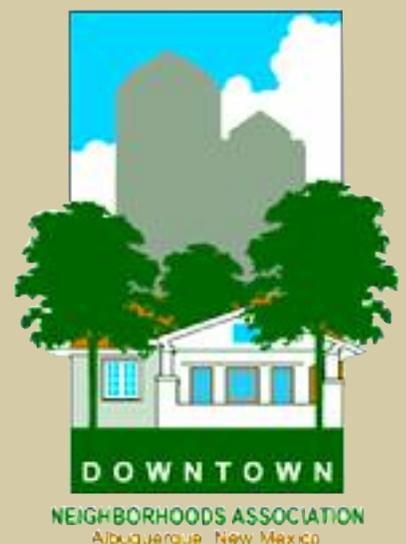




HISTORIC HOUSES in the DNA

Albuquerque's
DOWNTOWN
Neighborhoods
Association



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Neighborhood Outreach Grant



Book layout, design and photography by Chan Graham
The text has been taken from historic sources.
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INTRODUCTION AND ACKNOWLEDGMENTS

THE DNA HISTORY PROJECT

The DNA History Project began in the Fall of 2012 when the Budget Committee of the Downtown Neighborhoods Association (DNA) decided to apply for one of the Bernalillo County Neighborhood Outreach Grants. We discussed, at length, what should be included in the grant application and what the name of our project should be. The DNA HISTORY PROJECT was chosen as the project name and our grant application was submitted. We were successful in receiving one of the larger grants. For the first phase of the project we took pictures of people in front of their homes. The images are up, on-line, as **history.abqDNA.com**.

TECHNOLOGY AND METHODS

HISTORIC HOUSES IN THE DNA is a very 21st century project. For the past month I have been taking digital photos and placing the images in this book a few hours later. Years ago we would have had to take film photos, have them developed as 35mm slides or color print and then come up with a paste up. A very time consuming and expensive process.

I made extensive use of Google Maps to locate individual houses, but like most on-line materials it frequently proved to be inactuate.

ACKNOWLEDGMENTS

First of all, I want to thank Petra Morris, Senior Planner, Historic Preservation, Urban Design and Development, City of Albuquerque. Petra provided the copies of the Historic District and individual house nominations that were submitted to the NM State Office of Historic Preservation and the National Register of Historic Places. She also was one of the individuals who proof read the document. Joe McKinney gave me important information on the Watson Historic District. I also appreciate the support and help from the Budget Committee of the DNA, including Miriam Ortiz y Pino and Dick Deichel.

Chan Graham

9/26/2014



PACHECO AND GRAHAM OFFICE
801 8TH STREET NW

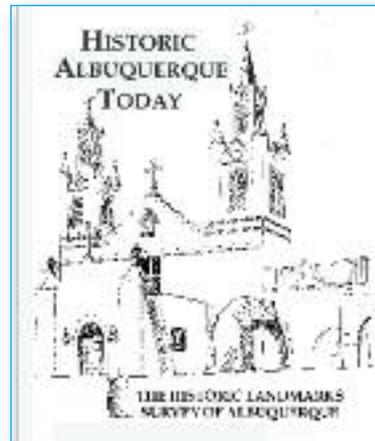


CHANNELL GRAHAM ARCHITECTURE
709 CENTRAL AVENUE NW

REMEMBERING SUSAN DEWITT

The Santa Fe Railroad demolished the Alvarado Hotel and Station in 1970. The Franciscan Hotel was demolished in 1972. Urban Renewal destroyed a street full of cast iron store buildings on Gold Avenue between 1st and 2nd. Some Albuquerqueans were concerned about the loss of important historic buildings. On November 16, 1974 the Historic Landmarks Survey (HLS) of Albuquerque was established at the recommendation of the city's Fine Arts Board. It included four members including architect Joe McKinney. Susan DeWitt was hired as the HLSB Coordinator in May 1976.

Working with the support of federal grants that came through the State Planning Office, HLS began plans for a survey of the Huning Highlands area, planning for restoration of the Kimo Theater and surveys of two more neighborhoods. Their offices were then in the basement of the old Navajo Freight Offices on Mountain Road. Mary Davis, who was hired as a typist soon after Susan, remembers that the HLS had several locations including the corner office of the Kimo Theater shown below. Note that the four historic district nominations below were submitted within a two month period in 1977. There was also many individual building nominations prepared in this period, the result of a large amount of work including the research, mapping, photography and writing involved. Susan DeWitt also published several documents during her tenure, including *Historic Albuquerque Today* in 1978 which gave the histories of selected Albuquerque landmarks. It must have been an exciting time to be working with Susan. She had assembled an outstanding staff (see the list below). Albuquerque and its historic places owes a debt of gratitude to Susan Dewitt and her staff for all their groundbreaking hard work. Mary Davis succeeded Susan as HLS Coordinator in 1984.

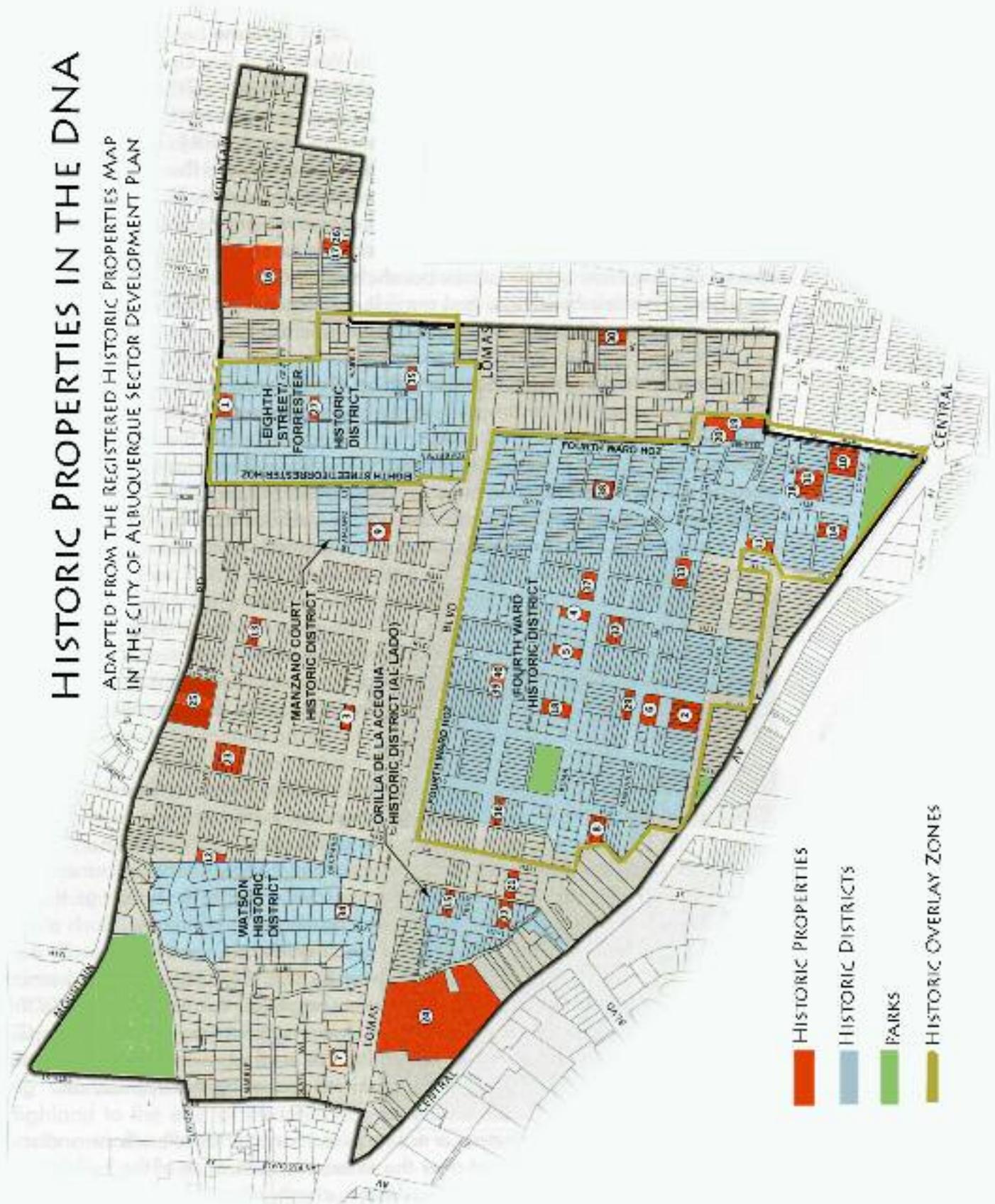


HISTORIC DISTRICT NOMINATIONS TO NM STATE REGISTER OF CULTURAL PROPERTIES:

- **Eighth Street/ Forrester Historic District** - submitted June 22, 1979, by Susan DeWitt, inventory by Kathleen Brooker & Mary Davis, photograph by Christopher Wilson et.al., map by Victoria Prinz.
- **Fourth Ward Historic District** - submitted June 30, 1979 by Susan DeWitt, inventory by Kathleen Brooker & Mary Davis, photograph by Christopher Wilson & K. Brooker, map by Victoria Prinz & K. Brooker.
- **Orilla de la Acequia Historic District** - submitted July 14, 1979, by Susan DeWitt, inventory by Arnold Sargent & Kathleen Brooker, photograph by Christopher Wilson, map by Mary Davis.
- **Watson Historic District** - submitted July 2, 1979 by Susan DeWitt, inventory by Boyd Pratt, photographs by Christopher Wilson and Boyd Pratt, map by Kathleen Brooker.
- **Manzano Court Historic District** - submitted May, 2003, as a Historic District Nomination to the National Register of Historic Places by the City of Albuquerque Planning Department, contract historian, David Kammer, Ph.D.

HISTORIC PROPERTIES IN THE DNA

ADAPTED FROM THE REGISTERED HISTORIC PROPERTIES MAP
IN THE CITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN



NOTABLE HISTORIC PROPERTIES IN THE DNA

PROPERTIES	ADDRESS	REGISTRATION	PROPERTIES	ADDRESS	REGISTRATION
1. Blythe House	1123 8th Street NW	NM	21. Charles Lefber House	313 15th Street NW	NR & NM
2. Bond Lovelace House	201 12th Street NW	NM	22. Hilario Lopez House	208 16th Street NW	NR & NM
3. Chester Carnes House	701 13th Street NW	NM & NR	23. Henery Mann House	723 14th Street NW	NR & NM
4. Kate Nichols Chaves House	501 11th Street NW	NM	24. La Glorieta	1801 Central Ave. NW	NR & NM
5. C. H. Connor House	400 12th Street NW	NM	25. Marchant House	Brother Mathias Place	NM
6. J. H. Coons House	215 12th Street NW	NM	26. Louise A. McRae House	601 Marble Ave. NW	NM
7. Luciano Duran House	1805 Lomas Blvd. NW	NM	27. Oestreich House	1013 8th Street NW	NM
8. Simms/Farwell House	211 14th Street NW	NM	28. J. H. O'Rielley House	220 9th Street NW	NR & NM
9. Erna Fergusson House	1021 Ochard Pl. NW	NM	29. Robertson House	303 12th Street NW	NM
10. Fez Club	809 Copper Ave. NW	NM	30. W. E. Mauger House	701 Roma Ave. NW	NR & NM
11. J. A. Garcia House	908 Tijeras Ave. NW	NM	31. J. E. Saint House	216 9th Street NW	NM
12. Apolonio Gonzales House	1524 Granite Ave. NW	NM	32. The Simms-Anderman House	415 11th Street NW	NM
13. Elias Gonzales House	821 12th Street NW	NM	33. Berthold Spitz House	323 10th Street NW	NR & NM
14. Grunsfeld/Hubble House	909 Copper Ave. NW	NM	34. Watson House	606 17th Street NW	NM *
15. Delfina Gurule House	306 16th Street NW	NR & NM	35. Carrie & John French House	900 8th Street NW	NR & NM *
16. Harwood School	1114 7th Street NW	NR & NM	36. J. J. Wegs House	323 14th Street NW	NR & NM *
17. A. W. Haden House	609 Marble Ave. NW	NM	37. W. E. Grimmer House	500 11th Street NW	NR & NM *
18. Hesselden House	1211 Roma Ave. NW	NM	38. Whitmer/McKinnin House	504 Luna NW	NR & NM *
19. Thomas F. Keleher House	803 Tijeras Ave. NW	NM	39. Rosaslie Doolittle House	1211 Fruit Ave. NW	NR & NM *
20. Thomas F. Keleher, Jr. House	312 Keleher Street NW	NM	40. George Williamson House	1201 Fruit Ave. NW	NR & NM *

Registrations: NM Designation Reports of the New Mexico State Registration of Cultural Properties
 NR National Register of Historic Places, US Department of the Interior

PREFACE

This book is the final part of the **DNA History Project** which began in 2012 with two grants from *Bernalillo County Cultural Services Department Neighborhood Outreach Grant Program*. The first grant funded the History Project itself – the second funded this document.

The primary goal of **Historic Houses in the DNA** was to publish photographs of each of the houses in the DNA that are listed as a Registered Cultural Property by the State of New Mexico and/or the National Register of Historic Places by the US Department of the Interior. Numerous other houses in the DNA deserve recognition of their architectural quality and/or the history of significant residents or owners. We have included a selection of these houses that shows the diversity of styles and the significant quality of the houses in the DNA. This does not include every individually registered property, but rather a selection of historic properties throughout the neighborhoods.

Most of the text that accompany the photographs was taken from the Designation Reports of the New Mexico State Register of Cultural Properties, and the National Register of Historic Places Inventories. Additional information was taken from the DNA History Project web site, guide books for past DNA Home Tours and the monthly DNA Curb Appeal program.

The map and list of notable historic properties includes the historic districts, properties that are individually listed on the State and National registers and (*) properties that are contributing to a historic district and have sought a plaque denoting a name for the property. All properties within a historic district are considered “registered historic properties”, as well as those individually registered. Therefore, the DNA includes hundreds of registered properties.

A HISTORY OF ALBUQUERQUE'S DOWNTOWN NEIGHBORHOODS ASSOCIATION

By Anna Muller 11/2012

In 1972, a small group of Downtown residents decided that we would no longer watch as our communities were systematically abandoned by both government and business, so we organized the Downtown Neighborhoods Association (DNA). It became a model for neighborhood organization across the city, and today, more than 300 associations exist to improve their neighborhoods.

The Way We Were

The issues of 30 years ago were so pressing that it's hard to say which had the highest priority, but zoning emerged as the number one issue. We saw homes taken over as offices or chopped up into small units. One problem was that much of the area was zoned for office use. City planners had dreamed of a huge central business district extending almost to Old Town. The DNA and City planners worked for nearly two years on what became the first Sector Development Plan, recognizing that Downtown was a place for people to live. Included in the plan were provisions for historic designations that recognized the unique architecture of our neighborhoods and houses. It rewarded those owners who maintained their historic houses.

Lew Wallace School

One of the most serious issues to face the neighborhood was the closure of Lew Wallace School in the late 1970s, despite a vigorous campaign to keep it open for our new, young families. The school board not only closed the school but told us they would NEVER reopen it! But never say 'never' to the DNA. It took us ten years, but we finally got Lew Wallace back, and today, it is one of the best elementary schools in the city.

The DNA was the first neighborhood to welcome compatible infill. From the beginning we kept the communications lines open with developers. We welcomed new townhouses, small apartment buildings and congenial commercial developments built, such as the Carousel Apartments, the former Stephen's restaurant, the Palms redevelopment, the former Landmark supermarket, etc. We opposed others. We worked on quality-of-life issues. Neighborhood Watches, the landscaped Lomas Pedestrian Way, Mary Fox Park, the rebuilding of Mountain Road and the Robinson Park Growers Market: all these and more happened because of DNA's initiatives.

The Way Ahead

- Zoning remains a top priority, because we must maintain the integrity of our living residential neighborhoods, and we still have property owners who ignore the law.
- Downtown Redevelopment – There are ongoing efforts to revitalize the central business district but this opportunity also offers some dangers. Neighborhoods surrounding the central business district could become “sacrifice areas.”
- Slums – Another area where DNA should moved aggressively is on slum landlords of both residential and commercial properties. One argument against such activity is that “the poor need to have somewhere to live.” The answer to that is, yes, but no one has a right to make a profit from someone else's misery or to degrade our communities.
- Crime goes down in neighborhoods where folks look out for each other, so DNA works on the Neighborhood Watch programs.
- City Government - City planners are usually on our side. Politicians, however, are on whichever side will get them re-elected. So it's important for DNA to know where the power lies and how to play that game.

HOUSES IN THE FOURTH WARD HISTORIC DISTRICT

The history of the Fourth Ward starts with the coming of the railroad in 1880. An enterprising group of local businessmen recognized the economic potential of this event and formed the New Mexico Town Company to purchase and develop land for the new railroad town. They called it “New Town.” Soon after its founding the site was divided administratively into four quadrants or wards, formed by the intersection of Railroad Ave., (New Town's main east-west street and renamed Central Avenue in 1912) and the railroad tracks. The original fourth Ward covered a larger area than the present historic district. The early boundaries were the railroad tracks on the east, Mountain Road on the north, 14th Street on the West and Central Avenue on the south. The present historic district includes two platted subdivisions. The earliest is the Perea addition, platted first in March 1881 less than a year after the arrival of the railroad, The land belonged to Jose Leandro Perea of Bernalillo, who was probably the richest man in the Rio Abajo, or lower river section of New Mexico. Prior to selecting Albuquerque, the Santa Fe Railroad first tried to buy land in Bernalillo for the rail yards on land owned by Perea. He demanded too much for his property, so they chose Albuquerque.



THE BOND-LOVELACE HOUSE
201 12TH STREET
1925 (MAP #2)

Built in 1925 the house is one of the city's finest expressions of Spanish colonial revival style. The house was designed by local architect W. Miles Britelle, Sr. for Frank Bond, owner of a large sheep wool and mercantile business in northern New Mexico.

The Bonds sold the house in 1935 to Dr. William Randolph Lovelace, founder of Albuquerque's Lovelace Medical Clinic. He lived there till his death in 1968.



THE LEVI THOMPSON HOUSE
211 12TH STREET NW
1908

In the NM State Register nomination of June 1979, Susan Dewitt refers to this house as an “oriental cottage” contributing to the mix of styles found in the Fourth Ward. It has been converted into a lawyers office where the exterior and landscaping remain a credit to the character of the street.

THE J. H. COONS HOUSE
215 12TH STREET NW
1917 (MAP #6)

This house is listed on both the State and National Registers of Historic Places. The house was owned by architect George Clayton Pearl who made major changes to the interior and built additions to the house that can be best described as modern yet contextural. The present owner has preserved the interior of the house so that it reflects both the original features and the sensitive details added by George Pearl.



THE ROBERTSON HOUSE
303 12TH STREET NW
1904-1908 (MAP #29)

This house is one of the few in Albuquerque with significant Greek Revival details. It was owned and lived in for many years by the Robertson's. They did minimal modifications, so the house retains many features of a well built early 20th century home. The present owners are working to restore some of the character of the interior and have added the white picket fence and the shutters to accent the windows.



THE WALLACE HARRISON HOUSE
403 12TH STREET NW
1908

A complex example of Tudor revival style, carefully planned for the corner lot. The house form is complex with intersecting gables and a white overhang for the main roofline. A projecting gable sets over a very large two-story bay window. This gable also has a peculiar extension about 4 feet wide angling down over the porch roof. Gable ends are marked by vertical half-timbering.





THE MCGAFFEY HOUSE
1123 TIJERAS NW NW
1904

Amasa B. McGaffey was the first owner of this eclectic house: he lived there from 1904 through 1912, was president of the McGaffey company vice president of the J. H. Riley company and associated with the number of different New Mexican enterprises. The McGaffey house suggests Prairie school, with its squared form, hip roof and broad overhanging eaves.



THE CONNOR HOUSE
400 12TH STREET
1910 (MAP #5)

This house was built for Dr. Charles Hardin Connor and his wife Myrtle. They lived there from 1910 until 1956. After 1956 the house suffered from some interior changes and additions, but a recent rehabilitation program by the current owner has restored much of its original character. The house is a good example of Prairie School styling, particularly in the interior suggestive of Tudor Revival.



THE J. T. MCLAUGHLIN HOUSE
1101 MARQUETTE NW
1905-1907

This is the home of J. T. McLaughlin, a manufacture of bricks but according to Sanborn maps this house is constructed of wood frame. It has a very low hip roof with wide overhanging eaves associated with the Prairie school. The arcaded veranda wraps around the south bay on the southside and a small shallow bay window on the west.

THE SIMMS-ANDERMAN HOUSE
415 11TH STREET NW
1910 (MAP #32)

Built between 1905 and 1907 for Solomonn Benjamin, a partner in the dry-goods firm of Weiller and Benjamin. This Classic Revival brick house was the childhood home of John F. Simms, Jr, later governor of New Mexico and his brother, Albert G. Simms II who was a regent of the University of New Mexico. In 1934 owner Anne Simms sold the house to G. R. Anderman, a prominent real estate man who was also active in civic affairs.



THE KATE NICHOLS CHAVES HOUSE
501 11TH STREET NW
1908-09 (MAP #4)

This Tudor revival house was designed in 1908–09 by Kate Nichols Chaves, wife of New Mexico's first Superintendent of Schools, Amado Chaves, and daughter of an architect/builder. Two-story brick house is capped with a cross gable to the south and gabled dormer to the north. A stone front porch under a separate hip roof leads to a fine entrance door surrounded by side and sky lights. The present owner was one of the founders of the Downtown Neighborhoods Association.



THE BERTHOLD SPITZ HOUSE
323 10TH STREET NW
1910 (MAP #33)

Designed by Architect Henry C. Trost, the Berthold Spitz is the best example of Prairie style architecture in Albuquerque. Based in El Paso, Trost and Trost Architects were a major firm in the southwest, designing several of the larger buildings in Albuquerque's downtown. Berthold Spitz was the first occupant of the house and was Albuquerque's postmaster from 1921 to 1933. (See photo on back cover.)





THE GRUNSFELD/HUBBELL HOUSE
909 COPPER NW
1883 (MAP #14)

The Grunsfeld/Hubbell house, an elegant brick cottage, is the only renaming house in this area built in the early railroad days. It was built by Albert Grunsfeld, a pioneer Jewish merchant. In 1901 it was sold to John Lorenzo Hubble, one of the pioneers in the development of Navajo trading. His other home at Ganado, Arizona is part of the *Hubble Trading Post National Historic Site*. It has dining room furniture from the house at 909 Copper.



THE ROSLINGTON HOUSE
311 12TH STREET
CA. 1925

George Roslington was an emigrant from England who became a prominent business man in Albuquerque, as the owner of the street car company and vice-president of the Occidental Insurance Company.



THE ARTHUR L. MARTIN HOUSE
516 11TH STREET NW
1905-1907

According to its present architect/owner, this home was constructed in 1905-1907 as a conventional four square, single story, bungalow of 896 square feet. Two subsequent pre-WWII additions brought the floor area up to 1,630 square feet. The owner and his wife purchased the house in 1991 and have been restoring it into a single family house ever since. The latest work was a restoration of the front of the house that removed an enclosure and restored the historic front porch.

JAMES CLARK

THE J. J. WEGS HOUSE
323 14TH STREET NW
1923 (MAP #36)

A 1923 building permit shows J. J. Wegs of Wegs and Thompson construction as the owner of this property. The modified mission house was built for \$5,000. Built of stuccoed brick with a flat roof, crenellated parapet walls, and each doorway with a surrounded merlon. The blending of form and decorative motif in this house is extremely successful and the result is a striking and original interpretation of mission themes.



THE POLLOCK/MCCANNA HOUSE
1115 TIJERAS NW
1908

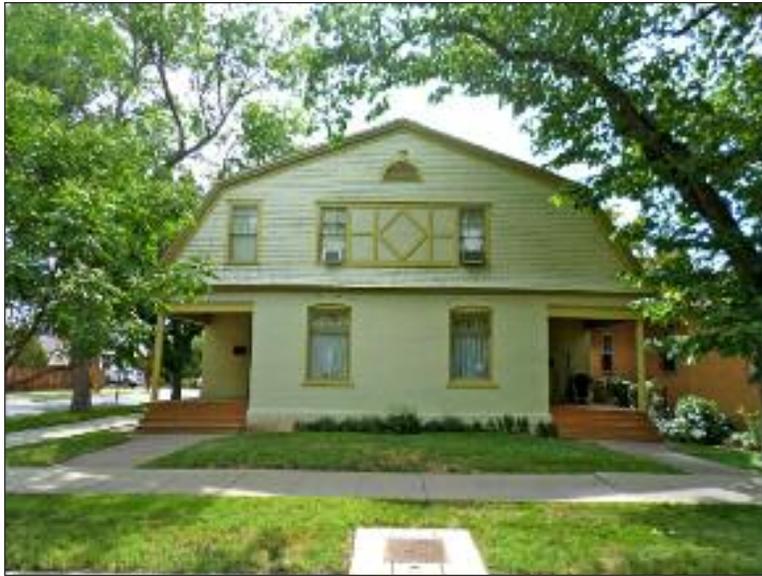
A very detailed example of Dutch Colonial Revival style, the house was home Robert Pollock, a sales agent for the Diamond Coal Co. It was sold to Frank Bond in 1925 and later to the McCanna family who owned the house for many years. The 1979 Historic District nomination stated that it was “one of the show places of the neighborhood.”



THE HESSELDEN HOUSE
11211 ROMA AVENUE NW
1882 (MAP #18)

This red-sandstone house is one of Albuquerque’s early post-railroad buildings, and one of the few examples of the Italianate style. It was built as a duplex with the entrance doors located on the east and west sides of the building. When the builder, Walter Trumbell, died in 1891 it was leased for 11 Years to various parties including the Gross Military Academy. It was purchased by Wallace Hesselden in 1902. The current owners restored much of the original interior and have it open as a bed and breakfast.





THE ALBERT MERCIER HOUSE
420 11TH STREET NW
1906

Built by Albert Mercier, a carpenter, this Dutch Colonial Revival with its wide gambrel roof is a striking and unusual house on 11th. The roof, broken only by hipped dormers on the north and south, fits tightly over the large square house, giving it the look of a Dutch barn. On the north and south sides, doors were added in the mid-1920s when it was converted to a fourplex. Though not in keeping with the original style of the house, these added doorways have gained their own historicity



THE WHITMER/MCKINNON HOUSE
504 LUNA NW
1920 (MAP #38)

When the Fourth Ward was nominated as a historic district in 1979 this Pueblo Revival Style house was in adaptive use as the Southwest Maternity Center. Whitmer was the manager of Whitmer, Jackson & Co., a sash and door manufacturer. Daniel McLinnon was a well known surgeon for the Lovelace Clinic. It has sense returned to its use as a residence and been featured on one of the DNA home tours.



THE HARRY OWENS HOUSE
412 11TH STREET NW
1908

Eclectic in style, this house is basically a brick rectangle, but its strange two story bay, projected at an angle to the southwest, breaks into any suggestion of regularity. The hipped roof with its wide boxed corners is interrupted by hipped dormers on the front and south sides. Harry Owens was an Albuquerque attorney.

THE WILLIAM B. LYONS HOUSE
901 ROMA AVENUE NW
1882

Dr. Lyons built this adobe house for his future wife Cory. The present owners have the original deed, plus the plat and a list of all the previous owners. The house has been expanded and updated over the decades. The last major renovation was done by Jamie Day who lived there from 2006 to 2001. Working on the plaster walls, tile, woodwork, light fixtures and doors, he did a masterful job. The present owners have added xeriscaping, solar panels and water catchments.



THE TOMEI HOUSE
908 LOMAS BLVD. NW
1923

Frank Tomei and his brother Leonello ran F. Tomei & Bro., merchant tailors. This is one of the excellent houses on Lomas Blvd. that have been converted into office space, mostly for law offices. The sloping low gable roof with its wide overhang is supported on the side by unusual “stairstep” brackets and exposed rafters form a simple decorative element in the roof’s overhang.



THE J.A. GARCIA HOUSE
908 TIJERAS AVENUE NW
C. 1906 (MAP #11)

This well preserved World’s Fair Classic Revival house was built for J. A. Garcia, a dealer in sheep, wool, hides and pelts. Semi-classical columns support the front porch and paired columns flank the sidelit entry door.





THE FEZ CLUB
809 COPPER AVENUE NW
1905-1908 (MAP #10)

The Fez Club building was a home for Jacob Weinman, co-owner of the Golden Rule Dry Goods Store. In 1920 the property was sold to Colonel George S. Breece, owner of the Breece Lumber Co. In 1950 the house was sold to the Ballut Abyad Shrine and became known as the Fez Club. Susan Dewitt wrote, "Although extensively remodeled it retains enough of its Worlds Fair Classic lines to be one of the most note-worthy buildings in Albuquerque."



THE J. H. O'RIELLY HOUSE
220 9TH STREET NW
1904 (MAP #28)

The 1977 Cultural Property application for NM Registration indicated that the interior of this Queen Anne style brick shingle house was in a bad state of repair, and had been divided into 3 apartments. The house was sold to the Fine & Faure law firm in 1989. They initiated a rehabilitation program which included all the utilities, wood trim, demolition of the apartments, restoring the front porch (which had been enclosed) and restoration of the historic detail which the O'Rielly house had displayed in the early 1900's.



THE J. E SAINT HOUSE
216 9TH STREET NW
1907 (MAP #31)

The Saint house is significant for its architecture; Dutch Colonial Revival is a fairly rare style in Albuquerque. The house was probably built at the same time as the O'Rielly house by the same owner. The earliest resident was J. E. Saint, manager of International Exportation Company.

THE ROSALIE DOOLITTLE HOUSE
1211 FRUIT AVENUE NW
1925 (MAP #39)

Rosalie Doolittle was the authority on plants in her day. She authored *Southwest Gardening* in 1953, started the Albuquerque Garden Club and hosted a radio program on gardening. The house is Spanish Mediterranean style with arched windows and doors. The owner spent six years restoring the house, work that included electrical, restoring hardwood floors, re-stucco, and re-roofing.



THE FARWELL/SIMMS HOUSE
211 14TH STREET NW
1906 (MAP #8)

Listed on the NM State register. Originally a New Mexican Vernacular cottage, it was remodeled in the 1930's. It was the home of Albert G. Simms, Albuquerque landowner, banker and politician who lived there from 1915 through 1929.



THE I. J. SCOTT HOUSE
317 14TH STREET
1925

I. J. Scott was a carpenter who may have designed and built the house. An 1886 Birds Eye View map of Albuquerque clearly shows this Queen Anne cottage with its mix of territorial and Gothic motifs. This early house has been modified in a number of minor ways over the years. The shed roof dormers appear to be early editions and the quarry-stone porch is more recent. Still the house keeps the evidence of its original date and style and is an excellent example of the mixtures of forms in Albuquerque houses after 1880.





THE GEORGE WILLIAMSON HOUSE
1201 FRUIT AVENUE NW
1923-1926 (MAP #40)

George M. Williamson was a major Albuquerque architect. Working as the Albuquerque representative of Trost & Trost Architects of El Paso, he worked on several projects including the Sunshine Building. Later, in his own practice, he designed several NM buildings, including the President's House at UNM, the Manual Arts building at old Albuquerque High and the Albuquerque Country Club building in 1926. An archive of his drawings is on file at UNM Zimmerman Library.



THE R. A. KISTLER HOUSE
1301 FRUIT AVENUE NW
1907

This house is an excellent example of Colonial Revival styling with its symmetrical design. At one-and-a-half stories, it sits under a gable roof with enclosed soffits and a small, lower side gable projecting from the northeast corner. R. A. Kistler, president of Kistler/Collister, an important Albuquerque clothing store lived there from 1912 through the 1940's.



THE MILTON HELLMICH HOUSE
1215 FRUIT AVENUE NW
1920

Built at a cost of \$9,000, this early adobe Spanish Pueblo Revival style house was expensive for a neighborhood where most new houses were costing between \$3,500 and \$6,000. E. C. Morgan was the architect for Hellmich, an attorney for the New Mexico Central Railroad. The house may be the first of this style in Albuquerque and is not as exaggerated as many early examples.

THE LEMBKE HOUSE
225 14TH NW
1924

Built by Lembke Construction in 1924, this unusual version of Mediterranean style was created for Arthur Proger, manager of the Albuquerque Gas and Electric Company. The flat roof of this one-story stuccoed frame house is capped with a parapet of wide merlons. The front facade is a surprising composition with arched windows sitting on either side of the colonnaded entry.



THE CHESTER CARNES HOUSE
1305 GRANITE AVENUE NW
1922 (MAP #3)

Although not located in the Fourth Ward HD, this house is placed here due to the similarity with the Lembke House shown above. The Chester Carnes house was built a year earlier, in 1923, and is most likely also the work of Lembke Construction. The house is significant for its imaginative interpretation of Mediterranean style. Chester Carnes was an optometrist, who advertised himself as making "eyeglasses that satisfy".



THE RAY L. MOORE HOUSE
1220 FRUIT AVENUE NW
1922

Ray L. Moore, was the secretary of the George Breese Lumber Company and the first long-time resident of this house. The Craftsman Bungalow style house has a ridge roof with both ends hipped. The Moore house has a pleasant east terrace-garden and landscaping that adds to the quality of the streetscape on this block, although it is quite distinct in style from the surrounding houses.





THE ROBERT MCLUGHAN HOUSE
815 MARQUETTE NW
1919

The McLughan house is an early and distinguished example of bungalow style, marked particularly by its brick construction and by careful attention to proportions and details. A low-gabled roof supported by brackets, sweeps over the east end of the full-length porch. Robert McLughan was an insurance agent.



THE JULIUS MANDELL HOUSE
315 12TH STREET NW
1912

This house is a surprising combination of bungalow form with Mission style modifications. Its features include the gabled roof, an intersecting gable forming the entrance porch and brick piers from which narrowing wood pillars rise to support the roof. Julius Mandell, an owner of a clothing store, was the first owner.



THE THOMAS P. KELEHER, JR. HOUSE
312 KELEHER NW
1910-1911 (MAP # 20)

An excellent example of bungalow style architecture, this house is one of three residences constructed for members of the prominent Keleher family.



908 FRUIT AVENUE NW



910 FRUIT AVENUE NW



905 FRUIT AVENUE NW



923 FRUIT AVENUE NW



521 LUNA BLVD. NW



601 LUNA BLVD. NW



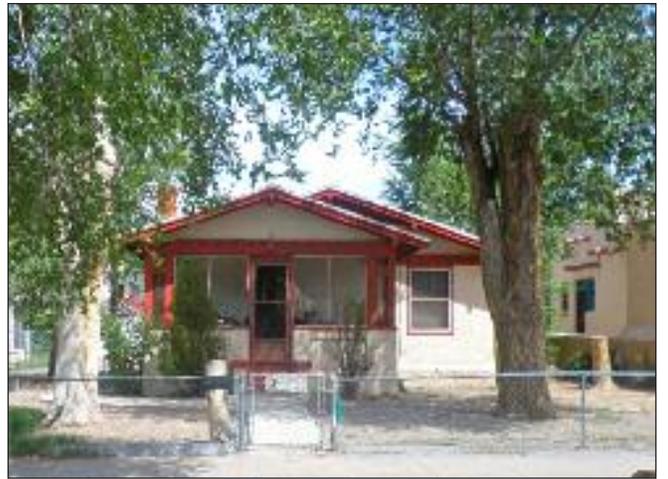
1014 FRUIT AVENUE NW



524 LUNA BLVD. NW



528 LUNA BLVD. NW



LUNA BLVD. NW



517 LUNA BLVD. NW



501 LUNA BLVD. NW

HOUSES IN THE EIGHTH STREET FORRESTER HISTORIC DISTRICT

Developed and largely built-up in the first decade of the 20th century, the Eighth Street/ Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alterations or intrusions. The district is most important for its small simple and attractive houses, scaled down versions of styles popular in the period between 1901 to 1925. The district is valuable for the unique neighborhood pattern established by long unbroken streets, for the collection of examples of cottage bungalow architecture which has not suffered from intrusive infill and for its contribution to architectural history in the unusual blending of pattern cottages and vernacular New Mexico forms. Most of the buildings in the district were built between 1904 and 1915, and of these, most can be best described as cottage style, with a few late adaptations of Queen Anne.

THE OESTREICH HOUSE

1013 8TH STREET NW

CA. 1898-1902 (MAP # 27)

The Oestreich House is constructed of alternate courses of ashlar-faced and smooth concrete block, with a hip roof and a central dormer window. It is typical of what may have been the most prominent kind of housing in Albuquerque at the turn of the century - small houses or cottages built for workers and their families. Basically a worker's cottage, the house is surrounded by other buildings of similar size and age.



THE CARRIE & JOHN FRENCH HOUSE

900 8TH STREET NW

1909 (MAP # 35)

The first owners of this house operated French's Jersey Dairy, the first Jersey dairy in Albuquerque. John Lamon French was the older brother of Chester T. French, the founder of French Mortuary. The present owners have lived there since 1998.





THE JAMES & ELLA BLYTHE HOUSE
1123 8TH STREET NW
1904-05 (MAP #1)

Blythe worked for the American Lumber Company located a few blocks northwest and the second largest employer in the city. The house is a romantic adobe cottage topped by a high-pitched roof. The recent addition of the handicapped ramp was done in a contextual manner that respects the historic quality of the house.



THE RIGHETTINI/OTIS HOUSE
903 FORRESTER NW
CA. 1905

This house was featured as a DNA Curb Appeal Appreciation Home of the Month in June 2013. The owners bought the house in June, 2010. As they began an extensive interior renovation they found clues to its history. Pencil art on a board inside a wall at the front of the house was dated 1905. A construction inspection tag dated 1928 in what was originally built as a garage. This structure has been transformed into a master bedroom suite.

DICK DEICHSEL



THE TOULOUSE HOUSE
1011 FORRESTER AVE. NW
1904

When the present owners restored the interior of the house they removed a recent low ceiling and found a wonderful wood archway between the living room and the dining room. They also moved the ceiling in the living room to the sloped rafters giving the entry area a fine sense of space. Jim Toulouse was a prominent Albuquerque attorney.

OWNER/BUILDER UNKNOWN
700 SLATE STREET NW
1913

A particularly fine cottage with details that suggest a transition between cottage and bungalow forms. Alternating patterns of smooth and rusticated cast stone are broken by large recessed ribbon wood casement windows. This small house sits on a miniscule lot with almost no room for landscaping. Its excellence lies in its fine proportions, including precise and restrained details.



THE MARY J. SAYERS HOUSE
706 SLATE STREET NW
1908

A good example of New Mexican vernacular adaption of Victorian motifs, the house blends elements of several styles with a form reminiscent of many Territorial adobe buildings. A distinctively New Mexican touch also appears in the portal, housed under the main roof, and in the tall 1/1 windows set in recessed segmental arches



THE METZ OLESON HOUSE
901 FORRESTER AVE. NW
1908

This elegant Queen Anne style house is one of the largest and most elaborate buildings in historic district. Metz Oleson was a millwright for American Lumber. His skill may have contributed to the fine woodwork in this house. The four mail boxes shown on the porch indicates that the house has been divided into apartments.





THE MILTON DOW HOUSE
910 8TH STREET NW
1907

This Queen Anne house with Classical Revival trim was built, probably for Milton Dow who owned the two lots it stands on and the next lot north. The house was owned by an elderly lady who died three years ago, leaving the house in terrible shape. It was purchased by a near-by home owner who had a new roof installed. Much work needs to be done to make this house habitable.



THE EDWARD FRANK HOUSE
1004 FORRESTER NW
1908

This basically square brick house is topped by a steep hipped roof with a centered front dormer, also hip-roofed. A late example of Queen Anne styling, this house is one of the most complex and interesting buildings in the 8th Street/Forrester Historic District.



THE FRANCIS-SAIZ HOUSE
905 8TH STREET NW
1907

This house is an excellent example of Queen Anne style at a cottage scale. It was owned 1901 through 1906 by W. B. Francis, a bookkeeper for the Whitney Company. At the time of the nomination as an historic property it had been owned for 30 years by the Pablo Saiz family. The present owner has completed a lot of restoration work on the house and has added a two-story addition on the rear.



1015 8TH STREET NW



1016 8TH STREET NW



1017 8TH STREET NW



1019 8TH STREET NW



1020 8TH STREET NW



1021 8TH STREET NW



1021 8TH STREET NW



1101 8TH STREET NW



1016 8TH STREET NW



1100 8TH STREET NW



1010 8TH STREET NW



1008 8TH STREET NW



806 FORRESTER AVE. NW



810 FORRESTER AVE. NW



814 FORRESTER AVE. NW



824 FORRESTER AVE. NW



1005 FORRESTER AVE. NW



914 FORRESTER AVE. NW



1017 FORRESTER AVE. NW



1016 FORRESTER AVE. NW



1009 FORRESTER AVE. NW



1010 FORRESTER AVE. NW



1015 FORRESTER AVE. NW



1023 FORRESTER AVE. NW

HOUSES IN THE MANZANO COURT HISTORIC DISTRICT

Platted in 1923 by Anna S. Gotshall, it is one of the last sub-divisions 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 against the grid plat and the concentration of Southwest Vernacular style houses. 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.

Update: With its mature landscape and maintenance over the years, the Manzano Court is a significant historic district. Although 1020 was listed as "non-contributing" in the 2003 National Register Form, it is now a strong contributor to the ambiance of the district. (1017 and 1024 remains non-contributing).



MANZANO COURT, LOOKING WEST



1020 MANZANO COURT NW 1925



1012 MANZANO COURT NW 1982



1018 MANZANO COURT NW 1927



1004 MANZANO COURT NW 1927



1001 MANZANO COURT NW 1927



1009 MANZANO COURT NW 1928



1013 MANZANO COURT NW 1925



1021 MANZANO COURT NW 1925

HOUSES IN THE WATSON HISTORIC DISTRICT

From the 1979 NM State Application for Registration of Cultural Properties: “This historic district of modest, finely crafted homes in the Spanish-Pueblo Revival style is significant both for its architecture and for its place in the history of Albuquerque’s growth and change. Set between Old Town and the Anglo building of the Downtown Neighborhoods, the Watson district is an important example of new construction filling in older areas of town with an appropriateness and care not to be found elsewhere in Albuquerque.

Leon Watson came to Albuquerque from a Depression related business failure in Florida about 1929-1930. By 1941, he had experience with both new building and remodeling of adobe buildings in Albuquerque, including the remodeling of an important adobe building just south of this district, at 109-121 Laguna.

Watson planned the houses he built in the Chacon Addition for an FHA loan market of middle-lower income families, but found that the FHA employees themselves were among the first purchasers. He pre-sold many of the houses, offering three to four building plans, with one to three bedrooms. Costs for the finished houses ranged from \$2,700 to \$4,800.”

Today the Watson Historic District with its mature landscaping and well designed additions to most of the houses (including street-side adobe walls) is an excellent urban complex reflecting good planning and a neighborhood showing its pride of place.

THE WATSON HOUSE 608 17TH STREET NW 1941 (MAP # 34)

The first house in the Chacon Addition, 608 17th was Leon Watson’s Model Home as he began development of this group of houses. The current owner is a retired planner, architect and historian. He and his wife have lovingly added two additions to the house using adobe to be in context with the historic Watson details. The house received a first prize in the 1987 Albuquerque Board of Realtor Awards Program and was featured in a Home and Garden TV program.



THE MILLIE SANTILLANES HOUSE 800 17TH STREET NW CA. 1942

The plain adobe walls of this house contain one of the most interesting interiors in Albuquerque. The original house was built by Leon Watson as a two bedroom. Two additions transformed the house into a four bedroom. Millie Santillanes (b. 1932, d. 2007) was a major force for Albuquerque and Spanish American culture, serving two terms as City Clerk and Director of Cultural Affairs. She is credited as getting Tiguex Park and the Museum of Art and History located near Old Town.





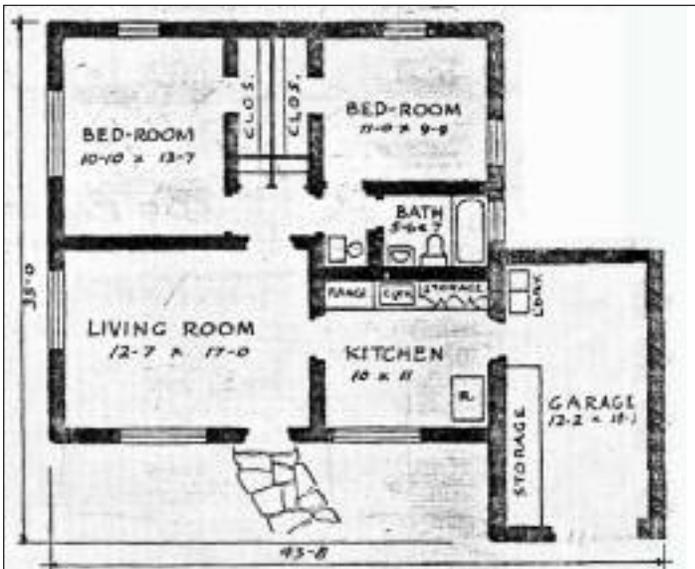
THE EVERT GRANTHAM HOUSE
600 16TH STREET NW
1942

Evert Grantham was a lawyer with the firm of Bratton and Spann. At the time of formatting this book, 600 16th was up for sale and listed at \$353,000. It is described as “an incredible Leon Watson Adobe, lovingly maintained and updated. Original charm with modern amenities! Truly the character of New Mexico in every room...”



THE PETE GARCIA HOUSE
709 16TH STREET NW
1942

This home is a study in contemporary adaptation by the architect/owner. The flow of the interior has been enhanced by re-imagining the division between the original house and an addition by the previous owners, resulting in an interconnected Living Room, Dining Room and Kitchen. What was once the main interior adobe structural corner is now the open social center of the house. A white-painted ceiling, new case-work and new lighting combine in a provocative composition of strong adobe bones and timeless minimalism.



FLOOR PLAN
TYPICAL WATSON 2BR HOUSE

What more could you want? With two bedrooms, bath, living/dining room and a kitchen it was a great starter house. Notice that all the walls and partitions were made of adobe (excepting closet). The houses were sold with a gray scratch-coat finish and the buyers chose the color of the final stucco coat. Its no wonder that many of the people employed at FHA were the first owners.



601 16TH STREET NW



607 16TH STREET NW



711 16TH STREET NW



1701 MARBLE AVE. NW 1927



707 16TH STREET NW



619 16TH STREET NW



709 16TH STREET NW



705 16TH STREET NW



712 16TH STREET NW



706 16TH STREET NW



710 16TH STREET NW



608 16TH STREET NW



725 17TH STREET NW



721 17TH STREET NW



607 17TH STREET NW



619 17TH STREET NW



608 17TH STREET NW



609 17TH STREET NW



615 17TH STREET NW



617 17TH STREET NW



619 17TH STREET NW



707 17TH STREET NW



1603 GRANITE AVE. NW NW



707 17TH STREET NW

HOUSES IN THE ORILLA DE LA ACEQUIA HISTORIC DISTRICT

Reprinted from the 1979 nomination for designation as an historic district: “The Al Lado del Acequia district (*name later changed to Orilla de la Acequia*) is important primarily as a small and little changed enclave of New Mexico vernacular architecture from the first two decades of the 20th century. The small houses and buildings of this neighborhood show a completely different tradition from those in other parts of the Perea Addition to the east. The houses show a continuity of Hispanic traditions of building in adobe that are only fitfully affected by the forms and decor of Anglo-American styling. Al Lado del Acequia is particularly notable because so little has changed there over the last 40 years... Though not part of Old Albuquerque Al Lado del Acequia is ecetically and architecturally far closer to the original Albuquerque than to the Anglo-built, Anglo-style houses to the east... The differences involve more than architectural style. In the Al Lado del Acequia older buildings sit closer to the street, with no appreciable setback, including two that are built out over the right-of-way of the street.”

THE HILARIO LOPEZ HOUSE 208 16TH STREET NW CA. 1907 (MAP #22)

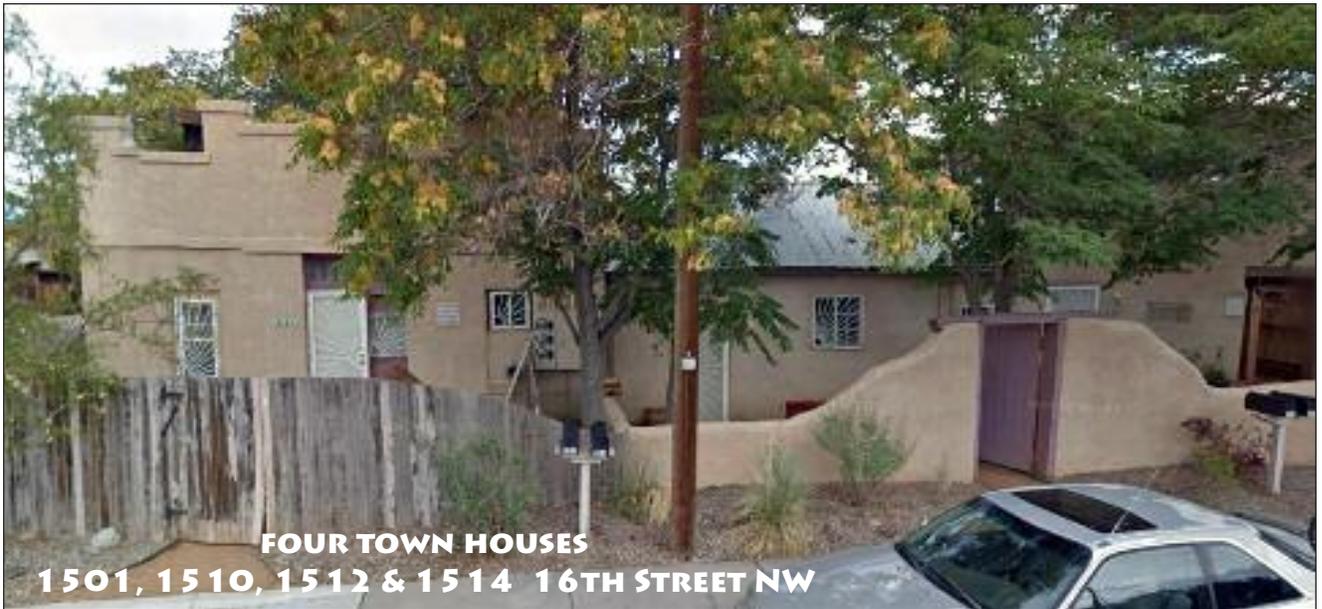
Almost hidden at the south end of the 16th street cul-de-sac, this house is the jewel of the neighborhood. A hipped roof with exposed rafters extends over the full-length porch which gives the house much of its character. The porch roof is supported by six elegant, non matching, columns. Hilario Lopez was a carpenter for the Santa Fe railroad. The excellence of the proportions in this house suggests that Lopez had a good eye for form.



THE DELFINA GURULE HOUSE 306 16TH STREET NW 1912 (MAP #15)

This is a T-shaped house with the front of the building topped by a truncated hip roof of corrugated metal. The long arm of the T, built in the back also has a metal sheathed roof. At the time the historic nomination was written (1979) Delfina Gurule was 96 years old and still living in the house she had built.





GOOGLE MAP IMAGE



FRESCO SIGN
228 16TH NW
CIRCA 1925

The E. Gallegos Grocery sign was preserved when the building was converted into four housing units. It is located on the SE corner of 16th & Fruit.



THE AMADO SALAS HOUSE
320 16TH STREET NW
CA. 1916

The first resident appears to be Amado Salas, a laborer, who lived there from 1916 through 1920. By 1926 it was a pool hall with one large room, later a restaurant. At the time of the historic designation it was owned by Robert Brown who remodeled it into a house. Built of adobe, it has a gable roof covered with corrugated metal. It is a simple New Mexico Vernacular building in good condition.

HOUSES & BUILDINGS OUTSIDE OF HISTORIC DISTRICTS

GOOD SHEPHERD CENTER
1 BROTHER MATHIAS PLACE
1923 TO PRESENT (MAP #25)

This is a campus of buildings that form the motherhouse of the worldwide Little Brothers of the Good Shepherd. The religious order was formed in 1951 when Archbishop Edwin Byrne asked Brother Mathias to found a new helping order in Albuquerque. Also known as the Marchant House.



THE W. E. MAUGER HOUSE
701 ROMA NW
1897 (MAP #30)

Maude Talbot, the daughter of a local tavern owner and liquor distributor, had the house constructed in 1897 at a cost of \$1,600. She sold it to Brittanica and William E. Mauger, who purchased the property in 1907 for \$4,350. Mauger owned the Raabe & Mauger Hardware store on 1st Street, but his primary business was buying raw wool from the Indians and shipping it to Boston for resale. The Wool Room, now a bedroom on the second floor, was originally an office for the wool business.



THE HENRY MANN HOUSE
723 14TH STREET NW
1905 (MAP #23)

This house was the home of the Mann family, major market gardeners in the turn-of-the century Albuquerque. Their large garden plot with an irrigated pond was located a few blocks northwest. The house is probably the earliest building in this north part of the Perea Addition. Gertrude Zackery owned the house for several years and redid the interior in a very personal, eclectic style that included a circular stair and the attic that was converted into a bedroom.





THE ERNA FERGUSSON HOUSE
1021 ORCHARD PLACE NW
1922 (MAP #3)

This house was the home of writer Erna Fergusson from 1922 to 1950. She grew up in La Glorieta which was then owned by her father, Harvey Fergusson, a prominent lawyer and son of Franz Huning, the builder of Castle Huning. 1021 Orchard is a very special adaption of Southwest Spanish Revival styling, reflecting Erna's preference for traditional adobe buildings in old Albuquerque. At the time she and her mother, Clara Fergusson, moved in, she was guiding her "Koshare" tours of the Southwest.



THE APOLONIO GONZALES HOUSE
1524 GRANITE AVE. NW
1915 (MAP #12)

The house is important for its architecture; it is a fine example of the strength of the New Mexican Vernacular tradition, as it blended with styles imported from, the east, but maintained its own distinctive character and identity. Apolonio Gonzales is listed in the 1915 City Directory as a resident, laborer, and may have built the house himself.



THE CHARLES LEFBER HOUSE
313 15TH STREET NW
1909 (MAP #21)

This house is important for its form, certainly not copied from any styles of the time, as nothing shows up elsewhere in Albuquerque. It was probably built by LeFeber, a foreman for Superior Lumber and Mill Company.



HARWOOD SCHOOL, 114 7TH STREET NW, 1925 (MAP #16) It was built in 1925 by Emily Harwood and her husband Thomas, a Methodist Minister as the Harwood Boarding School for Girls. Neo-classical brick in style, it has been site- adapted as a community art center and day school.

THE LUCIANO DURAN HOUSE
1805 LOMAS BLVD. NW
DATE UNKNOWN (MAP # 7)

The house appears to be one the oldest dwellings in Albuquerque, and is also typical of a type of building, the long, narrow, adobe building which was prevalent in Old Albuquerque and now almost entirely disappeared. The currently available record of the property begins with L. Duran, born in 1824, a descendent of Juan Rafael Duran, one of Albuquerque's original settlers.



THE LOUIS A. MCRAE HOUSE
601 MARBLE NW
1915 (MAP #26)

Louis McRae first worked for Louis Ilfield as a bookkeeper in the hides, pelts and wool business. Later he left Ilfield to work as manager of Frank Bonds Wool Warehouse Company. He lived in this house from 1915 until his death in 1965. Like many houses in this area it is now an office building.





LA GLORIETA, COURTYARD, - 1801 CENTRAL AVENUE, 1803 (MAP #24) Probably the oldest residence building in Albuquerque, it was known to be standing in 1803, but probably dates into the 17th Century. It was partially destroyed in the Pueblo revolt of 1680. Before becoming a part of the Manzano Day School, it was the home of U. S. Representative Franz Huning, historian Erna Fergusson, and Harvey Fergusson. See the La Glorieta nomination for more details.



THE ELIAS GONZALES HOUSE
821 12TH STREET NW
1912 (MAP #13)

The Gonzales house is important for its architecture, an unusual and idiosyncratic interpretation of Queen Anne form. It was built in 1911 or 1912, probably by long-time owner Elias Gonzales, who worked at the American Lumber Company, as did many other residents in the area between Lomas and Mountain Road.



THE A. W. HAYDEN HOUSE
609 MARBLE AVE. NW
1920 (MAP #17)

A bungaloid cottage is notable for the three parallel gables of its roofline, a shape not found elsewhere in Albuquerque. A. W. Haden, was a contractor and probable builder.



Three saints in the patio — at 1607 Granite Avenue NW. St. Francis Xavier, St. Michael Archangel and San Isidro were part of the religious parades at Old Town's San Felipe de Neri Catholic Church.



A Craftsman style interior — at 323 10th Street NW.

Albuquerque's
DOWNTOWN Neighborhoods Association
1500 Lomas Blvd. NW, Suite B, Albuquerque, NM 87104
www.abqdna.com

