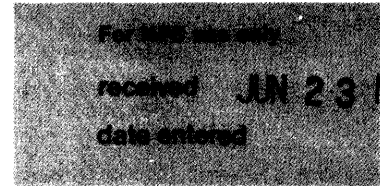


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EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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



1. Name

historic

and/or common Old Town Residential Historic District

2. Location

street & number

n/a not for publication

city, town Las Vegas

n/a vicinity of

~~Congressional district~~

state New Mexico

code 35

county San Miguel

code 047

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple, more than fifty

street & number

city, town

_____ vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. San Miguel County Court House

street & number West National

city, town Las Vegas

state New Mexico

6. Representation in Existing Surveys

title N.M. Historic Building Inventory has this property been determined eligible? yes no

date 1982

federal state county local

depository for survey records N.M. State Historic Preservation Bureau

city, town Santa Fe

state New Mexico

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

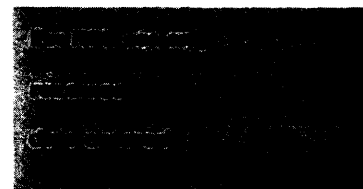
Describe the present and original (if known) physical appearance

The Old Town Residential District covers approximately twenty-eight irregularly-shaped blocks including three-hundred-forty, houses of one and two stories, two churches and a handful of commercial buildings. Vernacular adobe residences, built between 1850 and 1925, predominate. These adobe buildings represent a transition from Spanish/Mexican building technology and house plans to Anglo-American-introduced plans and styles of architectural decoration--most notably the Territorial or Greek Revival Style. A second group of twenty houses, built between 1898 and 1913 of wood, stone and brick, are more complete realizations of the architectural styles imported from the East--the Queen Anne and World's Fair Classic styles. In general, the buildings of this second group are little modified, while most of the adobe houses have been remodeled or added to--the result of a continuing vernacular tradition.

The name Las Vegas, which means the Meadows, came from the fertile valley of the Gallinas River. The Alcalde of San Miguel del Bado, who traveled to the site as the Mexican territorial governor's representative in 1835, located the plaza on the sand hills just above the valley so as not to intrude on potential farming land. Each of the twenty-nine families of settlers was allotted a strip of land from one to two-hundred varas wide (vara=ca. 33"). These allotments ran perpendicular to the river from the Creston (foothills) on the west to an arroyo east of the river. Each family was expected to build a house on the plaza as part of a defensive perimeter. The land running from the plaza to the river was reserved as a public throughfare, while the area directly west of the plaza went to the church. In addition, one-hundred-twenty-five varas north of the plaza were designated as a public garden.¹

Irrigation ditches were constructed on either side of the river to increase the farming land. The west-side Acequia Madre (main ditch), which still functions, runs parallel to the river one-half block east of the current Gonzales Street. In the nominated area, only two buildings, both on Valencia Street, stand below the ditch. A second, smaller, west-side ditch, called La Acequia de Nuestra Señora de Los Dolores because it ran by the church of that name, began about one mile north of town. Winding its way south, it crossed the Arroyo Monteja four blocks north of the plaza by a wooden aqueduct. Proceeding south on Church Street, it swung to the west around the church, turned south along Chavez and emptied into Arroyo de Gabonito, near the current Perez street. Over half of the nominated district stood within this irrigated area. As the district was built up, this smaller ditch was first diverted east at Santa Fe Street into the Acequia Madre, and, by the 1920's, it was abandoned. While farming in the nominated area declined as a result, some plots are still reserved for gardens and fruit trees (ill. 5). Shade trees are irregularly dispersed throughout the district (ills. 4,6,8-10).

The development of housing away from the original plaza before 1882, the year of a detailed bird's eye view map, is difficult to chart. The population grew from about 900 in 1850 to 1100 in 1860. After the Civil War, as Las Vegas began to develop as a trade center, the population moved to a little over 1700 in 1870 and, just after the arrival of the railroad in 1879, jumped to 4,700--approximately 2,800 of which resided in Old Town, with the remainder to the east of the river in New Town.² Judging by the house plans of the remaining older structures (which are discussed below) and the concentration of small, sub-divided lots shown in particular places on the 1868 Kihlberg plan of the city, two areas seem to have been developed by the 1850's. One of these--either side of South Pacific Street from the

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plaza to Valley Street--already appears on the National Register as the Distrito de las Escuelas. The other early concentration, which stands in the nominated area, is bounded by Valencia and Santa Ana, and by Hot Springs and Morrison (ill. 1). Yet another concentration of early houses along Chavez between Socorro and Valley (ills. 6,7) probably dates to the late 1860's or the 1870's, in which case it may have been stimulated by the construction of the Presbyterian Mission there in 1871-72. By 1882, the year of Stoner's Bird's Eye View, adobe buildings covered most of the nominated area between the two arroyos (roughly Bernalillo and Perez Streets, and from Gonzales Street to New Mexico Avenue). This comprises the bulk of the nominated district. New Mexico south of Moreno, however, developed in the 1880's and 1890's, and most of the houses on Hot Springs Blvd. north of the arroyo were erected between 1898 and 1913. In-fill of vacant areas was most active up to 1925, although it continued in select areas until about 1965. No plots of land larger than two or perhaps three lots remain undeveloped in the district. The density of development is between three and four buildings an acre.

Before the arrival of the railroad in 1879, adobe was almost the only building material used. Even for years after, perhaps until World War II, the majority of newly-constructed Old Town residences were the product of the local, adobe vernacular tradition. This regional architectural language, which will be referred to as New Mexico Vernacular, consisted of building forms and elements, a design and construction process, and a basic set of materials, all of which were known to and used by the majority of residents.³ Owner-built homes made of materials produced near the building site were a virtual necessity. The leading historian of the city, Lynn Perrigo, describing the 1860's, has suggested that: "The majority of townsmen, probably three-fourths of them, subsisted in abject poverty."⁴

Adobes were made by placing mud and straw, which facilitated even drying, into a wooden form. After being cured in the sun, these bricks were laid with mud mortar directly on the ground, or, at best, on a rubble foundation. The surfaces of walls were finished with a durable clay plaster. Roofs consisted of log cross beams, called vigas, topped by layers of successively smaller poles, branches and brush which supported a thick layer of dirt. Photographs of early buildings (ills. 1,2) show this type of construction including, to the rear of a building in the second illustration, the exposed structure of a roof. A fair-quality building stone available nearby in the Creston was used for less than five percent of district houses (ill. 7). The use of wood was limited during the 1840's to roof members and a few rough-hewn doors. A sawmill established in 1849 at Hot Springs, six miles to the north, made available the first sawn lumber. It remained expensive, however, and was used sparingly. The arrival of the railroad in 1882 began to make doors, windows, posts and moldings more generally available. The railroad also brought corrugated metal roofing and stucco. On the 1882 Bird's Eye View, approximately thirty-five of the one-hundred-thirty buildings then standing in the nominated area were covered by pitched roofs made of lumber or metal. By 1920, pitched roofs, often added over original flat earth roofs, were almost universal in the district. Telltale viga ends appear under many sawn lumber eaves. The vast majority of these adobe houses have also been stuccoed. Buildings which once looked like the houses in early photographs (ills. 1,2) now present quite a different appearance (ills. 11-15).

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The ideal or fully realized unit of Spanish/Mexican domestic architecture in New Mexico was the placita--a small patio or courtyard formed by surrounding rooms. Normally rooms were built one at a time, forming first a single file of rooms, later an L-shaped then a U-shaped plan, and sometimes a full placita. Only two of these appear in the 1882 View, both on the plaza; while one placita, completed after 1882, remains in the Distrito de las Escuelas. Individual houses formed of a single file of rooms (ill. 11) or continuous houses, one room deep (ill. 12), are most common. L-shaped and U-shaped buildings--because they turn away from the street toward their, as yet unrealized, placitas--often present a broad mass which appears at first to be several rooms deep (ills. 13,14). Seen from the rear, however, the massing of this type of building becomes intelligible (ill. 15). Walls were often employed to complete the perimeter of the family courtyard (ills. 1,2), although no examples of this remain in the nominated area. In the Spanish/Mexican tradition, each room had a separate door opening toward this private space with a porch or portal sometimes providing a covered hallway. A single, covered passage led to the street. In the more heavily developed areas, rooms bordering on a plaza or a commercial street were usually given separate, public doors. In the sections which were historically residential, most buildings today have doors to the street. Whether these were original and represent an early Anglo-American influence or were added later and represent a shift in attitude has not yet been determined.

This tradition which preferred to turn buildings away from the street toward private courtyards (ill. 15) also placed buildings side-by-side and moved them forward to the edge of the street. This made streets, even in areas of relatively low density, appear as walled corridors. One of the most distinctive features of West Las Vegas is this Spanish/Mexican organization of space. It is seen most clearly along South Pacific in the Distrito de las Escuelas and in the nominated area on Taos near Church Street (ill 12. building #933), on New Mexico between Santa Fe and Bernalillo (656, 661-64,668), near the intersection of Church and Santa Fe (ill. 14; 551-52,857), on National just west of the plaza (821), and on Chavez between Blanchard and Valley (ills. 6,7).

The Anglo-American preference for individual houses which face the street and are placed at the center of individual lots was first felt after the Civil War. Frequently, the single file or L-shape plan was maintained but reoriented toward the street (ills. 16-19). These buildings are still only one room deep and, generally, have separate doors for each room. The portal or porch, too, was shifted to the street side. A number of houses from the early 1880's (ills 20,21) apparently descended from the L-shape plan also embody the influence of picturesque styles imported from the East. On this simple level, the L-shape plan complements the irregular massing favored by such styles as the Italian Villa and Queen Anne. The L-plan accounts for about one-third of the buildings in the district and continued to be built into the 1930's (ill. 21).

Anglo-American styles of house plans were more slowly adopted. The symmetrical arrangement of rooms flanking a central hallway, which was fostered in New Mexico by the Greek Revival, appears in a number of houses from the 1870's. Since these are the large houses of the relatively well-to-do and boast above average wood decorations, it is likely that American carpenters, possibly from near-by Fort Union, had a hand in their design. In fact, the massing and fenestration of two of these (ills. 9, right; 23) are strikingly similar to the Army house plan "C" which

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was employed in Santa Fe at Fort Marcy in 1870 for new officers quarters. A house such as the one at 531 National (ill. 24) combines the two traditions: at first, it appears to be similar to the symmetrical type with its centered entrance and gable and its balanced windows. A closer examination reveals it to be a rear-facing L-shaped plan modified by the addition of a hallway centered on the facade.

Another building from the period, the house at 1608 New Mexico (ill. 32) has a completely novel plan. Each facade is symmetrical: the rear duplicates the front, one side the other. The arms and crosspiece are each one room thick, and the porch maintains the same depth all the way around. The side dormers are on line with the inner dormers and the cross section. The building does not appear on the 1882 Bird's Eye View, but the use of stucco scored to resemble stone in the style popular by the 1870's probably dates the building to the 1880's or 1890's. While the obsessive symmetry of the house reminds one of Fowler's Octagonal Mode, no explanation of this building, either practical or aesthetic, has been uncovered.

Before the arrival of the railroad in New Mexico (1879-1881), only in Santa Fe, the Territorial capital and largest city, and to a lesser extent in large villages--Las Vegas, Taos, Albuquerque and Socorro--did rising property values push buildings to two stories. Of the four two-story buildings which once stood on the Las Vegas Plaza, only one remains, the Wesche/True Parts Building. Of the additional five that stood elsewhere about town in 1882, only two remain, both in the nominated area. The one at 500 Valencia (830) has lost its two-story porch which was supported by wooden posts. While such porches were used on most of the territory's early two-story buildings, cantilevered balconies appeared as an innovation in the 1870's. This element can also be seen in Spain, the Caribbean, New Orleans and California. The Benigno Romero House (ills. 6,25) is one of perhaps a half dozen examples remaining in New Mexico. Two vernacular buildings, St. Joseph's Hall (839) of 1886 and the house at 1904 Gonzales (971), built between 1892 and 1898, owe their designs more to these early two-story buildings than to the styles and building types introduced by the railroad.

The adaptation and combination of decorative elements borrowed from Eastern styles is one of the more interesting aspects of the district's buildings. The Greek Revival, or Territorial Style as its manifestation in New Mexico has come to be known, was the first and most important stylistic influence. Anglo-American carpenters transmitted the style; eight of the twenty-nine non-native-born Las Vegas residents listed in the 1860 census were carpenters. Since the houses which show their influence date from the 1860's, 1870's and 1880's, this is a particularly late appearance of the Greek Revival which had begun to go out of fashion in the East as early as the 1840's. Pedimented lintels (ills. 8, first building left; 24) and lintels with molding cornices (ill. 14, 26) are the most commonly seen details. On the Benigno Romero House (ill. 25), these moldings are multiplied and layered to the point that they become almost windowhoods. Pieces of molding were also applied to lintels as small dentils (ills. 17, 28). While unadorned wooden posts are most common, they were sometimes chamfered and given wooden molding "bases" and "capitals" (ill. 30). The builder of the house at 411 Santa Fe (ills. 20, 26) varied this treatment by chamfering two portions of each post edge and treating the window side boards similarly. In the 1870's, as stucco began to be applied over adobe walls, it was commonly scored and painted to resemble stone (ills. 3, 16, 33). Jig-saw ornamentation was also seen in the 1870's and 1880's (ill. 17; 25, front eave

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boards). After the arrival of the railroad, lathe-turned Queen Anne style posts became available (ills. 3,13).

As these various decorative elements entered the local vernacular vocabulary and were employed by builders with an imperfect understanding of discrete styles, they were often combined in novel ways. The house at 1811 New Mexico (ill. 21), for example, mixes rusticated quoins, sills and lintels reminiscent of various Italianate and Neo-Classical styles, with gable stickwork and a wonderfully inventive porch of chamfered and incised posts, attenuated bracket/arches which terminate in pendants and are topped by T-shaped, frieze brackets. One of the military style houses (ills. 23,29) has a jigsaw gable ornament above a pedimented lintel which dangles ears repeating the jig-saw motif. One of the best kept houses in the district, at 2004 Gonzales, combines Territorial style porch posts with Queen Anne brackets and a spindle frieze (ill 30). It also has stickwork and a simple cut-out applique in its gables. Another house--peculiarly located in the middle of the block south of the courthouse--has Territorial elements on one facade including molding cornices over its windows, and a door with sidelights and a transom. Meanwhile, its other entrance (ill 31) has a lathe-turned balustrade, heavy posts with brackets and an unusual, jig-saw lintel.

Commercial architecture in West Las Vegas was traditionally concentrated around the Plaza and on Bridge Street (both National Register Historic Districts). At least three dwellings in the nominated area, however, were converted into corner grocery stores. In each case, the scale remains domestic but with large display windows added. The largest of the three, the building at 1702 New Mexico (ill. 40), has an interesting wooden parapet with five peaks. One fronts the original house gable, the other four are false fronts. When the lights on each peak were on, they must have created an informal, night-time socializing space.

The two churches built in the district before the arrival of the railroad both remain and have already been recognized as individual properties on the National Register. The Gothic Revival Nuestra Señora de los Dolores or Our Lady of Sorrows Catholic Church (ill. 38) stands on a rise one block northwest of the plaza. The courthouse stands another half block further northwest. While a foundation was laid in 1862, work progressed slowly until 1868 when a concerted building campaign was begun which led to the completion of the church the following year. The red-brown sandstone quarried twenty-five miles away near Anton Chico is laid in random ashlar with individual blocks finished in a variety of rough, pecked surfaces. The paired towers, facade, nave walls and baptistry are all pierced by pointed, ogee windows. The facade and nave lancets and a small rose window are finished with stained glass. A cut-out bargeboard has been removed from the front gable, although wooden cusp brackets remain under the nave eaves. A front porch added in 1969 uses a rough-faced dark sandstone and terneplate roofing in an attempt to match the original building materials. The nave, measuring 60' by 150' terminates in a semi-hexagonal apse. Small semi-octagonal rooms at either side house the sacristy and a baptistry. A light brown sandstone wall, capped with the dark red-brown stone, encloses the small graveyard in front.

Four blocks southeast, on Chavez Street, the Greek Revival style Presbyterian Mission (ill. 39) was erected between 1871 and 1873. This adobe building, with walls 18" to 24" thick, houses a nave measuring 55' by 25' and, at the rear, two rooms 24' by 25' and 13' by 25' which likely housed the mission school.

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The pitched roof is extended forward to form the pediment of a temple front entry. The four large, boxed, wooden piers taper slightly as they rise and have bases and capitals formed by pieces of molding and boards. The double-door entrance, which is an especially fine example of Territorial woodwork, is framed by endboards with molding capitals which support a cornice with dentils made of pieces of molding. This last element is repeated below the transom window and the embrasure panels repeat the pattern of the door panels. A Stick Style belfry sits awkwardly atop the roof ridge. A major refurbishing in 1970 saw the addition of asphalt shingles over the original wood ones, and the addition of three stone buttresses to the sagging north wall. Both churches are visible throughout much of the city. The white belfry of the Presbyterian Mission appears right center in illustration 4, while the twin towers of Our Lady of Sorrows are directly below the mesa at left center.

While the majority of the district's residences, probably eighty to ninety per cent, are the product of the local, adobe vernacular tradition, wealthy Hispanic-Americans and Anglo-American merchants with ties to Old Town built stone and brick houses in styles imported from the East. The house at 314 Valencia (ill. 33), built between 1902 and 1908, is basically Queen Anne in its irregular massing, mixture of materials and porch with lathe columns and cut-out brackets, although rusticated quoins and eave modillions represent a Neo-Classical influence.⁵ The predominate style during the first decade of the century when most of these houses were built was the World's Fair Classic which is the name given to the distinctive combination of Neo-Classical and Colonial Revival features which was popularized in New Mexico by Chicago's Columbian Exposition of 1893. The Secundino Romero House (ill. 34), built between 1906 and 1908, matches the fine World's Fair Classic residences of New Town with its characteristic symmetry, red brick and white, classical details. Other residential examples of the World's Fair Classic in West Las Vegas are more modest. The house at 1909 Hot Springs (ill. 2, right) is typical of the type in its symmetry, hipped roof and sprinkling of classical details including columns and eave modillions. Similar buildings which lack even these simple classical details have been classed as the Hipped Box type for the New Mexico Historic Building Survey. From 1900 to 1925, this type (ill. 35) competed with the L-shape plan in popularity. Then, in the 1920's, the influence of the Bungalow also began to be felt. As a new element in the continuing local vernacular tradition, it generally received individual interpretations. The house at 507 Moreno (ill. 36), for example, combined a river stone foundation with stucco walls and wood shingled porch, gables and roof. Its porch foundation and wall are tapered, while its boxed piers are straight--a reversal of the typical Bungalow treatment which has straight walls and tapered piers.

Architectural styles like the (California) Mission Style and Spanish Colonial Revival which evoke Hispanic culture or Southwestern history and which one might guess would be popular in a largely Hispanic town, have remained a secondary influence. The sole example of the Mission Style, the house at 2323 Hot Springs (ill. 37), was erected between 1900 and 1903 for District Attorney Charles A. Speiss, an Anglo-American. This house, since modified only by a small, Mission style addition at the rear and the removal of the wall connecting the front and side porches, is one of the important remaining examples of the style in the state. Only one or two modest residences constructed in the 1930's show any effect of the Pueblo style then popular in Santa Fe. A second county courthouse, erected with WPA funds

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in 1942, employed the other style generated in Santa Fe--the Territorial Revival.

Individual elements intended as a general Mediterranean evocation began to enter the local vernacular vocabulary in the 1920's. The house at 2015 Gonzales (ill. 9, left) which was built before 1882, for example, was modified about 1930 by the addition of tile-covered window hoods and the remodeling of its porch with stucco arches. The handful of houses which employ these features and have flat roofs fronted by stepped parapets have been classed as Southwest Vernacular. A flat, ogee arch which appears on the porches of about eight West Las Vegas houses, including several with Bungalow overtones, probably dates to the 1920's or 1930's (ill. 41). Since the Second World War, decorator, concrete blocks have been employed as patterned screens (ill. 41). Wrought-ironwork, which evokes a general association with Mexican ironwork and filigree, has also become a popular remodeling embellishment. Although a few pieces of folk ironwork exist in the district, stock porch supports are more common (ills. 18,24). Because of their insubstantial, see-through appearance, this type of modification undermines the earlier appearances of many buildings. A less detrimental type of alteration seen in the Hispanic villages and neighborhoods of northern New Mexico is the addition of stone veneer wainscots. In Las Vegas, a variety of attractive red-brown and tan flagstones, freely available at nearby quarries, are used. A handful of houses make use of imitation (cast)stone usually in combination with aluminum siding (ill. 7, third on the left). Approximately twenty district buildings have aluminium siding added over adobe buildings, which, especially when combined with new windows and a new roof profile, totally obscures the historic exterior of these buildings (ill. 43).

Another type of modification which has occurred constantly since the earliest days of the district is the addition of new windows. The first, Spanish-style homes had few window openings, especially facing the street. When sash windows became generally available after the arrival of the railroad in 1879, they were placed in new openings cut into old adobe walls. The currently available double hung windows were used for new construction and building modifications from about 1880 to 1925. Wood casement windows became available about 1915. A small, vertical pane, metal casement window was briefly used early in the 1930's. From the late 1930's into the 1960's, a larger, horizontal pane, metal casement window (ill. 12) was common. In the 1960's and 1970's, a sliding, aluminum-framed window took its place as the most popular window type (ill. 15), while in recent years, a double hung, aluminum-framed window with two horizontal panes over two has begun to appear in remodelings (ill. 42).

Approximately twenty-five per cent of the district buildings have had few or no alterations in the past fifty years. Half of the buildings have had one or two minor changes on the scale of a few new windows or new wrought-iron porch supports. The remaining twenty-five per cent have seen more major changes in the form of several small improvements or wholesale rehabilitations with aluminum siding and windows. Preservation and historically sympathetic rehabilitation are little practiced in the nominated district. The more extensive alterations of buildings are often seen in a positive light as signs of personal industry and of modernization. Three quarters of the district's houses are in at least serviceable repair. One quarter are unoccupied and ten per cent of these, including historically important buildings (ills. 14,32), have been allowed to seriously deteriorate. Two houses in the district (including ill. 25) have been purchased in

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recent months by newcomers from the East and Midwest familiar with preservationism. They have expressed the intention of rehabilitating these buildings in the near future with the aid of the preservation tax credit if this district nomination is approved. It is hoped that a few examples of historically sensitive rehabilitation combined with historic designation will stem the recent tide of modernizations and lead to the growth of local interest in the preservation of the heritage of West Las Vegas.

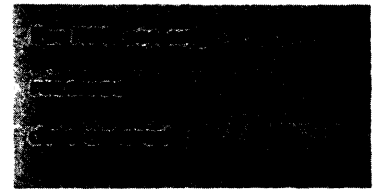
In preparation for this nomination, a historic buildings inventory was undertaken covering a twenty-five block area. The inventory included approximately 400 historic structures encompassing the heart of the developed area shown on the 1882 Bird's Eye View (between the two arroyos) and also the Anglo-style development of 1898-1913 which clustered along North Hot Springs. For each structure erected before 1939--the year of the first US Soil Service aerial photograph of the city--a photograph was taken and a one-page survey form was completed describing its materials, features and alterations. Research attempted to establish the date of construction, builder, architect and users of each building. Of the sources consulted and listed in Section 9--Major Bibliographical References--the most useful were the various maps, Gateway to Glorieta and shorter papers by Lynn Perrigo, and The Architecture of Las Vegas by Louise Ivers, all of which are based on extensive primary research.

The historic importance of each structure was then evaluated and categorized as being significant, contributing or non-contributing. The forty-nine buildings designated Significant are notable for the quality and integrity of their design and workmanship; secondary consideration was given to the historical associations of a particular person or event with a building. The two-hundred-five Contributing structures are those which reinforce or add to the historical character established by the significant buildings. These include little modified but modest historic structures and more substantial buildings which have lost some, but not all, of their importance through remodeling. Because the continuing local building tradition often involves piecemeal additions and modification, a normal assessment of non-contributing status is difficult. This vernacular tradition, even to the extent that it continues today, is central to the cultural and historic significance of the district. To apply a blanket condemnation of building alterations overlooks this important fact and would constitute the projection of attitudes developed in one context onto another, quite different context. Attitudes about historic integrity which were developed in working with architect-designed or pattern-book buildings which can be said to have an original appearance, must be applied with some flexibility to a building tradition which does not share these attitudes and instead sees buildings as growing and being adapted over time to meet changing needs. In general, pre-1900 buildings which have received remodelings as drastic as the addition of aluminum siding are classed as contributing if their siting at the street edge is distinctively Mexican and if their interior plans may well yield information about Mexican housing types and the integration of Anglo-American house plans into the local tradition. Greatly modified buildings built since 1900 are classed among the ninety-eight Non-Contributing structures along with all post-1939 structures.

The proposed district boundaries represent what remains of the residential district of West Las Vegas which appeared in the 1882 Bird's Eye View with two

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exceptions and one addition. First, the Distrito de las Escuelas (a National Register Historic District) might have been included with the nominated area if all of West Las Vegas had been examined at the same time. That district does represent, however, the most concentrated area of pre-1860 adobes, and so has a personality somewhat different from the nominated area. In addition, the designation of that National Historic District has shaped local perceptions of it as a separate area and that perception has been codified in the local historic zoning and design review process. Second, a residential cluster appears on the 1882 Bird's Eye View on a hill northwest of the Arroyo Montejá. This area has always been considered a separate, poorer neighborhood; its historic significance will need to be addressed in a subsequent survey and possible district or, more likely, in a set of individual building nominations. Finally, the Anglo-style houses of 1898-1913 which are covered in this nomination, are arguably a distinct enough phenomenon to be treated as a separate district. However, this development is so completely intertwined with the adobe, vernacular houses, especially on Hot Springs between Valencia and Taos, as to make their separation virtually impossible.

Each structure in the nominated district is classified below, noting: Building Inventory Number, historic name of the building (generally the name of the person who first or longest lived there), address, illustration number, architectural style, date of construction, architect/builder, number of stories if over one-and-a-half, materials, design features and remodelings. (These last three items are abbreviated if the building is discussed above and illustrated.) An asterisk indicates State Register Status; a double asterisk, National Register status.

Footnotes:

1. Perrigo, Lynn, The Gateway to Glorieta: A History of Las Vegas, typescript, ca. 1974, pp. 30-32.
2. United States Census Bureau, U.S. Census of Population, (Washington D.C.: U.S. Government Printing Office). Issued two to three years following the date of the census.
3. Wilson, Christopher, The Santa Fe, New Mexico Plaza, (Ann Arbor: Univ. Micro., 1982), Thesis, UNM 1981, pp. 15-19.
4. Perrigo, p. 59.
5. As suggested in How To Complete National Register Forms, p. 12, Marcus Whiffin's American Architecture Since 1780, (Cambridge: MIT Press, 1969), is adopted as the standard for the definition of styles. Only local styles and building types are defined in the text.

Significant Structures:

- #634 1517 New Mexico, New Mexico Vernacular (NM Ver), 2 sgl files , ca. 1900, stucco, wd shngls in gables and on roofs, porch with boxed piers added ca. 1925 connecting the two buildings.
- #648 1608 New Mexico, ill. 32, NM Ver, H-shape, ca. 1890, stucco scored like stone blocks over adobe, some mtl csmnt windows added.
- #649 1702 New Mexico, ill. 40, NM Ver, X-shape with false front, ca. 1890 remodeled ca. 1920, stucco over adobe, wd shngle and roll asphalt roof, lathe cols. rear porch.

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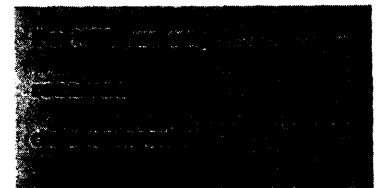
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- #651 102 (?) Church, mid-block between NM/Church & National/Moreno, ill. 31, NM Ver/Queen Anne (Q An), possibly pre-1880 if so remodeled ca. 1890, stucco over adobe, terneplate, corrugated metal and wd shngle roof.
- #652 531 National, ill. 24, Territorial, rear-facing-L, ca. 1875, stucco over adobe.
- #656 2100 New Mexico, NM Ver, rear-L, stucco over adobe, pre-1882, corrugated mtl roof with small enclosed overhang, 3/1 double-hung windows (dhw), mtl casmnt windows.
- #664 2103 New Mexico, NM Ver, rear-facing-G, ca. 1890, stucco over adobe, corrugated mtl roof, dhw, wood csmnt and fixed windows, 5 sgl doors toward street, corner store with partial false front.
- #666 170' WSW of SW corner of Santa Ana and New Mexico, Territorial, sgl file, ca. 1890, stucco over adobe, corrugated mtl roof, dhw with molding cornices, 5 sgl doors with cornices on porch.
- #670 1931 New Mexico, ill. 17, NM Ver, sgl file, ca. 1885, stucco over adobe, stone window sills, chamfered porch cols, stickwork under side of porch roof.
- #679 1811 New Mexico, ill. 21, NM Ver/Q An, L-plan, ca. 1885, stucco over brick.
- #687 SW corner S Pacific and Perez, Hipped Box, ca. 1900, light brown random ashlar sandstone foundation, common bond brick walls, asphalt shngl roof, small overhang with exposed rafters, rusticated dark brown sandstone sills and lintels, lathe cols.
- #731 1312 Chavez, ill. 6,13, NM Ver, rear-L, pre-1882, stucco over adobe, viga ends under eaves.
- #738 1315 Chavez, ill 28, Territorial/NM Ver, rear-L, pre-1882, stucco over adobe, corrugated mtl roof, dhw with molding pedimented lintels, 3 sgl doors to front, chamfered porch posts rear.
- #756 NW corner Blanchard and Chavez, NM Ver, rear-L, pre-1882, roll asphalt roof, viga ends under eaves, dhw, porch pilasters with molding "capitals" remain, new wrought-iron porch supports.
- #757 **Presbyterian Mission, SW side of Chavez between Socorro and Blanchard, ill. 39, NM State Historic Preservation Bureau (NMSHPB) file #296, 1871-72, stucco over adobe, asphalt shngle roof.
- #759 405 Socorro, Italianate, ca. 1885, light brown rusticated random ashlar sandstone walls with dark brown quoins, sills and lintels, asphalt shngl roof with slight bell-cast, small enclosed overhang with modillion/brackets.
- #773 401 1/2 (?) Grant, ill. 11,27, 1882-90, NM Ver, sgl file, stucco over adobe.
- #780 Demetrio Silva House, 519 Grant, ill. 19, ca. 1890, stucco and shiplap over adobe.
- #790 315 (?) Moreno, ill. 8, 1st bldg left, Territorial, sgl file, pre-1882, stucco over adobe, asphalt shngle roof, dhw with molding pedimented lintels, stone veneer and rear rooms added.
- #820 **Our Lady of Sorrows, NE corner Church and National, ill. 38, NMSHPB file #318, 1862-69, dark brown random ashlar sandstone.
- #821 318-382 National, NM Ver, sgl file, pre-1882, stucco over adobe, corrugated roof, 5 sgl doors face street, stone veneer wainscot added.
- #824 314 Valencia, ill. 33, Q An, 1902-08, light brown ashlar sandstone foundation, common bond brick with dark brown sandstone quoins and sills.

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#837	1909 Hot Springs, ill. 2, right, World's Fair Classic (WFC), 1898-1902, light brown sandstone foundation and sills, common bond brick, asphalt shngl roof, moderate overhang with modillions, lumberyard classic cols.		
#838	1917 Hot Springs, WFC, 1898-1902, similar to #837 except half porch under main roof, paired porch cols on stone bases.		
#839	St. Joseph's Hall, 1921 (?) Hot Springs, NM Ver, two stories, 1886, rubble sandstone foundation and walls, terneplate roof, double doors.		
#846	SE corner Santa Fe and Church, ill. 14, NM Ver, rear-facing-U, pre-1882, rubble foundation, stucco over adobe, 5 sgl doors facing Church, one with side lights and transom, all doors and dhw with molding cornices.		
#857	2002 Church, ill. 16, NM Ver, sgl file, 1882-1890, stucco scored like stone blocks over adobe.		
#874	411 Santa Fe, ills. 20,26, Territorial, T-plan, ca. 1885, stucco over adobe.		
#884	Bridge under intersection of Bernalillo and Hot Springs, 1888, by FO Kihlberg, light brown rusticated ashlar sandstone construction, retaining walls and 160' barrel vault.		
#889	2008 Hot Springs, WFC, 1902-08, dark brown sandstone foundation, brick first floor, frame second with wood shngl covering, asphalt shngl roof, raking modillion brackets, square porch posts with modling "capitals."		
#890	2006 Hot Springs, WFC, 1902-08, same as #889.		
#892	1950 Hot Springs, ill. 9, right, Territorial, pre-1882 with additon 1892-98, stucco over adobe, corrigated mtl roof, partial false front, molding pedimented lintels over dhw.		
#894 *	Benigno Romero House, 2003 Hot Springs, ill. 25, NMSHPB file #445, Territorial, 1874, stucco over adobe.		
#939	2231 Hot Springs, WFC, ca. 1905, sandstone foundation, brick veneer over adobe, wood shngl roof, brick sills and segmental arches, lumberyard classic cols.		
#941	Charles A. Spiess House, 2323 Hot Springs, ill. 37, California Mission Style, 1900-03, stucco, tile (mtl?) roof, Mission Style carriage house.		
#946	Secondino Romero House, 2503 Hot Springs, ill. 34, 1906-08, WFC, sandstone foundation, brick, wood shngl roof.		
#947	2507 Hot Springs, Colonial Revival, ca. 1905, random ashlar sandstone foundation and sills, brick first floor, wood shngled crossing gambrel roofs second, lumberyard classic cols.		
#951	2318 Hot Springs, WFC, ca. 1905, sandstone foundation, sills and lintels, brick walls, wood shngl roof, enclosed eaves with cut-out brackets, lumberyard classic cols.		
#952	2310 Hot Springs, WFC, ca. 1905, sandstone foundation, sills and lintels, brick walls, wood shngl roof, lumberyard classic cols.		
#967	2015 Gonzales, ill. 9, left, NM Ver, pre-1882, stucco over adobe, terneplate roof, stucco arched porch and mtl "tile" windowhoods added ca. 1930.		
#968	2004 Gonzales, ill. 30, Q An, ca. 1895, random ashlar sandstone, wood shngle roof, enclosed overhangs, stickwork and cut-out applique in gables.		
#971	1904 Gonzales, NM Ver/Hipped, two story, 1890-98, stucco over adobe first floor, wood shngl over frame second, wood shngle roof, wall dormers.		
#974	160 Valencia, ills. 23,29, Territorial, ca. 1875, stucco over adobe.		

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- #1012 *2008 Gonzales, ill. 9, right, NMSHPB file # 445, Territorial, ca. 1875, stucco over adobe.
- #1017 1515 S Pacific, NM Ver, rear-facing-U, pre-1882, stucco over adobe, stucco porch piers and arches added ca. 1930.
- #1018 1509 S Pacific, NM Ver, front-facing-L, pre-1882, stucco over adobe.
- #1019 1505 S Pacific, Q An/NM Ver, front-facing-L, stucco over adobe, pedimented window lintels, cut-out porch brackets.
- #1020 1501 S Pacific, Q An, pre-1882, wood frame, cut-out porch brackets, pedimented lintels.

Contributing Structures:

- #524 150' W of #670, NM Ver, pre-1908, stucco over adobe, asphalt roll roof.
- #607 1015 New Mexico, NM Ver, sgl file, ca. 1890, stucco over adobe, corrugated roof, dhw, porch posts.
- #608 1019 New Mexico, NM Ver, sgl file, ca. 1890, stucco over adobe, corrugated mtl roof, dhw, porch posts, rear addition.
- #609 Bridge over Arroyo de Gabonito ca. 1100 New Mexico, 1942, WPA project, rusticated, light brown random ashlar sandstone retaining walls, reinforced concrete span.
- #610 1113 New Mexico, NM Ver, rear-facing-U, ca. 1890, stucco over adobe, wood shngl roof, dhw, mtl csmnt and aluminum sliding windows, boxed porch supports.
- #611 601 (?) Valley, NM Ver, ca. 1910, stucco over adobe first floor, frame and shiplap second, asphalt shngl roof, wooden boxed cols with molding "capitals," behind and attached to #610.
- #612 1203 New Mexico, NM Ver, sgl file, ca. 1900, stucco over adobe, corrugated mtl roof, wood shngls in gables, mtl csmnt windows, rear addition.
- #614 1211 New Mexico, NM Ver, sgl file, ca. 1890, corrugated mtl roof, dhw, porch posts.
- #615 50' W of SW corner Valley and NM, behind #614, NM Ver, sgl file, ca. 1935, stucco, corrugated mtl roof, dhw.
- #619 1307 New Mexico, NM Ver, ca. 1910, stucco over adobe, asphalt shngl roof, dhw, stucco porch wall, posts and arches.
- #620 1311 New Mexico, NM Ver, sgl file perpendicular to street, ca. 1920, stucco, recent terneplate roof, mtl csmnt windows, wooden boxed porch cols.
- #621 1313 New Mexico, NM Ver/Bungalow (Bung), ca. 1935, stucco, corrugated mtl roof, mtl csmnt windows, tapered wooden porch piers with molding "capitals."
- #624 1407 New Mexico, Bung/NM Ver, ca. 1935, stucco, wood shngls in gables, asphalt shngl roof, dhw, tapered porch piers.
- #625 1409 New Mexico, NM Ver, rear-facing-L with front facing porch, ca. 1935, stucco over adobe, corrugated mtl roof, dhw.
- #627 1413 New Mexico, Bung/NM Ver, 1938, random ashlar sandstone foundation, stucco over adobe, asphalt shngl roof, dhw, tapered porch posts.
- #628 1501 New Mexico, NM Ver, front-facing sgl file, ca. 1935, stucco, wood shngle roof, dhw, row of four.
- #629 1503 New Mexico, same as #628.

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#630	1505 New Mexico, same as #628.		
#631	1507 New Mexico, same as #628.		
#632	1515 (?) New Mexico, Hipped, random ashlar sandstone foundation, stucco over frame, wood shngle roof, dhw, porch posts.		
#633	75' behind #632, NM Ver, ca. 1935, stucco, wood csmnt windows, 5 sgl doors, early motel.		
#644	1304 New Mexico, NM Ver, 2 sgl files, ca. 1890, stucco, corrugated mtl roof, two houses connected by later porch.		
#645	1316 New Mexico, NM Ver, sgl file, ca. 1900, stucco, corrugated mtl and asphalt shngl roof, mtl csmnt windows.		
#646	1404 New Mexico, Art Deco, ca. 1935, stucco, flat roof, dhw and door flanked by glass block side lights, cantilevered streamlined porch roof.		
#647	1602 New Mexico, NM Ver, ca. 1910, stucco over adobe, corrugated mtl roof, dhw.		
#650	1710 New Mexico, NM Ver, ca. 1935, NM Ver, sgl file, corrugated mtl roof, porch posts with lattice brackets.		
#653	1926 New Mexico, NM Ver, rear-facing-L, ca. 1935, stucco, wood shngl roof, mtl csmnt windows.		
#654	125' ESE of SE corner New Mexico and Santa Fe, ca. 1920, stucco over adobe, corrugated mtl roof, windows filled with concrete block.		
#657	2106 New Mexico, NM Ver, ca. 1900, stucco over adobe, corrugated mtl roof.		
#658	2112 New Mexico, ill. 22, NM Ver, front-facing-L, stucco over adobe, corrugated mtl roof, dhw.		
#659	613 Bernalillo, NM Ver, rear-facing-L, probably pre-1882, stucco, corrugated mtl roof, aluminum sliding windows.		
#660	609 Bernalillo, NM Ver, rear-facing-L, pre-1882, stucco over adobe, corrugated mtl roof.		
#661	2111 New Mexico, NM Ver, sgl file, ca. 1885, stucco over adobe, corrugated mtl roof.		
#662	2109 New Mexico, NM Ver, sgl file, ca. 1885, sandstone foundation, stucco over adobe, corrugated mtl roof, wood and mtl csmnt windows, attached to #s 661, 663.		
#663	2107 New Mexico, NM Ver, sgl file, ca. 1885, stucco over adobe, wood shngl roof, dhw, molding cornice over door.		
#665	612 New Mexico, NM Ver, front-facing-L, pre-1908, stucco over adobe, asphalt shngl roof, mtl csmnt windows, two sgl doors.		
#667	175' SW of SW corner Santa Ana and New Mexico, NM Ver, ca. 1915, rubble foundation, stucco over adobe, corrugated mtl roof, dhw.		
#668	2009 New Mexico, NM Ver, sgl file, pre-1882, stucco over adobe, wood shngle roof and gables.		
#669	2001 New Mexico, Bung/NM Ver, ca. 1925, stucco over adobe, wood shngl roof, stucco porch wall and piers.		
#671	1927 New Mexico, Q An, ca. 1890, stucco over brick, wood shngle roof, dhw with projecting sills and segmental arches, cut-out brackets on porch.		
#672	150' W of #671, NM Ver, sgl file, pre-1908, stucco over adobe, corrugated roof, dhw, 3 sgl doors.		
#673	75' W of #674, NM Ver, sgl file, pre-1908, stucco over adobe, corrugated mtl roof, dhw.		

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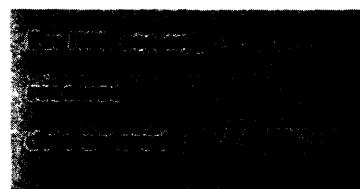
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#674	1921 New Mexico, Bung/NM Ver, 1930-39, stucco, corrugated mtl roof, wooden boxed porch piers.				
#677	1819 New Mexico, Q An, pre-1882, stucco over frame, asphalt shngl roof, cut-out bargeboard, dhw, aluminum sliding windows.				
#678	1815 New Mexico, NM Ver/Bung, ca. 1935, corrugated mtl roof, dhw.				
#680	NW corner New Mexico and National, NM Ver, rear-facing-L, pre-1882, stucco, asphalt shngl roof, wood shngls and bracketed frieze in gable, dhw, chamfered porch posts rear.				
#681	610 National, Hipped, ca. 1935, stucco, wood csmnt windows with mtl "tile" hoods, Spanish Colonial Revival/Folk woodwork--"Solomonic" cols and gouged lintel.				
#684	327 Perez, NM Ver, rear-facing-L with front-facing porch, ca. 1900, stucco over adobe, asphalt shngle roof, dhw, lathe-turned cols.				
#685	315 Perez, Southwest Vernacular (SW Ver), 1930-39, flat roof, undulating parapet, aluminum sliding windows.				
#686	100' W of #687, NM Ver, ca. 1890, stucco over adobe, wood shngle roof, adobe arch over entry.				
#688	314 Perez, Hipped, ca. 1905, stucco over adobe, wood shngle roof, finial on crest, lathe porch cols and wrought-iron supports.				
#689	320 Perez, MN Ver, front-facing-L, ca. 1935, stucco over adobe, wood shngle roof, mtl csmnt windows.				
#690	324 Perez, NM Ver, front-facing-L, ca. 1910, stucco over adobe, wood shngle roof, dhw.				
#691	330 Perez, NM Ver, front-facing-L, ca. 1935, stucco over adobe, corrugated mtl roof, dhw, new porch.				
#692	1103 Chavez, MN Ver, front-facing-L, ca. 1920, stucco over adobe, asphalt shngle roof, mtl csmnt windows, stucco porch walls, piers and arches.				
#693	410 Perez, Hipped, ca. 1920, stucco over adobe, wood shngle roof, stucco porch piers.				
#696	502 Perez, NM Ver, ca. 1910, stucco and stone veneer over adobe, corrugated mtl roof, aluminum sliding windows.				
#698	321 Valley, NM Ver, sgl file, possible pre-1882, definately pre-1902, stucco and brick veneer over adobe, corrugated mtl roof, dhw, wood csmnt windows.				
#699	319 Valley, NM Ver, sgl file, pre-1902, stucco over adobe, corrugated mtl roof, mtl csmnt windows, attached to #s 698, 700.				
#700	Behind and attached to #699, NM Ver, sgl file, pre-1902, stucco over adobe, corrugated mtl roof,, lattice work porch.				
#701	329 Valley, NM Ver, front-facing-L, 1921-30, stucco, corrugated roof, aluminum sliding windows.				
#702	1119 Chavez, ill. 7, left, NM Ver, two stories, 1909, rubble sandstone, asphalt shngl roof, dhw, double doors.				
#703	405 Valley, ill. 7, second left, NM Ver, sgl file, pre-1902, attached to #702, stucco over adobe, wood shngl roof and gables, mtl csmnt windows, mtl window grills.				
#704	409 Valley, ill. 7, third left, NM Ver, rear-L, ca. 1890, attached to #705, aluminum siding, wrought-iron window grills.				
#705	413 Valley, NM Ver, rear-L, ca. 1890, stucco over adobe, wood shngl roof, dhw.				

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#706	417 Valley, Bung/NM Ver, ca. 1935, stucco, asphalt shngl roof, porch railing and posts.		
#707	421 Valley, Territorial/NM Ver, sgl file, ca. 1890, rubble foundation, mud plaster over adobe, corrugated mtl roof, sandstone shed rear additon, dhw with pedimented lintels and molding cornices.		
#708	425 Valley, NM Ver, sgl file ca. 1885 with ca. 1915 addition making front-L, rubble foundation, stucco over adobe, wood shngl roof, porch posts, viga ends visible under rear eaves.		
#709	501 Valley, NM Ver, T-plan, ca. 1895, rubble foundation, stucco over adobe, wood shngle roof, dhw, lathe porch cols.		
#710	503 Valley, NM Ver, ca. 1890, mud and stucco over adobe, board on board and terneplate roof, mtl csmnt windows.		
#711	507 Valley, NM Ver, rear-L, ca. 1890, stucco, corrugated roof, mtl csmnt windows.		
#712	504 Valley, NM Ver, ca. 1915, stucco over adobe, corrugated roof, dhw, new porch.		
#713	502 Valley, NM Ver, sgl file, ca. 1935, stucco, terneplate roof, dhw.		
#715	414 Valley, NM Ver, ca. 1890, stucco over adobe, corrugated roof, aluminum dhw.		
#716	412 Valley, NM Ver, ca. 1900, stucco over adobe, wood shngl roof and gables, mtl csmnt windows, wood porch posts and stick brackets.		
#717	1201 Chavez, ill. 41, NM Ver, pre-1902, stucco over adobe, corrugated roof, aluminum sliding windows, ogee-folk porch arches.		
#718	1207 Chavez, NM Ver, pre-1902, attached to #s 717,719, two stories, stucco over adobe, aluminum sliding and mtl csmnt windows, stucco porch wall and cols with folk capitals and arches.		
#719	1209 Chavez, Territorial, pre-1902, two stories, stucco over adobe, asphalt shngl hipped roof, dhw, 2 sgl doors with molding cornices.		
#721	1219 Chavez, NM Ver, sgl file, pre-1882, stucco over adobe, corrugated roof, wood csmnt windows, 3 sgl doors with pedimented lintels.		
#722	1223 Chavez, NM Ver, sgl file, pre-1882, stucco over adobe, corrugated roof, 2 sgl doors, porch posts and lattice brackets.		
#729	1300 Chavez, NM Ver, sgl file, pre-1882, stucco over adobe, corrugated roof, aluminum sliding windows.		
#730	1304 Chavez, NM Ver, sgl file, pre-1882, stucco over adobe, asphalt shngl roof, mtl csmnt and aluminum sliding windows.		
#734	1301 Chavez, NM Ver, rear-L, pre-1902, aluminum siding over adobe, wood shngl roof, aluminum sliding windows.		
#737	1311 Chavez, NM Ver, rear-L, pre-1882, wood shngl roof and gable, dhw, mtl csmnt windows.		
#739	409 Blanchard, NM Ver, rear-L, pre-1902, aluminum siding over adobe, dhw, aluminum sliding windows.		
#741	427 Blanchard, NM Ver, L-plan, rubble foundation, stucco over adobe, corrugated roof, dhw.		
#742	416 Blanchard, NM Ver, front-L, ca. 1925, stucco over adobe, corrugated roof, aluminum sliding windows.		

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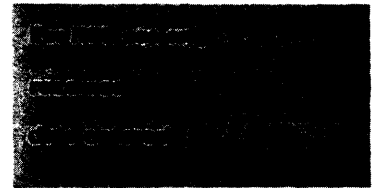
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#743	417 Blanchard, SW/NM Ver, ca. 1935, stucco, corrugated roof, undulating end parapets, wood csmnt windows, one story to front, two stories, bay and viga ends to back.		
#744	420 Blanchard, NM Ver, ca. 1920, stucco over adobe, corrugated roof, wood csmnt windows.		
#745	507 Blanchard, NM Ver/Territorial/WFC, sgl file, sandstone foundation, stucco over adobe, dhw with molding cornices, lumberyard classic porch cols.		
#746	502 Blanchard, NM Ver, front-L, ca. 1925, stucco over adobe, corrugated roof, aluminum sliding windows.		
#747	421 Blanchard, NM Ver, front-L, ca. 1935, stucco, asphalt shngl roof, aluminum sliding windows, lathe porch cols rear.		
#748	505 Blanchard, NM Ver, ca. 1902, stucco over adobe, corrugated roof, aluminum dhw.		
#750	500 Blanchard, NM Ver, sgl file, ca. 1900, rubble foundation, textured stucco over adobe, corrugated roof, dhw, rough hewn porch posts.		
#751	419 Socorro, NM Ver, L-plan, ca. 1885, stucco over adobe, terneplate roof, wood and mtl csmnt windows, stucco porch piers and arches, viga ends under rear eaves.		
#752	412 Blanchard, NM Ver, front-L, ca. 1890 stucco over adobe, asphalt shngl roof, wood csmnt windows.		
#753	404 Blanchard, NM Ver, sgl file, pre-1902, stucco over adobe, corrugated roof, wood csmnt and aluminum sling windows.		
#754	314 Blanchard, NM Ver, stucco over adobe, wood shngle roof, aluminum sliding windows.		
#755	312 Blanchard, NM Ver, sgl file, ca. 1935, stucco, corrugated roof, wood csmnt windows, wood porch railing and posts.		
#760	413 Socorro, NM Ver, ca. 1900, stucco over adobe, corrugated roof, dhw.		
#761	417 Socorro, NM Ver, sgl file, ca. 1910, attached to #760, stucco over adobe, corrugated roof, dhw, wood and mtl csmnt windows, stucco porch wall and piers.		
#763	517 Socorro, NM Ver, sgl file, ca. 1900, mud plaster over adobe, corrugated roof, 2 sgl doors.		
#764	510 Socorro, NM Ver, sgl file with rear addition, ca. 1885, aluminum siding over adobe, wood shngle and terneplate roof, mtl csmnt and alum sliding windows.		
#765	506 Socorro, Q An, ca 1885, stucco over adobe, stickwork in gables, lathe and boxed porch cols.		
#766	500 Socorro, NM Ver, 1882, rubble sandstone, aluminum sliding windows.		
#767	410 Socorro, NM Ver, ca. 1890, stucco over adobe, asphalt shngl roof, wood shngls in gable, dhw.		
#768	406 Socorro, NM Ver/Territorial, ca. 1885, stucco scored like stone over adobe, roll asphalt roof, dhw, chamfered porch posts with molding "capitals" cut-out brackets and frieze.		
#770	325 Grant, NM Ver/Bung, ca. 1925, stucco, corrugated roof.		
#771	1516 S Pacific, NM Ver, sgl file, pre-1890, stucco over adobe, corrugated roof, wood shngls in gable, wood csmnt windows.		
#772	1514 S Pacific, NM Ver, sgl file, 1902-08, attached to #769, stucco over frame, corrugated roof, wood csmnt windows.		

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	#774 401 Grant, NM Ver, sgl file, 1882-90, rear-facing porch together with #773 which faces it form distinctive private space, sandstone foundation, stucco over adobe, wood shngl roof and gables, wood porch posts and lattice screen.	7	16
	#779 511 Grant, NM Ver/WFC, ca. 1900, stucco, asphalt shngl roof, wood shngl in gables, dhw, wood porch railing and piers with molding "capitals."		
	#781 50' E of SE corner New Mexico and Grant, NM Ver, ill. 15, rear-U-Shape, pre-1882, stucco over adobe, corrugated roof, large enclosed eaves, aluminum sliding and dhw, 3 sgl doors face court.		
	#782 524 Grant, NM Ver, sgl file with rear additions, ca. 1900, aluminum siding over adobe, corrugated mtl roof.		
	#784 501 1/2 Moreno, NM Ver, two sgl files connected by boardwalk, ca. 1900, stucco, corrugated and terneplate roof, dhw, 4 sgl doors.		
	#785 414 Grant, NM Ver, ca. 1900, stucco, corrugated roof, aluminum sliding and mtl csmnt windows, wood porch posts.		
	#788 320 Grant, NM/SW Ver, pre-1890, stucco over adobe, flat roof with tile capped parapet, aluminum sliding windows with mtl grills.		
	#789 316 Grant, NM Ver, front-L, 1921-30, stucco over adobe, corrugated roof, aluminum dhw, rough hewn porch posts.		
	#791 317 Moreno, NM Ver, pre-1898, stucco over adobe, wood shngl roof, Bung porch with exposed rafters and brackets added ca. 1925.		
	#793 323 Moreno, ill 8, second left, NM Ver, sgl file, pre-1886, stucco over adobe, corrugated roof, mtl csmnt and aluminum sliding windows. Chamfered porch posts.		
	#794 401 Moreno, Hipped, 1921-30, stucco, asphalt shngle roof, dhw, lathe porch cols, random ashlar retaining wall.		
	#795 407 Moreno, NM Ver, front-L, ca. 1900, stucco over adobe, corrugated roof, dhw, stucco porch walls, piers and ogee arches.		
	#796 415 Moreno, NM Ver/Bung, 1930-39, stucco, dhw, mtl csmnt windows.		
	#797 501 Moreno, NM Ver, pre-1882, stucco, wood shngl roof, dhw with pedimented lintels, porch with half timbering added ca. 1925, random ashlar retaining wall.		
	#798 507 Moreno, ill. 36, NM Ver/Bung, ca. 1930, river stone foundation/veneer ?, stucco, wood shngl roof, wood csmnt windows, shngled porch wall and "arches", boxed piers.		
	#800 517 Moreno, Bung/NM Ver, ca. 1935, stucco.		
	#801 528 Moreno, NM Ver, ca. 1900, stucco, wood shngls roof and gables, lathe cols, mtl csmnt windows.		
	#802 526 Moreno, NM Ver, ca. 1890, stucco, wood shngle roof and gables, dhw, champfered porch posts, decorator-block screen.		
	#803 522 Moreno, NM Ver, ca. 1900, rubble foundation, stucco.		
	#804 516 Moreno, NM Ver, rear-facing-L with new porch, pre-1882, stucco, aluminum dhw.		
	#805 512 Moreno, NM Ver, front-L, ca. 1900, stucco, asphalt shngle roof, wood and mtl csmnt windows.		
	#807 406 Moreno, Hipped, ca. 1915, stucco, small overhang with exposed rafters, dhw, stucco porch wall and piers.		
	#808 322 Moreno, Hipped, 1902-08, stucco over adobe, asphalt shngl roof, small boxed eaves, mtl csmnt and aluminum sliding windows.		

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Continuation sheet	Description	Item number 7	Page 17
#809	Margarito Romero House, 403 National, 1898-1902, rusticated random ashlar foundation, aluminum siding over brick, wood shngle roof, sandstone porch wall and two heavy wooden cols, original two-story WFC house remodeled to one story after fire.		
#810	411 National, Bung/NM Ver, 1930-39, stucco, wood shngls roof and gables, small overhang with exposed brackets, tapered porch piers with molding "capitals."		
#811	415 National, Bung, ca. 1935, random ashlar sandstone foundation, brick veneer, wood shngl roof and gables, exposed brackets, dhw.		
#812	417 National, WFC, 1898-1902, sandstone foundation, red/tan common bond brick, wood shngl hipped roof, lumberyard classic cols.		
#813	503 National, NM Ver, rear-facing L, pre-1883, stucco over adobe, asphalt shngl roof, large enclosed over hangs, mtl csmnt windows.		
#814	507 National, NM Ver, pre-1883, stucco over adobe, wood shngls roof and gable, mldg cornice over front door, fluted Doric porch cols (added later?).		
#815	511 National, Bung, 1913-21, stucco over frame, wood shngl roof, dhw with mldg cornices.		
#816	517 National, SW Ver, ca. 1935, stucco, flat roof with tile over porch, dhw, stucco porch piers and arches.		
#817	523 National, Bung/NM Ver, ca. 1935, stucco, asphalt shngl roof, small enclosed overhang, dhw, stucco porch piers and cut-out arches.		
#818	527 National, Q An, pre-1883, stucco over frame, asphalt shngl and terneplat roof, chamfered porch pilasters with cut-out brackets, similar porch posts replaced by wrought-iron supports.		
#819	San Miguel County Courthouse, 1942, Territorial Revival, WPA, Kruger and Clark/Lembke Const., stucco, flat roof, brick coping on parapet, mtl csmnt windows, boxed wooden piers with molding "capitals" and an entablature, irregular massing, old courthouse retaining wall--rusticated, dark brown, ashlar sandstone.		
#825	320 Valencia, Q An, 1898-1902, shiplap with endboards, enclosed eaves and gable return, modillion brackets, dhw with molding cornices.		
#826	400 Valencia, SW Ver, ca. 1935, stucco, flat roof, tile on parapet, stucco porch piers and arches.		
#827	410 Valencia, SW Ver, ca. 1935, flat roof, capped stepped parapet, viga ends, bracketed tile windowhoods.		
#828	414 Valencia, Bung, 1930-39, stucco, wood shngl roof, dhw, mtl csmnt windows, moderate enclosed overhang, bracketed entry.		
#830	500/502 Valencia, Territorial, two story, pre-1882, stucco over adobe, terneplate roof, moderated enclosed overhangs, dhw many with original molding and dentil cornices, sgl door with side lights and transom, original two-story porch replaced by two one-story porches.		
#832	1932 Morrison, Q An, 1902-08, stucco over adobe, corrugated roof, wood shngl gables, lathe porch cols.		
#833	1916/18 Morrison, NM Ver, sgl file, pre-1908, stucco over adobe, wood and asphalt shngl roof, two owners, part of porch new, part enclosed.		
#834	1914 Morrison, Hipped, not on 1930 Sanborn, possibly moved in, asphalt shngl roof, wood porch posts with molding "capitals."		

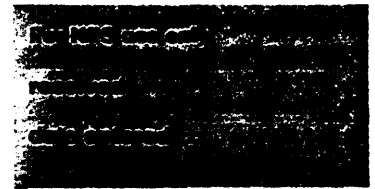
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Continuation sheet	Description	Item number	Page
		7	18
#836	1901 Hot Springs, International Style, ca. 1940, stucco, flat roof, cantilevered streamlined porch roof.		
#840	1925 Hot Springs, NM Ver, pre-1886, asphalt shngl roof, moderated enclosed overhang, mtl csmnt windows.		
#841	1931 Hot Springs, NM Ver, rear-facing-L, pre-1882, stucco over adobe, roll asphalt roof, small enclosed overhang with wood brackets, aluminum sliding windows.		
#843	315 Santa Fe, NM Ver, front-facing-L, ca. 1925, stucco, corrugated roof, dhw, wrought-iron porch railing and supports.		
#844	325 Santa Fe, ill. 18, NM Ver, front-facing-L, ca. 1885, stucco over adobe, wood shngl and corrugated roof, four sgl doors, wrought-iron porch supports.		
#845	331 Santa Fe, NM Ver, sgl file, 1882-90, stucco over adobe, corrugated roof.		
#847	1912 Church, NM Ver, sgl file, 1882-90, stucco over adobe, corrugated mtl roof, originally was rear arm of now-demolished rear-facing-U connected to # 846.		
#848	312 San Perdo Alley, Hipped, 1908-13, rubble sandstone, terneplate roof, fishscale wood shngls in gables, dhw, mtl csmnt windows.		
#850	310 San Pedro Alley, combination of sgl files, pre-1882, stucco over adobe, corrugated roof, dhw, six sgl doors, connected to # 844.		
#851	1913 Church, NM Ver, rear-facing-T with front porch, stucco over adobe, wood shngle and corrugated roof, dhw and door with molding cornices, stucco porch piers and arches.		
#852	310 Santa Fe, WFC, 1908-13, brick veneer over adobe, asphalt shngl roof, dhw with sandstone sills and segmental arches, boxed porch posts with molding "capitals."		
#853	314 Santa Fe, SW Ver, ca. 1935, flat roof, wood casmnt windows, stuccoed porch wall with boxed porch posts.		
#854	324 Santa Fe, NM Ver, front-facing-L, 1882-90, stucco over adobe, corrugated mtl and wood shngl roof, aluminum dhw, enclosed porch.		
#855	319 Santa Ana, NM Ver, rear-facing-L, 1882-90, stucco over adobe, corrugated and asphalt shngl roof, dhw, aluminum sliding windows, eight sgl doors some with molding cornices.		
#856	1925 Church, NM Ver, rear-facing-L, pre-1882, stucco over adobe, wood shngl roof, three sgl doors, dhw, mtl csmnt and aluminum sliding windows.		
#858	2012 Church, NM Ver, Bung/duplex, pre-1919, ashlar sandstone foundation, stucco over adobe, corrugated roof, small overhang with exposed brackets, aluminum sliding windows, two sgl doors.		
#859	332 Santa Ana, NM Ver/Colonial Revival, ca. 1910, rubble foundation, stucco over adobe ?, corrugated gabrel roof, shiplap in gambrel, dhw.		
#860	334 Santa Ana, NM Ver, sgl file perpendicular to street, pre-1882, stucco over adobe, corrugated roof.		
#861	338 Santa Ana, ill. 3, left, NM Ver, sgl file, ca. 1890, wood shngl roof, porch removed and aluminum siding added over adobe.		
#862	North Public School, Santa Fe and Church, 1939, WPA, rusticated random ashlar sandstone foundation and walls with beaded molding, flat roof, concrete window sills and new corrugated mtl awnings, double doors with side lights.		

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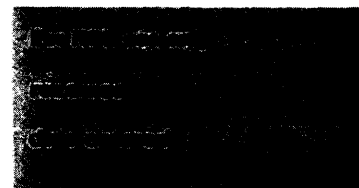
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Continuation sheet	Description	Item number	7	Page 19
#863	401 Santa Fe, Q An/NM Ver, front-facing-L, , pre-1908, stucco over adobe, stickwork in gable, lathe cols.			
#865	407 Santa Fe, NM Ver, 1921-30, rubble foundation, stucco over frame, corrugated roof, dhw.			
#866	515 Bernalillo, NM Ver/Territorial, front-facing-L with small store added to front, ca. 1900, stucco, asphalt and wood shngle roof, mtl and wood csmnt windows, four sgl doors, chamfered porch posts.			
#875	415 Morrison, NM Ver, rear-facing-L with front porch, stucco over adobe, corrugated roof, two sgl doors.			
#876	2001 Morrison, NM Ver, front-facing-L, rubble foundation, stucco over adobe, corrugated roof, wood shngl dormer and gable, two new aluminum dhw with brick surrounds and round heads, sgl door with pedimented lintel.			
#877	511 Santa Fe, NM Ver, front-facing-L, pre-1908, stucco over adobe, corrugated roof, wood csmnt windows, two doors.			
#878	2009 Morrison, NM Ver/Bung, pre-1908, stucco over adobe, asphalt shngl roof, mtl csmnt windows, sgl door with partial side lights.			
#879	502 Santa Ana, NM Ver, rear-facing-L, pre-1908, stucco over adobe, wood shngl roof, six sgl doors, viga ends under eaves.			
#882	512 Santa Ana, NM Ver, pre-1908, stucco over brick and adobe, new windows front.			
#883	514 Santa Ana, NM Ver, sgl file, pre-1908, stucco over adobe, terneplate roof.			
#887	2108 Hot Springs, SW Ver, ca. 1925, tile over porch, lumberyard classic cols.			
#891	2002 Hot Springs, WFC/Q An, pre-1908, stucco over adobe, wood shngl roof and gable, lumberyard classic cols.			
#893	2005 Hot Springs, NM Ver, front-facing-L, 1882-86, stucco over adobe, terneplate roof, dhw, mtl csmnt windows, attached to #894 1886-1930 Sanborns.			
#896	1921 Gonzales, NM Ver/Bung, ca. 1925, stucco, wood casmnt windows.			
#932	SE corner Taos and Church, ill. 12, NM Ver, rear-facing-U, pre-1882, stucco over adobe, wood shngl and corrugated roof, mtl csmnt windows, six sgl doors face inside, rear arms added ca. 1955.			
#933	309 Taos, NM Ver, sgl file, pre-1882, stucco over adobe, corrugated roof, dhw and doors some with pedimented lintels.			
#934	May Hays House, 2213 Hot Springs, NM Ver, sgl file, recent rear additions, stucco over adobe, 3/1 dhw.			
#935	2219 Hot Springs, Hipped, two story, ca. 1905, stucco over adobe, asphalt shngl roof, wall dormers, aluminum sliding windows some with mtl grills, lumberyard classic cols.			
#937	25' behind (W) of #930, NM Ver, sgl file, ca. 1890, stucco over adobe, wood shngl on gable and roof with unusually steep pitch, dhw, two doors, wood porch posts.			
#938	2225 Hot Springs, NM Ver, sgl file, ca. 1885, aluminum siding over adobe, corrugated roof, mtl csmnt and aluminum sliding windows, three sgl doors.			
#942	2403 Hot Springs, NM Ver/Bung, probably pre-1882, remodeled ca. 1925, brick and stone veneer over frame ?, wood shngle roof, window with pedimented lintel in gable, rubble porch wall and piers.			
#943	2407 Hot Springs, Bung, ca. 1920, stucco, asphalt shngl roof, large overhang with exposed rafters and brackets, dhw, stuccoed porch wall, piers and arches.			
#945	2419 Hot Springs, WFC, ca. 1900, sandstone foundation and window sills,			

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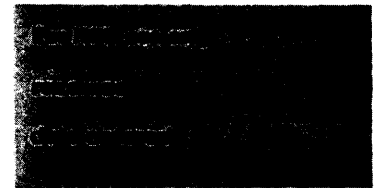
Continuation sheet	Description	Item number	Page
	common bond red/orange brick, wood shngl roof and dormers, lumberyard classic cols.	7	20
#949	2416 Hot Springs, Bung, ca. 1920, concrete foundation, shiplap with endboards, asphalt shngl roof, moderate overhang with exposed rafters and brackets, tapered porch piers.		
#950	2412 Hot Springs, Q An/Territorial, ca. 1895, clapboard with endboards, wood shngls and oval applique on gable, chamfered porch posts with mldg "capitals."		
#955	2210 Hot Springs, NM Ver, front-facing-L, ca. 1885, stucco over adobe, wood shngl roof, wood csmnt windows, two sgl doors.		
#966	2022 N Gonzales, ill. 35, NM Ver/Q An, front-facing-L, pre-1898, stucco over adobe, wood shngl roof, mtl csmnt windows, wood porch railing and post.		
#968	2025 N Gonzales, Q An/NM Ver, front-facing-L, stucco over adobe, wood shngl roof.		
#969	2002 N Gonzales, Bung, 1930, stucco, wood shngl roof, moderated overhang with exposed rafters and brackets, dhw, wood csmnt windows, tapered wood porch piers.		
#970	1906 Gonzales, NM Ver, sgl file with rear addition, pre-1882, stucco over adobe, wood shngl roof, dhw, sgl door,		
#972	180 Valencia, Q An, 1902-08, stucco over adobe, asphalt shngl roof, wood shngls and eave return in gables, irregular massing, aluminum sliding windows.		
#978	153 Valencia, WFC/NM Ver, ca. 1900, clapboard with endboards, corrugated roof, dhw, lumberyard classic cols, irregular massing.		
#1014	1619 S Pacific, SW Ver, 1921-30, stucco, four piers with tile caps.		
#1015	1609 S Pacific, Bung/Hipped, 1913-21, stucco over adobe.		
#1016	1605 S Pacific, Bung, 1913-21, stucco over adobe, pergolas flanking front porch.		

Non-Contributing Structures:

- #613 1207 New Mexico, NM Ver, ca. 1940, new windows.
- #616 615 Valley, NM Ver, ca. 1925, new windows.
- #617 612 Valley, NM Ver, ca. 1925, new windows and roof.
- #618 1301 New Mexico, NM Ver, ca. 1925+, new windows and roof.
- #622 1313 New Mexico, NM Ver, 1930-39, new windows and wrought-iron porch supports.
- #623 1403 New Mexico, NM Ver, ca. 1940, new windows and addition.
- #626 1411 New Mexico, NM Ver, ca. 1940.
- #643 1106 New Mexico, NM Ver, ca. 1940, new windows.
- #655 Olivas Market, SE corner Santa Ana and New Mexico, 1930-39, major facade remodeling.
- #675 1917 New Mexico, Bung, 1930-39, new siding and windows.
- #676 150' behind (W) of #675, NM Ver, ca. 1920, new windows.
- #694 412 Perez, NM Ver, ca. 1925+, new porch.
- #695 620 Perez, second-story addition in progress.
- #697 1106 Chavez, ca. 1935, SW Ver, new pitched roof.
- #714 418 Valley, NM Ver/Ranch, ca. 1900 remodeled ca. 1960.

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- #720 1213 Chavez, NM Ver/Ranch, 1902-08 remodeled ca. 1970.
- #735 1305 Chavez, NM Ver, 1930-39, new windows.
- #736 1307 Chavez, NM Ver, ca. 1935, new windows.
- #740 413 Blanchard, NM Ver, ca. 1935.
- #749 514 Blanchard, NM Ver, moved in post-1930.
- #758 Plage Memorial Center, Pueblo Style, ca. 1970, stucco over frame, one story around courtyard with porch.
- #762 501 Socorro, Hipped/NM Ver, 1921-30, new windows.
- #769 302 Socorro, NM Ver, pre-1890 added to and remodeled ca. 1980.
- #775 413 Grant, NM Ver, new windows.
- #776 415 Grant, NM Ver, ca. 1920, new windows and addition.
- #777 501 Grant, NM Ver, new second story.
- #778 505 Grant, NM Ver/Bung, ca. 1935, new windows.
- #783 500 Grant, ill. 43, NM Ver/Ranch, ca. 1900 remodeled ca. 1980.
- #786 326 Grant, SW Ver, ca. 1945.
- #787 402 Grant, NM Ver/Bung, 1930-39.
- #792 75' behind (S) of #791, NM Ver, 1930-39, porch added.
- #799 509 Moreno, NM Ver, 1930-39.
- #806 504 Moreno, Bung, ca. 1945.
- #829 416 Valencia, Hipped, 1913-21, new windows, siding and wrought-iron porch supports.
- #831 504 Valencia, Hipped, ca. 1935, rear addition.
- #836 1908 Morrison, ca. 1980.
- #842 311 Santa Fe, NM Ver, 1921-30.
- #849 310 Valencia, NM Ver, ca. 1925, new windows.
- #864 405 Santa Fe, NM Ver, 1930-39.
- #880 504 Santa Ana, NM Ver, ca. 1935, new windows.
- #881 510 Santa Ana, NM Ver, pre-1908, new addition and windows.
- #888 2102 Hot Springs, NM Ver, ca. 1935, new roof and porch.
- #897 1925 N Gonzales, NM Ver, ca. 1930.
- #954 2218 Hot Springs, Q An, ca. 1895, no details, aluminum siding added.
- #936 50' behind (W) of #935, NM Ver, ca. 1920+, second-story addition.
- #953 2222 Hot Springs, Hipped, 1930-39, new windows ?.
- #940 Jefferson Reynolds House/Gonzales Funeral Home, 2301 Hot Springs, Italinete, 1879-82, major additions and remodeling.
- #944 2411 Hot Springs, Territorial, pre-1882, stickwork in gable, major remodeling.
- #1013 1625 S Pacific, 1921-30, wood frame, greatly modified.
- #1021 1505 1/2 S Pacific, NM Ver, post-1930.
- 315 Perez, this and all following structures constructed since 1945.
- 408 Valley Street.
- 519 Valley Street.
- 506 Valley Place.
- 512 Blanchard.
- 400 Socorro.
- 403 Socorro.
- 513 Socorro.
- 600 Socorro.

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- 611 Socorro.
- 310 Grant.
- 326 Moreno.
- 408 Moreno.
- 413 Moreno.
- 502 Moreno.
- 527 Moreno.
- Our Lady of Sorrows Rectory, 400 National.
- 168 Valencia.
- 322 Valencia.
- 500 Valencia.
- 609 Valencia.
- 308 Santa Fe.
- 1410 New Mexico.
- 1500 New Mexico.
- 1800 New Mexico.
- 1901 New Mexico.
- 1904 New Mexico.
- 1908 New Mexico.
- 1912 New Mexico.
- 1918 New Mexico.
- 1903 Morrison.
- 1907 Morrison.
- 1913 Morrison.
- 1919 Morrison.
- 1923 Morrison.
- 1931 Morrison.
- 1107 Chavez.
- 1308 Chavez.
- 2008 Church.
- 1913 Hot Springs.
- 2226 Hot Springs.
- 2320 Hot Springs.
- 2322 Hot Springs.
- 2404 Hot Springs.
- 2410 Hot Springs.
- 2423 Hot Springs.
- 1912 N Gonzales.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1840 to 1942 **Builder/Architect** various

Statement of Significance (in one paragraph)

The Old Town Residential District, along with the already registered Distrito de las Escuelas, represent the bulk of the historic residential architecture of West Las Vegas, a key Santa Fe Trail and New Mexican Territorial city. These residences offer a notably intact record of the transition from a Spanish/Mexican, adobe, vernacular tradition to an Anglo-American, industrial-age, eclectic architecture, a transition which characterized the development of building in the state from 1850 to 1915. The majority of the district's buildings are adobe residences which range from relatively complete realizations of the Spanish tradition, to buildings with symmetrical, Greek Revival floor plans, to buildings which combine the two traditions. A smaller group of fifteen houses, erected at the turn of the century, mark a clear break from the vernacular tradition with their mass-produced materials and Classical Revival styles imported from the East. This transition from Hispanic and pre-industrial to Anglo-inflected and industrial is also reflected in the district's plan, churches, woodwork building ornamentation and siting of buildings.

Las Vegas was established in 1835 as a land grant from the Mexican government to a group of twenty-nine families. As part of the Spanish, and after 1821, Mexican expansion into the valleys along the eastern side of the Sangre de Cristo (Rocky) Mountains, it was intended to be a self-sufficient farming vilage. While it developed along these lines, it also stood on the Santa Fe Trail. It became the Mexican port of entry and local residents became involved in the trail trade. Not until the decade after the Civil War, however, did it establish itself as an important center of trade. After the arrival of the railroad in 1879, Las Vegas' trade area reached its peak, including all of eastern New Mexico from the foothills of the Rockies, out onto the plains and into western Texas. This area was gradually whittled down as additional rail lines criss-crossed the territory and Clovis, Tucumcari, Roswell and Carlsbad rose in competition with Las Vegas. In 1906, with the construction of the Belen cut-off, the main east-west traffic of the Santa Fe Railway was diverted around Las Vegas. As a result of this shrinking of its economic base, the growth of the city and rate of construction began to slow. West Las Vegas even saw a reduction of its population during the first decade of the century, from 3,552 to 3,179. By 1920, it had grown to 3,902. A local agricultural depression between 1923 and 1926, which caused the bankruptcy of four of the community's six banks, followed by the depression of the 1930's, put a definite end to the city's prosperity. A period of economic stagnation and gradual growth has followed, through which Las Vegas has been sustained by its two largest local employers--the state mental hospital and New Mexico Highlands University.

After the arrival of the railroad in 1879, and especially after the incorporation of East Las Vegas in 1888 and West Las Vegas in 1903, the city developed as two distinct entities. (The two merged in 1970.) To the west of the Gallinas River was the adobe Old Town, home of the descendents of the Mexican settlers of the area and of early Santa Fe Trail merchants; to the east, stood stone, brick and wood-frame New Town, peopled by recent immigrants from the East, the Midwest and Europe.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property 94

Quadrangle name Las Vegas

Quadrangle scale 1:24,000

UMT References

A

1	3	4	7	8	8	9	10	3	9	3	9	2	4	10
Zone			Easting				Northing							

B

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Zone			Easting				Northing								

C

1	3	4	7	9	2	9	10	3	9	3	8	9	3	10
Zone			Easting				Northing							

D

1	3	4	7	9	4	6	10	3	9	3	8	9	1	10
Zone			Easting				Northing							

E

1	3	4	7	9	5	7	10	3	9	3	8	8	5	10
Zone			Easting				Northing							

F

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Zone			Easting				Northing							

G

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Zone			Easting				Northing							

H

1	3	4	7	9	3	7	10	3	9	3	8	7	3	10
Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet for References I-M

See continuation sheet.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Chris Wilson, Director L.V. Historic Building Survey

organization Citizen's Committee for Historic Preservation date November 1, 1982

street & number Box 707 telephone 266-0931 (Albuquerque)

city or town Las Vegas state New Mexico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Thomas W. Miller

title State Historic Preservation Officer date 6-14-83

For NPS use only

I hereby certify that this property is included in the National Register of Historic Places.

[Signature]
Keeper of the National Register

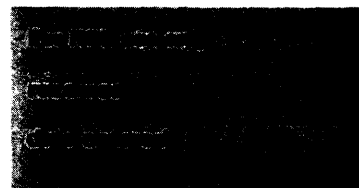
[Signature]
date 6/14/83

Attest: _____ date _____

Chief of Registration

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Because Las Vegas was founded during the Mexican Republican period, it was not directly shaped by the town planning dictates of the Laws of the Indies which directed Spanish Colonial settlement in the new world until 1821. The Laws' basic steps for locating and laying out a town had become general practice in New Mexico, however; many of the settlers and the Alcalde (administrative Justice) who chose the site of Las Vegas came from San Miguel del Bado, which had been established in 1794 and represented a provincial application of the Laws of the Indies. Las Vegas' rectangular plaza, located on high ground and oriented generally east-west, and its streets originating from the plaza's corners make it a similarly provincial realization of Spanish Colonial town planning. Several major streets--South Pacific, South Gonzales and Hot Springs--wander away from the plaza following the terrain and irrigation ditches rather than forming the regular grid of streets prescribed by the Laws. National, Valencia and the other east-west streets form a regular pattern--the result of the original, systematic dispersal of farming tracts laid out perpendicular to the river (and described more fully in section 7). As this land was urbanized, streets tended to be located on the boundaries between different family tracts of land. About 1868, an Anglo-American-style, speculative grid was platted around the developed areas: from New Mexico Avenue southwest, northwest from the Arroyo Montejá (roughly Bernalillo) and southeast from Tecolote Street.

As a largely illiterate society, Spanish-speaking, mid-nineteenth-century Las Vegas produced few written records concerning its architecture. As a result, the descriptions of Anglo-Americans give the first glimpses of the city. One soldier approaching Las Vegas with the "Army of the West" in 1856 at first had trouble even recognizing a city:

I saw, I thought, a great clay bank, a singular one indeed, but I thought it must be an extensive brickyard and kilns. In fact it was Las Vegas; the dwellings being low square blocks, sides and tops of sun-dried yellow bricks or adobes; the streets, and large square, being of the same color.¹

Another soldier with the occupying forces who had anticipated a first glimpses of a Mexican town, confided: ". . . I must say I was rather disappointed, for the low rows of houses built of adobes, or unburnt brick, with small holes for doors and windows, and the dirty streets and goat pens presented a sight not very pleasing to the eye of an American."² Apart from these first reactions little was written on Las Vegas' residential buildings. A search of photo archives in Santa Fe, Las Vegas and Denver uncovered only three photographs of the residential sections taken before 1910. One of these (ill. 1) shows how little things had changed in the thirty years since the observations quoted above were made. True, new doors and windows, and a sprinkling of pitched roofs and multi-story buildings had appeared, but all of the buildings were of adobe or stone rubble, and the majority were flat-roofed, employing bulky vigas rather than sawn rafters. Given another thirty years and the arrival of the railroad, pitched roofs, Eastern styles, brick and finished stone began to appear (ills. 2,3).

Anglo-Americans began to take a new interest in the adobe villages of New Mexico. A 1904 description of Las Vegas, for example, noted: ". . . portions of old town have a quaint and picturesque appearance, adobe houses, narrow, crooked streets, old customs, handicrafts and occupations, always of interest to local residents and tourists"³ This treatment of New Mexican old towns as

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potential, picturesque attractions for tourists remains, like the disappointment of the earlier descriptions, a superficial projection of Anglo-American interests and values: it records little concrete information about the architecture. In an attempt to fill this gap in the written record, interviews were conducted with West Las Vegas residents in their eighties and nineties. Unfortunately, individual memory extends back only to about 1895--after the bulk of the district's construction had already been completed--and oral tradition carries little useful information about architecture.

We are left, then, with the evidence of the buildings themselves and the general construction dates which can be derived from the Bird's Eye View and the Sanborn Insurance Maps. A preliminary and general analysis of these adobe houses was offered in the previous section based solely on an examination of the exteriors of the buildings, including their roof plans, massing, siting, and placement of windows and doors. To recapitulate briefly: a Spanish/Mexican building type was first established. Its ideal form, was the placita or courtyard centered building, although in Las Vegas, rear-facing single-file, L-shape and U-shape plans were the norm (ills. 11-15). Anglo-American influences were introduced by the 1860's as new (and old) buildings were reoriented toward the street (ills. 14, 16-19). Entirely new building plans were also introduced. The most easily recognizable of these combines a central hall and entry with flanking rooms and balanced fenestration (ills. 9, right;23). Other, more informal types of plans, derived from picturesque cottage pattern books and not easily discernable from the outside, may also have been introduced (ills. 20,21). Between about 1870 and 1890, a period of disequilibrium in the local tradition occurred during which a reconciliation of the new and old plans was sought. The house at 521 National (ill.24) which combines the rear-facing L-plan with the centered entry hall and balanced rooms has been cited as one example from this period.

Only an analysis of measured plans of representative examples of these buildings can hope to detail the way in which the one tradition integrated influences from the other. The question of the rate and nature of the acculturation of Spanish-speaking New Mexicans which has been difficult to address, can be approached in this way. The indications are that a creative, dynamic cultural process was at work. Transformation of family structure, the nature of status in the household and community, and similar questions can also be examined. In this sense, the adobe houses of the Old Town Residential District (and the Distrito de las Escuelas) are an important historical archeological resource awaiting study. Styles of decorative wood detailing are generally thought to be more mutable than building plans and are less accurate indications of dating or rate of acculturation. Nevertheless, many fine examples of Territorial style woodwork and folk elaboration grace district buildings (ills. 17,21,25-31).

The relative importance of these houses within the larger group of remaining New Mexican, adobe vernacular buildings will only be known after more study. Several historic factors suggest that the Old Town Residential District may be a particularly good record of the synthesis of Hispanic and Anglo-American cultures. The Spanish/Mexican building tradition was well established before Anglo-American influences became important. Vernacular architectural traditions are generally cautious in accepting outside influences; immigration from outlying villages and ranchos up to the 1950's helped sustain this conservative bent. On the other hand,

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as the New Mexican town closest to the East, with an Army fort nearby, Las Vegas was open to early and relatively unadulterated Anglo-American influences. Probably only Santa Fe, because it was the territorial capital and largest city, received more newcomers during the 1860's and 1870's. With the arrival of the railroad in 1879, the establishment of East Las Vegas as an Anglo-American bastion lessened the intensity of the new influences and helped West Las Vegas maintain a separate identity as an Hispanic community. The economic decline of the area slowed the rate of new construction after 1920 which has meant that more early architectural examples remain than in a town such as Albuquerque where the pressures of growth have continued unabated. The creation of a picturesque architectural fantasy in the form of the Pueblo Revival style which has done so much to obscure the actual architectural history of Santa Fe, has been almost unknown in Las Vegas.

While vestiges of the local vernacular tradition can be seen in small modifications of and additions to existing houses, all new buildings erected in the district since the Second World War (47 houses) have followed blueprints and represent an entirely alien cultural introduction. All of the houses built on the former site of the Christian Brothers School (between Valencia and Santa Fe, and Morrison and New Mexico), for example, are ranch-style homes which would be entirely at home in the small suburban development north of the old town.

At first, of course, everyone in Las Vegas--Perrigo's "seventy-five per cent destitute" as well as the relatively wealthy--lived in Mexican-style, adobe houses. In the 1870's and 1880's, houses which embraced Eastern styles, but still of adobe, were erected for wealthy Hispanic-American, German-Jewish and Anglo-American merchants and lawyers (ill. 9, right; 21,23,25). Beniego Romero, scion of the wealthy Romero family, who built an impressive two-story house on Hot Springs in 1874 (ill. 25), headed the Plaza Hotel and Improvement Company and the Romero Drug Company. Don Benigno took a special interest in the care of the insane, caring for several in his house before leading the successful campaign to establish a Territorial Insane Asylum in Las Vegas. The average Las Vegan worked as a farmer, laborer, carpenter, stonemason or clerk and continued during this period (and up to the 1940's) to live in and build adobe houses. A group of fifteen houses, built between 1898 and 1913, on Hot Springs between Valencia and Mills, made a complete break with the adobe tradition (ill. 2, right; 33;34;37). The new owners were the same wealthy group which had built Anglo-inflected adobes the two previous decades, with the addition of newly-arrived Lebanese Merchants such as James and Raymond Maloof. Secundino Romero, to take one example, who is often characterized as the political boss of San Miguel and Mora counties during the first twenty-five years of this century and who served as Mayor, County Sheriff and party chairman, built on Hot Springs between 1906 and 1908 (ill. 34). His house and the smaller and more numerous World's Fair Classic houses (ill. 2, right) parallel developments in the larger North New Town district of East Las Vegas in their materials, styles and dates of construction. In part, the grand houses of East Las Vegas are more numerous than those on Hot Springs because many merchant and lawyers with businesses in Old Town--men like Arthur Ilfeld, Jake Stern and Joseph Reynolds--chose to live in New Town. The wealthy who remained in Old Town included Hispanic-Americans, for obvious reasons; older merchants like Charles Ilfeld with ties to Old Town dating back to the 1860's; and some of the Lebanese merchants, whose Roman Catholicism tied them to the community life of West Las Vegas.

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The district's two churches are pivotal structures in the history of architecture in New Mexico. The Presbyterian Mission, although the second built of the two, represents the older currents. It is of adobe, built in a manner practiced in New Mexico for three-hundred-fifty years. An attempt to make adobe churches resemble the Greek, Romanesque and Gothic Revival churches of the East and Europe characterized new and remodeled New Mexican churches between 1865 and 1880. One of the fullest realizations of this attitude is the Mission; leading architectural historian Bainbridge Bunting has noted that it, ". . . represents the only attempt at a classical temple front during the Territorial period."⁴ Our Lady of Sorrows uses stone in an awkward attempt at Gothic Revival--a clear indication of the tastes of the new Catholic Bishop Lamy and clergy recruited from France. In Santa Fe, a new Cathedral and the Loretto Chapel were more accomplished Romanesque and Gothic Revival buildings. Since they were both finished well after Our Lady of Sorrows, it was the first church (and possibly the first building of any kind) built of finished masonry in the state. Since its construction predates the railroad and the proliferation of industrial machinery, it represented a massive, devotional undertaking.

Footnotes:

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2. Johnston, Abraham et al., Marching with the Army of the West, ed. Ralph Bieber, (Southwest Historical Society Series; Glendal Cal.: Arthur Clarke Company, 1936), p. 314.
3. Frost, Max and Paul A. F. Walter, The Land Of Sunshine, (Santa Fe: New Mexican Printing Company, 1904), pp. 245-47.
4. Bunting, Bainbridge, Early New Architecture of New Mexico, (Albuquerque: University of New Mexico Press, 1976), p. 97.

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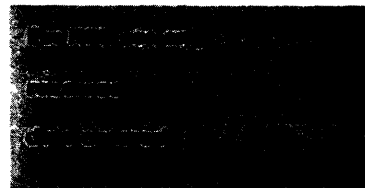
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Old Town Residential Geographical Data Continued:

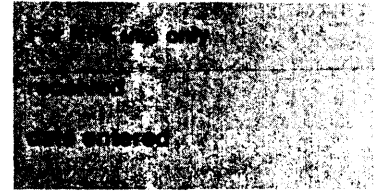
I. 13	479580	3938290	J. 13	479750	3938010
K. 13	479410	3937830	L. 13	478940	3938660
M. 13	479060	3938920			

Verbal Description:

Starting at the N corner of the property at 2507 Hot Springs (building survey #947) proceed 325' SE (measurements are approximate) along the SW edge of Hot Springs (#949) to a line formed by extending the NW property line of 2416 Hot Springs; proceed 175' NE along this line; proceed 880' SE along a line parallel to and 150' SW of Hot Springs to the NW curb of Taos; proceed 250' SE along the NE edge of lots 5,2,1, of Block 1 of the F. Baca y Sandoval addition to the NW curb of Delgado; proceed 50' SW along this curb to the NE curb of Hot Springs; proceed 350' SE along this curb to the N edge of Bernalillo; proceed 350' SE along this edge to a

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Continuation sheet Geographical Data

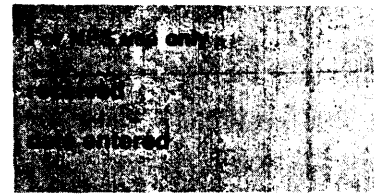
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line formed by extending the NW property line to 2025 Gonzales (#525); proceed 150' NE along this line to the SW curb of Gonzales; proceed 50' SE along this curb to the line formed by extending the NE property line of 2022 Gonzales (#966); proceed 150' NE to the NE property line of 2022 Gonzales; proceed 75' SE along this line to a point 200' N of the Arroyo Montejia; proceed 120' E along a line parallel to and 200' N of the Arroyo Montejia to the Acequia Madre; proceed 350' SE along the Acequia Madre to the SE edge of the Arroyo Montejia; proceed 50' NE along this edge to the N corner of the property at 160 Valencia (#974); proceed 425' SE along the NE property line of 160 Valencia crossing Valencia to the E corner of the property at 153 Valencia (#978); proceed 75' SW along the SE property line of 153 Valencia; proceed 300' NW along the SW property line of 153 Valencia to the NW curb of Valencia; proceed 180' SW along this curb to the NW corner of Valencia and N Gonzales; proceed 225' NW along the NE curb of Gonzales; proceed 400' SW along the SE edge of the alley through Block 1 of the Pandereis Subdivision to the SW curb of Hot Springs; proceed 320' S along this curb to the NW corner of Hot Springs and Valencia; proceed 220' SW along this curb to a line formed by extending the NE property line of 318 National (#821); proceed 325' SE along this line to the NW curb of National; proceed 150' SW along this curb to a line formed by extending the NE property line of 403 National (#809); proceed 175' SE along this line to the W corner of the property at 322 Moreno (#808); proceed 50' along the NW property line of 322 Moreno to the N corner of that property; proceed 140' SE along the NE property line of 322 Moreno to the SW curb of Moreno; proceed 275' NE along this curb to the SE corner of Moreno and S Pacific; proceed 650' SE along the NE curb of S Pacific to a line formed by extending the NW curb of Socorro; proceed 150' SW along this line to a line formed by extending the W curb of Chavez; proceed 325' S along this line to a line formed by extending the NW property line of 1312 Chavez (#731); proceed 110' NE along this line; proceed 220' S along a line parallel to the 80' E of Chavez to the NW curb of Valley Place; proceed 110' SW along this curb to the SW curb of Chavez; proceed 180' SE along this curb to the S corner of Chavez and Valley; proceed 260' NE along this curb to the N corner of the property at 319 Valley (#699); proceed 75' SE along the NE property line of 319 Valley to the SW edge of the alley between Valley and Perez; proceed 40' NE along this edge to the N corner of lot 37 Block LLL of the Perez addition; proceed 160' SE along the NE edge of this lot to the SE curb of Perez; proceed 150' NE along this curb to the S corner of Perez and S Pacific; proceed 150' SE along the SW curb of S Pacific to the NW edge of the Arroyo Gabonito; proceed 420' SW along this edge to the S corner of the property at 327 Perez (#684); proceed 180' NW along the SW property line of 327 Perez to the NW curb of Perez; proceed 710' along this curb to the SW curb of New Mexico; proceed 50' SE along this curb to the E corner of the property at 1015 New Mexico (#607); proceed 200' SW along the SE property line of 1015 New Mexico to the NE edge of the alley between New Mexico and Montezuma; proceed 1340' NW along this edge to the SW curb of Socorro; proceed 240' NE along this curb to the NE curb of New Mexico; proceed 575' NW along this curb to the N corner of New Mexico and National; proceed 240' SW along this NW curb of National to the NE edge of the alley between New Mexico and Montezuma; proceed 1125' NE along this edge to the SE edge of Bernalillo; proceed 750' NE along this edge to the S corner of Bernalillo and Church; proceed 75' SE along the SW curb of Church to a line formed by extending the NW property line of 338 Santa Ana (#861); proceed 170' NE along this line to the NE property line of 322 Santa Ana (#859);

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Continuation sheet Geographical

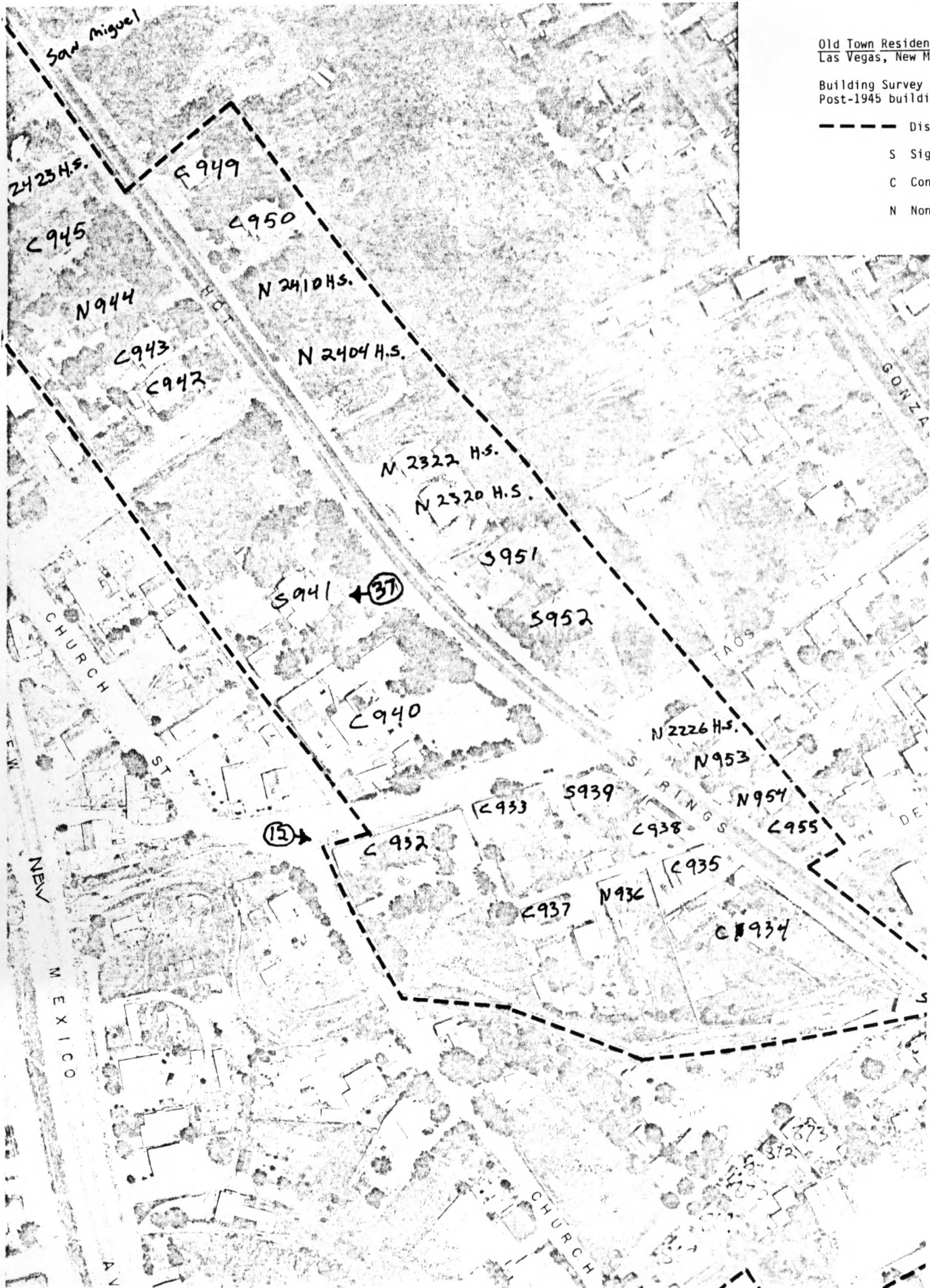
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proceed 100' SE along this line to the SE edge of Santa Ana; proceed 380' NE along this edge to the SW curb of Hot Springs; proceed 270' NW along this curb to the S edge of the Arroyo Montejá; proceed 630' W along this edge to the NE edge of Church; proceed 200' NW along this edge to the SE edge of Taos; proceed 50' NE along this edge to a line formed by extending the NE edge of the alley between Hot Springs and Church; proceed 900' NW along this edge to the NW property line of 2507 Hot Springs; proceed NE along this line to the starting point.

Lot, Block and Addition designation taken from the 1935 Beismap Map of Las Vegas.

These boundaries represent the historic development of the residential district of West Las Vegas as discussed in Section 7.





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ANE

CHURCH

BERNALILLO

VALENCIA

NATIONAL

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Old Town Residential Historic District
 Las Vegas, New Mexico September, 1982

Southern Section

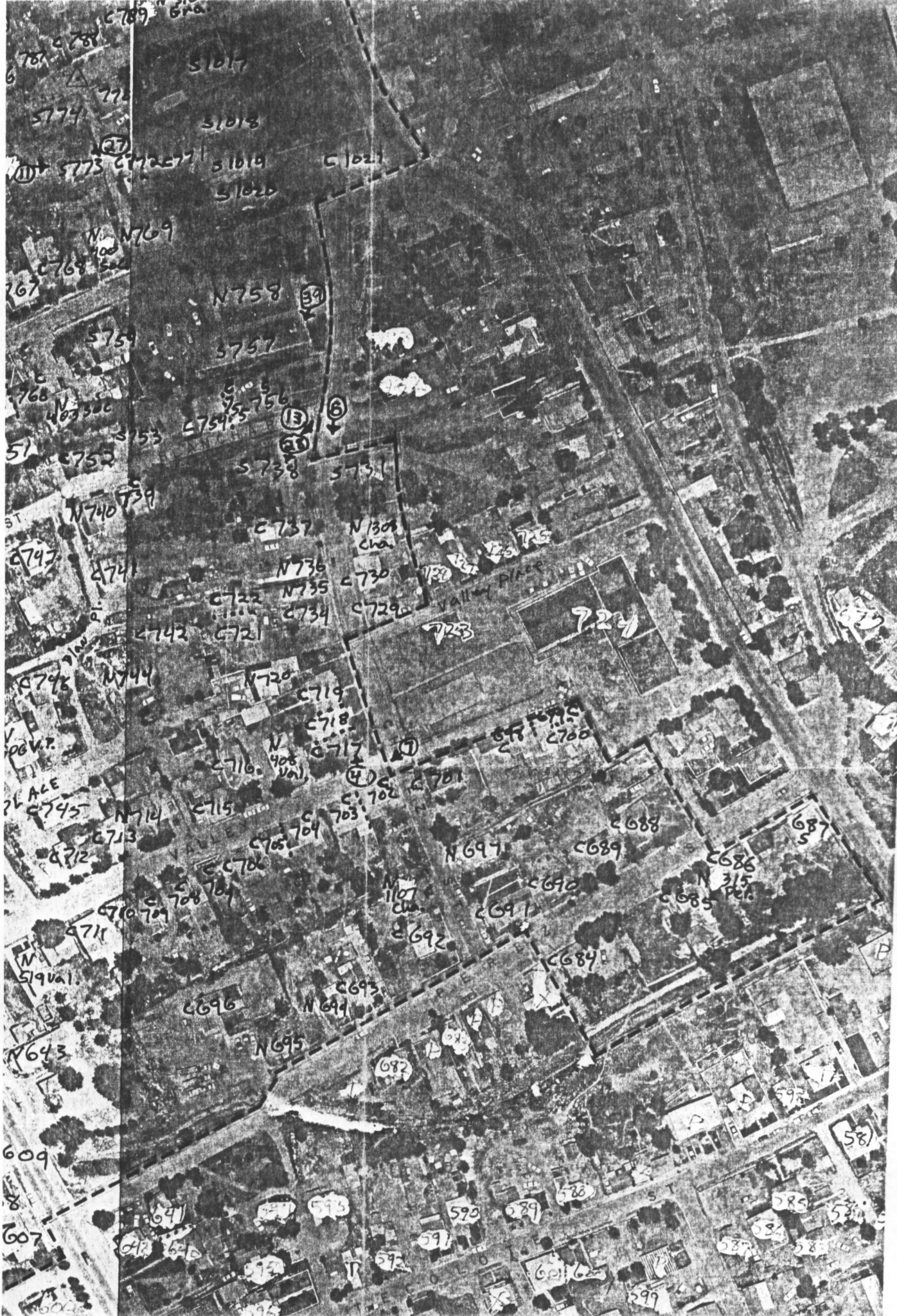
Building Survey numbers identify structures described at the end of section 7. Post-1945 buildings, which were not surveyed, are identified by street address.

- District Boundaries
- S Significant Structures
- C Contributing Structures
- N Non-Contributing Structures

North ↑
 Illustration ⓐ
 Scale 1"=c.100'







C789 Gra.

761 C781

S1017

778
S174

S1018

5773 C772
S1019 C1021
S1020

N769
C768
767

N758 39

S759
766
N758
403 300

S757

S53
C752
51

C755
S756
S738 3
S731 6

N740
739

C737 N1305
Cha.

747
741

N736
N735 C730

742
N744

C722 C734 C729
723 724

746
N744

N720
C719

ACE
745
N714

C718
N 405
Val. 717 7

712
C713

C715
C706
704 703 4

710
N 708
704

C706
N697
C688
C689

711
N 519
Val.

C692
N 1107
Cha.

643

C691
C684

609
8
607

C696
N695
C693
N694

641
642
643

682
590
589
588

606

591
592
601
602

606

593
594
595
596
597
598
599