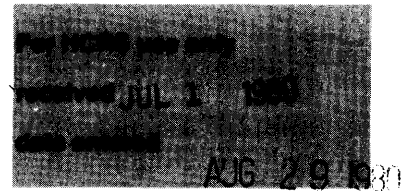


**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



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

1. Name

historic Hope Building (after Dr. W.G. Hope, original owner)

and/or common

2. Location

street & number 220 Gold ^{St,} S.W. ___ not for publication

city, town Albuquerque ___ vicinity of congressional district 1

state New Mexico code 35 county Bernalillo code 001

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Preservation Partnership

street & number 220 Gold. S.W.

city, town Albuquerque ___ vicinity of state New Mexico 87102

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Clerk's Office

street & number Box 542

city, town Albuquerque state New Mexico 87102

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date ___ federal ___ state ___ county ___ local

depository for survey records Albuquerque Historic Landmark Survey

city, town Albuquerque state New Mexico

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Hope Building is one of the few remaining 19th Century buildings constructed in the new Albuquerque that grew up by the railroad tracks after the arrival of the railroad in 1880. Built a mile and a half east of the adobe houses and plaza of Old Albuquerque, New Town began in tents and flimsy wooden buildings. The Hope Building belongs to the second wave of downtown construction, in the 1890's, when substantial brick and stone replaced the temporary structures of the first boom, announcing a town that had come to stay.

Originally the Hope Building was surrounded by other and often grander Queen Anne commercial structures on Gold Avenue, the financial center of downtown Albuquerque. An Urban Renewal project in the late 1960's and various private demolitions have left the Hope Building as one of only three downtown buildings recognizable as 19th Century work. A small building, it is typical in its detailing and construction of many that no longer exist.

For its first fifteen years, this Panel Brick style building housed the offices -- and, for part of that time, the family -- of Dr. Walter G. Hope. Since 1909 the first floor has been tenanted by retail enterprises. For the forty years preceding 1950, the building's second story was a residence, often occupied by the proprietor of the business downstairs. Since 1950, the second story has been used for professional offices.

The building shares a party wall for part of its length with the structure to the West. It is one in a row of commercial buildings which line the south side of the block. The block is part of the Original Albuquerque Township which was composed of square blocks subdivided into 24 lots 25 feet wide by 142 feet deep with a narrow alley running east and west.

The building covers the entirety of its 25' x 142' lot. The original brick structure, built in 1894, was two stories, 25' wide and 70' long, with a wooden two story porch across the back. The first floor had a center row of five columns supporting the second floor. The upper floor was a clear span roof of wooden trusses. The 12" thick brick side walls were load bearing.

By 1924 the porch had been removed and the first floor was extended to the south with a cinder block and brick addition to within ten feet of the back property line. The south wall of the second floor was replaced at that time with a cinder block wall with two windows and two doors opening onto the roof of the new one story addition. These openings were spanned with red brick segmental arches. This new south wall rests on a steel beam which allows for open space below on the first floor.

By 1947, a concrete block addition was built to cover the remaining ten feet to the south. In about 1950, the arched brick street facade of the first floor was squared off and stuccoed over. Square aluminum framed display windows were installed.

(continued)

DESCRIPTION (continued)

The ground floor of the original north facade had two symmetrical large brick half circle arches constructed of wedge shaped brick resting on cast stone capitals on brick columns. Above each ground floor arch were two similar arches over the second floor wood framed, one over one, double hung windows. An early (c. 1913) photograph shows that the brick on the front was originally unpainted. It is the red, soft, Albuquerque pug mill brick.

The upper story displays the original handsome paired segmental arch windows, separated by panel brick pilasters. The pilasters, which divide the upper level into equal bays, are capped by corbelled bricks. The additional elaborate brick work on the window mouldings and along the cornice add line, scale and texture to the street front. A partial removal of the stucco which presently covers the ground floor facade has revealed a glimpse of the original recessed double-arched brick entry. When completely exposed, the double bay will restore the strong visual integration of the storefront's two levels.

The east and west side walls originally had eight segmental arched windows each, four on each side of the ground floor and four on each side of the upper floor. The construction of the two story building to the east obscured all the east windows. Only two of the west, upper floor windows remain today. They are wood frame, two over two, double hung windows.

Other details such as the stairwell and a closed chimney seem to have only minor significance.

The interior of both floors has been changed many times and it is doubtful that any of the original finishes other than plaster walls remain. A cafeteria in the late forties or early fifties installed 70 linear feet of mirror on the west wall of the ground floor. A concrete block wall 90 feet from the north facade divides the ground floor into the front retail area and the rear (kitchen or storage) area. Rest rooms are located in the rear 10' addition.

Upstairs, a few original partitions remain, but most of the partitions are covered with gypsum board or thin wood veneer panelling. Two apparently original brass door knobs and striker plates are to be found on the upper floor.

The original wood floor of the downstairs is intact under worn carpet. It is soft wood, probably pine, and probably will have to be patched in places and recarpeted. The south addition to the ground floor had concrete floors which now are partially covered with resilient tile. The floors of the upper story are resilient tile over particle board. It is not known if the original flooring is under the existing particle board. The ceilings are plastered in places and gypboarded in others; the gypboarded areas are covered with acoustical tile. A large skylight was cut into the upper floor sometime between 1942 and 1947 and needs only minor repair.

The upper floor is heated by four small gas fired heaters and cooled by refrigerated window units. The ground floor is heated by a gas fired forced air furnace located on the upper floor, and it is cooled by two evaporative air conditioners located on the roof of the first floor additions. The lighting is now fluorescent fixtures. Original lighting was gas.

Early Sanborn maps show that the original structure had a stable and small structure, perhaps a privy, to the south. No trace of these structures remains today.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The building at 220 West Gold Avenue was constructed in 1894 by Dr. Walter G. Hope to house his family and his medical practice. The upstairs living quarters were used by the Hopes until 1905, when they moved to a new home on Copper Avenue. Dr. Hope continued his medical practice on the first floor until 1909, when he moved his offices to the First National Bank Building. Photographers Milton Porter and H.L. Neff operated their studio on the first floor between 1909 and 1911. In the decade between 1912 and 1922, hatters and dyers services were available on the first floor. The accompanying photograph was taken during that era, probably in 1913 to commemorate the opening of the Bryant Co. delivery service, located next door to the West. In 1918, the building was acquired by the de Baca family of Albuquerque who continued to own it until 1979. This record of long-term family ownership with a great variety of different tenants is typical of older downtown real estate. In 1923, the New Mexico State Tribune moved in and expanded the first floor with a 62 foot addition. The newspaper was published in these quarters until 1925. During the next ten years, the first floor housed the Gilbert Electric Co. and a succession of furniture and second-hand stores. In 1935, the Logan Furniture Co. moved in and remained until 1947. In the fifties, the first floor was used as a cafeteria and a beauty school. Since 1963 it has been the home of the Simpson Rubber Stamp Company. 220 West Gold Avenue has played a role in Downtown Albuquerque's commercial life since Downtown sprang up around the newly arrived railroad. It is the second oldest building remaining Downtown, succeeded in age only by a neighboring adobe structure. Along with the large Yrisarri Block to the northwest, the Hope Building at 220 West Gold provides the last glimpse of the Central Business District's Victorian heritage. The Hope Building typifies in its architecture and history the post-railroad era of Albuquerque, New Mexico.

for 8/25 please call w/ state Pg

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property less than one UTM NOT VERIFIED
Quadrangle name Albuquerque West Quadrangle scale 1:24,000
ACREAGE NOT VERIFIED

UMT References

A	1 3	3 4 9 6 1 5	3 8 8 2 3 1 5	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification
Lot 10 in Block 23 of Albuquerque Original Townsite

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title 1. Edith Cherry and Susan Johnson 2. Susan Dewitt and Kathleen Brooker
organization 1. Preservation Partnership date 13 March 1980
2. Albuquerque Historic Landmarks Survey
street & number 1. 220 Gold, S.W. telephone 1. 242-1431
2. P.O. Box 1293 2. 766-4720
city or town Albuquerque state New Mexico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Thomas W. Muhl

title State Historic Preservation Officer date 6-25-80

