

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

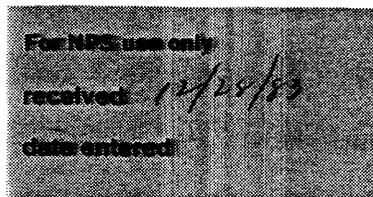
**National Register of Historic Places
Inventory—Nomination Form**

Historic Resources of Albuquerque's North Valley

Continuation sheet Individual Properties

Item number

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1. NAME: Charles Zeiger House
2. LOCATION: 3200 Edith Blvd., N.E.
Albuquerque, New Mexico
4. OWNER: Mrs. Clarita Allison
3200 Edith Boulevard N.E.
Albuquerque, NM 87107
7. DESCRIPTION:

Located in a mixed use area at the intersection of Candelaria Road and Edith Boulevard below the Alameda Lateral irrigation ditch, the Zeiger House is a one-story multi-roomed adobe that includes a seven-foot-deep portal with 'Anglo' posts and brackets enclosing a central rectangular patio. The historic portion of the complex is roughly U-shaped and was built between 1880 and 1890 as a railroad era adobe home in the New Mexico Vernacular architectural tradition. It is a rare example of a linear plan combined with imported detailing. Today the building complex is sizeable, a barrack-style residence having been added to the north. The main U-shaped section includes nine rooms each with its own doorway to a central patio, ten brick corbelled chimneys and 13-foot-high exterior walls made of adobe. Recently the older portion's roof was burned.

The west facade's single and double windows and central transomed double French doors are symmetrically spaced. The central doors facing Edith Boulevard are mirrored by identical doors facing inward to the courtyard on the other side. Each wing of the house now contains small apartments. A transomed door serves as an entrance on the south facade; it opens into a "zaguan" which leads to the courtyard. The open end of the building, to the east, opens to a walled swimming pool court.

The three portions are covered with an original flat roof and a newer broadly pitched roof that is finished with corrugated metal and asphalt shingles in the gable ends. Canales (drain spouts) protrude from the side walls and refer to a past time when the roof was flat and included a parapet wall. The apartment rooms generally include their original tall, narrow l/l wood sash windows to the exterior and multi-light wood panel doors to the interior. The interior woodwork in the front portion of the house is intact. The

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central patio is strongly framed by chamfered posts and craftsman detailed brackets which support the portal roof. The porch ceiling is detailed with 2" beaded wood boards. The chimneys stand on the inner slope of the roof facing the patio except for two chimneys which occupy the southwest and northwest corners of the front portion of the house and connect to original fireplaces within the house. Windows on the north side of the house display decorative muntins on both sashes.

Two army barracks moved to the site have been attached together at right angles; this addition butts against the northwest corner of the old house (see plan). This northern wing is clearly distinct from the original house and is designated a non-contributing addition in this nomination.

8. SIGNIFICANCE:

A rare combination of a large New Mexico linear house and post-railroad detailing and architectural elements, the Zeiger House is significant in the state as an excellent example of a transitional style. Built between 1880 and 1890, it has had an atypically varied history.

Late in the 1880's a number of newly-arrived Anglo settlers began buying large tracts of land in the valley. One of these men was Charles Zeiger who had come to Albuquerque in the 1870's and soon entered the saloon business in New Albuquerque, buying the second lot to be sold in the new town. His saloon and restaurant, the Zeiger Cafe, stood for many years at the corner of Second and Central. Zeiger purchased over 800 acres in the valley and built his house next to the Highland Road. His tenure as a large landowner was brief however, for by 1894 he had indebted himself for the considerable amount of \$15,000 and "owing to sundry losses and misfortunes" he declared bankruptcy the following year. His holdings, "including homestead situated north of the City of Albuquerque and known as the Zeiger Ranch" were sold in 1896 to the holder of the Deed of Trust. Zeiger left Albuquerque and turned up in El Paso a few years later as the owner/proprietor of a hotel.

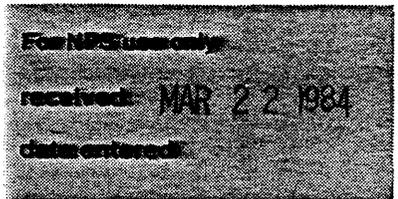
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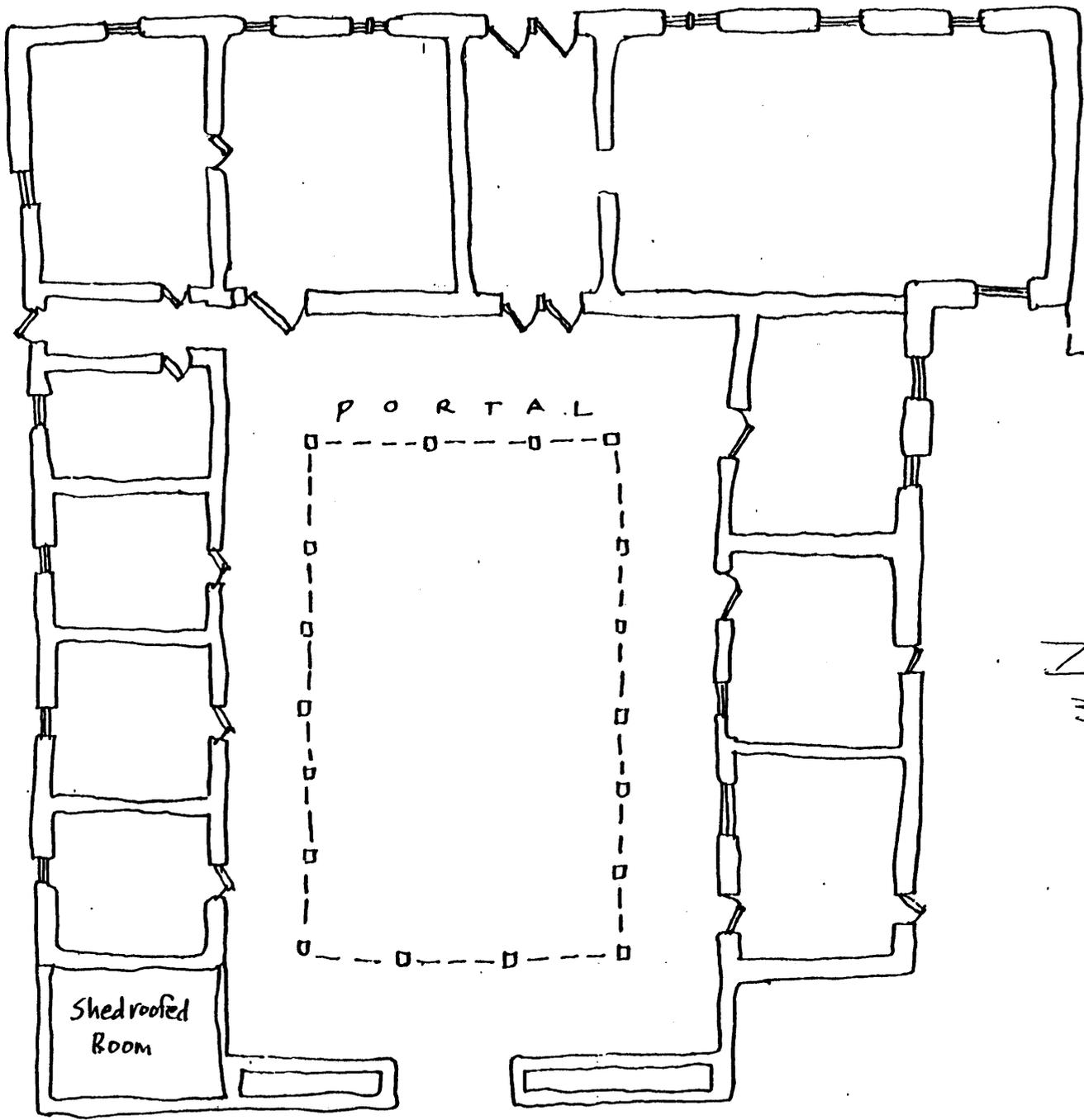


In 1912 part of the ranch was bought by the Southwestern Presbyterian Sanatorium which used it to provide eggs, milk and vegetables for the patients. It also provided refuge for valley residents during the frequent flooding of the low-lying area just to the west. By 1941 the hospital could no longer afford to maintain and run the farm and it was sold. Eight years later it was acquired by Donald Allison, a chemical engineer and his wife, Clarita Garcia y Aranda Allison. Mrs. Allison, who still owns the property, was raised in the north valley. She added the barracks on the north for use as a home and dance studio.

10. GEOGRAPHICAL DATA:

The house is located on the western half of Tract 58-B of MRGCD Map 33 which comprises slightly less than one acre (roughly 41,000 square feet). Boundaries are shown on attached map and are as follows: beginning at the southwest corner of Tract 58-B thence north 250 feet along west property line to a point at the northwest corner of the property; thence east approximately 178 feet along the north boundary line of the property; thence south 250 feet to point on south property line directly east of beginning point and thence west approximately 157 feet along south property line to point of beginning. The property described above includes the entire original house including a room on the northwest corner which was burned recently, a shed at the northeast corner of the old house, the barracks to the north of the old house and a post-World War II swimming pool located east of the old house. The shed, the barracks and the swimming pool are designated non-contributing within the nominated area. Land on the west and south which buffers the house from traffic on Edith Boulevard and from an adjoining property on the south is included with the old house as contributing to the property.

UTM Coordinates: Albuquerque West Quad.13/351140/3887060



Barracks Addition

ZEIGER HOUSE
3200 EDITH NE

Shed roofed
Room

P O R T A L

NO SCALE → NORTH

