed before wartime restrictions on residential building materials curtailed much of the house construction in the city. It combined the new Ranch House form with Mediterranean Revival styling giving the house a California hacienda look.

The Spanish-Pueblo Revival style (sometimes called the Santa Fe style or Pueblo style) features a flat roof with low, rounded parapet walls, a smooth, stucco finish, often decorated with projecting *vigas* (roof beams) and *canales* (roof drain spouts), and wooden headers over doorways and windows (figure 10 A-C). This style retained its popularity in the post-war period with a variety of simplified versions of the classic form first developed by the regionally renowned architect John Gaw Meem in the 1920s.

⁸ Style names and definitions follow the New Mexico Historic Preservation Division's "Architectural Classification: "Style and Type" guidelines prepared by Harvey Kaplan (see HPD website). See also Virginia Savage McAlester, *Field Guide to American Houses*, second ed. (New York: Alfred A. Knopf, 2013).

⁹ "Davis House, House Beautiful," National Register Registration Form, 1980. (On file at the Historic Preservation Division, New Mexico Department of Cultural Affairs, Santa Fe, New Mexico), 2.

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The house at 806 Ridgecrest Drive SE was built in 1929 by Don M. Shaffer (figure 10-A). It is constructed of hollow clay tile. It is one of the subdivisions earliest houses in Spanish-Pueblo Revival style and overlooks Ridgecrest Park. The house at 709 Sundown Place SE features original steel casement windows, decorative *vigas* set over a wooden *portal* (porch), and a single-car garage that is set even with the front of the house (figure 10-B). The house at 909 Ridgecrest Drive SE is known as the Barrows-Hubbel house in honor of it first owners (figure 10-C). The house was built by A. Cramer, a local contractor. It was owned at one time by Dr. William Randolph Lovelace, Sr., a physician and founder of the Lovelace Clinic, which was renowned for its work during the 1950s and 60s on NASA research projects. Lovelace later rented the house to doctors working at his clinic located just a mile away.

A third revival style, Territorial Revival, appears in this early building phase. Based on the early 19th century Greek Revival style, the Territorial Revival house featured a flat roof with brick coping at the parapet wall, brick coping on window sills, squared porch columns, and often had triangular pediments over the windows. This regional style originally became popular in the 1930s, again through the work of John Gaw Meem. The house at 610 Ridgecrest Drive SE is an early simplified example of this style, although the porch overhang is an unusual feature and may be a later addition (figure 11). The existing windows are replacements.

Construction in Parkland Hills from 1946 to 1967

Following the war, custom homes were still popular in this upscale subdivision especially in the older sections of the neighborhood, namely, that area within the boundaries of the Parkland Circle. The Spanish-Pueblo Revival style continued to be popular, and updated versions of Territorial Revival were also constructed (figure 12 A-C).

In addition to these earlier revival styles, many of the post-war homes were designed in new Modernist styling such as Streamline Moderne, International, and Contemporary. And, of course, the Ranch House became one of the most popular house types not only in Albuquerque but throughout the country. In addition to custom homes, the critical need for housing in postwar Albuquerque resulted in the construction of more modest, mass-produced homes that were often built in the vacant blocks of the subdivision, especially in the northeast quadrant. These homes frequently used aspects of earlier styles, such as Spanish-Pueblo Revival or Contemporary, but without the embellishments. These simplified styles and forms are often referred to as Southwest Vernacular, American Small House, or Compact Ranch House.

Streamline Moderne, first seen in the 1930s, features aerodynamic design that suggested movement and modernity. It stresses horizontal lines with curved forms, rounded corners, and the use of glass block. Notable examples of this style include four houses built side by side on Ridgecrest Drive in southeast quadrant of the Parkland Hills Addition (figure 13 A-D). All four houses were designed and built by James Thomas Benton and his son, T. Bruce Benton in 1948-

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1949. The elder Benton began house-building in Albuquerque in 1926 with most of his early homes being built in the 200 and 300 blocks south of Central Avenue in the Nob Hill area¹⁰

The Contemporary style, which reached it period of greatest popularity in the late 1950s and 1960s, is distinguished by rectangular or square plans with a low-pitched, front-facing gable roof, an emphasis on horizontal design, window walls, and a carport (figure 14).

The Ranch House form featured zone interiors with a variety of exterior styles. The exemplar is one-story house with horizontal massing so it appears as long and low. It has a pitched roof, which may be side-gabled, end-gabled, or hipped, with an overhanging roof line and often a wide, prominent chimney. Window groupings sometimes feature decorative shutters, and large picture windows are common. Front porches include decorative, wrought-iron porch supports and planters. The Ranch House usually has an attached garage, ranging from one to three bays, but can also have a carport instead.

Since linear Ranch Houses typically have a long, horizontal footprint, larger, wider lots are necessary to accommodate their construction. In Parkland Hills, this requirement was met primarily in Blocks 27, 32, and 36. When a large lot was not available, a Ranch House took up two adjacent lots to accommodate this rambling style, or, as an alternative, a compact version of the form was built on smaller sized lots (figure 15).

An example of a Ranch House on an oversized lot is 817 Parkland Circle SE on Block 36 (figure 15-A). This home was built by Joe G. Maloof, a well-known business leader in the community who moved his successful Coors Beer distributorship from Las Vegas, New Mexico to Albuquerque in the late 1940s. It features a large chimney, two-car garage, and a distinctive red-tile roof. In contrast is the property at 1004 Ridgecrest Drive SE. This home sits on a double lot in Block 33 (figure 15-B). The house at 525 Graceland Drive SE is a fine example of a Compact Ranch House with decorative porch supports (figure 15-D).

In addition, the postwar building boom promoted the mass-production of smaller, less detailed homes such as those typically referred to as Southwest Vernacular, the American Small House, or the Compact Ranch House form. Many of these types of houses are found in the northern section of Parkland Hills, along Valverde and Smith avenue, where small, affordable houses were constructed quickly and inexpensively to meet critical post-war housing shortages in the city (figure 16 A-C). Their placement one next to another within an entire block suggests that building contractors bought several adjacent lots and put up similarly styled houses with nearly identical floor plans. Figure 16-C is an early example (1939) of an American Small House with some features of a Ranch House.

¹⁰ Freeman (1993), 77-78.

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Parks and Medians

Landscaped parks and medians were an integral parts of the DeBoer subdivision plan (figure 17). The two main thoroughfares through the neighborhood, Carlisle Boulevard and Ridgecrest Drive, have medians that are grassed and planted with trees, which provide an attractive street divider that is unusual for city streetscapes (figure 18). It is interesting to note that although 1926 plat map shows the median on Carlisle Boulevard, it does not show the iconic tree-lined median on Ridgecrest Drive. It is not known when this median was added to the landscape plan; however, early residents mention the median as "densely planted with bushes."¹¹

Two other landscaped, but unnamed, medians are found in the neighborhood. The first is at the intersection of Pershing, Aliso, Morningside, and Loma Linda and the second is at the intersection of Burton and Aliso, both in the north-central part of the subdivision (figure 19). These grassy islands are not named city parks but act as traffic routers as the streets change directions in the heart of the neighborhood.

In the southwest section of the subdivision there are similar street dividers, but are officially named city parks (figures 20-21). The first, Beyer Park, is actually two islands at the intersection of Parkland Circle, Sundown, Grandview, and Santa Clara. The second, Hermosa Queen Park, also consists of two islands at the intersection of Parkland Circle, Laurel, and Carlisle Place.

Two more conventional style city parks are found in the heart of the subdivision: Ridgecrest Park and Laurel Circle Park, which flank Ridgecrest Drive (figure 22). DeBoer also designed two unconventional parks in the neighborhood, both of which have no direct access from the street. The neighborhood calls these their "hidden" parks. The first is in Block 24 between Sundown and Laurel, Grandview and Ridgecrest. It is accessed by a narrow path entering from Sundown. The entrance is blocked by a gate. The second hidden park is located just to the southeast in Block 34 between Laurel and Sunrise, and Grandview and Ridgecrest. Access was by a path from Laurel Drive. This property is now privately owned by an adjacent landowner.

In addition to these existing parks, on the 1926 plat map De Boer also identified two other "parks" which were either never built or were later torn out. The first was located at the intersection of Sierra, Montclaire, and Graceland Place (the latter two streets now named Loma Linda), the second was located at the corner of Graceland Avenue and Graceland Place. De Boer also planned a "park" (actually a short median) in the southwest corner of the subdivision on Carlisle Place, a short street that connects Carlisle Boulevard with Parkland Circle (see figure 19).

¹¹ Carolyn Sedberry, interview with Linda Tigges and Richard Macpherson, n.d. Albuquerque, New Mexico. "Memories of Ridgecrest, 1937-2013."

Historic Integrity

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The Parkland Hills Historic District maintains a high level of historic integrity through its plan, landscape, and houses. While most houses within the district have retained a high level of historic integrity (with a ratio of nearly five to one contributing to noncontributing houses), several decisions were made during the course of the study that pertained to determining contributing versus noncontributing status. First, several of the smaller, vernacular style houses in the district had been modified by the enclosure of small, single-car garages. It was determined that if a converted garage still maintained the "look" and "feel" of a garage, it could still be counted as a contributing property provided that other characteristic feature had not been significantly modified. Houses whose windows had been replaced (usually for energy efficiency) were also considered as contributing properties if the size and location of the original window cutout had been retained. In addition, many Ranch Houses in the district had their roofs replaced using a standing seam metal roof, a material not readily available during the district's period of significance. However, it was decided that if the roof shape had not been altered that this type of replacement roof did not affect the house's contributing status. Noncontributing houses include houses built after the period of significance and those that have been significantly altered and thus lost their architectural integrity.

Contributing and Noncontributing Resources

Contributing houses are each counted as one contributing building. The plan of streets is counted as one contributing structure. The thirteen parks and medians are each counted as one contributing site.

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.

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- 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

(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

Parkland Hills Historic District Name of Property

> Areas of Significance (Enter categories from instructions.) Community Planning and Development Landscape Architecture Architecture

Period of Significance 1926-1967

Significant Dates

<u>1926</u>—Amended & Supplemental Plat filed for Parkland Hills <u>1927-1928</u>—First house completed in Parkland Hills at 704 Parkland Circle SE 1967—Development of Parkland Hills completed

Significant Person

(Complete only if Criterion B is marked above.) $N \mid A$

Cultural Affiliation

<u>N\A</u>

Architect/Builder

Balcomb, Kenneth C. (builder)Benton, Bruce T. (architect, builder)Benton, Thomas (architect, builder)Boehning, Albert W. (architect)Cramer, A. (builder)DeBoer, Saco Reink (landscape architect)Fleming, Beula Nixon (architect)Meem, John Gaw (architect)Shaeffer, Don (architect)

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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.)

Parkland Hills Historic District is significant at the local level under National Register Criterion A in the area of community planning and development because it is a rare and excellent example of a City Beautiful-type plan in Albuquerque, laid out in an automobile suburb on the city's East Mesa. Its development spans the periods before and after the Second World War, when residential expansion significantly changed housing patterns and reflected the changing patterns of growth in the city. Parkland Hills Historic District is significant at the local level under National Register Criterion C in the area of landscape architecture because its distinctive landscape plan derives from the City Beautiful movement, which was popular in the first decades of the 20th century. The landscape design is distinctive for its plan of diagonal and curvilinear streets featuring landscaped medians and small parks, which are rare among early 20th century Albuquerque subdivisions. Parkland Hills is significant at the local level under National Register Criterion C in the area of architecture because its diverse architectural styles and house types from the 1920s to 1967, which span a period greater than most postwar suburbs built on the East Mesa. These houses include early 20th-century revivals to houses that reflect the Modern Movement, including examples of the Streamline Moderne, Contemporary style, and the Ranch House.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Parkland Hills Historic District is distinctive because of its plan of streets is an excellent example of early 20th-century suburb on the East Mesa above downtown Albuquerque. S. R. DeBoer, who served as the Landscape Architect for Denver, Colorado, planned Parkland Hills 1926 according to the principles of the City Beautiful Movement, with axial drives, curvilinear streets, and greenspaces integrated into the layout of the community. Curvilinear, irregularly intersecting roads were created to calm traffic and discourage motorists from taking shortcuts cutting through its residential blocks. Ridgecrest Drive is a grand parkway that meanders diagonally through the neighborhood with a wide, central median and wide traffic lanes. Parkland Hills is among the only subdivisions in the city designed according to the principles of the City Beautiful Movement.

Parkland Hills Historic District is significant at the local level under National Register Criterion A in the area of community planning and development because the neighborhood is part of an assemblage of neighborhoods constructed during Albuquerque's rapid expansion on the East Mesa, which sought to meet the needs of the city's burgeoning middle class after the Second World War. Between 1900 and 1940 developers platted more than one-hundred new subdivisions, but Parkland Hills was among the few that began building and selling houses. This 1935 view shows that while the street plan was well underway, few houses sold.

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This growth was facilitated by substantial civic investment in transportation, water, telecommunications, and energy infrastructure in the 1950s. The adjacent Burton Park Reservoir is an excellent example of modern infrastructure designed to meet the needs of the city's burgeoning middle class. Parkland Hills also succeeded because it is located south of the University of New Mexico and north of the Albuquerque International Airport, Kirtland Air Force Base, and the Raymond G. Murphy Veterans Administration Medical Center. The neighborhood is south of the Nob Hill commercial district and Central Avenue, formerly designated Route 66.

Parkland Hills Historic District is significant at the local level under National Register Criterion C in the area of landscape architecture because the plan of streets created by landscape architect S. R. DeBoer in 1926 derives from the City Beautiful Movement, with broad, diagonal thoroughfares, curvilinear residential streets, and numerous small and medium-sized parks. The City Beautiful Movement, which was most popular in the United States in the first decades of the 20th century, emphasized the creation of landscaped parks and beatified public spaces. DeBoer planned thirteen parks and other green spaces, including many small, "pocket parks." The largest parks, Ridgecrest Park and Laurel Park, are located on either side of Ridgecrest Avenue, which is lined with a wide, green central median. The Parkland Hills plan, with its diagonal axis and curvilinear streets, is a rare example of landscape planning in the tradition of the City Beautiful Movement in Albuquerque.

The distinctive plan of Parkland Hills is apparent when compared the Vista Larga Residential Historic District, a residential subdivision in the Northeast Heights section of Albuquerque. Vista Larga is more typical of most subdivisions that were platted on the East Mesa after the Second World War.¹² Platted in 1947, the Vista Larga Addition includes curvilinear streets, circles, and cul-de-sacs, but not the axial plan, green medians, and parks found in Parkland Hills. Houses in the neighborhood 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.

Parkland Hills Historic District is significant at the local level under National Register Criterion C in the area of architecture because of the excellent early to mid-20th century architectural styles and house types located in the community. These include the Pueblo-Spanish Revival Territorial Revival, Mediterranean Revival, International Style, Streamline Moderne, Contemporary style, and the Ranch House. These houses reflect the city's rapid growth on the East Mesa during a period of modernization preceding and following the Second World War, when architects, builders, and residents created on the open desert an environment suitable to the expanding middle class in Albuquerque. Parkland Hills is significant because it is among the few Albuquerque suburbs to include houses built before and after the Second World War.

¹² Vista Larga Residential Historic District was listed in the National Register on April 12, 2016.

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Developmental history/additional historic context information

The site of the modern city of Albuquerque was not established until April of 1880, when the Atchison, Topeka & Santa Fe Railway (AT&SF), and its subsidiary, the Atlantic & Pacific Railway, brought their tracks south from Las Vegas, New Mexico through the middle Rio Grande Valley.¹³ The AT&SF right-of-way followed the east side of valley and in doing so bypassed the original Spanish villa of Albuquerque located two miles to the west, thus opening the door for local developers and entrepreneurs to create a "New Town" Albuquerque.¹⁴ "New Town" Albuquerque's central business district, known as the "original townsite," consisted of a six square block area situated just west of the railroad tracks. Most of its housing was laid out in a gridded street pattern located to the north and south of Railroad Avenue, which was renamed Central Avenue in 1912.

Early Development of Albuquerque

The railroad's importance to the development of modern Albuquerque cannot be overstated. In addition to the depot facilities, the AT&SF decided that Albuquerque would be a "division point" between the AT&SF and A&P lines. This resulted in the construction of locomotive repair shops, which would ultimately employ thousands of Albuquerque residents during its history and would shape the first fifty years of city's economic development. From the late 19th century until the end of World War II, Albuquerque was a "railroad town," with commercial and industrial development, such as wholesale warehouses, lumber yards, foundries, and other businesses, were closely allied to railroad transportation industry.

Rise of the East Mesa

As the city's economy grew and the population expanded outside the original townsite, new housing areas were developed north and east of the new downtown. The development east of the townsite was constrained, however, by the steep sand and gravels hills that formed the west flank of the Sandia Mountains. This rugged landscape interspersed by deep arroyos that were major flood threats, is referred to by residents as the East Mesa and it created a natural boundary halting the city's eastward development. However, within a decade of its founding, the city began to expand east of the tracks onto the lower slopes of the East Mesa.

Civic leader Franz Huning and other early real-estate developers, such as Brownewell and Lail and M. P. Stamm, platted the first housing subdivisions that stretched eastward onto the rugged sand hills. The Huning's Highland Addition, with its Victorian homes and cottages was successful, and is considered the city's first "suburb." Most of the other subdivisions during this

¹³ Marc Simmons, Albuquerque. A Narrative History (Albuquerque: University of New Mexico Press, 1982), 217-219; David F. Myrick, *New Mexico's Railroads* (Albuquerque: University of New Mexico, 1990). ¹⁴ The first "r" in the original Spanish was dropped from the town's name at the request of the railroad.

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period were less prosperous and required dozens of years to build out due to the difficult terrain.¹⁵

A major boost to East Mesa expansion came in 1889 when the territorial legislature created the University of New Mexico and located its campus on the East Mesa several miles from downtown. The campus changed land-use patterns in the city and two years later, the Terrace Addition was platted to the south and west of the new university. Although it took almost twenty years to build out, the Terrace Addition began a trend of residential subdivisions on the East Mesa that would continue for the next seventy years.

In 1910, D. K. B. Sellers platted the University Addition located east of the Terrace Addition. Sellers expanded his plat to the east in 1916 and constructed a water tank on a prominent landform south of Central Avenue, known as Knob Hill, thus alleviating a chronic water shortage on the mesa.¹⁶ Sellers, as well as Stamm and other developers, sold individual lots to buyers who then contracted with independent builders to construct their houses. As such, home building was often a slow process that occurred on scattered lots. This trend continued until the early 1930s when the number of subdivision plats filed with the city increased and new construction techniques were employed for the mass production of houses.

This increase in the number of plats filed was due to a 1924 bill that changed state law by making it easier for municipalities to annex adjacent land. The following year, voters approved annexation by the City of Albuquerque of 4,166 acres, an increase of approximately 350 percent of the city's previous size.¹⁷ It extended the city boundaries eastward from High Street to San Pedro Boulevard, a distance of almost three miles. The northern boundary of the city was extended from Mountain Road to present-day Constitution Avenue. The southern boundary was extended to present-day Gibson Boulevard. This annexation added millions of dollars to the city's tax base, while providing East Mesa residents with needed city services, such as water, sewer, street paving, and eventually the extension of electric and natural gas lines into new housing subdivisions. A Works Projects Administration grant, for example, helped install sewer lines and manholes in newly developed Parkland Hills in 1937.¹⁸

The annexation also spurred developers to plat dozens of new housing subdivisions. Between 1900 and 1940, more than one hundred subdivisions and additions were platted in the city.¹⁹ More than eighty-five percent of these plats claimed the cheap land and open spaces on the East Mesa. Although most of these subdivisions were not developed until after World War II, some, such as Parkland Hills, began house construction almost immediately upon filing.

¹⁵ Kammer (2000), E-15.

¹⁶ Ibid., E-17. The water tank was later remodeled and incorporated into a private residence, which stands on south Carlisle Boulevard.

¹⁷ Kammer (2000), E-28.

¹⁸ Charles D. Biebel, *Making the Most of It. Public Works in Albuquerque during the Great Depression 1929-1942*, (Albuquerque: Albuquerque Museum, 1986), 81.

¹⁹ Ibid., "Suburban Growth of Albuquerque, New Mexico, 1900-1940," in *History of Albuquerque Research Reports*, 1986.

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Albuquerque's population grew steadily in the early part of the 20th century from roughly 11,000 residents in 1910 to 15,157 in 1920; 26,570 by 1930; and almost 35,500 by the end of the decade.²⁰ In addition to the railroad industry, much of this population growth has been attributed to the development of the city's health care industry. The town became a health haven for hundreds of tuberculosis patients who were "chasing the cure" by basking in the area's abundant sunshine and clean air.²¹ Sanatoriums lined Central Avenue between downtown and the university. Following World War I, land for the Mothers War Memorial Hospital was set aside in the city's Southeast Heights. This land was later donated for the construction of the Albuquerque Veterans Administration Hospital in 1931. Memorial Drive, which connects the hospital grounds with university via Carlisle Boulevard, was later renamed Ridgecrest Boulevard. Other development on the East Mesa during this period included the construction of the city's first airfield, Oxnard Field, on the south edge of the mesa, and the State Fairgrounds at the corner of Central Avenue and San Pedro Drive.

The rise in automobile ownership in the late 1920s led to further development on the East Mesa.²² In 1936, U.S. Highway 66 was realigned at the town of Santa Rosa, New Mexico. The new highway cut through Tijeras Canyon, a gap between the Sandia and Manzano mountains immediately east of the city. From there, it entered Albuquerque along Central Avenue and with it came tourist courts, motels, automobile service stations, cafes, and used car lots, among other auto-oriented businesses. It also encouraged housing development, especially after the Second World War.

As the United States entered World War II, Albuquerque was at a crossroads for both transcontinental railroad and automobile traffic. This strategic location, together with the top-secret military activities at nearby Los Alamos National Laboratory in Los Alamos, New Mexico, ensured that Albuquerque would be part of the wartime economic boom that was experienced in many parts of the country. In 1941, the United States Army Air Corps secured land adjacent to Albuquerque's municipal airport to build Kirtland Army Air Field, which included an advanced flying school.²³ The Army established two adjacent bases in Sandia and Manzano to assist with the development and storage of atomic weapons. Sandia Base, part of Los Alamos laboratory's top-secret Z Division, established a proving ground on the mesa to test conventional weapons. Military investment at Kirtland after the war resulted in hundreds of scientists, technicians, and other specialists relocating to Albuquerque.

²⁰ Kammer, (2000), E-24.

²¹ Simmons, 345-346.

²² Chris Wilson, "Auto-oriented Commercial Development in Albuquerque, New Mexico, 1916-1956," National Register of Historic Places Multiple Property Documentation Form, 1996. (On file, New Mexico Historic Preservation Division, Santa Fe, NM).

²³ Simmons, 366.

Albuquerque after the Second World War

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After the war, thousands of military personnel assigned to the military installations in Albuquerque decided to reside permanently in the city. This relocation mirrored national trends in the 1950s and 1960s that indicated 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 and Sandia National Laboratories, which conducts research and development of nuclear weapons.²⁴

The University of New Mexico experienced significant growth following the war as servicemen matriculated under the GI Bill. New vaccines minimized the threat of tuberculosis, but the health care industry continued to be important to the city. Lovelace Clinic was tied to the expanding aerospace research at Kirtland Air Force Base, while the city's VA hospital saw a significant upturn in patients as a result of the war. Albuquerque also became known as "Little Washington" for its penchant to accommodate many regional federal offices, and several large government office buildings were constructed during the postwar period.²⁵ Other new employers included small manufacturing companies, whose numbers increased threefold from 1940 to 1951.

This major demographic shift is also reflected in the city's settlement patterns. Prior to the war, Albuquerque residents shopped downtown, where they patronized retail stores, movie theaters, automobile dealerships, banking, and professional services, such as doctors, dentists, and attorneys. These businesses, located in commercial blocks first constructed in the late 19th century, lined both sides of Central Avenue between 1st and 10th streets and Gold and Copper avenues. City Hall, the county courthouse, and jail were located downtown. Only a few scattered grocery stores were located beyond downtown.

Following the war, the city underwent change in its architecture, as the International Style became the prevailing mode for commercial design, and in urban planning. In 1946, a new type of retail complex—the strip shopping center—was completed at the corner of Central Avenue and Carlisle Boulevard in the city's near Northeast Heights. Called the Nob Hill Business Center, it offered residents an opportunity to shop at retail stores located in a U-shaped shopping plaza with a parking lot that offered parking directly in front of the stores. Within a few years, small, one-story buildings lined Central Avenue from University Avenue east to Carlisle Boulevard. By the early 1950s, this pattern of storefront development was replicated along the major thoroughfares of Lomas and Menaul boulevards north of Central Avenue and extending as far east as San Mateo Boulevard by 1960.²⁶

This "ribbon" type development along the major thoroughfares was complimented by other pockets of neighborhood "shopping centers" that were developed in conjunction with new East

²⁴ Ibid., 370.

²⁵ Howard Rabinowitz, "Growth Trends in the Albuquerque SMSA, 1940-1978." Journal of the West 18 (July 1979).

²⁶ Ibid., 62-74.

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Mesa housing subdivisions, including Bel-Air, Hoffmantown, and Princess Jeanne. The first neighborhood shopping center associated with Parkland Hills was located in the adjacent Knob Heights subdivision on south Carlisle Boulevard, north of Gibson Boulevard. In 1953, the Thrift Super Market opened in the Carlisle Village Center near the Mesa Court strip mall, which included a pharmacy, automobile service station, and other services. In the early 1960s, the larger Parkland Hills Shopping Center opened on south San Mateo Boulevard, less than one mile from the Parkland Hills neighborhood.

The residential housing market supported this commercial development. Housing shortages were widespread throughout the city immediately following the war and the East Mesa beckoned to eager land developers. Shortly after the war, this area was overrun by surveying companies and construction vehicles as developers scrambled to build houses as fast as possible. Many of these subdivisions, such as Parkland Hills, had been platted as early as the 1920s. Once the postwar building boom started, landowners often re-platted their parcels and quickly built houses to take advantage of the growing demand for houses.

The standard post-World War II subdivision plan, found not only in Albuquerque but throughout the United States, was characterized by blocks of houses on streets with low traffic flow and flanked by major arterials. A strip shopping center was frequently situated along these thoroughfares. Land was frequently set aside for an elementary school, as well as a park or open space. This idea was conceived as early as the mid-1920s and dubbed the "neighborhood unit plan" by Clarence A. Perry, a Progressive Era reformer.²⁷ This type of mass-produced housing was popular throughout the Heights and helped alleviate the housing shortage after the war.

Parkland Hills

The Parkland Hills Historic District is one of only a few of Albuquerque's East Mesa subdivisions that spans both the pre- and post-war periods, and its houses reflect the differences in the two eras. Platted in November of 1926, the Parkland Hills subdivision was a unique with diagonally oriented streets with irregular intersections that resulted in irregularly shaped house lots. The plan also featured small parks and landscaped medians along Ridgecrest Drive and Carlisle Boulevard, which are rivaled in the city only by Silver Avenue in the east Terrace Addition, also built in the 1920s and 1930s.

The land in the Southeast Heights that was to become Parkland Hills was originally acquired through patents issued by the federal government under the Public Lands Act of 1820 (the so-called Homestead Act). In 1894, a justice of the peace and soon-to-be real estate developer Henry Lockhart, issued a patent for 160 acres of high desert scrubland that would become Parkland Hills. Other adjacent lands were patented between 1893 and 1908 and would eventually become housing additions under the names: Mankato, Mesa Grande, Ridgecrest,

²⁷ Hayden, 2003.

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Mesa Court, Knob Heights, and Monterey Hills.²⁸ The largest of these early 20th -century additions was University Heights, platted in 1910 and expanded in 1916.

The history of land ownership by Lockhart and his family is convoluted, involving suspicious loans, delinquent taxes, and foreclosures that resulted in misunderstandings and lawsuits over the next thirty years.²⁹ In December 1923, Henry Lockhart, now living on the East Coast, contested the Bernalillo District Court's decision that R. V. Christian was the legal owner of the property due to Lockhart's failure to pay back taxes. In June 1924, Christian sold the land to E. R. Bethune of Bernalillo County, who sold it to Alma and Cone Baker the next month.

In January 1926, the Bakers sold a half interest in the property to Kenneth and Katherine Balcomb and George and Maud Anderman. In March of that year, the Bakers, Balcombs, and Andermans borrowed \$5,000 from attorney Richard Henry Hanna to fund the planning and development of Parkland Hills.³⁰ Subsequently, K. C. Balcomb, A. R. Baker, Salim Mama, who owned a small piece of property on Carlisle Boulevard, and Percival Paul Glasebrook, formed a company called Parkland Hills Inc. to develop the land. The original plat for the Parkland Hills Addition, was signed by Balcomb, Baker, and Mama, in June 1926. A subsequent "amended and supplemental" plat was filed in November of that year. The amended plat changed street names, but is otherwise identical to the original plat.

Parkland Hills Inc. hired Ross Engineering and the landscape architect, S. R. DeBoer, to survey and design the new subdivision. S. R. DeBoer came to Albuquerque in the mid-1920s to assist with the problematic subdivision being developed by William Leverett on the Monte Vista Addition, a few miles north of Parkland Hills.³¹ Faced with drainage problems that often caused serious flooding, Leverett hoped DeBoer would create a plan to ameliorate the problem. After studying the drainages and the topography of the East Mesa, DeBoer devised a plan in which street alignments followed the natural contours of the land and funneled flood waters down the streets, avoiding newly built homes. He thus maximized land use while minimizing flood risks.

DeBoer was a landscape architect for the city of Denver from 1910 to 1931 and was well known throughout the West for his "use of indigenous plant material, sensitivity to the natural landscape, and sustainable practices, such as water conservation." He was awarded the commission to plan the first federally sponsored "Model City" (i.e. Boulder City, Nevada), which "typified the breadth of his professional experience." Furthermore, he "articulated the content and design of the Rocky Mountain urban landscape, with a legacy revealed not only in the design of cities and parks, but also in his hundreds of publications on everything from aesthetic design to soil characteristics in the trans montane West." In 1957, DeBoer was made a Fellow of the American Society of Landscape Architects.³²

²⁸ Freeman, 45.

²⁹ Ibid., 45-49.

³⁰ Ibid, 49-50.

³¹ Kammer (2000), E-39.

³² The Cultural Landscape Foundation, "Pioneers of American Design, S. R. DeBoer," last modified October 23, 2016, http://tclf.org/pioneer/sr-deboer.

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On May 27, 1928, the Parkland Hills subdivision held its grand opening with great fanfare. The *Albuquerque Journal* ran a promotional headline, "Go out to Parkland Hills today," and ran a double-page advertisement highlighting its winding streets, mountain views from the highest point in the city, paved streets, and custom built homes.³³ It was reported that more than 4,000 people toured the neighborhood during its eight-day grand opening.

The featured house on the tour was the newly completed "House Beautiful" at 704 Parkland Circle (later known as the Davis House). The house is considered "one of Albuquerque's best examples of a period Revival Style, specifically the English or Ann Hathaway cottage style,"³⁴ as well as illustrating the most advanced construction technology of the era. The *Albuquerque Journal* identified it as "probably one of the most carefully constructed homes in Albuquerque will prove to be one of the show places of the Southwest." As a result of the grand opening celebration, the house was sold to Dr. Cecil C. Davis for \$30,000.³⁵

The first houses were built along Ridgecrest Drive, which was already developing into a main thoroughfare through Southeast Heights and would soon connect the city with the Veteran's Administration Hospital, which opened in 1932. Devastated by the Great Depression, development in the 1930s was slow and only the wealthy residents purchased houses. Most of the houses during this period were built around Ridgecrest Park and to the west around Parkland Circle. During the war years, between 1942 and late 1945, at least six houses were built in Parkland Hills, but wartime restrictions on building materials slowed construction. However, by the late 1940s, a housing boom throughout the city was underway, and much of the Parkland Hills Addition was beginning to fill in. New, smaller homes that were more modestly priced were built in the north and northeast sections of the neighborhood and along its southern boundary on Smith Avenue. By the mid-1950s, the neighborhood was one of the most prestigious in the city.

A number of prominent businessmen and civic leaders lived in Parkland Hills, including: G. G. Wallace, Indian trader and motel operator; William Randolph Lovelace and his son Randy, wellknown physicians and founder of the Lovelace Medical Clinic; H. L. "Hickum" Galles, Sr., patriarch of the one of the city's largest automobile dealerships, Arthur Ilfeld of the Ilfeld mercantile family; the Maisel family, Indian traders and business owners; Calvin and H. B. Horn, founders of the Horn Oil Co., one of the largest oil and gas distributorships in the Southwest; and civic leaders, including Oscar Love, who helped the Army Air Corps secure the land for Kirtland Army Air Field.

³³ Freeman, 56-57.

³⁴ Davis House, National Register Registration Form. (On file at the Historic Preservation Division, Santa Fe, New Mexico), 1.

³⁵ Freeman, 58.

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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:

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

Historic Resources Survey Number (if assigned): ______

10. Geographical Data

Acreage of Property Approximately 165 acres.

The Davis House, listed in 1980, is not counted among the contributing properties, nor is its acreage counted toward the total acreage for the historic district.

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: 35.074021	Longitude: -106.594695
2. Latitude: 35.064992	Longitude: -106.594382
3. Latitude: 35.065276	Longitude: -106.604840
4. Latitude: 35.073874	Longitude: -106.604989

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

The nominated property is indicated by a heavy black line on an attached sketch map drawn to scale and corresponding to the points of latitude and longitude on the location map.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes the intact subdivision historically associated with the Parkland Hills neighborhood.

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11. Form Prepared By

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date: February 8, 2019	

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.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

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.

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Photo Log

Name of Property:Parkland Hills Historic DistrictCity or Vicinity:AlbuquerqueCounty:BernalilloState: NMPhotographer:Erin GanawayDate Photographed:October 5, 2016

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

- 1 of 37. Ridgecrest Park east of Ridgecrest Drive, photographer facing northwest.
- 2 of 37. Ridgecrest Drive west of Pershing Drive, photographer facing southeast.
- 3 of 37. Ridgecrest Drive west of Valverde Drive, photographer facing west.
- 4 of 37. Parkland Circle and Parkland Place, photographer facing southeast.
- 5 of 37. Parkland Place and Carlisle Place, photographer facing west.
- 6 of 37. Parkland Circle and Pershing Avenue, photographer facing northeast.
- 7 of 37. Loma Linda Place east of Montclaire Drive, photographer facing northwest.
- 8 of 37. Loma Linda Place east of Montclaire Drive, photographer facing north.
- 9 of 37. Ridgecrest Drive west of Valverde Drive, photographer facing east.
- 10 of 37. Carlisle Place west of Parkland Circle, photographer facing east.
- 11 of 37. Ridgecrest Drive at Sierra Drive, photographer facing northwest.
- 12 of 37. Ridgecrest Drive east of Parkland Drive, photographer facing northwest.
- 13 of 37. Beyer Park, photographer facing north.
- 14 of 37. Parkland Circle and Sundown Place, photographer facing north.
- 15 of 37. 704 Parkland Circle SE, photographer facing southeast.
- 16 of 37. 806 Morningside Place SE, photographer facing northeast.
- 17 of 37. 814 Morningside Place SE, photographer facing northeast.

- 18 of 37. 709 Sundown Place SE, photographer facing northwest.
- 19 of 37. 601 Solano Drive SE, photographer facing southwest.
- 20 of 37. 914 Ridgecrest Drive SE, photographer facing northeast.
- 21 of 37. 620 Solano Drive SE, photographer facing northeast.
- 22 of 37. 1019 Parkland Place SE, photographer facing north.
- 23 of 37. 1019 Parkland Place SE, photographer facing southwest.
- 24 of 37. 724 Carlisle Boulevard SE, photographer facing east.
- 25 of 37. 1212 Ridgecrest Drive SE, photographer facing north.
- 26 of 37. 722 Carlisle Boulevard SE, photographer facing east.
- 27 of 37. 525 Graceland Drive SE, photographer facing west.
- 28 of 37. 605 Solano Drive SE, photographer facing southwest.
- 29 of 37. 810 Morningside Place SE, photographer facing northeast.
- 30 of 37. 901 Idlewilde Lane SE, photographer facing southwest.
- 31 of 37. 712 Carlisle Boulevard SE, photographer facing east.
- 32 of 37. 713 Sundown Place SE, photographer facing northwest.
- 33 of 37. 900 Loma Linda Place SE, photographer facing west.
- 34 of 37. 608 Carlisle Boulevard SE, photographer facing east.
- 35 of 37. 723 Parkland Circle SE, photographer facing west.
- 36 of 37. 607 Solano Drive SE, photographer facing southwest.
- 37 of 37. 915 Ridgecrest Drive SE, photographer facing southwest.

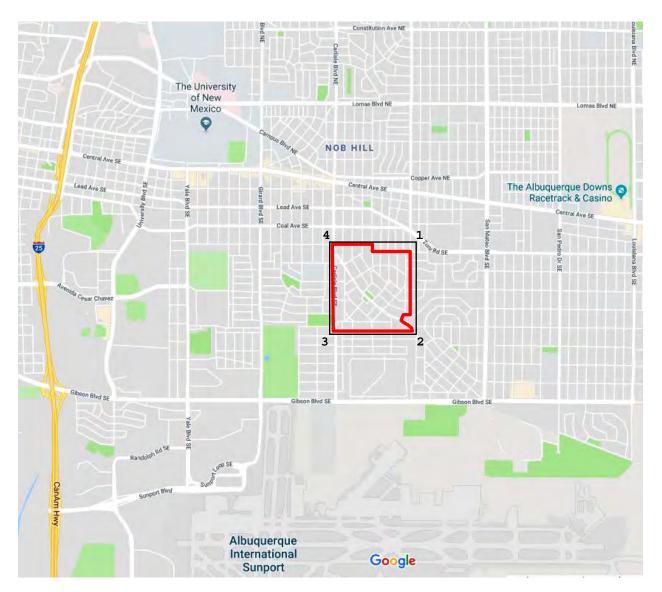
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

Parkland Hills Historic District

Name of Property

Bernalillo, New Mexico County and State



Parkland Hills Historic District Bernalillo County, New Mexico Location Map

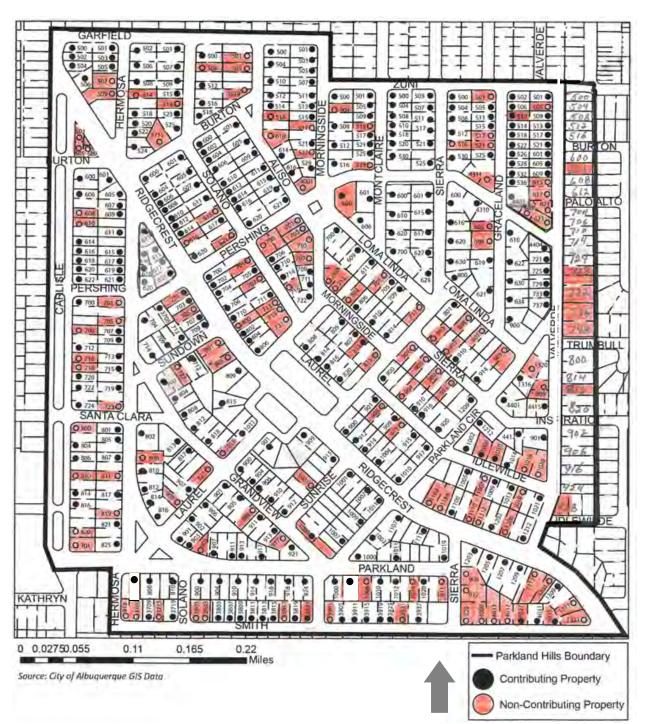
National Register boundary

Scale: 2000 ft

Parkland Hills Historic District

Name of Property

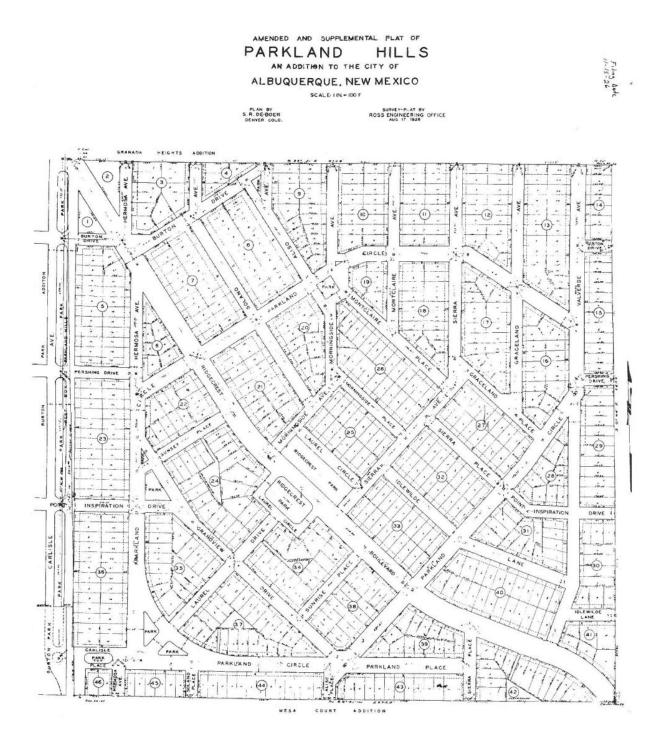
Bernalillo, New Mexico County and State

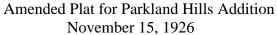


Parkland Hills Historic District Bernalillo County, New Mexico Sketch Map

Parkland Hills Historic District

Name of Property





Parkland Hills Historic District Name of Property



Figure 3. "Albuquerque and Suburbs" showing the Parkland Hills Addition. Issued by Chamber of Commerce, March 1924 (revised January 1927). City of Albuquerque, Special Collections Library

Parkland Hills Historic District Name of Property

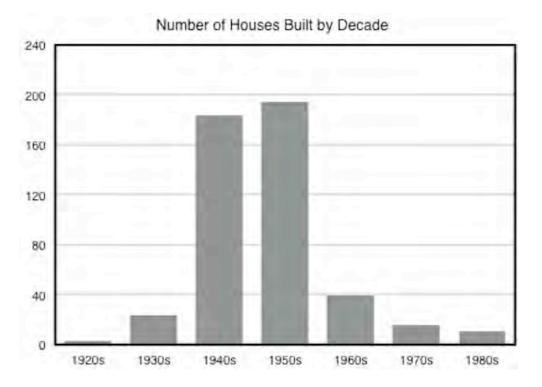


Figure 4. Number of Houses in Parkland Hills built by Decade

Parkland Hills Historic District Name of Property



Figure 5. Earliest houses in Parkland Hills, 1935



Figure 6. Post-war housing expansion in Parkland Hills, 1954

Parkland Hills Historic District Name of Property



Figure 7. Parkland Hills nearly built-out, 1964



Figure 8. 704 Parkland Circle SE (1928). The Davis House

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

Figure 9. Mediterranean Revival styles



(A) 614 Ridgecrest DR. SE (1928)



(B) 809 Ridgecrest Dr. SE (1928).



(C) 615 Ridgecrest Dr. SE (1936)



(D) 912 Ridgecrest Dr. SE (1938).



(E) 914 Ridgecrest Dr. SE (1936).



(F) 724 Carlisle Blvd. SE (1942).

Parkland Hills Historic District Name of Property

Figure 10. Spanish-Pueblo Revival Style



(A) 806 Ridgecrest Dr. SE (1929)



(B) 709 Sundown Pl. SE (1940)



(C) 909 Ridgecrest Dr. SE. (1937).

Figure 11. Territorial Revival Style

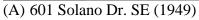


610 Ridgecrest Dr. SE (1930).

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

Figure 12. Post-War Spanish-Pueblo Revival and Territorial Revival Styles







(B) 607 Solano Dr. SE (1942)



(C) 917 Parkland Circle SE (1948)

Figure 13. Streamline Moderne



(A) 1203 Ridgecrest Dr. SE



(B) 1205 Ridgecrest Dr. SE



(C) 1207 Ridgecrest Dr. SE



(D) 1209 Ridgecrest Dr. SE

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Figure 14. Contemporary Style



1019 Parkland Place SE (1967). Main facade with fixed vertical windows and colonnaded porch (left). Rear view with shed-roofed carport (right).

Figure 15. Ranch Houses



- (A) 817 Parkland Circle SE (1953)
- (B) 1004 Ridgecrest Dr. SE (1952).



(C) 806 Morningside Pl. SE (1952).



(D) 525 Graceland Dr. SE (1965).

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Figure 16. Vernacular Architecture





(A) 506 Graceland Dr. SE (1950)

(B) 516 Valverde Dr. SE (1950)



(C) 709 Parkland Circle SE (1939)

Parkland Hills Historic District

Name of Property

Bernalillo, New Mexico

County and State



Figure 17. Parks and Medians in Parkland Hills

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Figure 18. Ridgecrest Medians



Figure 19. Unnamed median at the intersection of Loma Linda and Morningside



Figure 20. The smaller of the two medians forming Beyer Park at the intersection of Sundown, Grandview and Parkland Circle



Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

Figure 21. Hermosa Queen Park at the intersection of Carlisle Place., Parkland Circle, and Laurel Drive



Figure 22. Ridgecrest Park at the corner of Laurel and Sierra Drives



Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State

Photographs



1. Ridgecrest Park east of Ridgecrest Drive, photographer facing northwest.



2. Ridgecrest Drive west of Pershing Drive, photographer facing southeast.

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State



3 of 37. Ridgecrest Drive west of Valverde Drive, photographer facing west.



4. Parkland Circle and Parkland Place, photographer facing southeast.

Parkland Hills Historic District Name of Property



5. Parkland Place and Carlisle Place, photographer facing west.



6. Parkland Circle and Pershing Avenue, photographer facing northeast.

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State



7. Loma Linda Place east of Montclaire Drive, photographer facing northwest.



8. Loma Linda Place east of Montclaire Drive, photographer facing north.

Parkland Hills Historic District Name of Property



9 of 37. Ridgecrest Drive west of Valverde Drive, photographer facing east.



10. Carlisle Place west of Parkland Circle, photographer facing east.

Parkland Hills Historic District Name of Property



11. Ridgecrest Drive at Sierra Drive, photographer facing northwest.



12. Ridgecrest Drive east of Parkland Drive, photographer facing northwest.

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State



13. Beyer Park, photographer facing north.



14. Parkland Circle and Sundown Place, photographer facing north.

Parkland Hills Historic District Name of Property



15. 704 Parkland Circle SE, photographer facing southeast.



16. 806 Morningside Place SE, photographer facing northeast.

Parkland Hills Historic District Name of Property



17. 814 Morningside Place SE, photographer facing northeast.



18. 709 Sundown Place SE, photographer facing northwest.

Parkland Hills Historic District Name of Property Bernalillo, New Mexico County and State



19. 601 Solano Drive SE, photographer facing southwest.



20. 914 Ridgecrest Drive SE, photographer facing northeast.

Parkland Hills Historic District Name of Property



21. 620 Solano Drive SE, photographer facing northeast.



22. 1019 Parkland Place SE, photographer facing north.

Parkland Hills Historic District Name of Property



23. 1019 Parkland Place SE, photographer facing southwest.



24. 724 Carlisle Boulevard SE, photographer facing east.

Parkland Hills Historic District Name of Property



25. 1212 Ridgecrest Drive SE, photographer facing north.



26. 722 Carlisle Boulevard SE, photographer facing east.

Parkland Hills Historic District Name of Property



27. 525 Graceland Drive SE, photographer facing west.



28. 605 Solano Drive SE, photographer facing southwest.

Parkland Hills Historic District Name of Property



29. 810 Morningside Place SE, photographer facing northeast.



30. 901 Idlewilde Lane SE, photographer facing southwest.

Parkland Hills Historic District Name of Property



31. 712 Carlisle Boulevard SE, photographer facing east.



32. 713 Sundown Place SE, photographer facing northwest.

Parkland Hills Historic District Name of Property



33. 900 Loma Linda Place SE, photographer facing west.



34. 608 Carlisle Boulevard SE, photographer facing east.

Parkland Hills Historic District Name of Property



35. 723 Parkland Circle SE, photographer facing west.



36 of 37. 607 Solano Drive SE, photographer facing southwest.

Parkland Hills Historic District Name of Property



37. 915 Ridgecrest Drive SE, photographer facing southwest.











































































UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Requested Action:	Nomination							
Property Name:	Parkland Hills Historic District							
Multiple Name:								
State & County:	NEW MEXICO, Bernalillo							
Date Rece 4/29/20 ⁻	· · · · · · · · · · · · · · · · · · ·	Date of 16th Day: 5/31/2019	Date of 45th Day: 6/13/2019	Date of Weekly List:				
Reference number:	SG100004034	- -						
Nominator:	SHPO			•				
Reason For Review	· · · · · · · · · · · · · · · · · · ·			·				
X Accept	Return R	eject <u>6/7</u>	/ 2019 Date					
Abstract/Summary Comments:	The Parkland Hills Historic Distr C in the areas of Community Pla Architecture. Platted in 1926 as cohesive collection of mid-twent and 1930s Period Revival forms styles. Laid out by Denver plan curvilinear streets and reserved the plat was among the city's fir be built out. Reflecting the broad district's early upscale homes, of post-war infill as housing deman	anning & Developme the Parkland Hills A ieth century resident and post-war mid-c ner and landscape a park spaces that bro st automobile suburt of patterns of city dev often custom designe	ent, Landscape Arch addition, the 165-ac tial architecture refle entury modern, ran rchitect S.R. DeBoo bke out from the cit os established in the velopment during th	nitecture and re district features a ecting both 1920s ch and contemporary er with diagonal and y's typical urban grid, e East Mesa area to ne historic period, the				
Recommendation/ Criteria	Accept NR Criteria A and C							
Reviewer Paul L	usignan	Discipline	Historian					
Telephone (202)3	54-2229	Date	6/7/2019					
DOCUMENTATION	see attached comments : N	o see attached S	SLR : No					

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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

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April 15, 2019

Keeper of the National Register National Register of Historic Places Mail Stop 7228 1849 C St, NW Washington, D.C. 20240

To whom it may concern:

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

- X Disk of National Register of Historic Places nomination form and maps as a pdf
- X Disk with digital photo images
- X Physical signature page
- 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:

Sincerely,

Steven Moffson State and National Register Coordinator Enclosures