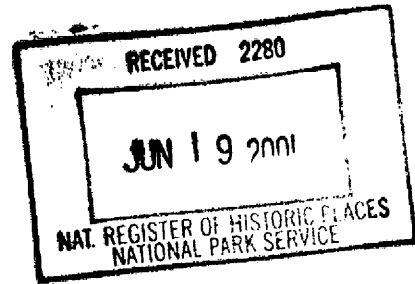


(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

170



**1. NAME OF PROPERTY**

**HISTORIC NAME:** Monte Vista and College View Historic District

**OTHER NAME/SITE NUMBER:** N/A

**2. LOCATION**

**STREET & NUMBER:** Roughly bounded by Girard and Lomas boulevards, Morningside Drive, Copper Avenue, Campus and Monte Vista boulevards

**NOT FOR PUBLICATION:** N/A

**CITY OR TOWN:** Albuquerque

**VICINITY:** N/A

**STATE:** New Mexico      **CODE:** NM      **COUNTY:** Bernalillo      **CODE:** 001      **ZIP CODE:** 87106; 87108

**3. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Signature of certifying official

6/12/2001

Date

State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

- entered in the National Register  
     See continuation sheet.
- determined eligible for the National Register  
     See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

(fw) Signature of the Keeper

Date of Action

8/3/01

**5. CLASSIFICATION**

---

**OWNERSHIP OF PROPERTY:** Private; Public-local

**CATEGORY OF PROPERTY:** District

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	702	157 <b>BUILDINGS</b>
	0	0 <b>SITES</b>
	0	0 <b>STRUCTURES</b>
	0	0 <b>OBJECTS</b>
	702	157 <b>TOTAL</b>

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 2

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Twentieth Century Growth of Albuquerque New Mexico

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC: single dwelling, multiple dwelling; RELIGION: church; RECREATION AND CULTURE: outdoor recreation; EDUCATION: school

**CURRENT FUNCTIONS:** DOMESTIC: single dwelling, multiple dwelling; RELIGION: church; RECREATION AND CULTURE: outdoor recreation; EDUCATION: school

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Mission/Spanish Colonial Revival, Pueblo

**MATERIALS:** FOUNDATION CONCRETE  
WALLS STUCCO  
ROOF ASPHALT  
OTHER WOOD; BRICK; CONCRETE; METAL: aluminum; GLASS

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-31).

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, 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:** Criteria Consideration G

**AREAS OF SIGNIFICANCE:** Architecture; Community Planning and Development

**PERIOD OF SIGNIFICANCE:** 1926-1957

**SIGNIFICANT DATES:** 1926

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Leverett, William Sr.; McDuffie, Charles; Roberts, Paul, builders.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-32 through 8-38).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheets 9-39).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- 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 #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- State historic preservation office (*Historic Preservation Division, Office of Cultural Affairs*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** 206

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing	
1	13	352980	3883960	3	13	354120	3883000
2	13	354130	3883940	4	13	352970	3883220

**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-40)

**BOUNDARY JUSTIFICATION** (see continuation sheet 10-40)

**11. FORM PREPARED BY** (with assistance from John W. Murphey, HPD Architectural Historian)

**NAME/TITLE:** David Kammer, Ph.D., consulting historian, and Edgar Boles, historical architect

**ORGANIZATION:** City of Albuquerque Planning Department

**DATE:** April 1999

**STREET & NUMBER:** 600 Second Street, N.W.

**TELEPHONE:** (505) 924-3860

**CITY OR TOWN:** Albuquerque

**STATE:** NM

**ZIP CODE:** 87102

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS**

**PHOTOGRAPHS** (see continuation sheets Photo-41 through Photo-42)

**ADDITIONAL ITEMS**

**PROPERTY OWNER**

**NAME:** List of property owners kept on file with City of Albuquerque Planning Department

**STREET & NUMBER:** 600 Second Street, N.W.

**TELEPHONE:** (505) 924-3860

**CITY OR TOWN:** Albuquerque

**STATE:** NM

**ZIP CODE:** 87102

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 5

Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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### Description:

Located on Albuquerque's East Mesa on gently sloping terrain broken by a broad arroyo, the Monte Vista and College View Historic District encompasses a suburban residential area consisting of approximately 52 blocks and 206 acres. Platted in 1926, the street plans of the Monte Vista and College View additions comprising the district reflect the two approaches to land use employed in suburban additions of the World War II era. The College View Addition is defined by a series of streets arranged in a grid comprising sixteen blocks, and the Monte Vista Addition is defined by a series of obliquely arranged streets responsive to its more uneven terrain. Residences line all of the streets in the district with facades set back from each street at a uniform distance. The vast majority of the 859 buildings in the district, 702 of which are considered contributing, employ a range of regionally inspired architectural styles. The spatial organization of the houses on these residential blocks and the appearance of the houses as to their setting, workmanship, materials and modest use of regional stylistic details convey a strong feeling of the ideal associated with suburban development in Albuquerque from the mid-1920s through the late 1950s. Although some houses have been altered and the landscape has matured over a half-century, the district retains a high degree of its character-defining elements.

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The district is bordered on the west by the University of New Mexico campus and on the east by Morningside Drive, so named because it was the easternmost street opened for development prior to World War II (see Figure 7-1). The district is bordered by Lomas Boulevard on the north and on the south approximately by Monte Vista and Campus Boulevards, Purdue Place and Copper Avenue. A commercial node characterized by small, locally-owned shops employing a similar scale and stylistic details as nearby residences is located at the northern periphery of the district at the intersection of Lomas and Monte Vista Boulevards, the main diagonal street through the district. More relevant to a recent multiple property submission treating auto-oriented commercial development in Albuquerque, it has not been included within the district's boundaries (Wilson 1997). Central Avenue, one block south of the district's southern boundary and formerly part of the Bernalillo County portion of the alignment of U.S. 66, marks the Nob Hill commercial strip anchored by the Nob Hill Business Center, listed on the National Register in 1995.

Over its eight-mile rise from the sandhills lining the Rio Grande Valley to the foothills of the Sandia Mountains, the East Mesa, geologically an alluvial fan, appears as a gently tilting plateau creased by natural drainages, or arroyos. The terrain of the mesa in the historic district exhibits a slight upward tilt toward the east, broken by a broad arroyo that drains to the west. The street system that accompanied the platting of the two subdivisions reflects both the mesa and the arroyo. The College View Addition to the east consists of a four-block long grid in which houses on most blocks are arranged on 50 feet wide lots along four north-south running streets. To the west in the Monte Vista Addition, where the arroyo's descent becomes more pronounced and where flooding frequently occurred creating an intermittent pond at the western boundary of the district, many

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## National Register of Historic Places Continuation Sheet

Section 7 Page 6

Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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streets are laid obliquely to the contours to reduce the threat of flooding. As a result, many of the north-south streets course the subdivision intermittently, intersecting Campus Boulevard, aligned along the arroyo's flood channel, at oblique angles. At the same time the subdivision plan sought to maximize the number of residential lots, sometimes resulting in wide, shallow, irregularly shaped lots at the ends of blocks with oblique corners. Occasional irregular parcels of land serve non-residential purposes and include the Monte Vista Elementary School, listed on the National Register in 1981, three churches, and two commercial nodes.

In both subdivisions, houses are uniformly arranged on lots with standard facade lines along each street ranging from approximately 30 to 40 feet. All blocks in the Monte Vista Addition contain alleys, while those in the College View Addition do not permitting the latter's lots to extend to a depth of 150 feet. In both subdivisions, occasional blocks with wider lots or, in a few instances, a buyer's purchase of two lots permitted houses with wider plans. Duplexes and triplexes, discussed in the multiple property listing, are located toward the south end of the College View Addition. Most of the former appear discreetly in the line of blocks immediately north of the southern boundary, while the latter appear at corner lots where their elongated plans permit them to face on both the north-south and east-west running streets.

In all instances, the front yards offered an area that permitted landscaping as a setting for the house. Traditionally, landscaping efforts were standard with one or two Siberian elms, catalpas, honey locusts, evergreens or, rarely, cottonwoods set in the middle of a lawn. More recently, fruitless mulberries have replaced some of those original tree varieties. A second landscape element consists of shrubs or flowerbeds bordering the houses and, sometimes, driveways. Included in many of these landscape compositions are low walls, extending away from the house to the property line and often punctuated with an arched gateway. Less common are low walls or lines of vegetation serving to transform the front yard from a semi-public to a more private space. Recent efforts to promote water conservation in Albuquerque are resulting in an increase within the district in efforts to promote drought-tolerant designs. As a result, the overall appearance of front yards within the district has become more eclectic. Increasing numbers of yards landscaped with plant materials such as desert willows, various cacti, and native flowers and grasses are interspersed with yards employing traditional lawns and shade trees.

Due to the aggressive marketing of these subdivisions and the acute housing shortage that affected Albuquerque during the late 1930s, most of the lots within both of the historic district's subdivisions were developed within a quarter century. As a result the workmanship, materials, design and use of decorative elements suggesting popular regional styles are prevalent. As discussed in the 20<sup>th</sup> Century Suburban Growth of Albuquerque, New Mexico multiple property documentation, suburban housing in Albuquerque between the wars and in the years following World War II was typically constructed by small contractors who purchased lots in subdivisions and then built houses on contract or speculation. Most of these builders drew a few sets of standard plans, with most containing five or six rooms that fit on the 50 foot-wide lots marking most subdivisions. Using standard building materials, including wood framing and lath, hollow clay tile and, only rarely and usually upon the request of the homebuyer, adobe bricks, they constructed one or two houses at a time. The majority of those houses were one story and remain so today. Most have flat roofs, with a minority

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## National Register of Historic Places Continuation Sheet

Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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having broadly pitched or hipped roofs, and hardwood floors set on wood joists above half cellars or crawl spaces housing natural gas furnaces. The majority of the houses are coated with white or earth-toned stucco cement ranging in finish from smooth to roughly and artistically textured. Many of the earliest houses include original wood sash windows and the later ones metal casement units.

Stylistic ornamentation associated with the majority of houses consists of a range of details derived from traditional Southwestern architecture as well as elements derived from the Mediterranean and California Mission Revival styles. Treated as subtypes in the associated property type section of the multiple property listing, these styles include the Southwest Vernacular style and the Pueblo, Territorial, and Mediterranean Revival styles. Predominant on all blocks of all streets within the district and interrupted only rarely by other styles of houses, most notably the Ranch style, this concentration of houses employing these regionally-inspired styles imbues the district with its distinct character. Interspersed among these subtypes are two bungalows and two houses employing variants of the Tudor Revival style, and a few non-contributing houses built after the period of significance or that have been significantly remodeled.

Although building continued on a limited basis during all of the wartime years, the eight years following World War II, in which construction within the district was virtually completed, were marked by changes in materials, plans and styles. Concrete block wall construction became nearly universal beginning with permits issued in 1947. Postwar houses became larger, especially as houses with Ranch style plans began to appear on undeveloped lots. The repositioning of the garage also contributed to the changing character of the district's later houses. First located at the rear corner of a lot, its position shifted to being adjacent to but slightly behind the house's facade and often connected with a wall broken by an entry arch to the backyard. Later, it became an integral part of the house's mass and, in some cases as with the Ranch style houses of the post-war years, expanded to accommodate two cars. Examples of this evolving relationship of garage to house characterize many of the contributing properties. Finally, most of the duplexes and triplexes in the district appeared during this last period of construction, contribute to a higher density of settlement, particularly at the southern portion of the College View Addition.

In the half century that has elapsed since the main period of construction within the district, it has continued to retain its character-defining elements. The landscape, much of it dating to the houses' first residents, has matured, creating a more shaded appearance than when the district's additions were being carved from the treeless East Mesa lands. The overall upkeep of the landscape and houses continues to illustrate the suburban ideals that drew the district's first residents. The most notable changes to houses involve window alterations and porch and garage infill additions. In many instances where metal casement windows have been replaced with double-glazed metal sash windows or sliding windows, the replacements adhere to original window location and size. Infill additions reflect efforts of growing families, especially in the post-war years, to add space to these mostly five- or six-room houses through the enclosure of a porch or the conversion of a garage to a den or additional bedroom. Many of these alterations, however, have been rendered sympathetically and do not detract from the historic feeling the house conveys. Less frequently, owners have made additions to the rear of houses or added a second story. Few houses, however, reveal a substantial enlargement of their

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National Park Service

# National Register of Historic Places Continuation Sheet

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Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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original massing, especially when viewed from the district's streets.

Contributing buildings include those resources that contribute to the district's overall historic character. A contributing property must have been constructed before 1957 and retain a majority of its historic integrity. Although a building need not be completely unaltered to be considered contributing, recent changes (post-1957) can compromise its historic integrity. Buildings less than 50 years old are considered contributing if they are integral to the character of the district and fall within the period of significance. Buildings are contributing if they meet the following criteria:

1. The pre-1957 massing is unaltered, or if the house has received additions, the pre-1957 massing is easily discernable despite the added massing and the additions are in scale architecturally with the original house. This does not necessarily preclude a one-story house with a two-story addition from being considered contributing.
2. The character-defining features, materials, textures, and details of the house's architectural style are intact or minimally altered so that the style remains evident. For example, a Mediterranean style house whose original tile roofs has been replaced with a similarly styled modern shingle composition can still be classified as contributing if it retains sufficient stylistic characteristics to be identifiable with the Mediterranean style.
3. Alteration of front yards, front porches, attached garages, and doors and windows has not substantially changed the house's relationship to its streetscape, including its visibility from the street and its ability to communicate its historic significance as a house built in Albuquerque between 1926 and 1957. This criterion is applied with special consideration for properties at busy street corners where a yard wall or fence is needed to make the front yard reasonably habitable. Most houses where the front yard has been converted to car parking are classified non-contributing. The few exceptions to this rule successfully mitigate this conversion with accent landscaping. When garages have been altered so that they no longer exhibit the features associated with the period of significance, they are considered non-contributing. If they do, they are considered contributing.

Information on contributing and non-contributing buildings is organized to include the address and the date of construction. Photographs of individual buildings are indicated with numbers corresponding to those shown on the sketch map of the district.

## Contributing Properties

134 Girard NE, 1928  
136 Girard NE, 1931  
138 Girard NE, 1928, P-1  
140 Girard NE, 1931  
202 Girard NE, 1942  
214 Girard NE, 1948



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# National Register of Historic Places

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Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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222 Girard NE, 1928  
408 Girard NE, 1941  
414 Girard NE, 1941  
418 Girard NE, 1941  
422 Girard NE, 1941, P-2  
426 Girard NE, 1941  
432 Girard NE, 1941, P-60  
600 Girard NE, 1941  
606 Girard NE, 1941  
612 Girard NE, 1941  
618 Girard NE, 1941  
622 Girard NE, 1941  
626 Girard NE, 1941  
630 Girard NE, 1941  
209 Dartmouth NE, 1928  
212 Dartmouth NE, 1928  
213 Dartmouth NE, 1928, P-5  
217 Dartmouth NE, 1927  
218 Dartmouth NE, 1927  
220 Dartmouth NE, 1931, P-6  
221 Dartmouth NE, 1927  
225 Dartmouth NE, 1928  
229 Dartmouth NE, 1931  
301 Dartmouth NE (William Leverett House), 1930, P-7  
309 Dartmouth NE, 1957  
313 Dartmouth NE, 1928  
319 Dartmouth NE, 1931  
400 Dartmouth NE, 1950  
405 Dartmouth NE, 1953  
406 Dartmouth NE, 1948  
409 Dartmouth NE, 1947  
415 Dartmouth NE, 1947  
419 Dartmouth NE, 1948, P-59  
425 Dartmouth NE, 1947  
429 Dartmouth NE, 1947  
433 Dartmouth NE, 1947  
439 Dartmouth NE, 1947  
602 Dartmouth NE, 1947  
603 Dartmouth NE, 1941

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605 Dartmouth NE, 1941  
606 Dartmouth NE, 1945  
609 Dartmouth NE, 1941  
610 Dartmouth NE, 1945  
614 Dartmouth NE, 1946  
617 Dartmouth NE, 1941  
618 Dartmouth NE, 1946  
621 Dartmouth NE, 1941  
622 Dartmouth NE, 1946  
625 Dartmouth NE, 1941, P-8  
626 Dartmouth NE, 1946  
629 Dartmouth NE, 1941  
630 Dartmouth NE, 1946  
207 Richmond NE, 1927  
410 Richmond NE, 1947  
414 Richmond NE, 1947  
418 Richmond NE, 1947  
422 Richmond NE, 1947  
426 Richmond NE, 1947  
430 Richmond NE, 1947  
434 Richmond NE, 1947  
438 Richmond NE, 1947  
442 Richmond NE, 1947  
500 Richmond NE, 1952, P-9  
601 Richmond NE, 1950  
602 Richmond NE, 1950  
606 Richmond NE, 1941  
607 Richmond NE, 1940  
610 Richmond NE, 1940  
611 Richmond NE, 1940  
614 Richmond NE, 1941  
615 Richmond NE, 1940  
619 Richmond NE, 1941  
620 Richmond NE, 1941  
621 Richmond NE, 1941  
624 Richmond NE, 1942  
629 Richmond NE, 1941  
630 Richmond NE, 1941, P-10  
202 Bryn Mawr NE, 1937

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# National Register of Historic Places Continuation Sheet

Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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204 Bryn Mawr NE, 1940  
601 Bryn Mawr NE, 1941  
606 Bryn Mawr NE, 1940  
609 Bryn Mawr NE, 1940  
613 Bryn Mawr NE, 1940  
614 Bryn Mawr NE, 1941, P-58  
619 Bryn Mawr NE, 1940  
623 Bryn Mawr NE, 1941  
625 Bryn Mawr NE, 1941  
626 Bryn Mawr NE, 1940  
628 Bryn Mawr NE, 1940  
630 Bryn Mawr NE, 1940  
631 Bryn Mawr NE, 1940  
632 Bryn Mawr NE, 1940  
404 Lafayette NE, 1954  
408 Lafayette NE, 1953  
412 Lafayette NE, 1952  
418 Lafayette NE, 1940  
421 Lafayette NE, 1939  
424 Lafayette NE, 1940, P-12  
427 Lafayette NE, 1941  
431 Lafayette NE, 1940  
432 Lafayette NE, 1940  
435 Lafayette NE, 1940  
436 Lafayette NE, 1940  
439 Lafayette NE, 1939  
440 Lafayette NE, 1940  
501 Lafayette NE, 1940  
506 Lafayette NE, 1954  
507 Lafayette NE, 1939  
511 Lafayette NE, 1940  
512 Lafayette NE, 1944  
516 Lafayette NE, 1942  
517 Lafayette NE, 1940  
520 Lafayette NE, 1941  
524 Lafayette NE, 1941  
530 Lafayette NE, 1942  
600 Lafayette NE, 1941  
601 Lafayette NE, 1939

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## National Register of Historic Places Continuation Sheet

Monte Vista and College View Historic District  
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606 Lafayette NE, 1937  
609 Lafayette NE, 1940  
610 Lafayette NE, 1937  
614 Lafayette NE, 1941  
615 Lafayette NE, 1940  
619 Lafayette NE, 1947  
620 Lafayette NE, 1939  
621 Lafayette NE, 1940  
622 Lafayette NE, 1939  
623 Lafayette NE, 1940  
631 Lafayette NE, 1940  
112 Wellesley NE, 1936  
116 Wellesley NE, 1931  
122 Wellesley NE, 1941  
202 Wellesley NE, 1931-42  
205 Wellesley NE, 1931-42  
211 Wellesley NE, 1948  
215 Wellesley NE, 1929  
312 Wellesley NE, 1950  
315 Wellesley NE, 1941  
317 Wellesley NE, 1941  
318 Wellesley NE, 1947  
320 Wellesley NE, 1946  
321 Wellesley NE, 1942  
322 Wellesley NE, 1939  
330 Wellesley NE, 1947  
334 Wellesley NE, 1939  
401 Wellesley NE, 1935  
405 Wellesley NE, 1936  
408 Wellesley NE, 1950  
414 Wellesley NE, 1947  
415 Wellesley NE, 1957  
420 Wellesley NE, 1950  
425 Wellesley NE, 1947  
428 Wellesley NE, 1950  
434 Wellesley NE, 1949  
435 Wellesley NE, 1950  
604 Wellesley NE, 1941  
605 Wellesley NE, 1936

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610 Wellesley NE, 1947  
611 Wellesley NE, 1940  
612 Wellesley NE, 1941  
615 Wellesley NE, 1947  
616 Wellesley NE, 1941  
619 Wellesley NE, 1938  
620 Wellesley NE, 1940  
621 Wellesley NE, 1941  
624 Wellesley NE, 1940  
627 Wellesley NE, 1940  
629 Wellesley NE, 1936  
630 Wellesley NE, 1942  
108 Tulane NE, 1935  
117 Tulane NE, 1941  
121 Tulane NE, 1931  
310 Tulane NE 1941  
311 Tulane NE, 1942  
314 Tulane NE, 1942  
315 Tulane NE, 1942, P-18  
318 Tulane NE, 1949  
319 Tulane NE, 1942  
321 Tulane NE, 1950  
322 Tulane NE, 1942  
326 Tulane NE, 1942  
327 Tulane NE, 1942  
331 Tulane NE, 1938  
332 Tulane NE, 1942  
335 Tulane NE, 1938  
336 Tulane NE, 1939  
400 Tulane NE, 1939  
401 Tulane NE, 1940  
404 Tulane NE, 1939  
405 Tulane NE, 1940  
409 Tulane NE, 1939  
412 Tulane NE, 1940  
413 Tulane NE, 1939, P-19  
416 Tulane NE, 1940  
417 Tulane NE, 1939  
421 Tulane NE, 1939

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Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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423 Tulane NE, 1939  
426 Tulane NE, 1939  
430 Tulane NE, 1939  
433 Tulane NE, 1939  
436 Tulane NE, 1940, P-20  
500 Tulane NE, 1940  
501 Tulane NE, 1939  
504 Tulane NE, 1940  
506 Tulane NE, 1940  
507 Tulane NE, 1940  
508 Tulane NE, 1940  
515 Tulane NE, 1941  
516 Tulane NE, 1940  
520 Tulane NE, 1942  
525 Tulane NE, 1947  
601 Tulane NE, 1940  
605 Tulane NE, 1955  
606 Tulane NE, 1940  
609 Tulane NE, 1940, P-21  
610 Tulane NE, 1941  
614 Tulane NE, 1941  
617 Tulane NE, 1941  
618 Tulane NE, 1940  
624 Tulane NE, 1942  
625 Tulane NE, 1940  
629 Tulane NE, 1942  
631 Tulane NE, 1941  
3200 Monte Vista NE, 1928  
3204 Monte Vista NE, 1931-42  
3208 Monte Vista NE, 1930  
3211 Monte Vista NE (Monte Vista School), 1931  
3216 Monte Vista NE, 1929  
3300 Monte Vista NE, 1928  
3301 Monte Vista NE, 1928  
3306 Monte Vista NE, 1930  
3307 Monte Vista NE, 1928  
3311 Monte Vista NE, 1929  
3314 Monte Vista NE, 1928  
3315 Monte Vista NE, 1928

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# National Register of Historic Places Continuation Sheet

Monte Vista and College View Historic District  
Albuquerque, Bernalillo County, New Mexico

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3318 Monte Vista NE, 1928  
3321 Monte Vista NE, 1928  
3322 Monte Vista NE, 1928  
3325 Monte Vista NE, 1928  
3328 Monte Vista NE, 1928  
3332 Monte Vista NE, 1929  
3335 Monte Vista NE, 1928  
3401 Monte Vista NE, 1927  
3402 Monte Vista NE, 1945  
3406 Monte Vista NE, 1946  
3409 Monte Vista NE, 1929  
3417 Monte Vista NE, 1928  
3431 Monte Vista NE, 1931  
3434 Monte Vista NE, 1948  
3502 Monte Vista NE, 1934, P-24  
3506 Monte Vista NE, 1953  
3508 Monte Vista NE, 1953  
3507 Monte Vista NE, 1929  
3510 Monte Vista NE, 1947  
3515 Monte Vista NE, 1930  
3521 Monte Vista NE, 1930, P-25  
3525 Monte Vista NE, 1929  
3526 Monte Vista NE, 1948  
3529 Monte Vista NE, 1931  
3530 Monte Vista NE, 1935  
3612 Monte Vista NE, 1941  
3615 Monte Vista NE, 1942  
3616 Monte Vista NE, 1941  
3620 Monte Vista NE, 1941  
2901 Campus NE, 1930  
2902 Campus NE, 1950  
2906 Campus NE, 1930, P-3  
2908 Campus NE, 1929  
2909 Campus NE, 1930  
2913 Campus NE, 1930, P-4  
2914 Campus NE, 1929  
2918 Campus NE, 1929  
2920 Campus NE, 1930  
3005 Campus NE, 1937

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Monte Vista and College View Historic District  
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3105 Campus NE, 1931  
3113 Campus NE, 1931  
3117 Campus NE, 1931  
3201 Campus NE, 1931  
3205 Campus NE, 1931  
3209 Campus NE, 1928  
3211 Campus NE, 1931, P-16  
3217 Campus NE, 1931  
3305 Campus NE, 1928  
3401 Campus NE, 1930  
3410 Campus NE, 1928  
3415 Campus NE, 1932  
3416 Campus NE, 1928  
3417 Campus NE, 1930  
3420 Campus NE, 1928  
3421 Campus NE, 1930  
3424 Campus NE, 1929  
3425 Campus NE, 1928  
3504 Campus NE, 1929, P-29  
3508 Campus NE, 1930  
3517 Campus NE, 1930  
3518 Campus NE, 1929  
3602 Campus NE, 1929  
3604 Campus NE, 1928  
3605 Campus NE, 1929  
3610 Campus NE, 1930  
3612 Campus NE, 1930  
3615 Campus NE, 1931  
3616 Campus NE, 1929  
3619 Campus NE, 1930, P-30  
3620 Campus NE, 1928  
3629 Campus NE, 1930  
3705 Campus NE, 1955  
3709 Campus NE, 1929  
3711 Campus NE, 1948  
3717 Campus NE, 1929 (front)  
3202 Purdue NE, 1928  
3204 Purdue NE, 1928  
3315 Purdue NE, ca. 1931



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3317 Purdue NE, 1931, P-26  
3321 Purdue NE, 1931  
3323 Purdue NE, 1931  
3329 Purdue NE, 1931  
3333 Purdue NE, ca. 1931  
3400 Purdue NE, 1932  
3401 Purdue NE, ca. 1932  
3404 Purdue NE, 1935  
3405 Purdue NE, 1932  
3408 Purdue NE, 1938  
3409 Purdue NE, 1931  
3411 Purdue NE, 1939  
3414 Purdue NE, 1935  
3417 Purdue NE, 1931  
3418 Purdue NE, 1935  
3421 Purdue NE, 1931  
3422 Purdue NE, 1931  
3425 Purdue NE, 1940  
3426 Purdue NE, 1954  
3429 Purdue NE, 1931  
3201 Berkeley NE, 1954  
3507 Berkeley NE, 1942  
3511 Berkeley NE, 1941  
3515 Berkeley NE, 1942  
3519 Berkeley NE, 1942  
210 Amherst NE, 1952  
214 Amherst NE, 1936  
215 Amherst NE, 1929  
216 Amherst NE, 1931, P-31  
217 Amherst NE, 1931  
222 Amherst NE, 1931  
223 Amherst NE, 1930  
226 Amherst NE, 1936  
301 Amherst NE, 1930, P-32  
305 Amherst NE, 1929  
306 Amherst NE, 1930  
309 Amherst NE, 1930  
313 Amherst NE, 1930  
316 Amherst NE, 1930

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317 Amherst NE, 1929  
320 Amherst NE, 1930  
321 Amherst NE, 1930  
324 Amherst NE, 1935  
325 Amherst NE, 1929  
328 Amherst NE, 1935  
329 Amherst NE, 1930  
332 Amherst NE, 1930  
338 Amherst NE, 1931  
340 Amherst NE, 1935  
344 Amherst NE, 1930  
400 Amherst NE, 1930  
401 Amherst NE, 1930  
404 Amherst NE, 1930  
405 Amherst NE, 1930  
408 Amherst NE, 1935  
411 Amherst NE, 1929  
412 Amherst NE, 1931  
415 Amherst NE, 1930  
416 Amherst NE, 1931  
420 Amherst NE, 1930  
421 Amherst NE, 1929  
422 Amherst NE, 1935  
425 Amherst NE, 1935  
428 Amherst NE, 1931  
435 Amherst NE, 1947  
440 Amherst NE, 1935  
444 Amherst NE, 1931  
500 Amherst NE, 1937  
504 Amherst NE, 1941  
601 Amherst NE, 1942  
605 Amherst NE, 1942  
609 Amherst NE, 1946  
208 Carlisle NE, 1936  
215 Carlisle NE, 1934  
216 Carlisle NE, 1937  
217 Carlisle NE, 1947  
221 Carlisle NE, 1929  
225 Carlisle NE, 1930

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231 Carlisle NE, 1950  
235 Carlisle NE, 1950  
236 Carlisle NE, 1937  
239 Carlisle NE, 1954  
242 Carlisle NE, 1945  
300 Carlisle NE, 1939  
304 Carlisle NE, 1939  
305 Carlisle NE, 1931  
308 Carlisle NE, 1935  
309 Carlisle NE, 1937  
312 Carlisle NE, 1929, P-33  
313 Carlisle NE, 1936  
315 Carlisle NE, ca. 1941  
316 Carlisle NE, 1929  
318 Carlisle NE, 1932  
320 Carlisle NE, 1941  
321 Carlisle NE, 1937  
322 Carlisle NE, 1937  
324 Carlisle NE, 1937  
325 Carlisle NE, 1937  
329 Carlisle NE, 1937  
333 Carlisle NE, 1938  
334 Carlisle NE, 1937, P-34  
337 Carlisle NE, 1937  
338 Carlisle NE, 1937  
341 Carlisle NE, 1936  
343 Carlisle NE, 1931  
344-48 Carlisle NE, 1940  
400 Carlisle NE, 1936  
401 Carlisle NE, 1936  
404 Carlisle NE, 1931  
405 Carlisle NE, 1937  
409 Carlisle NE, 1937  
412 Carlisle NE, 1933  
415 Carlisle NE, 1937  
416 Carlisle NE, 1936  
417 Carlisle NE, 1939  
420-22 Carlisle NE, 1950  
421 Carlisle NE, 1942

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424 Carlisle NE, 1938  
425 Carlisle NE, 1938  
428 Carlisle NE, 1937  
429 Carlisle NE, 1938  
432 Carlisle NE, 1936  
433 Carlisle NE, 1940, P-35  
436 Carlisle NE, 1936  
437 Carlisle NE, 1942  
441 Carlisle NE, 1940  
442 Carlisle NE, 1936  
444 Carlisle NE, 1938  
445 Carlisle NE, 1937  
500 Carlisle NE, 1939  
501 Carlisle NE, ca. 1941  
504 Carlisle NE, 1936  
508 Carlisle NE, 1936  
509 Carlisle NE, ca. 1941, P-36  
512 Carlisle NE, 1936  
513 Carlisle NE, 1939  
516 Carlisle NE, 1936  
517 Carlisle NE, 1939  
520 Carlisle NE, 1936  
521 Carlisle NE, 1939  
524 Carlisle NE, 1936  
525 Carlisle NE, 1936  
528 Carlisle NE, 1936  
529 Carlisle NE, 1941  
532 Carlisle NE, 1936  
536 Carlisle NE, 1937  
544 Carlisle NE, 1937  
3304 Roma NE, 1954  
3311 Roma NE, 1942  
3402 Grand NE, 1942  
3406 Grand NE, 1947  
3500 Grand NE, 1957  
3504 Grand NE, 1957, P-53  
204 Hermosa NE, 1930  
211 Hermosa NE, 1938, P-37  
212 Hermosa NE, 1947

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213 Hermosa NE, 1938  
216 Hermosa NE, ca. 1947  
217 Hermosa NE, 1937  
220 Hermosa NE, 1929  
221 Hermosa NE, 1937  
228 Hermosa NE, 1947  
229-231 Hermosa NE, 1947, P-38  
230 Hermosa NE, 1947  
232-234 Hermosa NE, 1943  
233-235 Hermosa NE, 1947  
237 Hermosa NE, ca. 1941  
240 Hermosa NE, 1952  
242 Hermosa NE, 1931  
301 Hermosa NE, 1939  
302-04 Hermosa NE, 1950  
305 Hermosa NE, 1931  
307 Hermosa NE, 1930  
310 Hermosa NE, 1931  
314 Hermosa NE, 1931  
315 Hermosa NE, 1936  
316 Hermosa NE, 1932  
317 Hermosa NE, 1931  
320 Hermosa NE, 1931  
321 Hermosa NE, 1933  
324 Hermosa NE, 1931  
325-327 Hermosa NE, 1931  
328 Hermosa NE, 1931, P-39  
330 Hermosa NE, 1933  
333 Hermosa NE, 1930  
338 Hermosa NE, 1931  
340 Hermosa NE, 1932  
343 Hermosa NE, 1936  
346-348 Hermosa NE, 1930  
400 Hermosa NE, 1947  
401 Hermosa NE, 1931  
404-406 Hermosa NE, 1945  
405 Hermosa NE, 1932  
408 Hermosa NE, 1937  
409-411 Hermosa NE, 1947

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412 Hermosa NE, 1932  
413 Hermosa NE, 1947  
416-418 Hermosa NE, 1947  
417 Hermosa NE, 1931, P-40  
419 Hermosa NE, 1936  
420-422 Hermosa NE, 1947  
427 Hermosa NE, 1930  
429 Hermosa NE, 1938  
432 Hermosa NE, 1930  
433 Hermosa NE, 1936  
436 Hermosa NE, 1930  
437 Hermosa NE, 1936  
438 Hermosa NE, 1931  
440 Hermosa NE, 1930  
443 Hermosa NE, 1932  
444 Hermosa NE, 1931  
445 Hermosa NE, 1930  
448 Hermosa NE, 1930  
501 Hermosa NE, 1931  
502 Hermosa NE, 1953  
505 Hermosa NE, 1929  
512 Hermosa NE, 1954  
515 Hermosa NE, 1931  
516 Hermosa NE, 1931  
519 Hermosa NE, 1928  
522 Hermosa NE, 1949  
524 Hermosa NE, 1938  
526 Hermosa NE, 1947  
529 Hermosa NE, 1930  
531 Hermosa NE, 1932  
536 Hermosa NE, 1931, P-41  
537 Hermosa NE, 1937  
538 Hermosa NE, 1954  
204-206 Solano NE, 1939  
210 Solano NE, 1939  
211 Solano NE, 1942  
212 Solano NE, 1927  
213-215 Solano NE, 1946  
217-219 Solano NE, 1940

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218 Solano NE, 1930, P-42  
220-222 Solano NE, 1946  
221 Solano NE, 1930  
223 Solano NE, 1950  
224 Solano NE, 1937  
225-227 Solano NE, 1947  
230 Solano NE, 1947  
232 Solano NE, 1939  
233-235 Solano NE, 1947  
236 Solano NE, 1939  
237-239 Solano NE, 1947  
241 Solano NE, 1931  
244-246 Solano NE, 1947  
245 Solano NE, 1947  
300-302-304 Solano NE, 1947, P-43  
301 Solano NE, 1942  
305 Solano NE, 1942  
306 Solano NE, 1934  
310 Solano NE, 1947  
311 Solano NE, 1926  
312-314 Solano NE, 1947  
315 Solano NE, 1926  
318 Solano NE, 1933  
319 Solano NE, 1929  
320 Solano NE, 1947  
323 Solano NE, 1935  
327 Solano NE, 1935  
328 Solano NE, 1947  
331 Solano NE, 1935  
332 Solano NE, 1947  
336 Solano NE, 1947  
337 Solano NE, 1931  
342 Solano NE, 1933  
343-345 Solano NE, 1932  
344 Solano NE, 1932, P-44  
346 Solano NE, 1931  
402 Solano NE, ca. 1947  
401 Solano NE, 1937  
404 Solano NE, 1931

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405 Solano NE, 1932  
407 Solano NE, 1933  
412 Solano NE, 1936  
413 Solano NE, 1936  
416 Solano NE, 1935  
417 Solano NE, 1936  
420 Solano NE, 1936  
421 Solano NE, 1936  
424 Solano NE, 1937  
425 Solano NE, 1935  
428 Solano NE, 1936  
433 Solano NE, 1935  
434 Solano NE, 1937  
440 Solano NE, 1936  
444 Solano NE, 1936  
445 Solano NE, 1936  
500 Solano NE, 1936  
501 Solano NE, 1931  
504 Solano NE, 1936  
505 Solano NE, 1936  
510 Solano NE, 1936  
515 Solano NE, 1937  
516 Solano NE, 1936  
524 Solano NE (Charles McDuffie House), 1935  
528 Solano NE, 1935  
532 Solano NE, 1936  
533 Solano NE, 1937  
535 Solano NE, 1937, P-47  
536 Solano NE, 1936  
539 Solano NE, 1937  
540 Solano NE, 1937  
541 Solano NE, 1937  
544 Solano NE, 1936  
545 Solano NE, 1937  
200-02 Aliso NE, 1950  
201 Aliso NE, 1941  
204-06 Aliso NE, 1952  
205-07 Aliso NE, 1950  
208 Aliso NE, 1941



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212 Aliso NE, 1941  
213 Aliso NE, 1941  
216 Aliso NE, 1941  
217 Aliso NE, 1941  
221 Aliso NE, 1940  
224 Aliso NE, 1940  
225 Aliso NE, 1940  
227-229 Aliso NE, 1947  
228 Aliso NE, 1941  
232 Aliso NE, 1940  
233 Aliso NE, 1947  
237 Aliso NE, 1957  
240 Aliso NE, 1940  
241-42 Aliso NE, moved to site in 1949  
244 Aliso NE, 1940  
248 Aliso NE, 1942  
300 Aliso NE, 1942  
301 Aliso NE, 1939  
305 Aliso NE, 1939  
308 Aliso NE, 1947  
309 Aliso NE, 1939  
312 Aliso NE, 1947  
313 Aliso NE, 1939  
316 Aliso NE, 1945  
317 Aliso NE, 1938  
320 Aliso NE, 1941  
321 Aliso NE, 1938  
324 Aliso NE, 1941  
325 Aliso NE, 1938  
328 Aliso NE, 1940  
329 Aliso NE, 1939  
332 Aliso NE, 1939  
333 Aliso NE, 1938  
335 Aliso NE, 1940  
336 Aliso NE, 1939  
340 Aliso NE, 1939  
341 Aliso NE, 1941  
344 Aliso NE, 1938  
345 Aliso NE, 1939

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400 Aliso NE, 1939  
401 Aliso NE, 1949  
404 Aliso NE, 1940  
405-407 Aliso NE, 1947  
408 Aliso NE, 1940  
412 Aliso NE, 1940  
416 Aliso NE, 1941  
419 Aliso NE, 1940  
420 Aliso NE, 1941  
423 Aliso NE, 1939  
424 Aliso NE, 1941  
425 Aliso NE, 1940  
428 Aliso NE, 1942  
429 Aliso NE, 1938  
431-33 Aliso NE, 1950  
432 Aliso NE, 1942  
436 Aliso NE, 1942  
437 Aliso NE, 1938  
440 Aliso NE, 1942  
441 Aliso NE, 1939  
444 Aliso NE, 1940, P-49  
445 Aliso NE, 1940  
501 Aliso NE, 1939  
502 Aliso NE, 1940  
505 Aliso NE, 1939  
506 Aliso NE, 1934  
510 Aliso NE, 1939  
513 Aliso NE, 1940  
514 Aliso NE, 1940  
517 Aliso NE, 1941  
518 Aliso NE, 1939  
521 Aliso NE, 1940  
522 Aliso NE, 1940  
525 Aliso NE, 1940  
526 Aliso NE, 1941  
529 Aliso NE, 1941  
530 Aliso NE, 1940  
533 Aliso NE, 1941  
534 Aliso NE, 1940

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537 Aliso NE, 1940  
538 Aliso NE, 1942  
541 Aliso NE, 1941  
542 Aliso NE, 1940  
545 Aliso NE, 1940  
546 Aliso NE, 1942  
205-07 Morningside NE, 1950  
219 Morningside NE, 1945  
221 Morningside NE, 1945  
223 Morningside NE, 1945  
225 Morningside NE, 1945  
227 Morningside NE, 1945  
229 Morningside NE, 1940  
231-33 Morningside NE, 1949  
235-37 Morningside NE, 1948  
239-41 Morningside NE, 1948  
245 Morningside NE, 1942  
301 Morningside NE, 1948  
305 Morningside NE, 1946  
309 Morningside NE, 1945  
313 Morningside NE, 1945  
317 Morningside NE, 1945  
321 Morningside NE, 1945  
325 Morningside NE, 1947  
329 Morningside NE, 1946  
333 Morningside NE, 1947  
335 Morningside NE, 1947  
337-39 Morningside NE, 1947  
343 Morningside NE, 1946  
413 Morningside NE, 1945  
421 Morningside NE, 1945  
425 Morningside NE, 1945  
429 Morningside NE, 1945  
433 Morningside NE, 1945  
441 Morningside NE, 1947  
445 Morningside NE, 1946  
501 Morningside NE, 1939  
505 Morningside NE, 1939  
513 Morningside NE, 1941

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517 Morningside NE, 1940  
521 Morningside NE, 1940  
525 Morningside NE, 1940  
529 Morningside NE, 1941  
533 Morningside NE, 1940  
537 Morningside NE, 1941  
541 Morningside NE, 1941

### Non-contributing Properties

142 Girard NE, 1935  
206 Girard NE, 1935  
210 Girard NE, 1927  
218 Girard NE, 1929  
226 Dartmouth NE, 1930  
443 Dartmouth NE, 1947  
431 Richmond NE, 1938  
208 Bryn Mawr NE, 1929  
212 Bryn Mawr NE, 1931  
600 Bryn Mawr NE, 1947, P-11  
417 Lafayette NE, 1947  
443 Lafayette NE, 1940  
500 Lafayette NE, 1940  
618 Lafayette NE, 1940  
630 Lafayette NE, 1940, P-13  
210 Wellesley NE, ca. 1985  
311 Wellesley NE, ca. 1937  
323 Wellesley NE, ca. 1955, P-14  
331 Wellesley NE, 1949  
501 Wellesley NE, ca. 1987  
601 Wellesley NE, 1936  
602 Wellesley NE, 1940  
600 Tulane NE, 1940  
630 Tulane NE, 1940  
3212 Monte Vista NE, 1931-42  
3324 Monte Vista NE, 1928  
3329 Monte Vista NE, 1929  
3333 Monte Vista NE, 1928  
3410 Monte Vista NE, 1929

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3416 Monte Vista NE, 1930  
3421 Monte Vista NE, 1931, P-22  
3430 Monte Vista NE, 1950, P-23  
3501 Monte Vista NE, 1985, P-56  
2905 Campus NE, 1930  
2917 Campus NE, 1930  
3111 Campus NE, 1930  
3301 Campus NE, 1929  
3501 Campus NE,  
3512 Campus NE, 1994  
3601 Campus NE, 1987  
3611 Campus NE, 1931  
3623 Campus NE, 1928  
3717 Campus NE, 1993 (rear)  
3214 Purdue NE, 1942  
3215 Purdue NE, post-1957  
3218 Purdue NE, 1942  
3433 Purdue NE, 1930  
3503 Berkeley NE, 1931, P-28  
202-08 Amherst NE, ca. 1957  
227 Amherst NE, 1930  
300 Amherst NE, 1960  
436 Amherst NE, 1935  
508 Amherst NE, 1941  
204 Carlisle NE, 1946  
212 Carlisle NE, ca. 1932  
214 Carlisle NE, 1936  
224 Carlisle NE, 1941  
228 Carlisle NE, 1934  
230 Carlisle NE, 1931  
246 Carlisle NE, 1939  
408 Carlisle NE, 1945  
505 Carlisle NE, ca. 1941  
540 Carlisle NE, 1937  
3210 Roma NE, ca. 1958  
3203 Marquette NE, ca. 1955  
3515 Grand NE, 1960  
200 Hermosa NE, ca. 1975  
201 Hermosa NE, 1926

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203 Hermosa NE, 1947  
208-210 Hermosa NE, 1950  
222 Hermosa NE, 1930  
225-227 Hermosa NE, 1947  
243 Hermosa NE, 1932  
245 Hermosa NE, 1931  
300 Hermosa NE, 1947  
331 Hermosa NE, 1979  
335 Hermosa NE, 1969  
345 Hermosa NE, 1969  
520 Hermosa NE, 1949  
523 Hermosa NE, 1930  
530 Hermosa NE, 1947  
200 Solano NE, 1957  
240 Solano NE, 1939  
341 Solano NE, 1932  
408 Solano NE, 1935  
429 Solano NE, 1935  
437 Solano NE, 1937  
441 Solano NE, 1936  
446 Solano NE, 1936  
521 Solano NE, 1936, P-46  
525 Solano NE, 1935  
529 Solano NE, 1937  
203 Aliso NE, 1941  
220 Aliso NE, 1941  
245 Aliso NE, 1940  
304 Aliso NE, 1945, P-48  
421 Aliso NE, 1940  
509 Aliso NE, 1940  
201 Morningside NE, 1946  
403 Morningside NE, 1947, P-51  
409 Morningside NE, 1945  
417 Morningside NE, 1945  
509 Morningside NE, 1940  
545 Morningside NE, 1940

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



Figure 7-1 Monte Vista and College View Historic District Map (see reverse side)

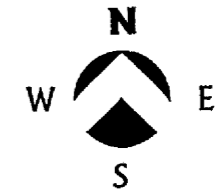
# MONTE VISTA & COLLEGE VIEW HISTORIC DISTRICT

Albuquerque, Bernalillo County, New Mexico USA

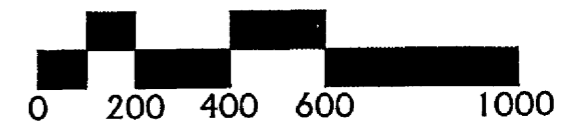


## LEGEND

-  Contributing building
-  Non-contributing building
-  Unevaluated accessory building
-  District boundary
-  Photo number and direction



Scale in Feet



City of Albuquerque  
Planning Department  
2000



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### Statement of Significance:

The district consists of the Monte Vista and College View Additions both platted in 1926, the year following a major annexation to Albuquerque's east side in which the size of the city more than tripled. The first subdivisions on the East Mesa to be platted and then quickly developed, the Monte Vista and College View Additions, represented a significant step in determining the city's future growth eastward based upon the development of automobile-oriented suburbs. With its restrictions regarding minimum housing costs, its dedication of a parcel of land for construction of a school, and efforts to limit potential flooding damage through an innovative street plan, the Monte Vista Addition anticipated developers' efforts to develop land use plans in subsequent generations of subdivisions. With developer Charles McDuffie's precedent-setting efforts to make widespread use of Federal Housing Administration (FHA) loans in the mid-1930s, the College View Addition anticipated the means by which expanding suburban housing would lead to greater numbers of homeowners. Although both additions' developers, particularly McDuffie, played significant roles in constructing individual houses, independent builders continued to construct many of the district's houses. Their use of standard plans and materials and the range of regionally inspired stylistic elements applied to the houses imbued the district with the appearance of a distinctly southwestern suburb. The district's period of significance extends between 1926 and 1957, the period of which the two additions began to the point where they fulfilled their role as developed subdivisions. The properties less than fifty years of age are integral to the district and contribute to its history and setting. The Monte Vista and College View Historic District meets Criterion A in the area of Community Planning and Development and C in the area of Architecture, at the local level of significance.

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In the years following Albuquerque's annexation of 4,166 acres of land on the East Mesa, developers platted numerous subdivisions on the mesa, anticipating the growth of the city in that direction. Their vision of the city's future growth was based upon emergence of the automobile as the primary means of transportation and the planning of subdivisions and individual lots to accommodate it. Subsequent development of many of these subdivisions lagged, however, as the extension of city services to the vast new area and then the Depression retarded the anticipated rate of growth. Two exceptions were the Monte Vista and College View Additions. Lying just east of the

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university and aggressively promoted by their respective developers, William Leverett Sr. and Charles McDuffie, these two additions grew rapidly, with 90 percent of the lots developed by 1942 (Wilson 1995:3). Taking the then unusual step to develop a street plan appropriate to the terrain of the addition, Leverett hired planner and architect S.R. DeBoer to arrange streets in a way that would minimize flooding. He also dedicated a parcel of land for public school construction. Farther east in College View, McDuffie adopted a more traditional approach to his relatively flatter subdivision land, arranging streets on long, rectangular blocks.

Both developers were aided by the city government's efforts to boost the East Mesa suburbs as a means of attracting newcomers during the late 1920s and 1930s. By 1930, four years after the additions had been platted, the city had extended water services and made plans to extend sewer lines. Additionally, the city had paved many of the obliquely arranged streets of the Monte Vista Addition, landscaping Campus Boulevard with Lombardy poplars. In a pamphlet the city published in 1929 celebrating its progress, the addition was featured as one of the improved suburban areas of the growing city (Cooper 1929: np). Seeking to capitalize on this favorable publicity, William Leverett ran frequent newspaper ads extolling the virtues of the addition. Among them he noted its uncrowded streets, safe access to a new elementary school planned for construction in the heart of the subdivision, building restrictions protecting homeowners' investments, paved streets with landscaping, and convenience to buses for commuting downtown (Albuquerque Journal 3/19/30: np). As a result of Leverett and McDuffie's efforts, by 1930 the city directory listed 104 and 16 houses respectively in the Monte Vista and College View Additions.

Despite the two developers' initial success, building permit records indicate that new house construction slowed considerably from 1932 through 1934, as the grip of the Depression tightened and the city's construction industry collapsed. The traditional means of home financing disappeared, and many small builders found themselves unable to undertake even a single construction project on speculation. In late 1935, however, that pattern began to reverse as Federal Housing Administration monies became available in Bernalillo County. Charles McDuffie and William Leverett were among the first developers to understand the potential these guaranteed low-interest loans held for rejuvenating the housing industry.

By 1937, McDuffie had become so efficient at connecting potential homebuyers with those administering FHA loans, that he began to undertake numerous construction

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projects himself. Building permits indicate, for example, that while other small builders continued to be active in the College View Addition, McDuffie undertook the majority of houses constructed during the late 1930s on Solano Drive, including his own residence. On North Aliso Drive, developed between 1938 and 1939, McDuffie built almost exclusively Pueblo Revival style houses on the west side of the drive, while competing builder Paul Roberts constructed more streamlined box-like dwellings on the east side (see Figures 8-1 and 8-2).

At times McDuffie was involved in as many as fifteen construction projects, with some houses in preliminary stages of construction and with others nearing completion. Typically, McDuffie relied on subcontractors for electrical and plumbing work, maintaining his own crews for the actual construction work. As window preferences changed from wood sash to metal casement, McDuffie found he could cut the time required to complete costly trim work by simply having his carpenters shape a rough frame into which the metal frame windows were set. Increasingly, he included picture windows, especially on east-facing houses, permitting owners an “unobstructed view of the Sandia Mountains across the mesa” (Albuquerque Progress September 1938:7). So successful was McDuffie in taking this first step toward the mass construction of suburban housing that he was given the title of “Albuquerque’s house a week man” (Albuquerque Progress January 1937:11).

Adding to the developer’s efforts to promote the two subdivisions were other developments occurring on the East Mesa. The growth of such institutions as UNM, the Veterans Hospital, the State Fair Grounds, Albuquerque Municipal Airport and, then, Albuquerque Army Air Base, led to the creation of nearby jobs. Other New Deal projects, especially WPA and PWA projects such as curbs and sidewalks, street paving, additional miles of water and sewage lines, neighborhood schools, and a fire station near the district’s southern boundary contributed to the vitality of these suburbs. With the realignment of U.S. 66 onto Central Avenue in 1937, an automobile-oriented commercial district began to appear along Central Avenue. While the strip is quickly associated with automobile tourism, the majority of businesses catered to nearby suburban residents, offering convenient access to goods and services previously only available downtown. During the post-World War II years additional commercial nodes also appeared along other portions of the additions’ edges.

In addition to its close association with the design and development of Albuquerque’s eastern suburbs, the district also conveys a sense of historic and architectural cohesiveness through the setting, materials, and designs of its residences.

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As discussed in 20<sup>th</sup> Century Suburban Growth of Albuquerque, New Mexico, the extension of the city's boundaries to include vast portions of the East Mesa was marked by a continuing shift in architectural styles, as well. Suburbs that embraced an eclectic range of earlier popular architectural styles were succeeded by ones in which regionally inspired styles, described in the associated property section of the multiple property listing, prevailed.

First appearing in the Country Club Addition (1923) but more widespread in the Monte Vista and College View Additions were the Southwest Vernacular style as well as the Pueblo, Mediterranean, then, Territorial Revival styles. Available in pamphlets distributed by the local homebuilders association, in articles appearing in New Mexico Magazine, and in the repertory of designs of most homebuilders, plans incorporating these styles were plentiful. Although they differed in their manifestation from builder to builder, they shared common characteristics. Referring to such plans, one writer noted that they "definitely follow the established Southwestern style of architecture," combining historic forms and adding others "that are quite harmonious" (Albuquerque Progress November 1936:3).

While some additions with larger, architect-designed homes offer notable examples of more elaborately detailed regionally-inspired residences, the Monte Vista and College View district offers the greatest concentration of these popular styles in Albuquerque. This architectural cohesiveness may be attributed, in part, to the prevailing popular tastes during the fifteen years of the district's peak development, which coincided with the emphasis given to regionalism as a result of many of the New Deal's public works projects. It is partially attributable, as previously discussed, to the conscious effort of local boosters to promote the style, to the relative ease with which small builders could adapt these details to their design skills, and to the relatively lower costs related to flat-roofed and stucco-coated construction. By the late 1950s, those factors no longer held, and subsequent suburban additions surrendered much of their regional identity.

In recent decades, as Albuquerque's suburban growth has filled much of the East Mesa and spread west of the Rio Grande, many older suburban neighborhoods have fallen into neglect or been subjected to the pressures of redevelopment. The Monte Vista and College View district has thus far experienced only a modicum of those problems. The residential district remains, however, vulnerable to intrusions. This is especially true along its periphery where the effects of nearby commercial strips as they have decayed and then, in some cases such as the Nob Hill commercial district, undergone a revitalization, impinge on the residential area. To mitigate such potential intrusions,

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residents of the district participate actively in the local neighborhood association. Through this organization, they participated in the development of a sector development plan that advocates emphasizing and retaining the historic character of the area. Other residents have formed a history committee, which sponsors annual neighborhood house tours. Residents regard listing the district in the register as a positive step toward preserving the historic character of the area.

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Figure 8-1 Images of the College View Addition (Albuquerque Progress February 1939: 6)



West Side of North Aliso Drive



West Side of North Aliso Drive

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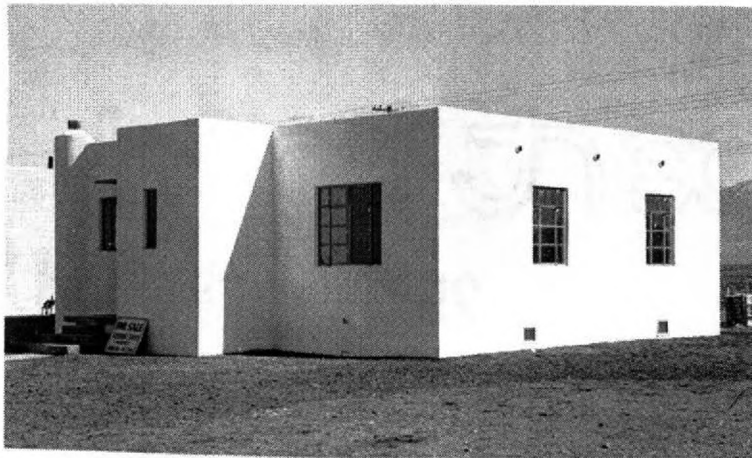
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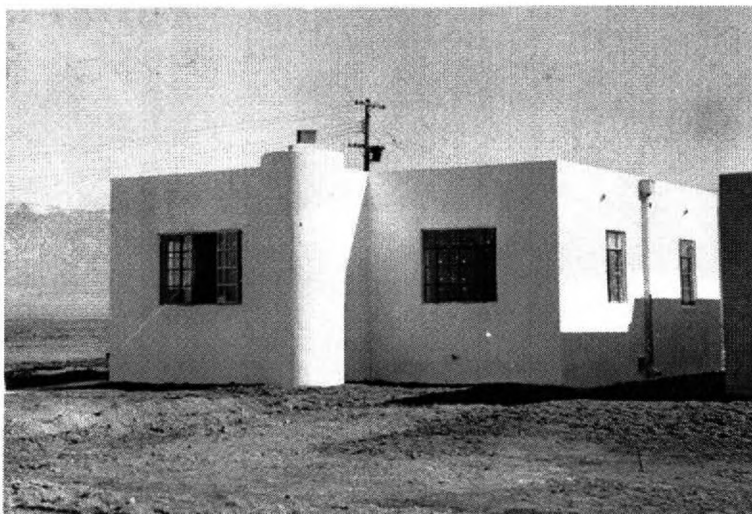
Monte Vista and College View Historic District  
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Figure 8-2 Images of the College View Addition (Albuquerque Progress February 1939: 6)



East Side of North Aliso Drive



East Side of North Aliso Drive

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### Verbal Boundary Description:

The Monte Vista and College Historic District is clearly delineated on the accompanying U.S.G.S. quadrangle map. The district boundaries follow for the most part the centerline of the streets and alleys bounding the historic district.

Beginning at the southeast corner of Lomas and Girard boulevards (1), proceed east along the centerline of Lomas Boulevard to Morningside Drive (2). Proceed south along the centerline of Morningside Drive to the intersection of Morningside Drive and Copper Avenue (3). Then proceed west along the centerline line of Copper Avenue to where it intersects with Campus Boulevard. Proceed then in a general west direction along the centerline of Campus Boulevard to a point where it intersects with Amherst Drive. Then proceed south along the centerline of Amherst Drive to a point midway where it intersects with an unnamed alley to the west. Proceed west along unnamed alley until intersecting with Tulane Drive. At Tulane Drive, proceed north along the centerline until intersecting with an unnamed alley to the west. Then proceed west along unnamed alley until it terminates with Wellesley Drive. Proceed along the centerline of Wellesley Drive until the point where it intersects with an unnamed alley to the west. Proceed west along the unnamed alley until it intersects with Bryn Mawr Drive. At Bryn Mawr Drive, proceed north along the centerline until the point where it intersects with an unnamed alley to the west. Proceed then along the unnamed alley in a westerly direction until it intersects with a separate unnamed alley to the north. Then proceed in a north direction along the unnamed alley to the point where the alley shifts in a northwest direction. At this point, the boundary proceeds in northeast direction along an artificial line until it intersects again with Bryn Mawr Drive. At Bryn Mawr Drive, proceed in a general north direction along the centerline of the road until intersecting with Monte Vista Boulevard. Then proceed in a general west direction along the centerline of Monte Vista Boulevard until intersecting with Richmond Drive. At Richmond Drive, proceed in a general north direction along the centerline until intersecting with an unnamed alley to the west. Then proceed along unnamed alley in a general west direction until intersecting with an unnamed alley to the north (4). Proceed along unnamed alley in a north direction until the point where it intersects with a separate unnamed alley to the west. Then proceed west along unnamed alley until intersects with Girard Boulevard. Proceed north along the centerline of Girard Boulevard until reaching the point of origin at the southeast corner of Girard and Lomas boulevards (1).

### Boundary Justification:

Boundaries have been drawn to retain a high concentration of contributing properties and follow the historic boundaries of the two historic residential subdivisions.

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### PHOTO LOG

The following information pertains to all photographs unless otherwise noted:

Monte Vista and College View Historic District

Albuquerque

Bernalillo County, New Mexico

David Kammer

Negatives on file at the New Mexico State Historic Preservation Office

November 1999

1. 138 Girard NE, Looking E
2. 422 Girard NE, Looking E
3. 2906 Campus NE, Looking S
4. 2913 Campus NE, Looking N
5. 213 Dartmouth NE, Looking W
6. 220 Dartmouth NE, Looking E
7. 301 Dartmouth NE, Looking NW
8. 625 Dartmouth NE, Looking W
9. 500 Richmond NE, Looking E
10. 630 Richmond NE, Looking E
11. 600 Bryn Mawr NE, Looking N
12. 424 Lafayette NE, Looking E
13. 630 Lafayette NE, Looking E
14. 323 Wellesley NE, Looking W
15. 408 Wellesley NE, Looking E
16. 3211 Campus NE, Looking N
17. Streetscape, 3200 Block, Campus NE, Looking N
18. 315 Tulane NE, Looking W
19. 413 Tulane NE, Looking W
20. 436 Tulane NE, Looking E
21. 609 Tulane NE, Looking W
22. 3421 Monte Vista NE, Looking W
23. 3430 Monte Vista NE, Looking E
24. 3502 Monte Vista NE, Looking NE
25. 3521 Monte Vista NE, Looking W

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26. 3317 Purdue NE, Looking W
27. Streetscape, 3300 Block, Purdue, NE, Looking SW
28. 3503 Berkeley NE, Looking NE
29. 3504 Campus NE, Looking S
30. 3619 Campus NE, Looking N
31. 216 Amherst NE, Looking E
32. 301 Amherst NE, Looking W
33. 312 Carlisle NE, Looking E
34. 343 Carlisle NE, Looking W
35. 433 Carlisle NE, Looking W
36. 509 Carlisle NE, Looking W
37. 211 Hermosa NE, Looking W
38. 229-31 Hermosa NE, Looking W
39. 328 Hermosa NE, Looking E
40. 417 Hermosa NE, Looking W
41. 536 Hermosa NE, Looking E
42. 218 Solano NE, Looking E
43. 300 Solano NE, Looking NW
44. 344 Solano NE, Looking E
45. Streetscape, 400 Block, Solano NE, Looking N
46. 521 Solano NE, Looking W
47. 535 Solano NE, Looking W
48. 304 Aliso NE, Looking E
49. 444 Aliso NE, Looking E
50. 231-33 Morningside NE, Looking W
51. 403 Morningside NE, Looking SW
52. Streetscape, 400 Block Solano NE, Looking NW
53. 3504 Grand NE, Looking S
54. 448 Hermosa NE, Looking E
55. Streetscape, Monte Vista, Amherst, Roma Triangle  
Looking NW
56. 3501 Monte Vista NE, Looking W
57. Streetscape, 200 Block Wellesley NE, Looking SE
58. 614 Bryn Mawr NE, Looking E
59. 419 Dartmouth NE, Looking SE
60. 432 Girard NE, Looking E