

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 1 1985
date entered FEB 28 1985

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

1. Name

historic 701 ROMA, NW

and/or common

2. Location

street & number 701 Roma, NW

not for publication

city, town Albuquerque

vicinity of

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 type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" 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 checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: multi residential

4. Owner of Property

name Southwest Properties, Mr. Richard Q. Carleno

street & number 292 Placitas, NW

city, town Albuquerque

vicinity of

state New Mexico

5. Location of Legal Description

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

street & number 5th and Central Avenue

city, town Albuquerque

state New Mexico

6. Representation in Existing Surveys

title Historic Landmarks Survey of Albuquerque has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Historic Landmarks Survey, Redevelopment Planning, City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87503

city, town

state

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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

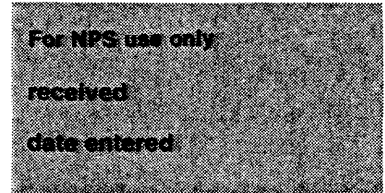
701 Roma, NW is located on the northwest fringes of Albuquerque's current downtown commercial and office core, and approximately one block east of the existing National Register "Albuquerque Downtown Neighborhoods Multiple Resource Area". The Queen Anne style structure was built as a single family residence, and has served as a multi-unit boarding house since the late 1930's. It is asymmetrical and contains two full floors, a finished attic and an unfinished partial basement. In spite of some unsympathetic alterations since its conversion to a boarding house, the basic exterior form remains, and the interior detailing is surprisingly intact. The house is constructed of red brick, now painted, laid in common bond with flush joints, and with every seventh course as headers. It rests on a raised stone foundation covered with a rusticated plaster finish. The truncated hipped roof, now covered with gray asphalt shingles, was originally finished with wood shingles. The roof overhang forms a boxed cornice completely surrounding the house. A large gable occurs off center on the front (south) elevation. The south gable has a palladian window installed below a turned and sawn ornament at its peak, and is sheathed with wood shingles of feather cut, butt and fish scale design. A similarly sized gable occurs in the center of the rear (north) elevation. A small dormer occurs on both the east and west roof slopes. These dormers contain two wood double hung, one-over-one sash each. A single chimney occurs on the east roof slope, and a pair of chimneys occur on the west roof slope. While undoubtedly in their original location, these chimneys have been extended and capped to accommodate various later flues.

An open second floor porch projects from below the center of the south gable. Its flat sloping roof is supported by large "C" shaped brackets that curve down to the porch balustrade. Small ornamental pendants and finials further decorate the porch. While probably structural in its own right, the second floor porch appears to rest on the roof of the first floor porch. The first floor porch extends over nearly the entire south facade and is asymmetrical. A 1960 photograph shows the historic appearance of this porch prior to its subsequent enclosure for sleeping rooms. The existing stucco enclosure was accomplished within the porch structure and the original roof lines and overall massing of the porch remain. A large two story porch was constructed on the west side of the house sometime after 1912 when the owner of 701 Roma, NW purchased and moved the house next door. Evidence shows that the house next door was constructed too close to 701 Roma, NW to allow the new porch construction. This porch is shown on the 1924 Sanborn Map. It is constructed of red brick (now painted) laid in running bond, and is not keyed into the house walls. First floor brick pilasters support the second floor and roof of the porch. Direct access was provided from the house on both the first and second floors to the two story porch when it was added. All of the porch openings were closed with stucco covered panels, probably when the front porch was enclosed. Similarly, the overall form and massing of this porch have not been destroyed. A small original covered back (north) porch has also been closed with stucco infill.

The windows of the house are largely original and have primarily one-over-one wood double hung sash with arched heads and stone sills. Two first floor windows on the south elevation, flanking the existing original front door, have been superficially closed as part of the front porch closure. The east elevation has two oval fixed sash in wood frames with diamond panes in the center of each. These windows flank the first floor fireplace in the southeast room. A door on the east elevation appears to have been added by enlarging an existing window at some time. The existing window and door trim appears to be original except for a few areas of obvious patching and repair.

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

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



Continuation sheet DESCRIPTION Item number 7 Page 1

The building's interior has been subdivided into 18 separate rental units ranging from single rooms to multi-room apartments. The rental units have been created by the installation of partition walls, but without seriously jeopardizing any original detailing. Virtually without exception, the original woodwork, moldings, doors, windows, door and window trim, fireplace and hardware are intact. Aside from the later partitioning, the most major interior alteration has been the straightening of the originally "L" shaped main staircase from the entrance hall to the second floor. Evidence shows the original first floor plan included an entrance hall, front parlor, back parlor, kitchen/service rooms and probably a dining room. The second floor included a central hall, four bedrooms and a bathroom. The finished attic is of considerably simpler detailing than the first and second floors and contains its original layout of four bedrooms, one bathroom and a large closet.

The site is approximately .3 acres and has been entirely graded around the house for vehicular access and parking.

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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 circa 1904 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

701 Roma, NW, built circa 1904, is significant not only for its historic associations with the turn of the 19th century boom of Albuquerque's "new town", but also because it retains a substantial amount of its original Queen Anne detailing in spite of a recent history of unsympathetic alterations and uses.

701 Roma, NW is located immediately adjacent to the residential area of Albuquerque referred to as the Albuquerque Downtown Neighborhoods Area (see NRHP listing of 12/80). This area developed as a result of the 1880 construction of the railroad through Albuquerque, making it the railroad center of New Mexico. The railroad line was constructed approximately one and one half miles east of the then existing town of Albuquerque, encouraging development of both a new residential and commercial city. 701 Roma, NW was constructed on the eastern edge of this new residential development. Because of subsequent "renewal" efforts and the expanding downtown core, 701 Roma, NW has become separated from the more tightly-knit residential area to the west. The 1980 National Register Albuquerque Downtown Neighborhoods Multiple Resource Area boundaries, therefore, fall one block short of including 701 Roma, NW. Albuquerque's railroad era "new town" boom produced a variety of architectural styles and sophistication not previously known in the city. This is evident from early photographs and the many remaining structures in the adjacent Downtown Neighborhoods Area. 701 Roma, NW retains its original scale and much of its original Queen Anne detailing representative of this early residential environment.

Little is known of the original owner/builder of 701 Roma, NW. Records do show that Martha A. Talbott (widowed in 1893) purchased the land (lots 139 and 140, block 12) from Maude and R.K. Culley in 1901.¹ The 1902 Sanborn Map shows no development at all in the 700 block of Roma, NW. The first specific evidence of the house shows on the 1908 Sanborn Map, but W.E. Mauger had purchased the property from Talbott in 1907 for \$ 4,350.00, indicating that a structure of the scale of 701 Roma, NW likely existed. Therefore, the house was probably constructed between 1903 and 1906.

The W.E. Mauger family occupied the house from 1907 until 1932, adding lot 138 next door to the property in 1912. The 1933 City Directory listed the property as vacant. It was occupied by E.L. Mitchell from 1934 until 1937, by H.J. Ellard from 1937 until 1939, and by J. Perino in 1939. The 1940 City Directory lists the property as the Mrs. Darl Perino Boardinghouse, the first evidence of the house changing to its current use. In 1949, it was known as the Greystone Apartments, owned by A.R. Evans. The most recent transfer of the property occurred in October, 1984, when A. Aragon sold it to the current owner, Richard Q. Carleno.

The historic "new town" residential development in the vicinity of 701 Roma, NW provided housing for many personalities important to the development of the City and the State of New Mexico including politicians, merchants, builders, stockmen and doctors. The 25 year Mauger family ownership represents the longest period of single ownership and occupation.

9. Major Bibliographical References

Albuquerque City Directories

Abstract of Title

National Register of Historic Places Nomination for "Albuquerque Downtown
Neighborhoods Multiple Resource Area", 12/1/80

Dewitt, Susan. Historic Albuquerque Today. Albuquerque:Historic Landmarks Survey of
Albuquerque, 1978.

10. Geographical Data

Acree of nominated property .3 acres

Quadrangle name Albuquerque West

Quadrangle scale 1:24000

UTM References

A

1	3	3	4	9	2	4	5	3	8	8	4	0	3	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Lots 138, 139 and 140, Block 12 of the Perfecto Armijo and Brothers Addition to
the City of Albuquerque, New Mexico

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

state N/A - code county code

state N/A code county code

11. Form Prepared By

name/title James A. Caufield

organization Caufield-Caufield date December 20, 1984

street & number P. O. Box 36811 telephone (505) 265-8590

city or town Albuquerque, New Mexico 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 National Park Service.

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer date 1-14-85

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]
Keeper of the National Register

Entered in the
National Register

date 2/28/85

Attest:

date

Chief of Registration

**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 SIGNIFICANCE Item number 8 Page 1

Mauger was a local merchant and real estate investor who had come to Albuquerque from Boston in an effort to cure his tuberculosis. He apparently found the "new" developing Albuquerque a lucrative business environment. Mauger owned and lived in the property during most of the time this area of Albuquerque was a prominent residential area. Records show that he was an owner of what became a multiple branch city hardware chain with his partner H.P. Raabe. In a rapidly expanding western city, Mauger and Raabe were substantial suppliers of hardware, stoves, tin and granite ware, saddlery, wagons, agricultural implements, ranch supplies, paints, engines, pumps and building supplies. In addition, Mauger was a local wool buyer, and upon his death² also held \$ 26,865.71 worth of assets in the Mauger and Avery Wool Buyers Co. of Boston. Mauger's involvement in the wool industry was significant to the city's development since wool merchandizing was one of the major sources of income for railroad era Albuquerque (see NRHP listing for New Mexico - Arizona Wool Warehouse, 7/81). Mauger also actively participated in local real estate buying and selling.

The surroundings of 701 Roma, NW are now mixed commercial, office and residential. It is in immediate proximity to both the Downtown Neighborhoods Area and the existing downtown core. The potential exists for reestablishing its historic appearance which will significantly strengthen the now quickly vanishing evidence of the extent and quality of the early downtown residential development. The current owner is planning a restoration/reconstruction program that will serve to accomplish this potential.

¹In 1880, Martha A. Talbott's husband, William E. Talbott, executed a note selling land to Franz Huning, William C. Hazledine and Elias Stover, doing business as the New Mexico Town Company. This land was at least part of what was later known as the "original town site". This transaction enabled Messrs. Huning, Hazledine and Stover to effectively attract the railroad operation to Albuquerque by deeding their holdings for the depot to the railroad for one dollar.

²W.E. Mauger died from tuberculosis on April 1, 1923.