

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Item number 1, 2, 4, 7

Page 22

1. Name: Church Avenue-Lovers Lane Historic District.
2. Location: Generally bounded by Rio Grande (E), Zia (S), Park (W), and N.M. Highway 550 (N).
4. Ownership: Multiple (more than fifty).
7. Description:

The Church Avenue and Lovers Lane Residential Historic District of Aztec, New Mexico is an eight-block area encompassing sixty-seven residences, two churches, three tourist courts, a service station, an office building and an irrigation system. About ten percent of the structures were built between 1887 and 1900, fifty-five percent between 1900 and 1915, another twenty-five percent between the World Wars and a final ten percent since the Second World War. Queen Anne style and related modest houses account for twenty-seven of the structures, the Free Classic and Hipped Cottage types for some fifteen houses and the Bungalow style for another eighteen. The vast majority have not been detrimentally remodeled. The irrigation system is thoroughly integrated with the streets and alleys, bringing water to all the house lots. Approximately half the historic garden, orchard and vineyard plots remain open. Most have some remnants of early orchards or vines; nearly all are used for summer gardens.

Section 7, Description, of the Historic Resources of Aztec nomination, discusses aspects of the district in more detail, including physical character of the area, architectural types and styles, spatial relations of buildings, and survey methodology. The following discussion of the individual features of the district describes particular examples.

Significant Structures

#38 Methodist Episcopal (now United Methodist) Church; NW corner Chaco Street and Church Avenue; ill. 14; Gothic Revival; 1906/rear addition 1928; stucco over brick; ogee stained-glass windows; cut-out bargeboard; bracketed cornice and cut-out belfry in tower.

Only remaining brick civic building from first decade of the century; those demolished include the courthouse, grade school, high school and Baptist church.

#39 George Bruington House; 302 N. Mesa Verde; Queen Anne; ca. 1907; clapboard; decorative wood shingles in gables; lathe turned porch rail, columns and spindle brackets.

Well maintained, late example of Queen Anne style; long-time home of George Bruington, an important Aztec attorney from 1906 to 1967 who specialized in water rights issues.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 23

#40 Lower Animas Ditch; because it extends outside the district, it is discussed as an individual feature in the Historic Resources of Aztec nomination.

#103 McClure House; 216 S. Church; ill. 13, right; Simplified Anne (1½ story type); pre-1908; brick walls with segmental arches; decorative wood shingles in gable; lathe porch columns and cut-out brackets.

#111 Vaughan-Eubanks House; 120 Church; ill. 23; Queen Anne; 1906; sandstone foundation and low crenelated yard wall; Flemish/common bond brick walls with projecting brick sills, segmental arches with red mortar; cut-out bargeboard, decorative shingles and lathe-turned pendants in gables. Lathe-turned porch posts replaced with wrought-iron supports.

The change in porch supports detracts only slightly from this well-detailed Queen Anne house.

#300 Aztec (United) Presbyterian Church; 215 N. Church Street; State Register Site #716; Territorial/New Mexico Vernacular Style; 1889-90; stucco over adobe; 4/4 double-hung windows with wood surrounds; small wooden belfry; addition to front.

Built by residents of all denominations, the Presbyterian Church long doubled as the community center/meeting hall.

#308 J. A. "Harry" McWilliams House; 308 N. Church; Simplified Anne; ca. 1908; clapboard; decorative shingles in gables; lathe-turned columns. Has board with molding one quarter (¼) of the way up in gable, which separates clapboard below from shingles above. This "gable frieze board" is a typical feature of houses constructed 1900-1908 (see ill. 12, 21).

Long-time home of J. A. McWilliams, a cattleman who helped build the Presbyterian Church and who worked for the county government. A very well-preserved example of the Simplified Anne, L-shape plan.

#309 Brewer-Ransom House; 314 N. Church; Simplified Anne (1½ story type); ca. 1910; sandstone foundation; Flemish/common bond brick walls with projecting sills and segmental arches; gable frieze board and decorative shingles; lathe columns.

Built and occupied by C. G. Brewer, prominent merchant, builder and mayor in 1906. Later occupied by C. A. Ransom, mayor 1946-48.

#319 M. M. Fisher House; 422 N. Mesa Verde; Queen Anne; ca. 1908; shiplap; gable frieze board and decorative shingles; stick railing and lathe porch columns; lathe-turned balustrade (balcony); octagonal tower.

Built by Frank Shnap or M. M. Fisher, who had a hardware and lumber business. Mixture of different wood sidings and other materials suggests it was built over a few years in his spare time.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 24

#321 Temple H. Cornelius House; 407 N. Mesa Verde; ill. 26; Hipped Cottage; ca. 1910; brick walls with projecting sills and segmental arches; small enclosed overhang; chamfered porch posts; decorative shingles in porch gable.

A classic Hipped Cottage. Home in the 1930s to Temple Cornelius who collected Four Corners Indian and pioneer tales in Shepherd's Gold and Golden Treasures of the San Juan.

#325 W. F. Gilliam House; 309 N. Mesa Verde; ill. 21; Simplified Anne; 1906; common bond brick walls with projecting sills and segmental arches with projecting hood; gable frieze board and decorative shingles; chamfered 2x4s connected by 2x4 blocks form porch posts.

The enclosing of part of the porch detracts some from an otherwise fine example of the Simplified Anne style. Gilliam, a farmer, platted part of his land in 1906 as Gilliam's addition and used some of the proceeds to erect this house in the middle of an ample two-thirds of an acre lot.

#332 Bunker-Beaver House; 115 N. Mesa Verde; SR #875 (Fred Bunker house); ill. 22; Queen Anne; 1907; ashlar sandstone foundation; clapboard walls; decorative shingles in gables, dormers and porch; incised bargeboards; lathe-turned porch rail and columns, cut-out brackets, incised frieze; stickwork brackets under window bay; three contributing out buildings.

Originally home of Fred Bunker, a saloon owner who developed Lovers Lane and a platted addition to its north; later home of Dr. Edgar Beaver who added an office bungalow to the north of this house.

#335 Green-Branscome House; 107 N. Mesa Verde; ill. 16, middle; Bungalow; 1905-08; shiplap; moderate overhang with exposed rafters; two pairs of French doors on porch; tapered piers with applique caps "supporting" arches.

A compactly designed and extremely early Bungalow for New Mexico.

#336 Eblen-Case House; 103 N. Mesa Verde; SR #877 (Maurice Case House); ill. 16, left, 29 (detail); Shingle Style; 1907-08; ashlar sandstone foundation; Flemish/common bond brick walls with projecting sills and splayed brick lintels with red mortar; decorative shingles; slight bell-cast to roots of octagonal tower and dormers; decorative brickwork porch wall; lumberyard classic columns.

The best-preserved Shingle Style house in New Mexico. Built for E. G. Eblen, it was purchased in the 1916 by Maurice Case, DRG&W station agent from 1915 to 1969, who continues to live here with his wife.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 25

#338 Lobato House; 109 S. Mesa Verde; ill. 19; Territorial Style; 1892; stucco over adobe, symmetrical facade.

Original home of the Lobatos, one of only two Hispanic families involved in the early growth of Aztec. Son, Willie, born here in 1892. A well-maintained though extremely modest example of the Territorial Style which fused the indigenous adobe vernacular tradition with Anglo preferences for symmetry and limited entrances.

#602 Sherman Howe House; 401 Lovers Lane; ill. 17, middle; Free Classic; 1907; stone foundation; Flemish/common bond brick walls with projecting sills and splayed brick lintels with projecting cap; gable frieze board (side gable only) and decorative shingles; lumberyard classic column; new balcony rail.

Home of Sherman Howe, an archeologist who worked at the Aztec National Monument and also operated a dry goods business with C. S. Baily on Main Street. Along with the building to the east (#603) built by J. M. Randall and his son, O. M. One of five fine homes (ills. 17, 24, 25) which made Lovers Lane an impressive approach to the city from the depot.

#603 Ransome-Coon House; 405 Lovers Lane; ill. 25; Free Classic; 1907; stone foundation; Flemish/common bond brick walls with splayed brick lintels with red mortar; decorative gable shingles; folk Palladian window group; lumberyard classic columns. Also built by J. M. Randell.

#605 Keel-Owens House; 406 Lovers Lane; ill. 24 (unmodified since); Queen Anne; 1906; smooth cast stone walls with rusticated sills, lintels and quoins; decorative wood shingles; lathe columns with stick railing and frieze.

Built by and home of Oley Owens, who had the local cast stone business and also worked with Earl Morris at the Aztec ruins.

#609 Kaime House; 504 Lovers Lane; Simplified Anne; ca. 1908; clapboard; decorative wood shingles in gables; lathe railing and columns, cut-out brackets.

A fine, well-preserved Simplified Anne house of the L-shape variety.

Contributing Structures

#34 509 Lovers Lane; Bungalow; pre-1938; exposed rafters and brackets.

#40 F. M. Burt House; 508 Lovers Lane; Bungalow; pre-1938; exposed rafters and brackets; cobble stone porch foundation and tapered piers.

#100 221 S. Church; Simplified Anne, L-shape variety; pre-1908; porch enclosed. This block (houses #s 100-109) probably developed 1898-1905.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 26

#101 219 S. Church; ill. 12, 3rd from right; Simplified Anne, 1½ story variety; brick; half-timbering, shingles and stick work in gable. Along with house to the north (#102) known as the Twin Bricks.

#102 Harry Dunning House; 217 S. Church; ill. 12, 2nd from right; Simplified Anne, 1½ story variety; pre-1908; nearly identical partner to #101.

#104 Goulding House; 214 S. Church; Bungalow; 1913-30; cobblestone porch and retaining wall.

#105 Whitford-Uptegrove; 213 S. Church; Territorial Style; ca. 1895; stucco over adobe; gable frieze board and decorative shingles; chamfered porch posts; symmetrical facade.

#106 Kennedy-Schutz House; 212 S. Church; Queen Anne; pre-1908; decorative shingles in gables; new wrought-iron porch supports.

#107 Ray Current House; 209 S. Church; Wood Vernacular; pre-1908; shiplap; porches post-1930.

#108 205 S. Church; ill. 27, detail; Simplified Anne, 1½ story variety; stucco over brick; gable frieze board with "catalogue" of eight decorative shingle types used in town.

#109 Bailey House; 203 S. Church; Simplified Anne; pre-1908; clapboard; decorative shingles; new wrought-iron porch supports.

#110 Earl Morris House; 302 E. Chuska; Simplified Anne; ca. 1915; cobble stone foundation; shiplap; lathe-turned posts.

Morris was the primary archeologist of the Aztec ruins. His work was important in establishing the relative chronologies of Chacoan and Mesa Verdian, Pueblo III cultures.

#112 Johnson house; 116(?) S. Church; New Mexico Vernacular; ca. 1890; stucco over adobe and wood frame. Local tradition holds this was a trading post which originally faced the opposite direction (E).

#114 Old Telephone Office; 114 S. Church; Bungalow; 1913-30; shiplap; exposed rafters and brackets.

#116 Blitzke House; 118 N. Church; Hipped Cottage; ca. 1910; wood shingles up to continuous wood window sill, clapboard above; moderate enclosed overhang; bellcast hipped roof.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 27

#117 119 N. Church; Bungalow; ca. 1940; exposed rafters and brackets; tapered piers.

#301 200 N. Church; ill. 15, right; Simplified Anne, 1½ story variety; ca. 1904; duplex.

#304 208 N. Church; ill. 15, 3rd from right; Hipped Cottage; ca. 1910; small enclosed eaves; new wrought-iron porch supports.

#306 216 N. Church; ill. 15, 5th from right; Simplified Anne, L-shape variety; pre-1907; shiplap; window bay; lathe column.

#320 414 N. Mesa Verde; Bungalow; ca. 1925; shiplap, wood shingles above continuous wood lintel; exposed rafters and beam brackets; tapered piers.

#324 318 N. Mesa Verde; Hipped Cottage; ca. 1910; clapboard; moderate enclosed eaves; porch enclosed.

#326 223 N. Mesa Verde; Hipped Cottage; ca. 1910; chamfered porch posts; asbestos shingle siding.

#328 T. A. Pierce Mansion; 202 N. Mesa Verde; originally Georgian Revival/Prairie Style; 1907; random ashlar sandstone foundation; aluminum siding; small enclosed eave overhang; hipped roof; full front porch.

This, the home of T. A. Pierce, founder of the Citizen's Bank (ill. 11), was the town's one mansion--sited in the middle of its half acre lot at the pivotal corner of Lovers Lane and Mesa Verde.

#329 E. D. Jackson House; 205 N. Mesa Verde; Simplified Anne, L-shaped variety/Bungalow porch; ca. 1906/porch ca. 1925; stucco over brick; elephantine tapered piers.

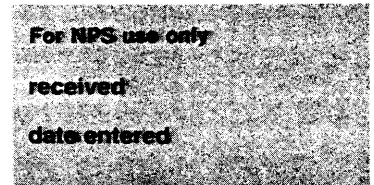
#330 Hillstrom House; 123 N. Mesa Verde; ca. 1906; stucco over brick; hipped skirt between 1st and 2nd floors (similar to ill. 33); small enclosed eaves; hipped roof.

#331 122 N. Mesa Verde; Bungalow; ca. 1925; chamfered porch posts; exposed rafters; decorative singles in gable.

#333 116 N. Mesa Verde; Hipped Cottage; ca. 1906; stucco over brick, segmental arches with projecting brick hood; enclosed eaves with paired wooden brackets.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number 7

Page 28

#337 John Pierce House; 100 N. Mesa Verde; Simplified Anne, L-shape variety; ca. 1910; stuccoed; gable frieze board.

#339 Cecil Dial House; 115 S. Mesa Verde; Bungalow; 1913-30; exposed rafters and brackets.

#340 207 S. Mesa Verde; ill. 28, detail; Hipped Cottage; ca. 1905; common bond brick walls with segmental arches and projecting brick hood; small enclosed eaves with "modillion" brackets.

#341 211 S. Mesa Verde; Simplified Anne, L-shape variety; ca. 1900; stucco over frame; chamfered 2x4s separated by 2x4 blocks (like #325).

#343 223 S. Mesa Verde; Simplified Anne, L-shape plan/Hipped addition; ca. 1900/ca. 1910 addition; stucco over brick with projecting brick hoods.

#344 Hartman Homestead; 220 Zia; ill. 20; Simplified Anne; ca. 1895; shiplap; three single doors both porches; contributing out buildings including two room, board and batten cottage.

#601 Wood-(Frank G.) Townsend House; 309 Lovers Lane; ill. 17, left; originally Free Classic; pre-1906/1906 second floor; stucco over brick; decorative wood shingles in gables and dormers. First floor was Fred Bunker's house before he had new one built a block away (#332).

#604 Coon House; 407 Lovers Lane; ca. 1910; two story; brick; decorative shingles; exposed rafters; new porch.

#606 Esther Divelbiss House; 408 Lovers Lane; Bungalow; ca. 1925; boxed porch posts with molding "bases" and "capitals"; exposed rafters and brackets.

#608 Grauel House; 505 Lovers Lane; ill. 18 left; Bungalow; ca. 1925; wood shingle and clapboard sheathing.

#610 Harry Hubbard House; 507 Lovers Lane; ill. 18, middle; Bungalow; ca. 1930; tapered cobblestone piers; exposed rafters and brackets.

Non-Contributing Structures

#33 305 Lovers Lane; Bungalow; post-1938.

#35 412(?) Lovers Lane; Hipped Cottage; post-1938.

#36 100(?) Lovers Lane; Bungalow; ca. 1935; new porch and addition.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

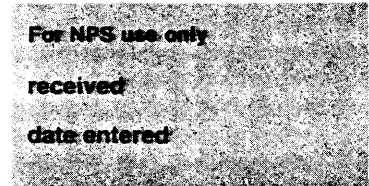
Item number 7

Page 29

- #37 110(?) Mesa Verde; Hipped Cottages; ca. 1940; Tourist Camp.
- #303 Presbyterian Parsonage; 209 N. Church; Simplified Anne, 1½ story variety; ca. 1905; cut-out porch brackets; new windows and aluminum siding.
- #305 212 N. Church; ill. 15, 4th from right; Hipped Cottage; ca. 1910; aluminum siding.
- #307 222 N. Church; ill. 15, 6th from right; Hipped Cottage; ca. 1910; new "vertical board" wood paneling.
- #322 Wells House; 403 N. Mesa Verde; Simplified Anne, L-shaped variety; new windows.
- #323 Taylor House; 321 Mesa Verde; Free Classic ?, ca. 1915; new aluminum siding and wrought-iron porch supports.
- #327 215 N. Mesa Verde; Southwest Vernacular; ca. 1932; undulating parapet, vigas; tourist court.
- #600 Ball House; 301 Lovers Lane; ca. 1930; aluminum siding.
- #607 501 Lovers Lane; Bungalow; ca. 1925; aluminum siding.
- #804 SW corner of Chaco and Mesa Verde; automobile service station; ca. 1940.
- #805 SE corner, Chaco and Alley between Mesa Verde and Church; tourist court; ca. 1940; cast stone; metal casement windows; some pushed to corners; exposed rafters.
- Post 1945 structures: 219/21 S. Mesa Verde; 310 N. Mesa Verde; 200 Chuska; 114, 115, 201, 206 N. Church.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8, 10

Page 30

8. Significance:

The Church Avenue and Lovers Lane District is a well-preserved turn-of-the-century New Mexican residential neighborhood. Its architecture represents the range and quality of houses built in Anglo-American communities from 1895 to 1935. The majority of the houses are little modified and modest, but are entirely typical of the state's historic residences. Some, however, are among the best representatives of their style or type remaining, including the Queen Anne Style (ills. 22, 24), Shingle Style (ill. 16 left), Free Classic/Colonial Revival (ills. 17, 25), Hipped Cottage (ill. 26) and Bungalow (ills. 16, middle; 18, middle). Local building craftsmanship is well preserved, most notably brickwork (ills. 21, 23, 25, 26, 28, 29) and decorative gable shingles (ills. 12, 16, 21, 24-27). This residential area is the best preserved example in New Mexico of the integration of an irrigation system with a grid plan. While approximately half of the original residential garden and orchard open spaces has been built upon, twenty open plots (map 5) of over one lot size remain to represent this notable garden city aspect of the city's history.

Section 8, Significance, of the Historic Resources of Aztec discusses in more detail the historical development of the area, historical figures, areas of significance (including architecture and town planning), preservation activities, district boundaries and the integration of this information into the city's planning process. The list of individual structures in Section 7 of this district nomination also touches on specific examples of significance such as architectural features and notable historic residents.

10. Geographical Data:

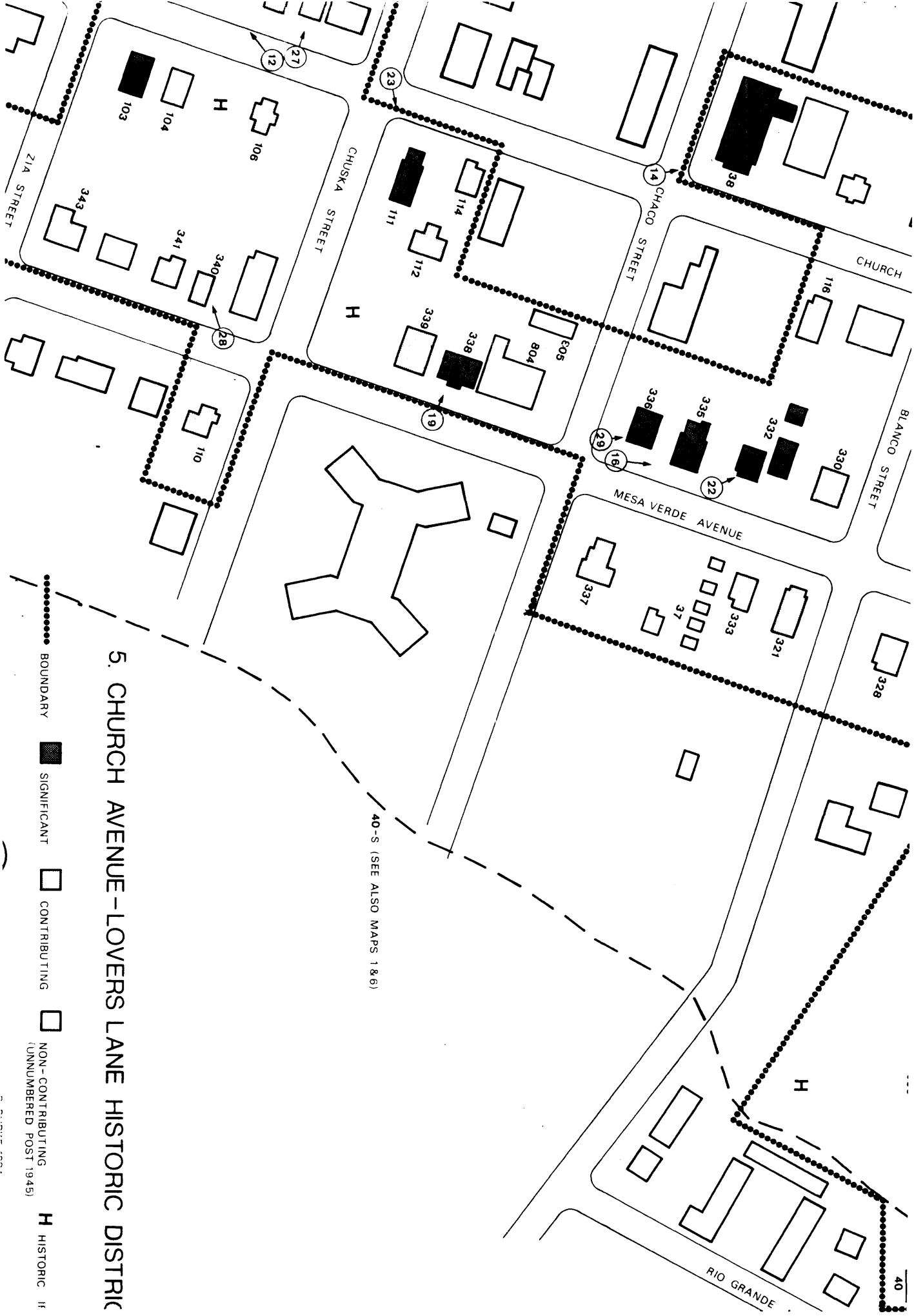
Acreage: 16

Quadrangle name: Aztec, New Mexico.

Scale: 1:62500

| Zone | Easting | Northing |
|------|---------|----------|
| E 13 | 233000 | 4079625 |
| F 13 | 233275 | 4079250 |
| G 13 | 232825 | 4078750 |
| H 13 | 232525 | 4078850 |
| I 13 | 232800 | 4079650 |

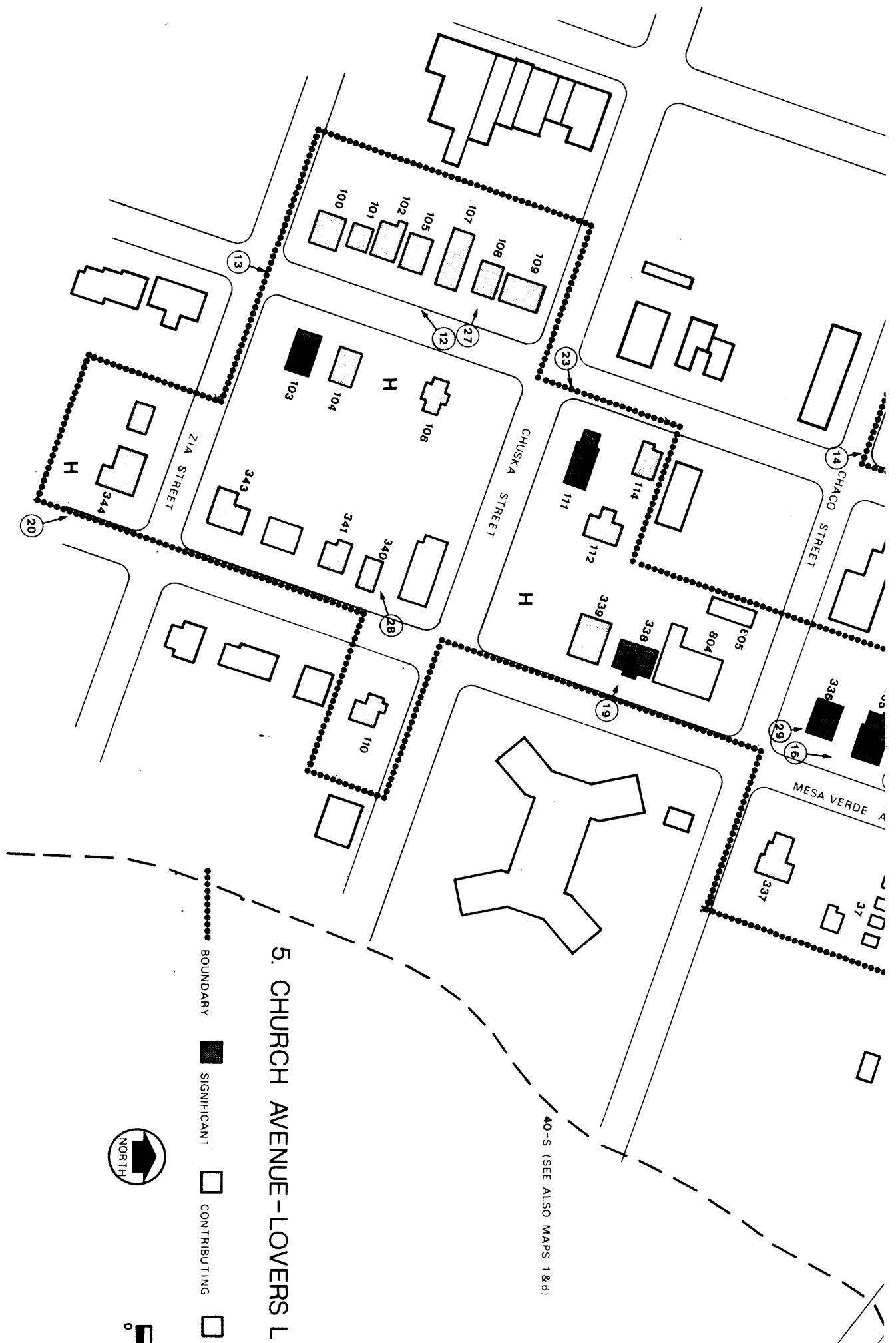




5. CHURCH AVENUE-LOVERS LANE HISTORIC DISTRICT

- BOUNDARY
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING (UNNUMBERED POST 1945)
- H HISTORIC

40-S (SEE ALSO MAPS 1 & 6)



5. CHURCH AVENUE-LOVERS L.

 BOUNDARY
 SIGNIFICANT
 CONTRIBUTING



40-S (SEE ALSO MAPS 1 & 6)