

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99001677

Date Listed: 01/27/00

Property Name: Newlander Apartments

County: Bernalillo State: NM

Multiple Name: Multi-unit Dwellings in Albuquerque, New Mexico MPS

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

1/27/00
Date of Action

Amended Items in Nomination:

In Section 8, the Periods of Significance are given as 1910-1960 and 1916. Significant under National Register Criteria A and C for Social History and Architecture, the Newlander Apartment Building was constructed in 1910 as a single family dwelling and was soon converted to a multi-unit dwelling in 1913. The Newlander was added to incrementally to incorporate additional units in 1913, 1916, 1924, 1931, and 1946. These additions span a time when the property **actively contributed** to the housing trend in Albuquerque to convert single-family homes to multi-unit dwellings and subsequently enlarge them to meet the demand in housing, as outlined in the MPS cover documentation.

An amendment is made to the documentation to change the Period of Significance to 1910-1946. The following significant dates should also be added: 1913, 1916, 1924, 1931, and 1946.

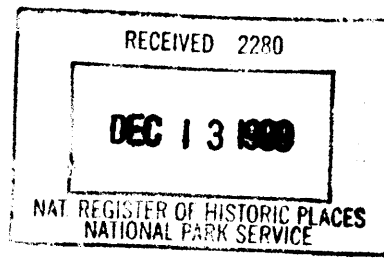
This information was confirmed with James Hewat of the NM SHPO.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



1677

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 Newlander Apartments

other names/site number Fifield Apartments

2. Location

street & number 616 Coal Avenue SW not for publication

city or town Albuquerque vicinity

state New Mexico code NM county Bernalillo code 001 zip code 87102

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.)

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.) Dorothy Victor, Acting SHPO 12/07/99

4. National Park Service Certification

I hereby certify that the property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:)

Newlander Apartments
Name of Property

Bernalillo, 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.)

Multi-unit Dwellings in Albuquerque, NM

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling

Domestic/apartment building

Current Functions
(Enter categories from instructions)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

Hipped Box

Materials
(Enter categories from instructions)

foundation stone

walls stucco

roof asphalt

other wood

Narrative Description

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

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)

Social History

Architecture

Period of Significance

1910-1960

1916

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

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:

Newlander Apartments
Name of Property

Bernalillo, 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	3	3	4	9	0	7	0	3	8	8	3	2	7	0
Zone	Easting				Northing									

3

Zone	Easting				Northing									

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 Kammer, Ph.D.

organization consulting historian date August, 1999

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 Reductions Projects (1024-0018), Washington, DC 20503.

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Section 7 Page 1

Newlander Apartments
Bernalillo County, NM

Description

The former Newlander Apartment building is a two and one-half story Hipped Box form building with a hipped roof distinguished by three gable dormers and a shed dormer. A boxed cornice with brackets lines the roof, and a two-story porch with a hipped roof extends across the front of the building. The roof is sheathed in asphalt shingle, while the walls and first story porch piers consist of brick coated with stucco. The interior of the building features a central hall plan and a partial basement. It retains much of its interior wood trim and is notable for its high-ceilinged walls. Shortly after the dwelling was constructed and then following the building's conversion from a single-family to a multi-unit dwelling, a series of additions were made at the rear where a steel stairway was later installed offering access to second story apartments. The building is presently in poor but stable condition.

Located in the Atlantic and Pacific Addition, an area platted during the 1880s but not substantially developed until the 1910s, the Newlander Apartment building is situated at the northern edge of the addition. It faces north on Coal Avenue six blocks west of the former Santa Fe Railroad yards. Characteristic of other early large residences in the area, the building occupies two of the twelve lots located along the northern half of the block. At the rear of the property an alley extends the length of the block, originally providing access to a no longer extant garage.

The stylistic elements and rectangular plan of the house are characteristic of the Hipped Box building form as identified in the New Mexico Historic Building Inventory Manual. The building's low-pitched roof features a centrally located gable dormer on the north elevation that contains a single one-over-one, double hung wooden sash window. This dormer is sheathed in fish scale shingles as are two similar dormers on the east and west elevations of the building. A shed dormer lined by grouped double-hung and hopper windows projects from the south elevation of the roof. Decorative elements include the building's boxed cornice with profiled brackets and a dentil frieze marking each of the gable dormers. The façade is symmetrical with one-over-one, double hung wood sash windows with wood sills and segmental arches flanking the entry leading to the central hall. Similar windows appear on each side of the building. The front entry, now boarded, is a wood panel door with ornate decorative molding and four large square lights topped by a transom with a segmental arch similar to the windows.

Concrete steps lead to a two-story full width porch with a hipped roof on the north elevation. Two large tapered brick piers, now coated with stucco, support the first story of the porch at both corners

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Newlander Apartments
Bernalillo County, NM

Description (continued)

flanking two turned wood porch posts. The second story supports also consist of turned wood posts interspersed with a wood balustrade. Dentil courses line both the first and second story cornices of the porch. The interior, although partitioned to accommodate what eventually became 14 apartment units, retains much of its decorative trim, evident at floor and picture moldings and original interior doorways.

The main alterations to the exterior of the building have occurred at the rear where Sanborn Fire Insurance maps dating to 1913, 1924 and 1931 show a progression of additions. The first addition, made by 1913, consisted of a one-story wood frame porch at the southeastern corner of the building. By 1924, the earlier southeastern addition had been raised to two stories with multiple fenestration suggestive of a sleeping porch. Also by that date a one-story wood frame and brick-walled addition had been erected at the southwestern corner. By 1931, the southwestern addition had also been raised to two stories and its roof marked by a slight parapet.

While efforts at renewing the downtown resulted in the razing of many nearby residences some 20 years ago, the former Newlander Apartment building and an adjacent residence to the east, the first two dwellings constructed on the block, stand alone along its south side. Since the City of Albuquerque purchased the building in the late 1990s with the goal of selling it for redevelopment, its condition has been stabilized. One of the few residences remaining at the south edge of the downtown commercial core, it retains a high degree of integrity as to location, design, materials, workmanship and feeling associated with early residences converted to boarding houses in the vicinity of the Santa Fe Railroad's shops and yards.

Statement of Significance

Typical of many of the early boarding houses and first apartments in New Albuquerque, the Newlander Apartment building, constructed around 1910, first served as a single-family residence. By 1916, however, the home had been converted into a four-unit apartment and continued to function as an apartment, with more units added incrementally through the 1940s, until by 1946 it contained a total of 14 apartments. One of the few boarding houses remaining on the southern periphery of the downtown commercial district, the building recalls the era prior to World War I in which much of the need for housing in the downtown "walkable" city was met by boarding houses. The building also recalls the location and construction practices associated with the growth of the early

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Section 8 Page 3

Newlander Apartments
Bernalillo County, NM

Statement of Significance (continued)

residential districts surrounding the downtown core. In light of its role in meeting Albuquerque's housing needs as a multi-unit dwelling and as one of the best remaining examples of early brick residential construction near the downtown, the property is eligible for listing under Criteria A and C.

Much of the town's development in its first three decades was concentrated near the depot and the railroad's shop and yards. A map of the city drawn in 1898 shows little development in the western portion of the city's southwestern quadrant, or Third Ward, south of Lead Avenue or west of Fifth Street. It does indicate, however, the Atlantic and Pacific Addition located in the southern portion of the Third Ward and extending north to the south side of West Coal Avenue (Willits 1898). Similarly, Sanborn Fire Insurance maps as late as 1908 provide no coverage for the southwestern portion of the Third Ward. By the 1910s, however, as Albuquerque began to expand, residential construction occurred along West Lead and Coal Avenues all the way to Eighth Street and Barelvas Road, marking the western boundary of the town. In 1910, the city directory listed John D. Emmons, a rancher and later a furniture and rug dealer, as living at 616 West Coal Avenue. Two years later Emmons had moved to the Huning-Highlands Addition, and the house was occupied by John Newlander and his family. In 1913, an updated fire insurance map showed two residences (the two that remain today) occupying the six hundred block of West Coal Avenue.

John Newlander had settled in Albuquerque as early as the turn of the century, and by 1902 owned an electric motor and planing mill at 403 South First Street. He continued to operate his business at that site until approximately 1912 at which point he purchased the house at 616 West Coal Avenue as well as the adjacent property at the rear of the lot, 619 West Iron Avenue, where he relocated his electrically-powered planing mill and lumber shed. City directories show Newlander, his wife, Lula, and, most likely, a son, Otto, who had been an apprentice at the planing mill in 1908, residing at the house through 1916. By 1916, however, John Newlander's name was no longer associated with the property, and Lula Newlander was listed as a resident as well as the proprietor of furnished rooms available at the house. Throughout the 1920s and continuing until 1932, 616 West Coal Avenue was listed as the Newlander Apartments. During this period, the number of housing units in the building increased from five to eight. A survey of listings of the apartments' residents indicates that many were employees of the Santa Fe Railroad, holding jobs such as boilermakers, claim clerks, and yardmen. Others worked as clerks, telegraph operators, bookkeepers and waitresses, all in the walkable

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Newlander Apartments
Bernalillo County, NM

Statement of Significance (continued)

downtown area, while a few older female residents were simply listed as "widows."

This same pattern of occupations persisted through the 1930s after Myron and Effie Fifield purchased the building in 1932, renaming it the Fifield Apartments, a name that persisted through 1941, and increasing the number of apartments to 11. By 1946, the number of apartments had been increased to 14 as two additional units were opened, most likely those located in the gabled portions of the upper half-story. Unlike the vast majority of former single-family residences that were converted to modest apartment dwellings and then eventually ceased functioning as more modern apartment complexes appeared, these apartments continued to function into the early 1990s. Continuing as a multi-unit housing for over three-quarters of a century, the apartment building became increasingly marginal during its last decades, prompting the City of Albuquerque to close and then purchase the property.

As discussed in the multi-unit housing in Albuquerque historic context, very few of the early apartments created from single-family dwellings remain in Albuquerque. The Newlander Apartment building is one of the best remaining examples of a property type that contributed to meeting the growing city's housing needs during the 1910s through the 1930s and then continued doing so for another half-century. Its location near the former Santa Fe Railroad yards and shops, its brick construction, its modest decorative details at the roof and porch cornices and the gable dormers, and its use of the Hipped Box Style recall siting and building practices common in Albuquerque during the period in which it emerged as New Mexico's leading urban center. So, too, do the sleeping porch additions at the rear, which were especially important to healthseekers convalescing in Albuquerque. By purchasing the building and seeking to resell it for rehabilitation and reuse, the city hopes to preserve the historic structure and use it as part of a downtown revitalization project that will encourage mid-density housing around the downtown core.

Bibliography

Hudspeth Directory Company. Hudspeth's Albuquerque City Directory.
El Paso: author, various issues, 1908-1950

Sanborn Insurance Map Co. "Sanborn Maps of Albuquerque, N.M." Chicago:
1908, 1913, 1924, 1931.

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Section 10 Page 5

**Newlander Apartments
Bernalillo County, NM**

Bibliography (continued)

Willits, W.C. "Albuquerque, New Mexico (map)," Denver: Western Lithograph Co., 1898.

Verbal Boundary Description

Description: Lots 7 and 8 of Block X of the Atlantic and Pacific Addition

Verbal Boundary Justification

The nominated property includes the entire parcel historically associated with the Newlander Apartment building.