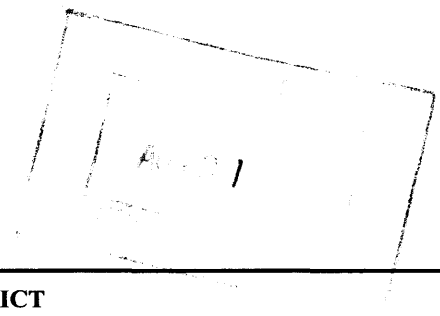


(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



1. NAME OF PROPERTY MANZANO COURT ADDITION HISTORIC DISTRICT

HISTORIC NAME: Manzano Court
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1000-1025 Manzano Court NW
CITY OR TOWN: Albuquerque
STATE: New Mexico **CODE:** NM **COUNTY:** Bernalillo **CODE:** 001
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 87102

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Kathleen Slich

Signature of certifying official

26 August 2007

Date

State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

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

Signature of the Keeper

Beth Boland

Date of Action

10/14/04

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	16	6 BUILDINGS
	0	0 SITES
	1	0 STRUCTURES
	0	0 OBJECTS
	17	6 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: The 20th Century Suburban Growth of Albuquerque, New Mexico

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Domestic, single dwelling

CURRENT FUNCTIONS: Domestic, single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: Southwest Vernacular

MATERIALS: FOUNDATION CONCRETE
WALLS STUCCO
ROOF ASPHALT
OTHER WOOD

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Community Planning and Development, Architecture

PERIOD OF SIGNIFICANCE: 1923-1937

SIGNIFICANT DATES: 1923

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: O.L. Huddleston, Anna S. Gotshall, Ange Builders, builders.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-13).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-14).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

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

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: two acres

UTM REFERENCES Zone Easting Northing
 13 348954 3884476

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-15)

BOUNDARY JUSTIFICATION (see continuation sheet 10-15)

11. FORM PREPARED BY

NAME/TITLE: David Kammer, Ph.D., contract historian

ORGANIZATION: for the City of Albuquerque Planning Department **DATE:** May, 2003

STREET & NUMBER: 521 Aliso Dr. NE **TELEPHONE:** (505) 266-0586

CITY OR TOWN: Albuquerque **STATE:** NM **ZIP CODE:** 87108

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see attached Albuquerque West Quadrangle, 7.5-minute USGS topographic map)

PHOTOGRAPHS (see continuation sheets Photo-16 and Photo 17)

ADDITIONAL ITEMS N/A

PROPERTY OWNER

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

STREET & NUMBER: 600 Second Street, N.W. **TELEPHONE:** (505) 924-3860

CITY OR TOWN: Albuquerque **STATE:** NM **ZIP CODE:** 87102

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Description

Located in the northwest section of the Original Town Site of Albuquerque, the Manzano Court Addition Historic District consists of a block-long residential area of approximately two acres. Platted as the Manzano Court Addition in 1923 and represented in the plat as having two blocks facing a common street with a median, the court is a cul-de-sac with its entry located at its west end along Eleventh Street NW and a separate wall defining its eastern boundary at the other end. Twelve residences, nine of them constructed between 1925 and 1937, the district's period of significance, line the street. Eight residences and eight associated garages are considered contributing and four residences and two associated garages noncontributing. Most of the contributing buildings reflect the Southwest Vernacular style, an eclectic mixture of elements drawn from various revival styles popular in the Southwest from the 1920s to mid-century. All are one story and with flat roofs with varied parapets and finished with a stucco facing. Each, however, is distinguished by a number of small details that suggest the individual attention the builder gave to each of their plans. Each of the eight contributing residences also has a contributing garage set at the rear of the property. The Manzano Court Addition Historic District is defined by a low wall extending along its west side that is punctuated with eight piers, a neighborhood-defining measure unique among historic districts in Albuquerque. Physically connected to one another, the walls, piers, and entry posts are considered one contributing structure. The original roadway template, uniting the front yards across the landscaped median and the mature landscape provide a park-like environment, but are not counted separately as contributing features. As a whole, the district conveys a strong feeling of its period of significance as to setting and location, design, materials and workmanship.

The district lies approximately equidistant between the plaza at the center of the Villa de Albuquerque founded in 1706 and the downtown business district of New Albuquerque, the town that developed around the AT&SF railroad depot after 1880 (see Figure 7-1). Located two blocks north of Lomas Boulevard (formerly New York Avenue), along which the city's electric railroad passed from 1904 to 1928, the district is part a section of the Original Town Site that remained undeveloped after most of the Original Town Site's 3.1 square miles had already been platted. Once a pasture bracketed on the east and west by Keleher Avenue and Eleventh Street and by Mountain Road and New York Avenue on the north and south, the large open space underwent a gradual subdivision during the first decades of the 20th century (Balcomb 1980:54; U. S. Bureau of Reclamation, 1922). The Perea Addition to the west, the Orchard Addition to the south, and the Coronado Place Addition to the east with a predominance of residences embodying bungalow design elements suggest those additions' earlier plats. In contrast, the long lots of the Midvale Addition to the north with their regionally inspired residences suggest a development contemporaneous with the Manzano Court Addition.

Conceived by its proprietor, Anna S. Gotshall as a block-long cul-de-sac, the district presents a unique setting within Albuquerque's historic neighborhoods. Rather than being part of a continuous grid (somewhat fragmented within the surrounding neighborhood as well because of the late and small-scale platting of the

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

residual pasture land), Manzano Court appears as a singular entity, accessible only on its west side. The uniqueness of the district is further stated with the 2-foot wall that lines the sidewalk along Eleventh Street and the 6-foot wall that provides the district's boundary along the alleyway to the east. Punctuating the western wall is a series of eight square piers. Consisting of adobe bricks with a stucco facing and a molded cap, the piers and walls serve to define the district to passersby. A grouping of three piers flanks the roadway entry. Symmetrically arranged, this grouping consists of paired 5-foot piers flanking each of the sidewalk entries. A curved inclined wall connects the outer sidewalk piers to the 7-foot piers topped by globular lights flanking the roadway. The title "Manzano Court" is vertically inscribed in relief along the larger piers' outside panels facing Eleventh Street.

This feeling of suburban insularity is reinforced by the two long median strips dividing the block-long roadway. Eight feet wide and lined with a low concrete curb, the medians once held Siberian elms, which have recently been replaced with roses, lilacs, ash, and a vinca ground cover, creating an informal community *parterre*, or planter. A number of remaining Siberian elms between the curb and the sidewalk, however, continue to provide the district with a substantial deciduous canopy. With a pair of 16 feet wide roadways flanking the median and a small turnabout at the east end of the block, the district's limited local traffic moves slowly. This sense of a small-scale neighborhood is further evident with the 5 feet wide sidewalks lining the front yards of the block. With randomly planted black locusts, various types of ash, juniper and other evergreens, and a variety of fruit trees, the front yards meld together to create a park-like setting suggestive of the pedestrian-friendly landscaping that many "new urbanists" seek to recreate in contemporary residential planning.

In addition to the unique streetscape that its proprietor gave Manzano Court, the contributing buildings within the district offer some of the best examples in Albuquerque of the transition that was occurring in domestic architectural tastes in the 1920s. As the popularity of the Craftsman and bungalow styles, evident in the earlier surrounding additions, diminished, builders increasingly borrowed features from various revival styles popular in the Southwest including the California Mission, Mediterranean, and Spanish-Pueblo Revival styles. Still favoring the ample fenestration associated with the bungalow, they sometimes mixed modest amounts of decorative tile roofing with irregular parapets and stepped porches with small double-door balconettes to imbue modest houses with a regional feeling. Though sometimes startling with their imaginative eclectic juxtapositions, many of these houses reveal a delightful vernacular construction indicative of a growing quest to define a regional architecture in New Mexico during the 1920s.

Such is the case with the Manzano Court district where Anna S. Gotshall designed seven of the seven contributing houses. All of the houses have concrete foundations, and all of them have flat roofs with parapets. At least four of the houses employ adobe brick as the principal material. They all share a common setback and each has a one garage situated at a rear corner of the property with each garage reflecting the roofline and stucco texturing of the house. Illustrative of their setting at the rear of the narrow properties are the adjacent garages at

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

1000 and 1004 Manzano Court NW with each retaining double wood plank doors characteristic of garage construction in Albuquerque during the period of significance. Despite these similarities, these buildings reflect the designer's efforts to individualize them through modest but varied details. 1000 and 1013 Manzano Court NW, for example, make use of multiple arches at their front porches with the former also having a wing arch marking the walkway along its eastern side to the back yard. Despite the common use of arches, the houses appear markedly different with the latter having its parapet punctuated with slight decorative tiles above each window. While both have multi-light wood casement and wood sash windows, at 1000 the windows are deeply recessed, indicative of the building's adobe construction, while the windows at 1013 appear flat under a slight arch recess even though the building is also adobe.

Similar efforts at design differentiation appear in 1004 and 1008 Manzano Court NW. Both houses seek to strike an asymmetrical balance with their front elevations but do so in markedly different ways. The former has a slightly recessed arched entry as its center point with the western side of the house projecting forward slightly and articulated with a slight decorative tile along the parapet. In contrast, the entry of the latter is set in a large porch in which the adobe has been shaped to create rounded corners at each of the three openings. With no break in the parapet the roof line, stepped slightly at each corner of the building, is echoed with a horizontal geometric molding just below the parapet. Not evident in 1004 but evident in many of Gotshall's other houses is the use of decorative detailing along the exterior walls of the chimneys. At 1008 the detailing consists of three narrow vertical recesses; at 1021 where the chimney is set behind the buttressed corner of the front elevation, detailing consists of a series of small niches; and at 1009 the detailing consists of serpentine-like series of inlaid tiles.

As if to complete the lesson in how the Southwest Vernacular style gradually evolved to a more carefully articulated, albeit standardized, regional architectural vocabulary, 1025 Manzano Court NW, completed in 1937, represents the growing popularization among builders in the 1930s of the Spanish-Pueblo Revival style. Its stepped porch with wood posts and slight corbels, the decorative vigas extending along the front elevation and at the rear garage as well, and the slight recesses above the windows offering a hint of lintels show how builders had evolved to a uniform embrace of the then popular style. Echoing these tastes is 1020 Manzano Court NW, one of the original Gotshall-designed houses. Despite its apparent similarities with 1025 Manzano Court NW, the 1958 Sanborn Map and an earlier survey of the property completed in 1979 show that subsequent additions resulted in an expansion of the house in which the façade was extended toward the street with a new porch added in front and a two car garage was added along the eastern wall. Thus, while 1020 Manzano Court NW initially appears consistent with the appearance of other contributing buildings, it is considered non-contributing.

To be considered contributing, a house must retain a high degree of integrity as to plan, design, materials, workmanship and construction during the period of significance. If the façade of a building remains unaltered with the exception of the replacement of two windows, as in the case of 1001 Manzano Court NW, the

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

property is regarded as retaining sufficient integrity to be contributing. Names associated with a particular house because of a resident's longevity of residence during the period of significance are also included. Photographs of individual buildings are indicated with numbers corresponding to those indicated on the sketch map of the district.

List of Contributing Resources

1000 Manzano Court NW, 1928, contributing garage
1001 Manzano Court NW, 1927, contributing garage
1004 Manzano Court NW, 1927, contributing garage
1008 Manzano Court NW, 1926, H.L. Abell House, contributing garage
1009 Manzano Court NW, 1928, J.B. Heflin House, contributing garage
1013 Manzano Court NW, 1925, M.S. Bluestein House, contributing garage
1021 Manzano Court NW, 1925, contributing garage
1025 Manzano Court NW, 1937, contributing garage
Manzano Court NW, wall, piers, and entry posts, contributing structure

List of Noncontributing Buildings

1012 Manzano Court NW, 1982, noncontributing garage
1017 Manzano Court NW, 1958
1020 Manzano Court NW, 1925, J.L. Wait House, noncontributing garage
1024 Manzano Court NW, 1956

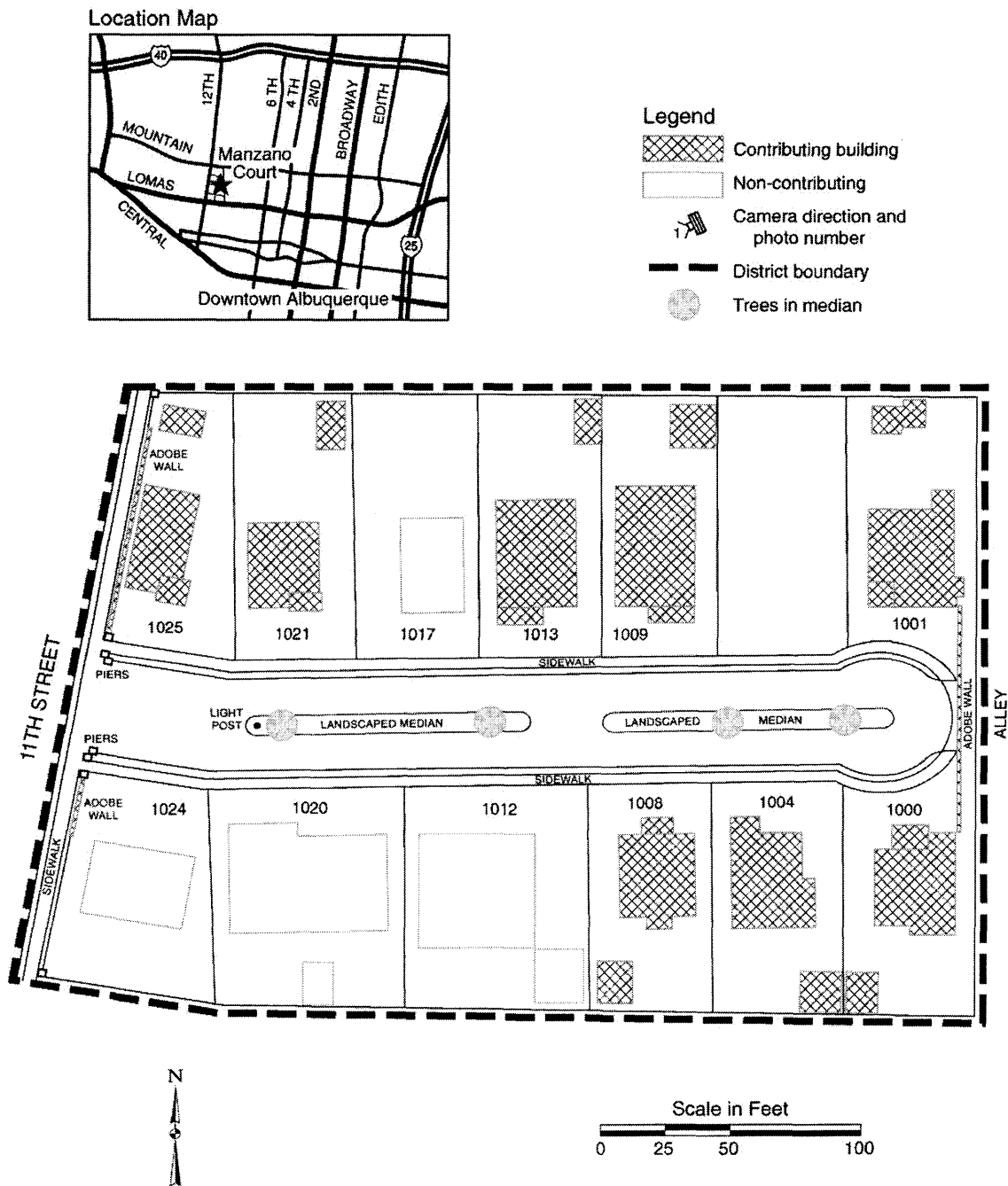
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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Figure 7-1 Historic District Sketch Map



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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Statement of Significance

Platted in 1923 as one of the last subdivisions within Albuquerque's Original Town Site, the Manzano Court Addition with its wall and pier-defined single entry and block-long cul-de-sac is notable for its concentration of Southwest Vernacular style houses designed by Anna S. Gotshall. Although little specific information about Gotshall remains, the few glimpses that historical records offer concerning her and her work suggest that as one of the city's first female designers she contributed to the changing tastes in domestic architectural style occurring in the city's early suburbs. Working during a transitional period regarding stylistic tastes, she designed homes that represent the shift away from imported building styles toward an early effort to derive a regional style in domestic vernacular construction. Her efforts to plat a small, self-contained neighborhood are unique in Albuquerque during that period and suggest the vision that Gotshall brought to community planning and defining a suburban neighborhood distinguished from the commonly used grid pattern. Reflective of an unusual pattern in Albuquerque's early suburban planning and offering well-preserved examples of the emerging Southwest Vernacular style, the district is significant under Criteria A and C, at the local level of significance in the areas of Architecture and Community Planning and Development.

As noted in the historic context, *The 20th Century Suburban Growth of Albuquerque, New Mexico*, despite the Fourth Ward's location between Old Albuquerque and New Albuquerque, growth patterns remained spotty well after 1900 with much of the development occurring south of New York Avenue (Kammer 1997:E-6). Even the large Perea Addition, platted in 1881 just to the northwest of the Original Town Site, was slow to develop. The decision of the American Lumber Company to locate its mill just north of the Town Site boundary in 1901, however, stimulated residential growth in areas around the mill where several small subdivisions, including the Forrester Historic District, became known collectively as the North End. Despite these developments, northern sections of the Original Town Site remained pastureland until World War I. Kenneth Balcomb, recalling his childhood in Albuquerque, recalled that "large vacant areas, such as the cattle pasture west of Keleher Avenue" filled only as the population increased (Balcomb 1980:60). Similarly, a U.S. Bureau of Reclamation Map for Albuquerque published in 1922 depicted the area bounded by Mountain Road on the north, New York Avenue on the south, Eleventh Street on the west and Keleher Street on the east as vacant as late as 1917. In fact, these lands remained the largest unplatted spaces with the Original Town Site. As the various subdivisions surrounding these lands underwent development, their streets became lined with a high percentage of modest bungalows and hipped-box cottages, the popular building styles of the pre-World War I era.

In the post-war era, these last remaining pastures were also subdivided, with Zapf's two-block Orchard Addition, just to the south of Manzano Court, platted in 1921 and the contemporaneous Midvale Addition with its long, narrow lots platted just to the north. It was within that spatial and temporal framework that Anna S. Gotshall filed a plat as its proprietor for the Manzano Court Addition on May 15, 1923. A healthseeker who

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

had grown up in Ohio, in 1920 she and her husband, John S. Gotshall, a salesman, lived as roomers at Street Joseph's Sanatorium. By 1922, at the age of 29, Gotshall began to invest in small residential building projects, hiring McConnell, Ross and Moore, local contractors, to construct residences at 1309 Marquette NW and at 814 Forrester Place NW in the northwestern section of the Fourth Ward. Most likely building on speculation, a year later she hired the Mock Construction Company to construct a five-room adobe residence at 808 Forester Place NW. Given the proximity of the Forester Place Addition, platted in 1905, to the yet undeveloped pasture lands just to the west of the addition, Gotshall no doubt was aware of the potential the undeveloped lands held for residential development and purchased it from L. B. Putney.

For Gotshall, the nearly two-acre parcel squared at its eastern corners but facing Eleventh Street NW at oblique angles, offered a challenge in planning. With an alleyway lining the rear of the Coronado Place Addition to the east and blocking public access and with a quilt-like pattern of the Midvale and Orchard Place Additions to the north and south, Eleventh Street offered the only access to the subdivision. Perhaps inspired by public beautification projects frequently appearing in city parks and cemeteries in the Midwest or by Ebenezer Howard's 1902 publication *Garden Cities for Tomorrow*, Gotshall imbued the addition with a number of amenities that set it apart from contemporary suburban development in Albuquerque. Using a stucco-coated adobe brick wall punctuated by piers to define the addition along Eleventh Street she included a median with a turnabout at its eastern boundary. The plat includes the notation of "park" within the median, suggestive of Gotshall's original intent to grace the addition with an abundant landscape, a sensibility that many transplanted Midwesterners brought to Albuquerque's arid climate. The plat also indicates that she divided the addition into seven lots measuring 47.8 feet in width with two irregular lots paralleling the Eleventh Street boundary.

City building permits show that unlike many additions in Albuquerque where construction extended over several years Gotshall moved ahead quickly with her Manzano Court project. As the economy recovered, following the high cost of materials that occurred in the post-war years, she constructed three houses in 1925, one in 1926, two in 1927 and two in 1928. Records show that Gotshall contracted with O.L. Huddleston in the early projects but by 1927 contracted for the houses herself. They also show that her use of materials varied with at least four of the houses consisting of adobe brick walls and others consisting of wood frame. In 1928, the only year that city directories indicate Gotshall residing at Manzano Court (1001), her occupation is listed as "architect." Since this predates that state registration of architects, which began in 1931, it is quite likely that Gotshall's self-designation rested more on her experiences developing Manzano Court than on any formal training.

Like many thousands of other consumptives and their families who had migrated to New Mexico seeking the then popular climatological cure for their afflictions, Gotshall brought with her a landscape and architectural aesthetic based upon earlier experiences in the Midwest. Parks with canopies of deciduous trees, elements derived from the City Beautiful movement regarding the planning of open spaces and pedestrian walkways, and housing styles only recently imported to New Mexico had been the norm for residents in Ohio.

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

For some of these newcomers, a new sense of place based, in part, upon new housing types, began to evolve. Encouraged by the building industry which distributed plans drawn from the Mediterranean and California Mission styles popular in California and the growing interest in Spanish and Pueblo building practices in New Mexico, local builders experimented with designs, often mixing details from more than a single design precedent. By 1928, the city's ex-officio Mayor, Clyde Tingley, regularly appeared on the "Home Builders' Radio Hour," a show offering free plans for a variety of southwestern-inspired homes (Kammer 1997:E-27). Gotshall was, no doubt, also familiar with the mayor's advocacy of city parks. To create these parks, Tingley often city cajoled subdivision developers to dedicate sections of their additions as open spaces.

Within this context, the plan for Manzano Court and the houses Gotshall designed reflect the mood of the district's period of significance with the residence at 1025 completed in 1937 by Ange Builders representing the culmination of the shift to a more regionally based style. While not specifically associated with New Mexican design traditions, Gotshall's houses reveal a growing sensitivity to the region in which designers looked no longer north and east but south and west for their inspiration. From those directions designers and builders drew from Santa Fe Railroad building details, the Panama-California Exhibition of 1915 in San Diego in which the California Mission Revival style was predominant, as well as a myriad of residential designs offered by the building industry. The result was a mixture of stylistic details characterizing much of the city's suburban growth during the 1920s and 30s. The concentration of such examples undertaken by a single designer within a platted division of which Gotshall was the sole proprietor underscores the significance of the Manzano Court Addition Historic District.

This concentration within a single block further unified by a cul-de-sac also raises the possibility that while she planned a suburban subdivision exclusively with single-family dwellings, Gotshall may have also been familiar with the growing popularity of the courtyards among planners and designers in Southern California. Although seeking a higher population density than single family dwellings on large discreet lots, many courtyards did contain individual dwellings or duplexes, offering dwellers a contained commons recalling what new urbanism advocate Stefanos Polyzoides terms the "village green, the traditional American expression of community" (Polyzoides 1982:12). While Gotshall's plat created 16 discreet lots, the wall and pier enclosure along Eleventh Street, the 7 foot wall enclosing the east end of the addition and the absence of any significant fences or walls along the front yards of the contributing buildings suggests a scale similar to some courtyard complexes.

A review of city directories during the district's period of significance suggests how designers such as Gotshall contributed to making modestly ornamented homes within an attractively rendered landscape available to Albuquerque's growing middle class. All of the houses cost between \$5,000 and \$6,500 except for 1009 Manzano Court NW, which cost \$8,500 with a slightly larger plan and larger garage and a construction date of 1928 during which construction costs were rising. The owners of these houses reflected a cross-section of the city's middle class, holding such occupations as company managers and salesmen, federal government

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

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employees, small businessmen, dentists, attorneys, mid-level railroad workers and teachers. While ownership changed in some instances and at least two houses were likely rentals, the core of the block remained notably stable with residents at 1004, 1008 and 1009 remaining throughout the period of significance and two other properties having a single turnover. Although the district was located two blocks from the city's electric streetcar line, its discontinuation in 1928 suggests that the district was more of an early automobile-oriented than streetcar suburb. The eight remaining contributing garages, each located at the rear of the property and similar in roofline and stucco facing to its residence, offers further support of the growing importance of the automobile in the lives of Manzano Court residents.

After a period of much residential turnover during decades in which much of Albuquerque's growth occurred along its expanding perimeter, older neighborhoods, such as Manzano Court, have once again become attractive for their proximity to the downtown. As a result, the district is once again experiencing a stable population, which is increasingly proud of the historic neighborhood and the amenities with which Anna Gotshall imbued it. This nomination reflects the residents' interest in the history of this unique court as well as the city's efforts to recognize and protect it.

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

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National Park Service

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Section 10 Page 15

Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Verbal Boundary Description

Blocks 1 and 2 of the Manzano Court Addition, Albuquerque, Bernalillo County, New Mexico (see attached U.S.G.S. quad map).

Verbal Boundary Justification

The nominated district includes the entire parcel historically associated with the Manzano Court Addition.

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Section Photo Page 16

Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Photographic Log

The following information pertains to all photographs unless otherwise noted:

Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

David Kammer

January 2003

Negatives on file at the New Mexico State Historic Preservation Office

Photo 1 of 16

1000 Manzano Court NW

Facing Southeast

Photo 2 of 16

1001 Manzano Court NW

Facing Northeast

Photo 3 of 16

1004 Manzano Court NW

Facing Southwest

Photo 4 of 16

1008 Manzano Court NW

Facing Southeast

Photo 5 of 16

1009 Manzano Court NW

Facing Northeast

Photo 6 of 16

1013 Manzano Court NW

Facing Northwest

Photo 7 of 16

1012 Manzano Court NW

Facing Southwest

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Manzano Court Addition Historic District
Albuquerque, Bernalillo County, New Mexico

Photo 8 of 16
1017 Manzano Court NW
Facing Northeast

Photo 9 of 16
1020 Manzano Court NW
Facing Southwest

Photo 10 of 16
1021 Manzano Court NW
Facing North

Photo 11 of 16
1024 Manzano Court NW
Facing Southwest

Photo 12 of 16
1025 Manzano Court NW
Facing Northwest

Photo 13 of 16
Entry Posts
Facing Northeast

Photo 14 of 16
Streetscape
Facing East

Photo 15 of 16
Turnabout
Facing East

Photo 16 of 16
Detail of East Wall
Facing Northwest