

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 14 1985

date entered

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

1. Name

historic None

and/or common Lincoln Park Historic District (Historic Resources of Las Vegas)

2. Location

Generally bounded by Douglas Avenue (N), Grand Avenue (E),
street & number Gallinas Street (S), 12th Street (W) not for publication

city, town Las Vegas N/Avicinity of

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"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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 Courthouse

street & number West National

city, town Las Vegas state New Mexico

6. Representation in Existing Surveys

title NM Hist. Bldg. Inventory has this property been determined eligible? ☐ yes ☒ no

date 1983 ☐ federal ☐ state ☐ county ☒ local

depository for survey records NM Historic Preservation Division

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 Lincoln Park District is a residential area covering approximately thirteen blocks laid out in roughly regular grid. Of the 170 historic residences, a majority employ picturesque styles (Wood Vernacular, Hybrid Picturesque, Stone Villas and Queen Anne), popular from 1880 to 1905. Thirty-five houses reflect the shift toward classicism (Hipped Box, Free Classic and World's Fair Classic) of 1895 to 1910, while twenty-five Bungalows and southwest revival style houses were built between the World Wars. Most are of wood frame construction; significant numbers employ local stone or brick. The great majority are little altered and well maintained. Approximately ten percent of historic district structures have had detrimental remodelings; there are a similar number of post-World War II houses.

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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

For NPS use only

received

date entered

Continuation sheet

Item number 6

Page 1

A small portion of this proposed district was entered on the New Mexico State Register (SR#331) in August 1974 and the National Register May 12, 1979 as the Lincoln Park Historic District.

7. Description

Condition

☒ excellent
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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**

For NPS use only
AUG 14 1985

received

date entered

Continuation sheet

Item number 7

Page 2

The Lincoln Park District is a relatively flat area which slopes gradually from northeast to the southwest toward the river (ills. 11-13). The vast majority of structures in the district are free standing residences. These one to two-and-a-half story houses are set back a uniform distance from the street (ill. 13-17). The setback varies from twenty to forty feet on different streets, however, the result of projected grand avenues being shrunk to a uniform width at the time of paving (ill. 13). The area is uniformly planted with trees, mostly elms but also a scattering of other hardwoods and evergreens.

Because the historic architecture remains largely intact, the district looks substantially like it did in 1900; of course, the trees have matured since then and the streets have been paved. Within three years of the arrival of the railroad in 1879, approximately fifty, mostly wooden, structures were built in the district, concentrated around Lincoln Park and on Douglas Avenue, Grand Avenue, Tilden Street, and Gallinas Street. The Eldorado Addition--Lincoln and Jackson Streets west of Ninth--remained conspicuously undeveloped. By the mid-1880's, imposing residences began to appear on vacant lots in the Eldorado Addition, and even began to replace some of the district's early wood frame houses. Construction continued through the 1890's with only a small slump caused by the Panic of 1893. A flurry of activity in the Lincoln Park District at the turn of the century saw the appearance of the last large residences and of Las Vegas' only town house apartments. Between the World Wars the pattern of in fill and replacement continued but at a noticeably slower rate. The one subsequent change that significantly altered the character of the area was the extension of U.S. 85 south along Grand Avenue and across a new river bridge. These residential blocks at the southeast corner of the district, with the largest collection of early frame houses, thereby became a throughfare. New strip commercial development here has been minimal, although some houses have been converted into offices.

The houses of the Lincoln Park District are predominantly of wood, stone or brick, were built between 1880 and 1910, and employ styles and building types imported from the East. The treatment of these styles in the Historic Resources of Las Vegas nomination, for the most part, suffices. The discussion of Lincoln Park buildings here only notes the relative frequency and importance of each type, mentions variations on the typical form and refers to the illustrated buildings.

Only a handful of district buildings use adobe and only one of these falls into the **New Mexico Vernacular** category. Another house on the park (ill. 8) was built between 1879 and 1882 as a flat roofed adobe. Later (1913-21), a hipped roof and columned porch were added, reinforcing the original symmetry of the facade. Other adobe houses

EXT. 12/31/84

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

AUG 14 1985

date entered

Continuation sheet

Item number

7

Page 3

are scattered to the west and south, near the warehouses and railroad tracks (ill. 17). The **Wood Vernacular** type accounted for many, perhaps most, of the houses erected during the first decade of the district. Some of these have been replaced, but the majority remain in relatively unaltered condition (ill. 19, 26). Originally simple, often two or three room houses, many have been enlarged over the years. Additions were generally located to the side or rear, and new porches used stock classical columns (ill. 20) or tapered, Bungalow Style piers (ill. 21). The best of these historic remodelings line Grand Avenue. Surprisingly few Wood Vernacular houses have had major detrimental alterations (ills. 39, 40).

The period of the neighborhood's greatest popularity coincided with the zenith of local stone construction, roughly 1880 to 1898. As a result, a majority of Las Vegas' large stone residences are here. Those lacking recognizable elements of a particular style have been classed as **Stone Vernacular** (ill. 18). One house on the park dating to the mid-1880's (ill. 6) has a straightforward massing based on the Greek or Renaissance Revival along with a nearly Eastlake Style porch. The other houses range from the Italian Villa and Second Empire Style (ill. 5) through the Queen Anne Style (ill. 7) to turn-of-the-century Free Classic Style (ill. 30). Rusticated random ashlar walls with contrasting quoins and accents predominate, but stone rubble side walls, coursed ashlar walls and monochromy are also found. Although only twelve in number, the size and conspicuous locations of these houses make them the hallmark of the district.

The majority of 1880's houses, however, are more modest, one or one-and-a-half story wood frame houses. While these include the simple Wood Vernacular houses, many others are based on the picturesque cottages of builders' handbooks. Most of these **Hybrid Picturesque** houses tend toward Italianate styles with hints, here and there, of the Stick Style and Queen Anne Style (ill. 4, 23-26). About 1890, a one-and-a-half story house with a front-facing gable and wooden ornamented porches became popular (ills. 16, 27, 28). At the same time, other houses combined similar lathe-turned and cut-out ornamentation with asymmetrical massing, wrap-around porches and rich mixtures of materials in the local interpretation of the Queen Anne Style (ills. 7, 15 right, 29).

The finest neighborhood houses built at the turn of the century fall into the local **Free Classic** category which retained Queen Anne Style irregularity while introducing classical details. A fine group of four houses on Twelfth Street at the north corner of the district (ill. 30, 31) combine symmetrical hipped (slightly bellcast) roofs and off center porches with stock classical columns. The more humble houses of this era, the Hipped Box type (ills. 8, 13 left, 17), reflect the general classical current with symmetrical designs, restrained

ENT. 12/31/84

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

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

For NPS use only

AUG 14 1985

received

date entered

Continuation sheet

Item number 7

Page 4

roof profiles and sometimes a few classical columns. Few Lincoln Park houses (ill. 2) use the Colonial Revival or World's Fair Classic Styles then so popular in the North New Town District.

Two apartment buildings (ills., 33, 34) do fall into the local World's Fair Classic category. They were probably designed by the architect brothers Rapp and Rapp since they employ features used by the Rapps for contemporary commercial buildings (D-5 ills. 9, 12) such as banded brick pilasters and second story window bays. By comparison, the only other historic apartment building in Las Vegas (ill. 35) is well below the quality of the Rapps' work, showing instead a craftsman's touch in its Panel Brick Style cornice.

During the 1920's and 1930's, the Bungalow Style predominated for the limited infill and replacement construction which occurred. The earliest of these bungalows had Hipped Box overtones (ills. 36), though most take on a more clearly Bungalow form (ill. 37). A handful of Pueblo Revival and Mediterranean Style houses were built in the mid and late-1930's. Many later received incongruous pitched roofs. Even the unaltered ones have been classed as non-contributing because they depart from the qualities of the historic houses, which employed styles from the East and pitched roofs.

The majority of Lincoln Park houses have not been altered significantly from their historic appearance. The sympathetic addition of porches to early wood frame houses between about 1900 and 1930 has already been mentioned (ills. 8, 20, 21). A few, less successful porch additions required the lowering of the rating of some houses--of the Tom Mix Studio from a probable significant to merely contributing (ill. 18). The introduction of new windows into otherwise intact houses caused similar reduced ratings (ills. 26, 35). The enclosing of porches (ill. 32) has generally been less detrimental than the replacement of porch posts with wrought iron supports (ill. 28). While stucco was available and widely used on adobe houses elsewhere in town after 1880, it is unclear whether it was originally used on some wood frame houses or only added later (ills. 13 left, 15 right, 16 fourth from left, 23). A more damaging surface change has been the addition of asbestos siding, although if a house remains otherwise unaltered (ills. 1, 22), it is usually appraised as contributing. Twenty-four houses have seen more thoroughly detrimental remodelings including, for example, the addition of asphalt shingles siding and a side room with a metal casement window (ill. 40) or the addition of aluminum siding and windows (ill. 39). Extensive remodelings were concentrated on Tilden, Gallinas, and Prince Streets. As a result, portions of these streets were omitted from the district. In general, however, district buildings are suprisingly little remodeled and the historic character of the nominated area remains intact.

EXP. 12/31/84

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

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

For NPS use only

received AUG 14

date entered

Continuation sheet

Item number 7

Page 5

(All wood frame houses unless noted. See Map 13.)

Significant Structures:

- #56 801 Lincoln; Queen Anne; pre-1898; chamfered porch posts, cut-out brackets.
- #57 421 8th; Queen Anne; pre-1898; gable stickwork with finials, 1/1 double-hung windows with molding cornice or pedimented lintel; chamfered porch posts with molding "bases" and wood brackets.
- #61 Curti Brothers House; 407 8th; ill. 4; Italianate; 1879-82; moderate roof overhang with wooden brackets; one pedimented window lintel with incised floral motif; chamfered and incised porch posts with molding "bases," brackets and stick frieze.
- #62 James Ward House; 403 8th; ill. 5; Italian Villa; 1882; built by James Ward; light ashlar sandstone foundation; rusticated dark brown random ashlar sandstone walls with tan finished quoins and arches; cast-iron balcony on brackets; three story tower with Mansard roof and cast iron cresting.
- #63 725 Jackson; ill. 6; Italianate with Queen Anne porch; 1882-90; light ashlar sandstone foundation; dark brown rusticated random ashlar sandstone walls with light quoins, window sills and eared lintels; lathe-turned porch columns with cut-out brackets. Dark brown rubble sandstone carriage house.
- #64 A.P. Buck House; 719 Jackson; ill. 7, right; Queen Anne; 1882-90; stickwork, brackets and sawtooth applique in gables; 1/1 double-hung windows with bracketed hoods; chamfered and incised porch posts with molding "bases," applied bosses, cut-out brackets and stick frieze.
- #65 717 Jackson; ill. 7, left; Queen Anne; 1890-95; rusticated random ashlar sandstone walls; lathe columns, cut-out brackets.
- #66 321 Grand; ill. 8; World's Fair Classic; 1879-82, porch 1913-21; stucco over adobe; hipped roof; window/door/window facade; surrounding porch with lumberyard classic columns.
- #1023 622 12th; ill. 31; World's Fair Classic; 1898-1902; random ashlar sandstone foundation, rusticated sills; common bond brick walls with two recessed string courses; hipped roof; lumberyard classic column on boxed molding base.
- #1030 618 12th; World's Fair Classic; 1898-1902; same as #1028 but also with modillion eave brackets.
- #1031 616 12th; ill. 30; World's Fair Classic; 1898-1902; rusticated dark brown sandstone foundation, quoins, sills and lintels; rusticated random ashlar sandstone walls; hipped roof; lumberyard classic columns.
- #1035 1108 Douglas; Queen Anne; 1882-90; bracketed window hoods;

ENT. 12/31/84

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

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

For NPS use only

received

date entered

NOV 14 1984

Continuation sheet

Item number

7

Page

6

- wrap-around porch with stick railing, lathe columns, cut out brackets and spindle frieze.
- #1036 1104 Douglas; Picturesque Hybrid; 1890-98; alternating bands of round and pointed shingles in gable; boxed porch posts with Italianate wooden brackets.
- #1038 1105-19 Douglas; ill. 33; World's Fair Classic; 1898-1902; probably by Rapp and Rapp; eight units separated by banded brick "piers;" each with own porch with stick railing, boxed or lumberyard classic columns, board entablature with triglyphs, modillions or Italianate brackets; window bay or three part window group framed by banded piers, all connected by continuous string course/entablature.
- #1043 1100 Lincoln; ill. 24; Picturesque Hybrid; 1882-86; chamfered stick work in gable; window bay with brackets; chamfered porch posts with molding "bases" and cut-out rectilinear and curvilinear brackets.
- #1044 1119 Lincoln; Free Classic; 1902-08; ashlar sandstone foundation; brick veneer over frame walls with rusticated sandstone sills and lintels; lumberyard classic columns.
- #1063 432 10th; ill. 15, right; Queen Anne; pre-1898; wood shingles; frieze board with bosses, bracketed pediments, sunburst applique, pendants and finials in gables; lathe columns with molding bases and cut-out brackets.
- #1065 921 Lincoln; ill. 29; Queen Anne; pre-1898; sandstone foundation; common bond brick walls, with segmental arches with projecting "hood"; wood shingles in gable; cut-out bargeboard and rafter ends; stick railing, lathe columns, cut-out brackets and spindle/cut-out frieze.
- #1066 917 Lincoln; Hipped Box; 1898-1902; random ashlar sandstone foundation; common bond brick walls; hipped dormers with exposed rafters; enclosed overhang with friezeboards; chamfered and incised posts with spindle brackets.
- #1067 913 (?) Lincoln; Queen Anne; 1898-1902; fishscale shingles, bracketed pediment with sunburst applique in gable; cut-out porch brackets.
- #1075 511 9th; Stone Vernacular/Free Classic; pre-1898; rusticated tan random ashlar sandstone walls with dark brown watertable, quoins, sills and pedimented lintels with ears; cut-out rafter ends; bracketed pediment with floral applique in gables; fluted tapered porch piers with molding capital.
- #1083 1018 Lincoln; Queen Anne; pre-1898; light brown random ashlar sandstone walls with segmental arches and dark brown sills; cut-out rafter and purlin; lathe-turned columns, cut-out brackets and spindle frieze.
- #1084 1025 Douglas; ill. 23; Italianate; 1882/3; window bays with

ENT. 12/31/84

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

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

For NPS use only

received

date entered

405 14

Continuation sheet

Item number

7

Page

7

- bracketed molding cornices.
- #1085 1019 Douglas; Queen Anne; 1898-1902; random ashlar foundation; fishscale shingles and pedimented window in gable; cut-out and spindle brackets under gable of window bay; lathe porch columns, stick railing, spindle frieze; fishscale shingles above continuous board 2/3 of way up 1st floor windows.
- #1086 1020/22 Douglas; ill. 34; World's Fair Classic; 1902-08; probably by Rapp and Rapp; random ashlar sandstone foundation; common bond brick walls with banded corners and recessed panel parapet with finials; fluted porch piers with dentil/modillion entablature.
- #1093 402 9th; ill. 32; Free Classic; 1902-08; random ashlar sandstone foundation; brick veneer with rusticated stone sills and lintels; hexagonal wood shingles in gable; lumberyard classic columns; cast iron fence.
- #1094 811 Jackson; ill. 27; Queen Anne; pre-1898; sandstone foundation; brick walls with continuous projecting brick sill and segmental arches with projecting eared hood "resting" on continuous corbeled brick course; chamfered posts with cut-out brackets.
- #1102 931 Jackson; Free Classic; 1898-1902; hipped roof, dormers and asymmetrical porch with dentil frieze in eaves; fluted porch posts with molding "capitals."
- #1115 808 Lincoln; ill. 2; World's Fair Classic; ca. 1900; temple front porch with fluted columns/engaged piers with Ionic/Composite capitals and dentil entablature; lunette in gable.
- #1133 938 Tilden; ill. 16, left; Queen Anne; pre-1898; bracketed window hood in gable; lathe turned railing, columns, and pendants; cut-out brackets, stick railing.
- #1167 909 Gallinas; Wood Vernacular; pre-1902, ca. 1890; symmetrical window/door/window facade; geometric applique on porch eaves; lathe columns with cut-out brackets.
- #1241 219 Grand; ill. 19; Wood Vernacular/Queen Anne porch; 1879-82; fluted porch posts with cut-out brackets.
- #1243 223 Grand; Queen Anne/Italianate; 1886-90; window bay with cut-out brackets; chamfered porch posts with cut-out brackets.
- #1244 255 Grand; Wood Vernacular/Italianate porch; window/door/window facade; chamfered and incised porch posts with Italianate brackets.
- #1260 307 Grand; Queen Anne/Free Classic; ca. 1900; octagonal window bay/tower with modillion brackets in eaves; asymmetrical porch, fluted posts with molding "bases" and "capitals" and cut-out "arches."

EXT. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only 14

received

date entered

Continuation sheet

Item number 7

Page 8

Contributing Structures:

- #58 R. Studebaker House; 419 8th; Wood Vernacular/Italianate porch; 1879-82/porch 1882-98; chamfered porch posts with molding "bases" and "capitals," cut-out brackets.
- #60 409 8th; Wood Vernacular/World's Fair Classic; pre-1898/addition with porch 1913-21; fluted columns.
- #73 714 Lincoln; Wood Vernacular/World's Fair Classic; 1913-21; Tuscan-like columns.
- #74 718 Lincoln; ill. 1; Free Classic; 1898-1902; sandstone foundation; asbestos shingled walls; lumberyard classic columns.
- #1029 620 12th; Hipped Box/Jacobethan; 1898-1902/remodeled ca. 1925; originally like #'s 1028 and 1030 (described under significance); remodeled with wood shingled and half-timbered porch and gabled roof.
- #1032- 1100, 1102, 1102½ Diamond; rustic SW vernacular compound of
#1033 3 dark rubble stone houses and associated shed/garage, surrounded by stone wall; constructed 1924-6 under direction of Father Tehan, Our Lady of Sorrows Church.
- #1034 1112 Douglas; Queen Anne; pre-1890; enclosed porch with bracketed frieze; round and hexagonal wood shingles, frieze boards with bosses, bracketed pediment and chamfered stickwork with pendant in gable.
- #1037 1100 Douglas; Queen Anne; 1898-1902; aluminum siding; stick porch railing, lathe columns, cut-out brackets and spindle frieze.
- #1039 508 12th; Wood Vernacular; 1913-21; L-shape plan with porch.
- #1041 1108 Lincoln; Queen Anne (Stick Style); vertical board grid over clapboard, topped by cut-out eave brackets (side); lathe-turned stickwork and finial.
- #1042 1104 Lincoln; Queen Anne; pre-1903; aluminum sliding windows; chamfered and incised porch posts with cut-out and spindle frieze, cut-out brackets.
- #1047 1103 Lincoln; Queen Anne; ca. 1900; sandstone foundation; asphalt shingle siding; molding cornice separates floors.
- #1048 409 11th; Wood Vernacular/Queen Anne; ca. 1895; sandstone foundation; stick railing, lathe columns, spindle brackets.
- #1049 407 11th; ill. 25; Wood Vernacular/Queen Anne; ca. 1895; same as #1048 except without stick railing. Same plan for #'s 1048, 1152, 1153, 1239. Mirror image: #'s 1092, 1123.
- #1050 403 11th; Queen Anne; ca. 1895; asphalt shingle siding; chamfered and incised porch posts, cut-out frieze and brackets; appliqued bargeboard.
- #1053 1017 Jackson; Hipped Box/Bungalow; 1913-21; exposed rafters;

EXP. 12/31/84

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

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

For NPS use only

received

date entered

AUG 14

Continuation sheet

Item number

7

Page

9

- continuous board lintel; boxed porch piers with molding "capitals."
- #1054 1015 Jackson; 1913-21; mirror image of #1053.
- #1055 1018 Jackson; Hipped Box; 1921-30; exposed rafters; recent shutters.
- #1056 1014 Jackson; Queen Anne; ca. 1895 (?); asphalt shingle siding.
- #1058 401 10th; Bungalow; ca. 1935; exposed rafters.
- #1059 321 (?) 10th; Free Classic; 1898-1902; enclosed eaves with dentil frieze; fluted porch post with molding "capitals."
- #1060 405 10th; Bungalow; 1921-30; exposed rafters and brackets.
- #1061 415 10th; Queen Anne/Bungalow; pre-1898/porch ca. 1920; hexagonal wood shingles in gable; exposed rafters and tapered piers on porch.
- #1064 420 10th; Wood Vernacular; 1902-08; single file plan.
- #1068 909 Lincoln; Bungalow; 1921-30; wood shingles in gable; exposed rafters and exposed beam/brackets; porch pier with molding "capital."
- #1069 905 (?) Lincoln; Bungalow; 1921-30; same plan as #1068; asbestos shingle siding; exposed rafters and beam/brackets.
- #1070 916 Lincoln; Wood Vernacular; 1913-21/porch 1921-30; tapered boxed porch piers with molding "capital."
- #1071 918 Lincoln; Wood Vernacular/Bungalow porch; pre-1898/porch 1921-30; pedimented molding lintels; window bay.
- #1072 920 Lincoln; ill. 36; Bungalow/Hipped Box; 1921-30; brick veneer; exposed rafters; projecting brick sills; brick porch piers with recessed panels and "capitals."
- #1073 510 10th; Wood Vernacular; 1879-82; lathe-turned column.
- #1074 512 10th; Wood Vernacular; 1879-82; lathe porch columns.
- #1087 920 Jackson; Queen Anne; pre-1898; hexagonal wood shingles in gables; porch enclosed; wrought iron porch.
- #1088 918 Jackson; Free Classic; 1898-1902; wood shingles and blind lunette with keystone in gable.
- #1090 912 Jackson; Queen Anne; pre-1898; stucco over brick; projecting segmental arches with ears "resting" on projecting string course; window bay; tapered pier.
- #1091 910 Jackson; ill. 14, 2nd from right; Wood Vernacular; 1902-08; lumberyard classic columns.
- #1092 908 Jackson; ill. 14, right; Wood Vernacular; 1902-08; sandstone foundation; wrought iron porch support
- #1095 815 Jackson; Bungalow/Hipped Box; 1921-30; exposed rafters in dormer; tapered boxed piers with molding capitals.
- #1097 909 Jackson; Stone Vernacular; 1898-1902; tan ashlar sandstone walls with dark brown quoins, sills and lintels; wrought iron porch supports.
- #1098 915 Jackson; ill. 13, left; Hipped Box; 1898-1902; lumberyard

EXP. 12/31/84

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

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

For NPS use only

received

date entered

AUG 14 1985

Continuation sheet

Item number

7

Page 10

- classic columns.
- #1099 919 Jackson; Hipped Box; 1898-1902; asymmetrical porch with lathe column.
- #1100 923 Jackson; Free Classic; 1898-1902; brick walls with zipper corners; segmental arches with ears; enclosed eaves with m-dillion-like brackets; wood shingles in gable.
- #1103 Hipped-roofed, wood frame out buildings to #1102.
- #1107 408 9th; Bungalow; 1921-30; wood shingles in gable.
- #1108 406 9th; Bungalow; 1921-30; exposed rafters.
- #1110 421 9th; Hipped Box; 1913-21; exposed brackets.
- #1111 425 9th; Bungalow; 1913-21; exposed rafters and brackets.
- #1112 821 Lincoln; Bungalow/Hipped Box; 1913-21; tapered piers; exposed rafters and brackets.
- #1113 819 Lincoln; ill. 37; Bungalow; 1913-21; tapered piers; exposed rafters and brackets.
- #1114 817 (?) Lincoln; Bungalow; 1921-30; exposed rafters and beams; porch recently enclosed (?).
- #1116 513 8th; Wood Vernacular; 1882-90/porch 1908-13; lathe columns.
- #1117 514 8th; Wood Vernacular; 1902-08; single file plan with side facing gables and shed roofed additions.
- #1118 315 8th; Bungalow/Hipped Box; 1921-30; exposed beam; tapered piers with molding "capitals," wood shingles in gables.
- #1119 309 8th; Wood Vernacular/Bungalow addition; pre-1898/1921-30; boxed porch pier with molding "capital."
- #1120 305 8th; Wood Vernacular; pre-1898; wood shingle siding.
- #1124 301 8th; Queen Anne pre-1898; chamfered porch posts with molding "bases," "capitals" and cut-out brackets; recent stone veneer under porch.
- #1126 906 Tilden; Hipped Box pre-1898/Bungalow porch added ca. 1915; tapered piers with board frieze with wood shingled "attic" above.
- #1130 930 Tilden; ill. 16, 4th from left; Wood Vernacular; pre-1898.
- #1131 932 Tilden, ill. 22, right; ill. 16, 3rd from left; Italianate; pre-1898; asbestos shingle siding; bracketed window bay with incised framing boards; porch posts, brackets and incised stick frieze.
- #1132 934 Tilden; ill. 22, left; ill. 16, 2nd from left; Queen Anne; pre-1898; asbestos shingle siding; lathe-turned porch railing and posts, cut-out brackets and stick frieze.
- #1135 1006 Tilden; Queen Anne; pre-1898; asbestos shingle siding; stick railing, chamfered and incised posts, cut-out brackets, stick frieze; cut-out stick work in gable.
- #1137 1014 Tilden; Hipped Box; 1908-13; lathe porch columns.
- #1140 303 11th; ill. 17, first left; Hipped Box; 1921-30; stucco over adobe.

EXP. 12/31/84

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

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

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received AUG 14 1985

date entered

Continuation sheet

Item number

7

Page 11

- #1141 307 11th; ill. 17, second from left; Hipped Box; 1920-30; stuccoed adobe.
- #1142 313 11th; Hipped Box, 1921-1930; stucco over adobe.
- #1151 309 10th; 1913-21; commercial false wood front with simple molding cornice.
- #1152 313 10th; Wood Vernacular/Queen Anne; 1898-1902; lathe columns and cut-out brackets.
- #1154 310 10th; Hipped Box; ca. 1900; chamfered posts.
- #1160 Fielding/Mix Studio; State Register #330; 920 Gallinas; ill. 18; Stone Vernacular.
- #1163 906 Gallinas; Stone Vernacular; pre-1902 rusticated ashlar sandstone (front) or rubble (sides); window bay; lathe columns and wrought iron supports with stick frieze.
- #1164 904 Gallinas; Bungalow; 1913-21; exposed rafters and brackets.
- #1165 900 Gallinas; Hipped Box/Bungalow; 1913-21; same as #1095 but with aluminum siding.
- #1166 907 Gallinas; Queen Anne, pre-1902; asbestos siding; lathe columns and cut-out brackets; cut-out purlins.
- #1198 905 Prince; Wood Vernacular; pre-1902; window surrounds extend into stickwork grid; boxed porch piers with molding capitals.
- #1224 120 Grand; Wood Vernacular; 1883-90; symmetrical window/door/window facade; stick railing, lathe columns, cut-out brackets.
- #1225 200 Grand; Hipped Box; 1882-90/commercial addition 1890-98.
- #1226 206 Grand; Wood Vernacular/Bungalow porch; 1883-90/porch ca. 1935; boxed piers with molding "capitals."
- #1227 210 Grand; Wood Vernacular/World's Fair Classic porch; 1883-90/porch 1921-30; lumberyard classic columns.
- #1228 Legal Services; 214 Grand; Hybrid Picturesque/Bungalow porch; 1883-90/porch 1921-30; cut-out stickwork in gable; boxed porch piers.
- #1229 220 Grand; Wood Vernacular/World's Fair Classic porch; 1879-83/porch 1921-30; symmetrical window/door/window facade; bracketed window bay; lumberyard classic columns.
- #1230 218 Grand; Wood Vernacular; 1879-83; window/door/window facade.
- #1231 224 (?) Grand; Hipped Box; 1902-08; common bond brick walls; rusticated sandstone sills and splayed brick lintels or segmental arches.
- #1235 714 Tilden; NM Vernacular; ca. 1900; stucco over adobe.
- #1236 109 Grand; Wood Vernacular; one aluminum sliding window; pedimented lintel on molding window cornices.
- #1239 212 9th; Queen Anne; ca. 1985; bracketed window hood; lathe columns with cut-out brackets.
- #1240 215 Grand; Wood Vernacular/Bungalow; 1883-90/porch and bay added by 1898.

EXP. 12/31/84

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

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

For NPS use only

received

date entered

AUG 14 1984

Continuation sheet

Item number

7

Page 12

- #1245 303 Grand; Hybrid Picturesque; 1879-82; window bay.
- #1246 300 Grand; Hybrid Picturesque; 1879-82; window bay; cut-out stickwork in gable.
- #1248 306 Grand; Queen Anne; 1890-98; pedimented window lintel; stick railing, chamfered and incised posts.
- #1249 308 Grand; Free Classic; 1898-1902; sandstone foundation; sunburst applique in gable; lumberyard classic columns.
- #1250 312 Grand; Wood Vernacular/Bungalow porch; 1879-83/porch 1921-30; chamfered stickwork in gable; tapered piers with molding "capitals," exposed rafters.
- #1251 328 Grand, ill. 35; Panel Brick/World's Fair Classic; 1898-1902; common bond brick walls; aluminum double-hung windows with continuous projecting brick sills and segmental arches (1st) or projecting splayed lintel (2nd); decorative brick cornice; tapered lumberyard classic columns; single door with side lights and transom.
- #2039 Lincoln Park; square block bounded by Lincoln, 7th, Jackson and 6th; platted 1879; diagonal side walks and random ashlar sandstone bandstand ca. 1935.

Non-Contributing Structures:

- #59 415 8th; Wood Vernacular; rear 1908-13, front ca. 1950.
- #1040 1112 Lincoln; ill. 29; Wood Vernacular; pre-1902; new aluminum siding and windows.
- #1045 1107 Lincoln; Bungalow (?); post-1930; new roof (?).
- #1046 1107 1/2 (?) Lincoln; Hipped Boxes; post 1930.
- #1051 1023 Jackson; Pueblo Style; post-1930.
- #1052 1021 Jackson; SW Vernacular; post-1930; new gabled roof.
- #1057 1012 Jackson; SW Vernacular; post-1930; brick dentil cornice, new gabled roof.
- #1062 417 10th; ill. 15, right; Queen Anne/Bungalow porch; pre-1898; aluminum siding and psuedo-stone wainscot.
- #1076 902 Lincoln; SW Vernacular; post-1930.
- #1077 1011 Lincoln; Wood Vernacular; post-1930; stuccoed porch arches.
- #1078 1013 Lincoln; post-1950.
- #1079 1015 Lincoln; Wood Vernacular; 1913-21; large new fixed window.
- #1080 1019 Lincoln; Wood Vernacular; post-1930; new windows.
- #1081 1023 Lincoln; Queen Anne (?); 1898-1902; new fixed windows and aluminum siding.
- #1082 1016 Lincoln; Wood Vernacular; pre-1898; stuccoed and new windows.
- #1089 916 Jackson; Queen Anne (Gothic Revival); 1898-1902; aluminum siding.

EXP. 12/31/84

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

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

For NPS use only

received

AUG 14 1985

date entered

Continuation sheet

Item number

7

Page

13

- #1096 319 9th; Italianate (?); pre-1898; asbestos siding.
- #1101 927 Jackson; Queen Anne; 1898-1902 porch enclosed; aluminum siding.
- #1104 312 9th; SW Vernacular; post-1930.
- #1105 311 (?) 9th; Bungalow (?); post-1930.
- #1106 315 9th; Italianate (?); ca. 1890; stuccoed; no details remain.
- #1109 412 9th; Bungalow (?); 1913-21; asbestos siding.
- #1121 316 8th; Wood Vernacular; 1879-82 (?); new windows and asbestos siding.
- #1122 312 8th; Hipped Box; post-1930; wrought-iron porch supports.
- #1123 720 (?) Tilden; Wood Vernacular; 1879-82; aluminum siding and windows; wrought-iron porch supports.
- #1125 814 Tilden; Wood Vernacular; pre-1898; aluminum windows; stuccoed.
- #1134 1000 Tilden; Wood Vernacular; pre-1898; stuccoed; new windows.
- #1136 1010 Tilden; Wood Vernacular/Italianate porch; pre-1898; addition; asphalt shingle siding.
- #1138 1016 Tilden; Colonial Revival (?); pre-1898; stuccoed; metal casement windows; wrought-iron porch supports.
- #1139 1020 Tilden; 1913-19; Bungalow; metal casement window; aluminum siding.
- #1153 317 10th; Queen Anne; 1898-1902; new fixed windows; aluminum siding.
- #1161 914 Gallinas; Bungalow (?); pre-1902; aluminum windows and siding.
- #1162 910 Gallinas; Wood Vernacular; pre-1902; new windows; asbestos siding.
- #1223 116 Grand; SW Vernacular; post-1930.
- #1238 210 9th; Wood Vernacular; ca. 1900; stucco; new windows; wrought-iron porch supports.
- #1242 221 Grand; Wood Vernacular; 1879-83; aluminum siding; wrought iron porch supports.
- #1247 302 Grand; Wood Vernacular; 1879-83; aluminum siding; wrought iron porch supports.
- #2032 Al Manzar's; SW Corner Jackson and 7th; ca. 1925 church obscured by ca. 1980 slump block commercial addition.

Post 1945 structures: 1101 Douglas; at NE corner 12th and alley between Lincoln and Jackson; 1020 Lincoln; 916 Tilden; 211 Grand; 510 9th; 400, 410, 510 11th.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1879 to 1935 Builder/Architect listed where known

Statement of Significance (in one paragraph)

The Lincoln Park District was the earliest fashionable neighborhood in New Town and as such is the largest and best preserved railroad boom era (ca. 1880-1900) residential area remaining in New Mexico. Wood frame houses of that period represent some of the best detailed and most numerous examples of the Wood Vernacular, Picturesque Hybrid and Queen Anne types in the State. The development of a local stone construction industry during that period is reflected in a dozen impressive stone villas which by virtue of their size and prominent locations are the visual landmarks of the district. While fewer houses were built after the turn of the century, reflecting the declining popularity of the neighborhood, they include well-preserved, individually-notable examples of the Free Classic and Hipped Box types. Two brick rowhouse apartment buildings of this period are probably the work of Rapp and Rapp, the leading architects of northern New Mexico and southern Colorado from 1890 to 1925. Bungalow style in fill, which complemented the earlier houses, continued until 1935.

United States Department of the Interior
National Park Service

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

For NPS use only

received

date entered

MAY 14 1984

Continuation sheet

Item number

8

Page 14

While the speculative grid of streets laid out east of the river in 1879 seems abstractly regular, like any other railroad town, the district's plan was shaped in part by the location of the **acequia** (irrigation ditch) and by pre-railroad land ownership patterns. The eastside **acequia** rounded University Hill at the north corner of the district, crossed (what is now) Douglas Avenue at Tenth Street, followed Douglas for a block east before turning south on Ninth Street, which it followed through the district to Grand Avenue. Sanborn Insurance maps through the 1880's identify Ninth as Acequia Street. The diagonal cut of Ninth from Jackson to Grand, in fact, followed the **acequia**. West of Ninth, each of the four platted additions (Blanchard and Company, Eldorado Town Company, Ortega, and Rosenwald) occupied a narrow strip of farm land, parceled out earlier in Spanish fashion, running from the river to the **acequia**. East of the **acequia** (Ninth), is the large Las Vegas Town Company Addition with the full block Lincoln Park. Many of the east-west streets and alleys follow original property lines; free of that determinant above the irrigation ditch, the grid is reoriented to the railroad tracks.

After the uncertainty of the railroad boom years, the Lincoln Park area became the most fashionable neighborhood in New Town, a distinction it maintained until the late 1890's. The predominance of detached single family houses in the district indicates that the self-reliant (usually) nuclear family was the basic social unit. The uniform setback and spacing of the houses reflects an egalitarian social cohesion: each person an equal, each family and house roughly interchangeable. The small size of the lots--most are twenty-five feet wide--provided flexibility for speculative development and, as it turned out, for reflecting social/economic hierarchy: a single lot was sufficient for the most modest house, two for the houses of the moderately successful, three or four for the wealthy, while more lots served for apartments, schools, and commercial buildings. The three apartment buildings in the district are significant as the first of the type in the City (and among the first in the State), but also significant precisely because they are so few compared to the detached houses. Most people simply were not inclined to give up the autonomy and implied individuality of the family house. In recent years, some of the large residences, which once housed large families or families with servants, have been divided into apartments--a sign of the reduction of household size, even to the single person.

The picturesque house types (Wood Vernacular, Picturesque Hybrid, stone villas and Queen Anne) popular from 1880 to 1900, account for one hundred of the district's one-hundred-seventy historic houses. The shift to classicism (Free Classic, World's Fair Classic, Hipped Box) is reflected by thirty-five houses built between 1895 and 1910. Only twenty-five Bungalow and southwest revival style houses appeared

EXP. 12/31/84

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

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

For NPS use only

received: AUG 14 1985

date entered:

Continuation sheet

Item number

8

Page

15

in the district between the World Wars.

The railroad boom era and subsequent working class housing are represented by the district's thirty-five Wood Vernacular houses, comprising a majority of the City's well preserved examples. The twenty-five Picturesque Hybrid houses are the largest concentration remaining in the State of houses based on mid-century builders' handbooks. Similarly, the dozen or so stone villas are the state's largest group of houses erected by those who profited quickly from the coming of the railroad. In addition, they are the most conspicuous reminders of the stone construction industry which flourished locally from 1882 to 1900. The district's thirty Queen Anne Style houses match those of the North New Town Residential District in number, size, and quality of design. Together they form the largest group of the type in the State.

The decline in number, size and quality of houses built after 1900 reflects the waning popularity of the district. At the same time, the proportion of working class houses increased: twenty Hipped Boxes out of thirty-five new houses compared to thirty-five Wood Vernacular out of one hundred houses in the previous period. Even the dozen Free Classic houses in the district are modest compared to those built on North Sixth, Seventh, and Eighth Streets; only one Lincoln Park house compares in size to those North New Town houses, and it is notably inferior to them in design and materials. These Free Classic houses, nevertheless, compare favorably to similar houses in all other New Mexico towns except Albuquerque and Roswell. The World's Fair Classic designs of the two Douglas Avenue apartment buildings closely resemble the commercial designs of Rapp and Rapp, the region's leading architects. If this attribution is correct, these buildings represent an additional facet of that firm's career. The twenty bungalows built after 1915 complement the older houses in scale, materials and setback, completing the historic fabric.

Preservation activities in Las Vegas have focused on commercial districts, though the first rehabilitation work is now starting in the Lincoln Park District. Deana Hovland has stabilized the exterior and begun refurbishing the interior of one of the fine stone houses facing Lincoln Park (ill. 7, left). The sympathetic rehabilitation of an early Italianate cottage on Douglas (ill. 23) by City Mayor Steve Franken, for use as offices for his large, local construction company, is an extremely encouraging sign.

While the small existing Lincoln Park National Historic District has been designated a city cultural/historic zone, with a set of design guidelines in place, no project has yet been submitted to the Design Review Committee. Because Lincoln Park is the least clearly recognized of the original six historic districts, community leaders felt it could be expanded without causing confusion. The new boundaries, therefore, were tightly drawn to encompass the parts of the

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

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

For NPS use only

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AUG 14 1984

date entered

Continuation sheet

Item number

8

Page

16

residential area of South New Town which retains the appearance developed between 1880 and 1910, and which was reinforced up to 1935. Portions of Tilden, Gallinas, and Prince Streets, and of Railroad Avenue, which were historically part of this residential development, were excluded because the majority of buildings there had undergone substantial detrimental remodelings. Five individually significant houses on these streets are treated separately in the main section of the Historic Resources Nomination (HRN ill. 30, 31, 33-35).

9. Major Bibliographical References

See Historic Resources of Las Vegas continuation pages

10. Geographical Data

Acreage of nominated property 50

Quadrangle name Las Vegas, NM

Quadrangle scale 1:24000

UTM References

A

1	3
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4	7	9	8	3	0
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3	9	3	8	7	9	0
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Zone Easting Northing

B

1	3
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4	8	0	7	4	0
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3	9	3	8	6	7	0
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Zone Easting Northing

C

1	3
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4	8	0	5	6	0
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3	9	3	8	2	3	0
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D

1	3
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4	8	0	1	1	0
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3	9	3	8	0	0	0
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Verbal boundary description and justification

The boundaries reflect the historic development of the area as described on continuation page 15 and recorded on the attached city zoning map 4.

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, Architectural Historian/Survey Director

organization Citizens' Comm. for Hist. Pres. date 3/15/84

street & number P. O. Box 707 telephone (505) 266-0931 (Alb., NM)

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

title State Historic Preservation Officer

date 7-30-85

For NPS use only

I hereby certify that this property is included in the National Register

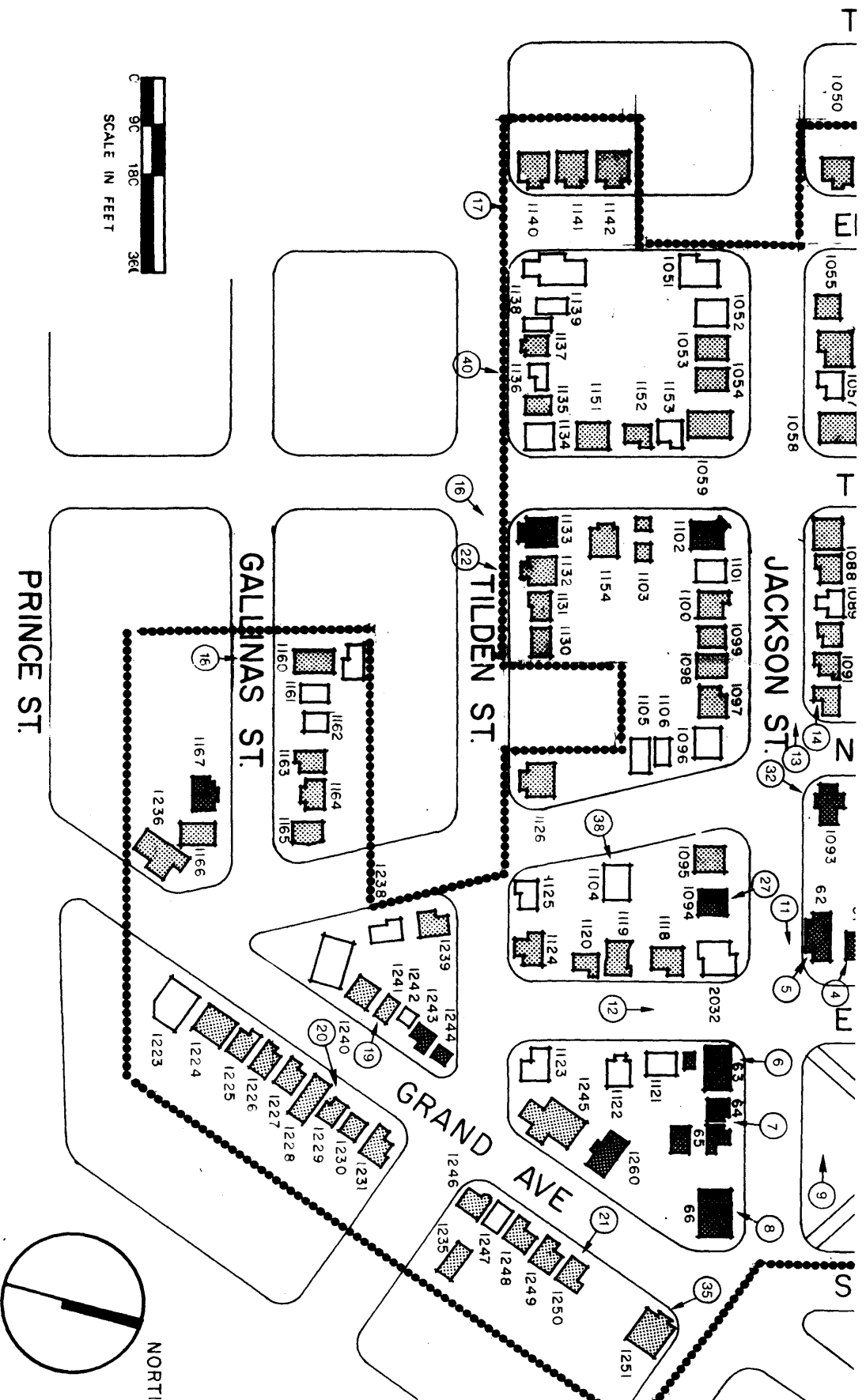
date

Keeper of the National Register

Attest:

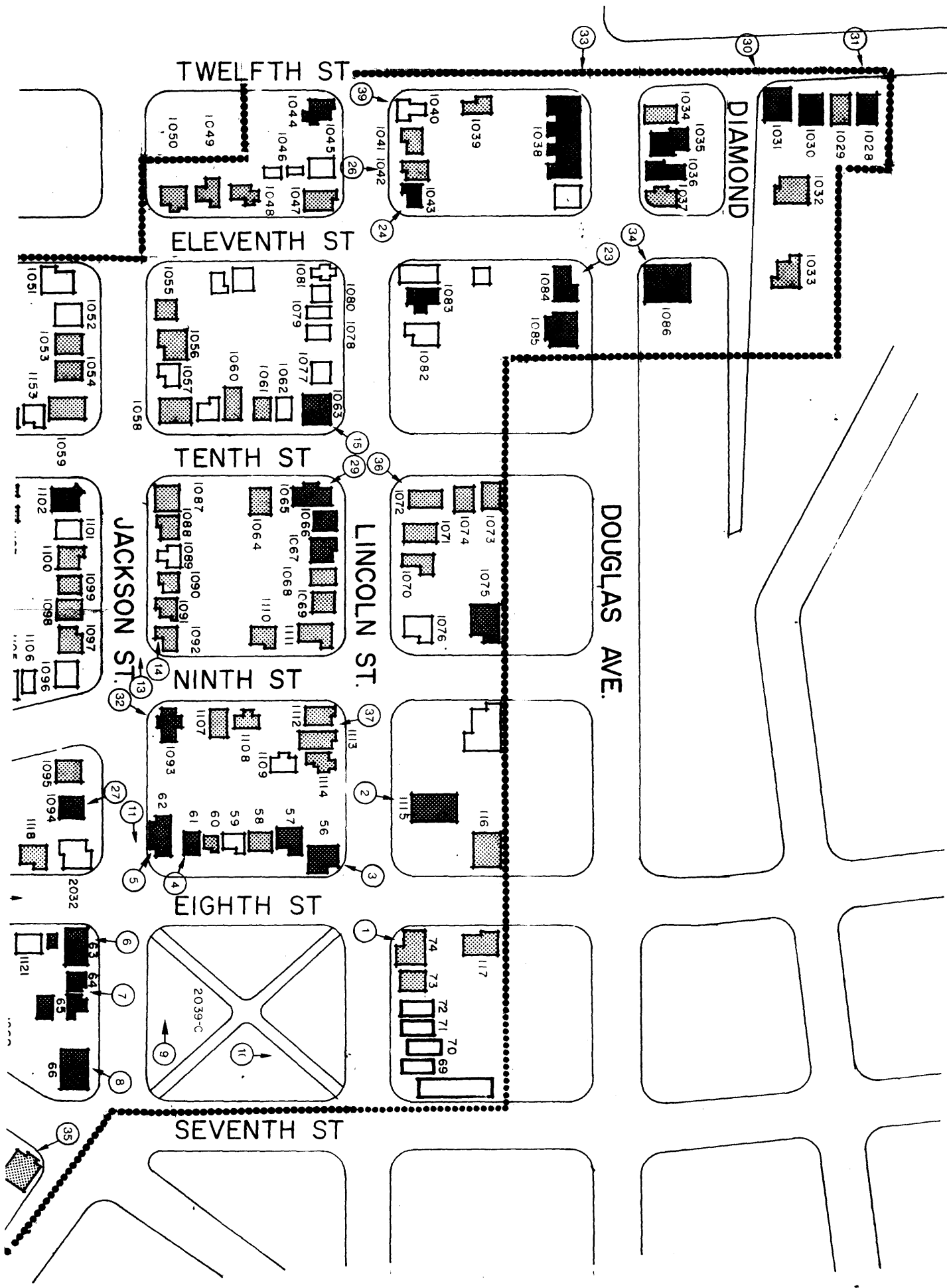
date

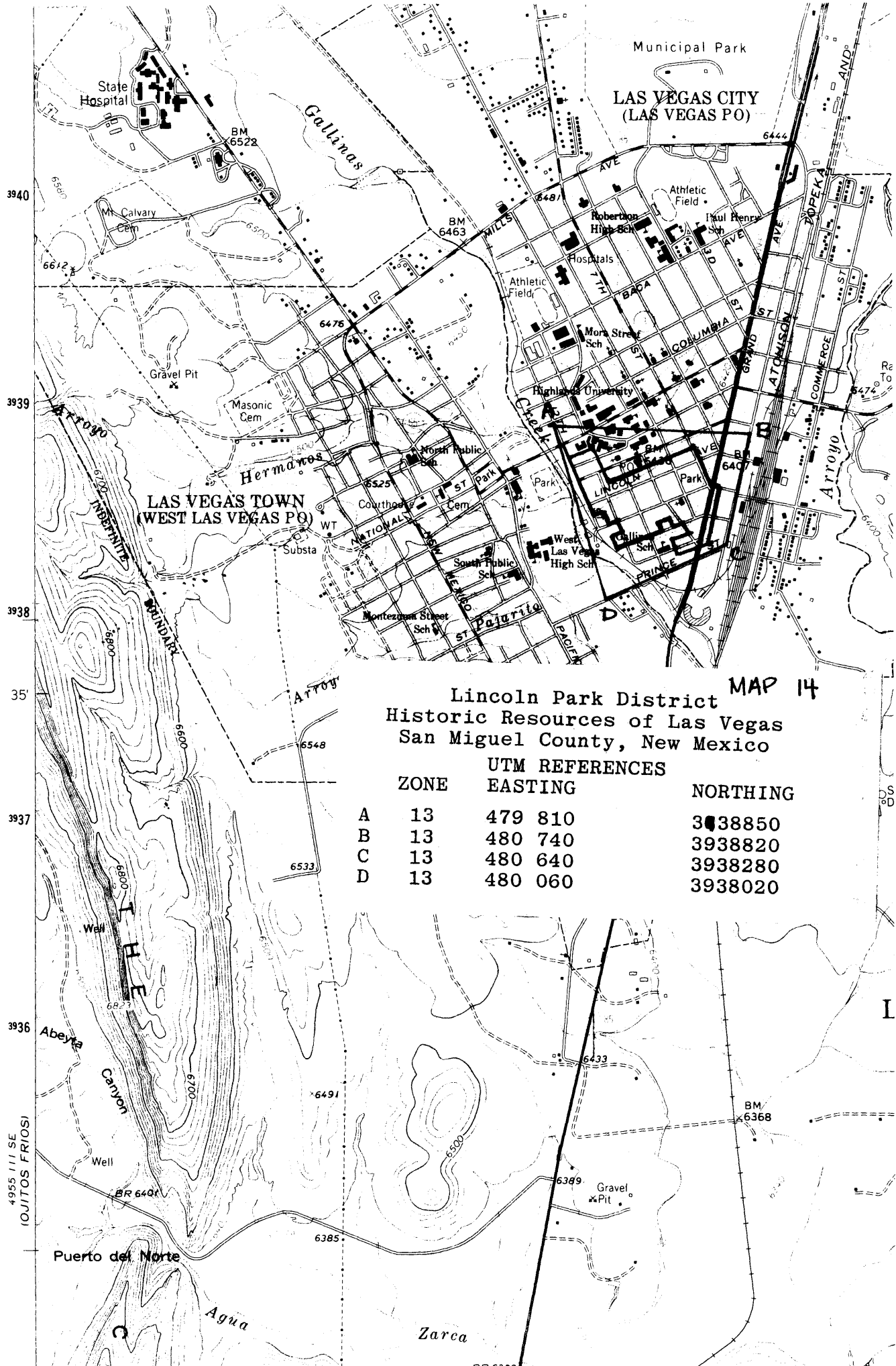
Chief of Registration



13. LINCOLN PARK HISTORIC DISTRICT (EXPANDED DISTRICT)

..... BOUNDARY ■ SIGNIFICANT □ CONTRIBUTING □ NON-CONTRIBUTING
 (UNNUMBERED: POST 1945)





Lincoln Park District
Historic Resources of Las Vegas
San Miguel County, New Mexico

MAP 14

		UTM REFERENCES		
		EASTING		NORTHING
A	13	479 810		3938850
B	13	480 740		3938820
C	13	480 640		3938280
D	13	480 060		3938020