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United States Department of the Interior
National Park Service

OCT 13 1993

NATIONAL
REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tower Courts
other names/site number _____

2. Location

street & number 2210 Central Avenue SW not for publication
city or town Albuquerque vicinity
state New Mexico code NM county Bernalillo code 001 zip code 87104

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] SIPPO 10-4-93
Signature of certifying official/Title Date

[Signature], State of New Mexico
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

for Signature of the Keeper

Date of Action

[Signature]

11-22-93

Tower Courts
Name of Property

Bernalillo County, NM
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Hist. & Arch. Resources of Rt. 66 through NM

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: hotel

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Moderne

Materials
(Enter categories from instructions)

foundation concrete

walls stucco

roof asphalt

other stucco

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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 values, 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

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

transportation

architecture

Period of Significance

1939-1956

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ben F. Shear

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- 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
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Tower Courts
Name of Property

Bernalillo County, NM
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 1 3	3 4 7 4 1 0	3 8 8 4 6 5 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title David J. Kammer, Ph.D.

organization contract historian date August, 1993

street & number 521 Aliso Dr. NE telephone (505) 266-0586

city or town Albuquerque state NM zip code 87108

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 & 8 Page 2

Historic and Architectural Resources of Rt. 66 through NM
Bernalillo County

7. Description

The former Tower Courts consist of one-story building with a small second-story portion located atop the rear wing of the building. It has a flat asphalt roof, beige stucco walls, and a concrete foundation. The building employs several Moderne Style elements including some rounded corners, a stepped massing of the second-story portion, cantilevered sections of the roof over garage units, and decorative parallel horizontal moldings. A stepped thirty ft. tower, now removed, once accentuated the building's Moderne Style. Most of the windows are replacements and are large fixed or aluminum sliding. Doors are wood plank with single small lights. The second story portion consists of two units mirroring those below and reached through an interior stairway.

The property is located in the middle of the block with the fifteen units organized in a U-plan. Landscaping consists of a small lawn in the center of the courtyard just behind where the tower-sign once stood. Alterations to the motel, now an apartment, include the removal of the sign, the replacement of most of the windows and infill of one of the garages. The spatial arrangement of the property, the relatively unaltered appearance of the building including the remaining garages and its Moderne Style elements imbue the property with a strong feeling of an urban 1930s tourist court.

8. Statement of Significance

The Tower Courts building, as this apartment complex was first known, is a good example of a relatively unaltered pre-World War II tourist court built in the Moderne Style, an infrequently used style along Route 66 in New Mexico. Built in 1939, two years after Route 66 was realigned along Central Avenue, the building is one of the oldest remaining tourist courts along the West Central Avenue commercial strip. When it

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Section 8,9&10 Page 2

Historic and Architectural Resources of Rt. 66 through NM
Bernalillo County

Significance (continued)

first opened in 1939, Albuquerque Progress, a business monthly published by a local bank, described it as "thoroughly modern in all respects and pointed to it as evidence of the developing tourist industry along Route 66. Typical of the planning and economic pattern leading to the construction of most tourist courts along the highway until the mid-1950s, its builder, Ben F. Shear, was also its operator. Because of this close association with tourism along Route 66, the property is eligible under Criterion A. The property also qualifies under Criterion C for the way in which its setting, location, design and materials reflect early tourist court construction in New Mexico. In particular, the spatial arrangement of the complex and its modest use of the Moderne Style recall the evolution of the early tourist court.

9. Bibliography

Albuquerque Progress. July, 1939, p.3.

Verbal Boundary Description: Lot 3 of Block 5 of the City Electric Addition.

Boundary Justification: The boundary includes only the portion of the lot on which the nominated building is situated.