

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: University Heights

Other names/site number: University Heights Addition

Name of related multiple property listing: N/A

2. Location

Street & number: Bounded by Harvard Drive, Carlisle Boulevard and Silver and Garfield Avenues

City or town: Albuquerque State: NM County: Bernalillo Zip Code: 87106

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>790</u>	<u>315</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>792</u>	<u>315</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling, multiple dwelling

Recreation and Culture: sports facility

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling, multiple dwelling

Recreation and Culture: sports facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals: Pueblo

Late 19th and 20th Century American Movements: Bungalow/Craftsman

Other: Pueblo-Spanish Revival style

Other: Territorial Revival style

Other: Mediterranean Revival style

Other: American Small House

Other: Ranch House

Other: Plain (No style)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Wood, Stucco, Glass, Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

University Heights is a residential subdivision in southeast Albuquerque in Bernalillo County, New Mexico. It is located on the East Mesa, roughly a mile and a half east of downtown and one block south of the University of New Mexico. In the early 20th century, the East Mesa was occupied by the university, houses clustered around Central Avenue, south of campus, and cattle ranches. In 1906, University Heights was platted in a uniform gridiron plan of streets that continued the downtown street plan established in the 1880s. The neighborhood stretched from Yale Avenue east to Girard Avenue. In 1916, the plat was extended from Girard Boulevard east to Carlisle Boulevard. The subdivision is laid out with a gridiron plan of streets and bisected by service alleys. The neighborhood is bounded by Silver and Garfield avenues and Harvard and Carlisle drives. The neighborhood, which is among the largest suburban subdivision in Albuquerque, was planned for middle-class residents. The west side developed first and includes earlier houses from the 1910s through the 1930s. The east side developed later with house styles and types that were popular from the 1930s through 1960, when the development was mostly complete. Local architects and builders designed the houses, which are one story and built in architectural styles and types common to Albuquerque, including the Mediterranean Revival, Spanish Pueblo Revival, Territorial Revival, Craftsman/Bungalow style, American Small Houses, and Ranch Houses. Streets are lined with sidewalks and sometimes Elm trees.

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Narrative Description

University Heights is a large residential subdivision in southeast Albuquerque, New Mexico. It is one of the earliest automobile suburbs on the East Mesa. The topography is low with gently undulating sand hills, interspersed by numerous arroyos. Central Avenue (U.S. Route 66) separates University Heights from the University of New Mexico to the north. D. K. B. Sellers platted the west half of University Heights from Yale Avenue to Girard Boulevard in 1906. Sellers added the east half of the neighborhood from Girard Boulevard to Carlisle Boulevard in 1916. These two plats form University Heights, which was laid out in a gridiron plan between 1906 and 1960.

The plan of streets at University Heights continued the downtown gridiron plan of streets. By 1960, when the neighborhood was complete, most newer subdivisions on the mesa embraced curvilinear streets and parks for the enjoyment of residents. University Heights streets are wide and lined with sidewalks (photos 6-7) and, in places, trees (photo 15). The gently undulating terrain allows visitors to see several blocks at a time (photos 6-7). The plan includes service alleys that bisect each block (photos 12, 23). The earliest sections of University Heights include houses with free-standing garages (photos 3, 11). Houses built later include attached garages (photos 22, 27). Wellesley Park is a small park with two tennis courts located at the southeast corner of Lead Avenue and Wellesley Drive. The park uses stone to level the site, which is surrounded by a chain link fence (photo 20).

House construction increased after the First World War when automobiles became more numerous. By 1924, about half of the lots on Harvard, Cornell, and Stanford drives were developed. By 1935, most of the lots on the west half of the neighborhood from Harvard Drive to Girard Boulevard were developed. Residential developments appeared on the east side of the mesa because the city annexed land on the Mesa in 1925. After the Second World War, construction increased as enrollment to the University of New Mexico expanded. Demand for housing increased because of the neighborhood's proximity to the University of New Mexico. Aerial photographs indicate that most of University Heights was completed by 1960.

University Heights includes numerous architectural styles that were built by local architects and builders from the 1920s. The Craftsman/bungalow style, which was popular throughout the nation (photos 1-4, 13), was built in the west side of the neighborhood. This style usually features a low-pitched, gabled roof; wide overhanging eaves, exposed rafter ends; decorative brackets; and front porches supported by battered or square columns. Hand-crafted stone and woodwork can be found in Craftsman-style houses. Bungalows can either be front-gabled, side-gabled, or cross-gabled. These examples can be seen on Harvard, Stanford, and Cornell drives. The house at 214 Stanford Drive is an excellent example of the Craftsman style. Other examples include 217 Carlisle, 207 Bryn Mawr, and 424 Richmond drives. The houses on 209 Stanford and 211 Vassar drives had open porches, which have since been screened. Sellers, the developer, built a log cabin in the Craftsman/bungalow style at 212 Tulane Drive in 1929. It is the only house in the neighborhood constructed of logs.

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By the mid-1920s, new residents wanted houses that expressed Spanish building traditions (photo 16). Builders found inspiration in California and Florida, adopting a Mediterranean style with stucco, red-roof tile, arches, and decorative parapets. This style incorporates references from the Spanish and Italian Renaissance and Venetian Gothic architecture. Houses were one story with rectangular-shaped floor plans, symmetrical façades, white stucco-covered walls, red-tile roofs, arched windows, and wrought-iron balconies. Mediterranean-style houses are located at 224 and 314 Wellesley, 406 Amherst, and 315 Tulane drives.

The Spanish Pueblo Revival-style derives mostly from the work of John Gaw Meem, who systematized the form and details of pueblo massing and Spanish-style details (photos 5, 10, 18, 21, 26, 28). The best examples in University Heights are low, one-story houses, with stucco, massing with rounded edges, and Spanish-style posts, corbels, vigas, and canales. The houses at 418, 420, and 422 Amherst Drive are similar with stucco-covered boxy forms and elaborate corner entrances supported by vigas, wood lintels, and decorative corbels.

The Territorial Revival style derives from a provincial form of the Greek Revival style during the 19th century (photo 25). Like the original style, it usually has white walls that are capped by brick cornices and porch posts and was built from 1935 to 1955. This style was defined by the incorporation of elements from classical architectural elements—pediments, columns, and copings—into buildings that incorporated regional architectural elements and materials such as flat roofs, adobe bricks, and wooden porch posts. Houses at 207 and 215 Amherst Drive are examples of this style.

The American Small House, which was built in suburbs across the country, represents a new type of single-family house (photo 21). The American Small House is a small, detached, single-family house that became one of the most widely built houses in the years after the Second World War. Architecturally, it is one story, simply and tightly massed, nearly square, with a gable roof and few architectural details to reduce building costs. It contains at a minimum three major rooms (living room, kitchen, and bedroom) and a maximum of five rooms (living room, dining room, kitchen, and two bedrooms). Some examples include a screened porch on the side.

In the 1930s and 1940s, the streamlined Moderne style was popular in University Heights (photo 19). These houses have flat roofs, stucco walls, glass-block windows, and round corners. The style is conveyed through details, including porthole windows, tube railings, and stripes. Examples include houses at 408 Dartmouth Drive, 323 Tulane Drive, and 213 Girard Boulevard.

The Ranch House, which was popular from the late 1940s through the 1960s, was a new modern house type (photos 22, 27). It is characterized by a long and low, one-story form that encloses clearly delineated public and private living spaces. The zoned interior includes public rooms, such as the kitchen, living room, and dining room and private rooms, such as bedrooms. The Ranch House is also defined by its ability to integrate indoor and outdoor space by using large picture windows, sliding glass doors, patios and terraces.

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Contributing and Noncontributing Resources

Contributing houses are each counted as one contributing building.
Contributing garages are counted as one contributing building.
The plan of streets is counted as one contributing structure.
Wellesley Park is counted as one contributing site

Noncontributing houses are each counted as one noncontributing building.
Noncontributing garages are each counted as one noncontributing building.

Integrity

In most instances, the University Heights neighborhood retains a high level of integrity. It retains its location and setting, which includes the plan of streets and the rhythm of one-and-two-story houses along the streets. The aspect of design is seen in the historic houses that remain unaltered or have had minor changes. The smaller houses often include alterations in their design because the small floor plan is sometimes enlarged with an addition or incorporating a free-standing garage into the main block. The larger Ranch Houses seldom feature major additions. Most houses have retained their form and architectural details. An important element of design is the grass front yards, which characterized most houses in the neighborhood until recent decades. The long-standing drought in New Mexico and water shortages have forced homeowners across the state to replace grass lawns with plants native to the region or develop other landscaping strategies to reduce the use of water.

The University Heights neighborhood reflects the development pressures that result from its proximity to the University of New Mexico. The west side of the historic district, roughly a dozen blocks between Harvard and Princeton drives, convey greater losses of integrity than the east side of the historic district because many houses have been subdivided into student apartments, neglected, and demolished. Some parcels have been filled with one-and-two-story apartment buildings (photos 6, 8-9). The plan, with its service alleys, remains intact throughout the historic district.

Most houses retain their historic materials and workmanship because they were built with a high level of craft. Later houses, including American Small Houses, and Ranch Houses, have had fewer structural problems. Houses designed in revival styles might seem vulnerable to the loss of rich details, but most of these houses retain the most significant attributes of style. Many of the houses built after the Second World War were built in modern styles that did not include many architectural details. One measure in which these houses communicated style was in materials. Brick and stucco were among the most popular exterior treatments and most of these remain. The replacement of historic doors and windows also diminishes the integrity of historic buildings. In many cases, the original opening was retained so harm to the original design was minimized. University Heights retains a high level of materials and workmanship.

University Heights, which retains high levels of location, setting, design, materials, and workmanship, also includes association with its significance as an early suburb on the East Mesa

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of Albuquerque because its gridiron plan is consistent with traditional planning efforts by the city before the Second World War. Its houses reflect architectural trends before and after the war. The neighborhood, through its plan and houses, possesses the aspect of feeling of the period from 1925 to 1960. The gridiron plan remains intact with most houses appearing unaltered.

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Table of Contributing and Noncontributing Resources

STREET NAME	ADDRESS	TYPE/STYLE	HOUSE=C/NC	GARAGE=C/NC
Amherst Drive SE	200		vacant	n/a
Amherst Drive SE	201		vacant	n/a
Amherst Drive SE	202		vacant	n/a
Amherst Drive SE	203		vacant	n/a
Amherst Drive SE	205		C	n/a
Amherst Drive SE	206	American Small House	C	n/a
Amherst Drive SE	207	Territorial Revival	C	n/a
Amherst Drive SE	208		C	n/a
Amherst Drive SE	209		C	n/a
Amherst Drive SE	210		C	n/a
Amherst Drive SE	211		NC	n/a
Amherst Drive SE	212	Territorial Revival	C	n/a
Amherst Drive SE	213		C	n/a
Amherst Drive SE	214	Spanish-Pueblo Revival	C	n/a
Amherst Drive SE	215	Territorial Revival	C	n/a
Amherst Drive SE	216	Bungalow	C	n/a
Amherst Drive SE	218	Pueblo Revival	C	n/a
Amherst Drive SE	219		C	n/a
Amherst Drive SE	220		C	n/a

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Amherst Drive SE	222	Pueblo Revival	C	n/a
Amherst Drive SE	223-227		NC	n/a
Amherst Drive SE	224		vacant	n/a
Amherst Drive SE	300	Bungalow	C	n/a
Amherst Drive SE	301		C	n/a
Amherst Drive SE	303		C	n/a
Amherst Drive SE	304	Pueblo Revival	C	n/a
Amherst Drive SE	305		NC	n/a
Amherst Drive SE	306	Pueblo Revival	C	n/a
Amherst Drive SE	307		C	n/a
Amherst Drive SE	308	American Small House	NC	n/a
Amherst Drive SE	309		C	n/a
Amherst Drive SE	310		NC	n/a
Amherst Drive SE	311	American Small House	C	n/a
Amherst Drive SE	312		NC	n/a
Amherst Drive SE	313		C	n/a
Amherst Drive SE	314		C	n/a
Amherst Drive SE	315		C	n/a
Amherst Drive SE	316	Pueblo Revival	C	n/a
Amherst Drive SE	317		C	n/a
Amherst Drive SE	318	Contemporary style	C	n/a

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Amherst Drive SE	319		C	n/a
Amherst Drive SE	320		C	n/a
Amherst Drive SE	321		NC	n/a
Amherst Drive SE	322		NC	n/a
Amherst Drive SE	323		C	n/a
Amherst Drive SE	324		NC	n/a
Amherst Drive SE	400-2		C	n/a
Amherst Drive SE	401		C	n/a
Amherst Drive SE	403	English Vernacular	C	n/a
Amherst Drive SE	404		C	C
Amherst Drive SE	405		C	n/a
Amherst Drive SE	406		C	n/a
Amherst Drive SE	407	Moderne	C	n/a
Amherst Drive SE	408		C	n/a
Amherst Drive SE	409		NC	n/a
Amherst Drive SE	410		C	n/a
Amherst Drive SE	411		NC	n/a
Amherst Drive SE	412		C	C
Amherst Drive SE	413		NC	n/a
Amherst Drive SE	414		C	n/a
Amherst Drive SE	415		C	n/a

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Amherst Drive SE	416	Pueblo Revival	C	C
Amherst Drive SE	417		NC	n/a
Amherst Drive SE	418		C	C
Amherst Drive SE	419	Pueblo Revival	C	n/a
Amherst Drive SE	420		C	C
Amherst Drive SE	421		C	n/a
Amherst Drive SE	422	Pueblo Revival	C	C
Amherst Drive SE	423		C	n/a
Amherst Drive SE	424		C	n/a
Bryn Mawr Drive SE	201		NC	n/a
Bryn Mawr Drive SE	202		NC	n/a
Bryn Mawr Drive SE	203		C	n/a
Bryn Mawr Drive SE	204		C	n/a
Bryn Mawr Drive SE	205		C	C
Bryn Mawr Drive SE	206		C	C
Bryn Mawr Drive SE	207		C	n/a
Bryn Mawr Drive SE	208		C	C
Bryn Mawr Drive SE	209		C	C
Bryn Mawr Drive SE	210		C	n/a
Bryn Mawr Drive SE	211		NC	n/a
Bryn Mawr Drive SE	212		C	n/a

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Bryn Mawr Drive SE	213		C	C
Bryn Mawr Drive SE	214		NC	n/a
Bryn Mawr Drive SE	215		NC	n/a
Bryn Mawr Drive SE	217		C	C
Bryn Mawr Drive SE	218		NC	n/a
Bryn Mawr Drive SE	219	Bungalow	C	n/a
Bryn Mawr Drive SE	220	American Small House	C	n/a
Bryn Mawr Drive SE	221		C	C
Bryn Mawr Drive SE	222	Bungalow	C	C
Bryn Mawr Drive SE	223		NC	n/a
Bryn Mawr Drive SE	224		C	n/a
Bryn Mawr Drive SE	301		C	n/a
Bryn Mawr Drive SE	302		C	n/a
Bryn Mawr Drive SE	303		C	n/a
Bryn Mawr Drive SE	304		C	n/a
Bryn Mawr Drive SE	305		C	NC
Bryn Mawr Drive SE	306		C	n/a
Bryn Mawr Drive SE	307		C	n/a
Bryn Mawr Drive SE	308		C	n/a
Bryn Mawr Drive SE	309		NC	n/a
Bryn Mawr Drive SE	310	Pueblo Revival	C	n/a

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Bryn Mawr Drive SE	311	Pueblo Revival	C	C
Bryn Mawr Drive SE	312		C	n/a
Bryn Mawr Drive SE	313		C	n/a
Bryn Mawr Drive SE	314		C	n/a
Bryn Mawr Drive SE	315		C	C
Bryn Mawr Drive SE	316		C	C
Bryn Mawr Drive SE	317		C	n/a
Bryn Mawr Drive SE	318	English Vernacular	C	n/a
Bryn Mawr Drive SE	319	Bungalow	C	n/a
Bryn Mawr Drive SE	320		C	n/a
Bryn Mawr Drive SE	321	Pueblo Revival	C	n/a
Bryn Mawr Drive SE	322		C	n/a
Bryn Mawr Drive SE	323		C	n/a
Bryn Mawr Drive SE	324		C	n/a
Bryn Mawr Drive SE	401	English Vernacular	C	n/a
Bryn Mawr Drive SE	402		NC	n/a
Bryn Mawr Drive SE	403		C	n/a
Bryn Mawr Drive SE	404		NC	n/a
Bryn Mawr Drive SE	405		C	n/a
Bryn Mawr Drive SE	406		C	n/a
Bryn Mawr Drive SE	408	Spanish Pueblo Revival	C	n/a

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Bryn Mawr Drive SE	410		C	C
Bryn Mawr Drive SE	411		NC	n/a
Bryn Mawr Drive SE	412		C	n/a
Bryn Mawr Drive SE	413		C	n/a
Bryn Mawr Drive SE	414	Spanish Pueblo Revival	C	n/a
Bryn Mawr Drive SE	415		NC	n/a
Bryn Mawr Drive SE	416		C	n/a
Bryn Mawr Drive SE	417	American Small House	NC	n/a
Bryn Mawr Drive SE	418	Pueblo Revival	C	n/a
Bryn Mawr Drive SE	419		NC	n/a
Bryn Mawr Drive SE	420		NC	n/a
Bryn Mawr Drive SE	421		NC	n/a
Bryn Mawr Drive SE	422		C	n/a
Bryn Mawr Drive SE	423-427		C	n/a
Bryn Mawr Drive SE	424		C	n/a
Carlisle Boulevard SE	201		vacant	n/a
Carlisle Boulevard SE	203		vacant	n/a
Carlisle Boulevard SE	205		NC	n/a
Carlisle Boulevard SE	207		NC	n/a

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Carlisle Boulevard SE	209		NC	n/a
Carlisle Boulevard SE	211		C	n/a
Carlisle Boulevard SE	213		C	n/a
Carlisle Boulevard SE	215	Pueblo Revival	C	n/a
Carlisle Boulevard SE	217	Bungalow	C	n/a
Carlisle Boulevard SE	219		vacant	n/a
Carlisle Boulevard SE	225		C	n/a
Carlisle Boulevard SE	301		NC	n/a
Carlisle Boulevard SE	303		NC	n/a
Carlisle Boulevard SE	305		NC	n/a
Carlisle Boulevard SE	309		NC	n/a
Carlisle Boulevard SE	311	Pueblo Revival	C	n/a
Carlisle Boulevard SE	313	Pueblo Revival	C	C
Carlisle Boulevard SE	315		NC	n/a
Carlisle Boulevard SE	317		C	n/a

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Carlisle Boulevard SE	319	Water tower house	C	n/a
Carlisle Boulevard SE	323		C	n/a
Carlisle Boulevard SE	401		C	n/a
Carlisle Boulevard SE	403		vacant	403
Carlisle Boulevard SE	405		C	n/a
Carlisle Boulevard SE	407		C	n/a
Carlisle Boulevard SE	409	American Small House	C	n/a
Carlisle Boulevard SE	411		C	n/a
Carlisle Boulevard SE	413		C	n/a
Carlisle Boulevard SE	415		vacant	n/a
Carlisle Boulevard SE	417	Ranch house	C	n/a
Carlisle Boulevard SE	419		vacant	n/a
Carlisle Boulevard SE	421		C	n/a
Cornell Drive SE	116		C	n/a
Cornell Drive SE	118-120		NC	n/a
Cornell Drive SE	122		C	n/a

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Cornell Drive SE	124		C	n/a
Cornell Drive SE	200		NC	n/a
Cornell Drive SE	201	Bungalow	C	C
Cornell Drive SE	202		NC	n/a
Cornell Drive SE	203		C	C
Cornell Drive SE	204		C	n/a
Cornell Drive SE	205	Bungalow	C	n/a
Cornell Drive SE	206-210		NC	n/a
Cornell Drive SE	207		NC	n/a
Cornell Drive SE	211	Pueblo Revival	C	C
Cornell Drive SE	212		C	n/a
Cornell Drive SE	213		NC	n/a
Cornell Drive SE	214		C	n/a
Cornell Drive SE	215		C	n/a
Cornell Drive SE	216		C	n/a
Cornell Drive SE	217		NC	n/a
Cornell Drive SE	218	Craftsman style	C	n/a
Cornell Drive SE	219		C	n/a
Cornell Drive SE	220	Bungalow	C	n/a
Cornell Drive SE	221	Bungalow	C	n/a
Cornell Drive SE	222		C	n/a

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Cornell Drive SE	223		C	C
Cornell Drive SE	301	Vacant	n/a	n/a
Cornell Drive SE	302	Vacant	n/a	n/a
Cornell Drive SE	304-306		C	n/a
Cornell Drive SE	305	Bungalow	C	n/a
Cornell Drive SE	307		NC	n/a
Cornell Drive SE	308		NC	n/a
Cornell Drive SE	309	Bungalow	NC	n/a
Cornell Drive SE	310		C	n/a
Cornell Drive SE	311	Contemporary style	NC	n/a
Cornell Drive SE	312		NC	n/a
Cornell Drive SE	313		NC	n/a
Cornell Drive SE	314		NC	n/a
Cornell Drive SE	315		NC	n/a
Cornell Drive SE	316		C	n/a
Cornell Drive SE	317		C	n/a
Cornell Drive SE	318		C	n/a
Cornell Drive SE	319	Bungalow	C	n/a
Cornell Drive SE	320		NC	n/a
Cornell Drive SE	321		C	n/a
Cornell Drive SE	322		NC	n/a

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Cornell Drive SE	323		C	n/a
Cornell Drive SE	324		C	n/a
Cornell Drive SE	401	Pueblo Revival	C	n/a
Cornell Drive SE	402		NC	n/a
Cornell Drive SE	403	Pueblo Revival	C	n/a
Cornell Drive SE	404		NC	n/a
Cornell Drive SE	405		NC	n/a
Cornell Drive SE	406		NC	n/a
Cornell Drive SE	408		NC	n/a
Cornell Drive SE	409		NC	n/a
Cornell Drive SE	410		NC	n/a
Cornell Drive SE	411		NC	n/a
Cornell Drive SE	412		C	C
Cornell Drive SE	413	Pueblo Revival	C	n/a
Cornell Drive SE	414		C	C
Cornell Drive SE	415	Vacant	n/a	n/a
Cornell Drive SE	416		NC	n/a
Cornell Drive SE	417		NC	n/a
Cornell Drive SE	419		NC	n/a
Cornell Drive SE	420		NC	n/a
Cornell Drive SE	421	Pueblo Revival	C	n/a

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Cornell Drive SE	422	Pueblo Revival	C	n/a
Cornell Drive SE	423		C	n/a
Cornell Drive SE	424	Pueblo Revival	C	n/a
Columbia Drive SE	105-107		C	n/a
Columbia Drive SE	108		C	n/a
Columbia Drive SE	109		C	n/a
Columbia Drive SE	110		NC	n/a
Columbia Drive SE	111		C	n/a
Columbia Drive SE	112		C	n/a
Columbia Drive SE	113		C	n/a
Columbia Drive SE	114		C	n/a
Columbia Drive SE	115		NC	n/a
Columbia Drive SE	116		C	n/a
Columbia Drive SE	117		NC	n/a
Columbia Drive SE	118		NC	n/a
Columbia Drive SE	120		NC	n/a
Columbia Drive SE	124		NC	n/a
Columbia Drive SE	141		NC	n/a
Columbia Drive SE	201		NC	n/a
Columbia Drive SE	202		C	n/a
Columbia Drive SE	204		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Columbia Drive SE	205		NC	n/a
Columbia Drive SE	206		C	n/a
Columbia Drive SE	208-212		C C C	n/a
Columbia Drive SE	209-213		NC	n/a
Columbia Drive SE	216		NC	n/a
Columbia Drive SE	217		NC	n/a
Columbia Drive SE	218		NC	n/a
Columbia Drive SE	219		NC	n/a
Columbia Drive SE	220		C	n/a
Columbia Drive SE	221		NC	n/a
Columbia Drive SE	222		C	n/a
Columbia Drive SE	223		NC	n/a
Columbia Drive SE	224		C	n/a
Columbia Drive SE	301-303		NC	n/a
Columbia Drive SE	302		C	n/a
Columbia Drive SE	304		C	n/a
Columbia Drive SE	305		C	C
Columbia Drive SE	306		NC	n/a
Columbia Drive SE	307		NC	n/a
Columbia Drive SE	308		C	C
Columbia Drive SE	309		C	NC

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Columbia Drive SE	310		NC	n/a
Columbia Drive SE	311		NC	n/a
Columbia Drive SE	312		NC	n/a
Columbia Drive SE	313		NC	n/a
Columbia Drive SE	314		NC	n/a
Columbia Drive SE	315		NC	n/a
Columbia Drive SE	316		C	n/a
Columbia Drive SE	317		NC	n/a
Columbia Drive SE	318		NC	n/a
Columbia Drive SE	319		C	C
Columbia Drive SE	320		NC	n/a
Columbia Drive SE	321		NC	n/a
Columbia Drive SE	322		NC	n/a
Columbia Drive SE	323		NC	n/a
Columbia Drive SE	324		NC	n/a
Columbia Drive SE	401		C	C
Columbia Drive SE	402		NC	n/a
Columbia Drive SE	403		C	n/a
Columbia Drive SE	404		C	n/a
Columbia Drive SE	405		C	C
Columbia Drive SE	406		C	C

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Columbia Drive SE	407		C	C
Columbia Drive SE	408		NC	n/a
Columbia Drive SE	409		C	C
Columbia Drive SE	410		NC	n/a
Columbia Drive SE	411		NC	n/a
Columbia Drive SE	412		NC	n/a
Columbia Drive SE	413		NC	n/a
Columbia Drive SE	414		NC	n/a
Columbia Drive SE	415		C	C
Columbia Drive SE	416		NC	n/a
Columbia Drive SE	417		C	C
Columbia Drive SE	418		C	n/a
Columbia Drive SE	419		NC	n/a
Columbia Drive SE	420		C	NC
Columbia Drive SE	421		NC	n/a
Columbia Drive SE	424		NC	n/a
Columbia Drive SE	425		C	n/a
Dartmouth Drive SE	117		C	n/a
Dartmouth Drive SE	119		C	n/a
Dartmouth Drive SE	121		C	n/a
Dartmouth Drive SE	123		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Dartmouth Drive SE	201		NC	n/a
Dartmouth Drive SE	202		C	n/a
Dartmouth Drive SE	203		C	n/a
Dartmouth Drive SE	204		C	n/a
Dartmouth Drive SE	205		NC	n/a
Dartmouth Drive SE	206		C	C
Dartmouth Drive SE	207		C	n/a
Dartmouth Drive SE	208		C	n/a
Dartmouth Drive SE	209		C	C
Dartmouth Drive SE	210		C	n/a
Dartmouth Drive SE	211		C	n/a
Dartmouth Drive SE	212		C	C
Dartmouth Drive SE	213		C	n/a
Dartmouth Drive SE	214		C	n/a
Dartmouth Drive SE	215		NC	n/a
Dartmouth Drive SE	216		C	n/a
Dartmouth Drive SE	217		NC	n/a
Dartmouth Drive SE	218		C	n/a
Dartmouth Drive SE	219		C	C
Dartmouth Drive SE	220		NC	n/a
Dartmouth Drive SE	221		C	C

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Dartmouth Drive SE	222		C	n/a
Dartmouth Drive SE	223		NC	n/a
Dartmouth Drive SE	224		C	n/a
Dartmouth Drive SE	225		NC	NC
Dartmouth Drive SE	300		C	n/a
Dartmouth Drive SE	301		C	n/a
Dartmouth Drive SE	302		C	n/a
Dartmouth Drive SE	303		C	n/a
Dartmouth Drive SE	305		C	n/a
Dartmouth Drive SE	306		C	n/a
Dartmouth Drive SE	307		C	n/a
Dartmouth Drive SE	308		C	C
Dartmouth Drive SE	309		C	C
Dartmouth Drive SE	310		C	n/a
Dartmouth Drive SE	311		C	n/a
Dartmouth Drive SE	312		C	n/a
Dartmouth Drive SE	313		NC	n/a
Dartmouth Drive SE	314		C	n/a
Dartmouth Drive SE	315		NC	n/a
Dartmouth Drive SE	316		C	n/a
Dartmouth Drive SE	317		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Dartmouth Drive SE	318		C	C
Dartmouth Drive SE	319		C	n/a
Dartmouth Drive SE	320		C	n/a
Dartmouth Drive SE	321		NC	n/a
Dartmouth Drive SE	322		C	n/a
Dartmouth Drive SE	323		C	n/a
Dartmouth Drive SE	324		C	n/a
Dartmouth Drive SE	401		C	n/a
Dartmouth Drive SE	402		C	n/a
Dartmouth Drive SE	403		C	n/a
Dartmouth Drive SE	404		C	n/a
Dartmouth Drive SE	405		NC	n/a
Dartmouth Drive SE	406		C	C
Dartmouth Drive SE	407		C	n/a
Dartmouth Drive SE	408		C	n/a
Dartmouth Drive SE	409		C	n/a
Dartmouth Drive SE	410		C	C
Dartmouth Drive SE	411		C	n/a
Dartmouth Drive SE	412		C	n/a
Dartmouth Drive SE	413		C	n/a
Dartmouth Drive SE	414		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Dartmouth Drive SE	415		NC	n/a
Dartmouth Drive SE	416		C	C
Dartmouth Drive SE	417		NC	n/a
Dartmouth Drive SE	418		C	C
Dartmouth Drive SE	419		C	n/a
Dartmouth Drive SE	420		C	C
Dartmouth Drive SE	421		C	C
Dartmouth Drive SE	422		C	C
Dartmouth Drive SE	423		C	n/a
Dartmouth Drive SE	424		C	C
Garfield Avenue SE	2419- 2423		C	n/a
Girard Boulevard SE	2708- 2709		NC	n/a
Girard Boulevard SE	113		C	n/a
Girard Boulevard SE	114		C	n/a
Girard Boulevard SE	115		NC	n/a
Girard Boulevard SE	116		NC	n/a
Girard Boulevard SE	117		NC	n/a
Girard Boulevard SE	118		C	n/a
Girard Boulevard SE	119		C	n/a
Girard Boulevard SE	120		NC	n/a
Girard Boulevard SE	121		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Girard Boulevard SE	122		NC	n/a
Girard Boulevard SE	123		C	n/a
Girard Boulevard SE	124		vacant	n/a
Girard Boulevard SE	201		C	n/a
Girard Boulevard SE	202		C	n/a
Girard Boulevard SE	203		C	n/a
Girard Boulevard SE	204		C	n/a
Girard Boulevard SE	205		C	n/a
Girard Boulevard SE	206		C	n/a
Girard Boulevard SE	207		NC	n/a
Girard Boulevard SE	208		C	n/a
Girard Boulevard SE	209		NC	n/a
Girard Boulevard SE	210		C	n/a
Girard Boulevard SE	211		NC	n/a
Girard Boulevard SE	212		NC	n/a
Girard Boulevard SE	213		C	n/a
Girard Boulevard SE	214		NC	n/a
Girard Boulevard SE	215		C	n/a
Girard Boulevard SE	216		C	n/a
Girard Boulevard SE	217		C	n/a
Girard Boulevard SE	218		NC	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Girard Boulevard SE	219		C	n/a
Girard Boulevard SE	220		C	n/a
Girard Boulevard SE	221		C	n/a
Girard Boulevard SE	222		NC	n/a
Girard Boulevard SE	223		C	n/a
Girard Boulevard SE	224		C	n/a
Girard Boulevard SE	220		C	n/a
Girard Boulevard SE	221		C	n/a
Girard Boulevard SE	222		NC	n/a
Girard Boulevard SE	223		C	n/a
Girard Boulevard SE	224		C	n/a
Girard Boulevard SE	300		C	n/a
Girard Boulevard SE	301		C	n/a
Girard Boulevard SE	302		NC	n/a
Girard Boulevard SE	303		C	n/a
Girard Boulevard SE	304		C	n/a
Girard Boulevard SE	305		NC	n/a
Girard Boulevard SE	306		C	n/a
Girard Boulevard SE	307		C	n/a
Girard Boulevard SE	308		C	C
Girard Boulevard SE	309		C	C

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Girard Boulevard SE	310		C	n/a
Girard Boulevard SE	311		C	n/a
Girard Boulevard SE	312		C	n/a
Girard Boulevard SE	313		NC	n/a
Girard Boulevard SE	314		NC	n/a
Girard Boulevard SE	315		C	n/a
Girard Boulevard SE	316		C	n/a
Girard Boulevard SE	317		C	n/a
Girard Boulevard SE	318		C	C
Girard Boulevard SE	319		C	n/a
Girard Boulevard SE	320		C	n/a
Girard Boulevard SE	321		NC	n/a
Girard Boulevard SE	322		C	n/a
Girard Boulevard SE	324		C	n/a
Girard Boulevard SE	401		C	n/a
Girard Boulevard SE	402		C	n/a
Girard Boulevard SE	403		C	n/a
Girard Boulevard SE	404		C	n/a
Girard Boulevard SE	405		NC	n/a
Girard Boulevard SE	406		C	C
Girard Boulevard SE	407		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Girard Boulevard SE	408		C	n/a
Girard Boulevard SE	409		C	n/a
Girard Boulevard SE	410		C	C
Girard Boulevard SE	411		C	n/a
Girard Boulevard SE	412		C	n/a
Girard Boulevard SE	413		C	n/a
Girard Boulevard SE	414		C	n/a
Girard Boulevard SE	415		NC	n/a
Girard Boulevard SE	416		C	C
Girard Boulevard SE	417		NC	n/a
Girard Boulevard SE	418		C	n/a
Girard Boulevard SE	419		C	n/a
Girard Boulevard SE	420		C	C
Girard Boulevard SE	421		C	C
Girard Boulevard SE	422		C	C
Girard Boulevard SE	423		C	n/a
Girard Boulevard SE	424		NC	n/a
Harvard Drive SE	205		C	n/a
Harvard Drive SE	206		C	n/a
Harvard Drive SE	207		C	n/a
Harvard Drive SE	208		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Harvard Drive SE	209		C	C
Harvard Drive SE	211		NC	n/a
Harvard Drive SE	212		C	C
Harvard Drive SE	213		C	C
Harvard Drive SE	214		C	n/a
Harvard Drive SE	215		NC	n/a
Harvard Drive SE	216		NC	n/a
Harvard Drive SE	217		C	n/a
Harvard Drive SE	218		C	n/a
Harvard Drive SE	219		C	
Harvard Drive SE	220		NC	n/a
Harvard Drive SE	222		C	C
Harvard Drive SE	223		vacant	n/a
Harvard Drive SE	300		NC	n/a
Harvard Drive SE	301		NC	n/a
Harvard Drive SE	304		NC	n/a
Harvard Drive SE	306		C	n/a
Harvard Drive SE	307		NC	n/a
Harvard Drive SE	308		C	n/a
Harvard Drive SE	309		C	n/a
Harvard Drive SE	310		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Harvard Drive SE	311		C	n/a
Harvard Drive SE	312		C	n/a
Harvard Drive SE	313		C	n/a
Harvard Drive SE	314		C	n/a
Harvard Drive SE	315		C	n/a
Harvard Drive SE	316		NC	n/a
Harvard Drive SE	317		C	n/a
Harvard Drive SE	318		C	n/a
Harvard Drive SE	320-324		vacant	n/a
Harvard Drive SE	402		NC	n/a
Harvard Drive SE	404		C	n/a
Harvard Drive SE	406		C	n/a
Harvard Drive SE	408		C	n/a
Harvard Drive SE	410		NC	n/a
Harvard Drive SE	412		NC	n/a
Harvard Drive SE	414		C	n/a
Harvard Drive SE	416		C	n/a
Harvard Drive SE	418		vacant	n/a
Harvard Drive SE	420		C	n/a
Harvard Drive SE	422		C	n/a
Harvard Drive SE	424		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Lead Avenue SE	2219-29		C	n/a
Lead Avenue SE	2315		C	n/a
Lead Avenue SE	2405		NC	n/a
Lead Avenue SE	2419		NC	n/a
Lead Avenue SE	2501		NC	n/a
Lead Avenue SE	2419-23		C	n/a
Lead Avenue SE	2602		C	n/a
Lead Avenue SE	2616		C	n/a
Princeton Avenue SE	108		C	n/a
Princeton Avenue SE	109		C	n/a
Princeton Avenue SE	110		C	n/a
Princeton Avenue SE	111		C	n/a
Princeton Avenue SE	112		NC	n/a
Princeton Avenue SE	113		C	C
Princeton Avenue SE	114		NC	n/a
Princeton Avenue SE	115		NC	n/a
Princeton Avenue SE	116		C	n/a
Princeton Avenue SE	117		NC	n/a
Princeton Avenue SE	118		C	n/a
Princeton Avenue SE	119		C	n/a
Princeton Avenue SE	120		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Princeton Avenue SE	121		C	n/a
Princeton Avenue SE	122		C	n/a
Princeton Avenue SE	123		C	n/a
Princeton Avenue SE	124		C	n/a
Princeton Avenue SE	201		NC	n/a
Princeton Avenue SE	202		C	n/a
Princeton Avenue SE	203		C	C
Princeton Avenue SE	204		C	n/a
Princeton Avenue SE	205		C	n/a
Princeton Avenue SE	206		NC	n/a
Princeton Avenue SE	207		NC	n/a
Princeton Avenue SE	208		C	n/a
Princeton Avenue SE	209		C	n/a
Princeton Avenue SE	210		C	C
Princeton Avenue SE	211		NC	n/a
Princeton Avenue SE	212		NC	n/a
Princeton Avenue SE	213		C	C
Princeton Avenue SE	214		C	n/a
Princeton Avenue SE	215		NC	n/a
Princeton Avenue SE	216		NC	n/a
Princeton Avenue SE	217		NC	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Princeton Avenue SE	218		C	n/a
Princeton Avenue SE	219		C	n/a
Princeton Avenue SE	220		C	C
Princeton Avenue SE	221		C	n/a
Princeton Avenue SE	222		NC	C
Princeton Avenue SE	223		NC	n/a
Princeton Avenue SE	224		C	n/a
Princeton Avenue SE	301		C	n/a
Princeton Avenue SE	302		NC	n/a
Princeton Avenue SE	303		C	n/a
Princeton Avenue SE	304		C	n/a
Princeton Avenue SE	305		NC	n/a
Princeton Avenue SE	306		C	n/a
Princeton Avenue SE	307		C	n/a
Princeton Avenue SE	308		C	n/a
Princeton Avenue SE	309		NC	n/a
Princeton Avenue SE	310		C	n/a
Princeton Avenue SE	311		NC	n/a
Princeton Avenue SE	312		C	n/a
Princeton Avenue SE	313		NC	n/a
Princeton Avenue SE	314		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Princeton Avenue SE	315		NC	n/a
Princeton Avenue SE	316		NC	n/a
Princeton Avenue SE	317		NC	n/a
Princeton Avenue SE	318		NC	n/a
Princeton Avenue SE	319		C	C
Princeton Avenue SE	320		NC	n/a
Princeton Avenue SE	321		C	n/a
Princeton Avenue SE	322		C	C
Princeton Avenue SE	321		C	n/a
Princeton Avenue SE	322		C	C
Princeton Avenue SE	323		C	n/a
Princeton Avenue SE	324		C	n/a
Princeton Avenue SE	401		C	n/a
Princeton Avenue SE	402		C	n/a
Princeton Avenue SE	403		C	n/a
Princeton Avenue SE	404		C	C
Princeton Avenue SE	405		C	n/a
Princeton Avenue SE	406		C	n/a
Princeton Avenue SE	407		C	n/a
Princeton Avenue SE	408		NC	n/a
Princeton Avenue SE	409		C	C

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Princeton Avenue SE	410		NC	n/a
Princeton Avenue SE	411		C	C
Princeton Avenue SE	412		NC	n/a
Princeton Avenue SE	413		NC	n/a
Princeton Avenue SE	414		C	n/a
Princeton Avenue SE	415		C	C
Princeton Avenue SE	416		C	C
Princeton Avenue SE	417		C	n/a
Princeton Avenue SE	418		NC	n/a
Princeton Avenue SE	419		C	n/a
Princeton Avenue SE	420		NC	n/a
Princeton Avenue SE	421		C	n/a
Princeton Avenue SE	422		C	n/a
Princeton Avenue SE	423		C	n/a
Richmond Drive SE	201		NC	n/a
Richmond Drive SE	202		C	n/a
Richmond Drive SE	203		C	n/a
Richmond Drive SE	204		NC	n/a
Richmond Drive SE	205		C	n/a
Richmond Drive SE	206		C	C
Richmond Drive SE	207		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Richmond Drive SE	208		C	n/a
Richmond Drive SE	209		C	n/a
Richmond Drive SE	210		NC	n/a
Richmond Drive SE	211		NC	n/a
Richmond Drive SE	212		C	C
Richmond Drive SE	214		C	n/a
Richmond Drive SE	215		NC	n/a
Richmond Drive SE	216		C	n/a
Richmond Drive SE	218		C	C
Richmond Drive SE	219		NC	n/a
Richmond Drive SE	220		C	n/a
Richmond Drive SE	222		C	n/a
Richmond Drive SE	223		C	n/a
Richmond Drive SE	224		C	n/a
Richmond Drive SE	301		C	C
Richmond Drive SE	302		C	n/a
Richmond Drive SE	303		C	C
Richmond Drive SE	304		C	n/a
Richmond Drive SE	305		NC	n/a
Richmond Drive SE	306		C	C
Richmond Drive SE	307		NC	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Richmond Drive SE	308		C	n/a
Richmond Drive SE	309		C	n/a
Richmond Drive SE	310		NC	n/a
Richmond Drive SE	311		C	NC
Richmond Drive SE	312		C	n/a
Richmond Drive SE	313		C	C
Richmond Drive SE	314		C	n/a
Richmond Drive SE	315		C	n/a
Richmond Drive SE	316		C	n/a
Richmond Drive SE	317		C	n/a
Richmond Drive SE	318	Vacant		n/a
Richmond Drive SE	319	Vacant		n/a
Richmond Drive SE	320		C	n/a
Richmond Drive SE	321	Vacant		n/a
Richmond Drive SE	322		C	n/a
Richmond Drive SE	323		C	n/a
Richmond Drive SE	324		C	n/a
Richmond Drive SE	401		C	n/a
Richmond Drive SE	402		NC	n/a
Richmond Drive SE	403		C	n/a
Richmond Drive SE	404		NC	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Richmond Drive SE	405		NC	n/a
Richmond Drive SE	406		C	n/a
Richmond Drive SE	407		C	n/a
Richmond Drive SE	408		C	C
Richmond Drive SE	409		NC	n/a
Richmond Drive SE	410		C	n/a
Richmond Drive SE	411		C	n/a
Richmond Drive SE	412		C	n/a
Richmond Drive SE	413		C	n/a
Richmond Drive SE	414		NC	n/a
Richmond Drive SE	415		C	n/a
Richmond Drive SE	416		C	n/a
Richmond Drive SE	417		NC	n/a
Richmond Drive SE	418		NC	n/a
Richmond Drive SE	419		C	n/a
Richmond Drive SE	420		NC	n/a
Richmond Drive SE	421		C	C
Richmond Drive SE	422		C	n/a
Richmond Drive SE	423		C	n/a
Richmond Drive SE	424		NC	n/a
Silver Avenue SE	2406-10		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Silver Avenue SE	3216-8		NC	n/a
Silver Avenue SE	3300		NC	n/a
Stanford Drive SE	110		C	n/a
Stanford Drive SE	111		C	n/a
Stanford Drive SE	113		NC	n/a
Stanford Drive SE	114		C	n/a
Stanford Drive SE	115		C	n/a
Stanford Drive SE	116		NC	n/a
Stanford Drive SE	117		C	n/a
Stanford Drive SE	118		C	C
Stanford Drive SE	119		C	n/a
Stanford Drive SE	120		C	n/a
Stanford Drive SE	121		C	n/a
Stanford Drive SE	123		C	n/a
Stanford Drive SE	202		NC	n/a
Stanford Drive SE	203		C	n/a
Stanford Drive SE	204		C	n/a
Stanford Drive SE	205		NC	n/a
Stanford Drive SE	206		NC	n/a
Stanford Drive SE	207		NC	NC
Stanford Drive SE	208		C	C

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Stanford Drive SE	209		C	C
Stanford Drive SE	210		C	n/a
Stanford Drive SE	211		C	n/a
Stanford Drive SE	212		C	n/a
Stanford Drive SE	213		NC	n/a
Stanford Drive SE	214		C	C
Stanford Drive SE	215		NC	n/a
Stanford Drive SE	216		C	n/a
Stanford Drive SE	217		C	n/a
Stanford Drive SE	218		C	n/a
Stanford Drive SE	219		C	n/a
Stanford Drive SE	220		C	C
Stanford Drive SE	221		C	n/a
Stanford Drive SE	301		NC	n/a
Stanford Drive SE	302		NC	n/a
Stanford Drive SE	303		vacant	n/a
Stanford Drive SE	306		NC	n/a
Stanford Drive SE	307		NC	n/a
Stanford Drive SE	308		NC	n/a
Stanford Drive SE	309		NC	n/a
Stanford Drive SE	310		C	n/a

University Heights

Name of Property

Bernalillo, New Mexico

County and State

Stanford Drive SE	311		NC	n/a
Stanford Drive SE	312		C	n/a
Stanford Drive SE	313		C	C
Stanford Drive SE	314		C	n/a
Stanford Drive SE	315		NC	n/a
Stanford Drive SE	316		NC	n/a
Stanford Drive SE	317		NC	n/a
Stanford Drive SE	318		NC	n/a
Stanford Drive SE	319		C	n/a
Stanford Drive SE	320		C	n/a
Stanford Drive SE	321		NC	n/a
Stanford Drive SE	322		C	n/a
Stanford Drive SE	323		C	n/a
Stanford Drive SE	324		C	n/a
Stanford Drive SE	401		NC	n/a
Stanford Drive SE	402		NC	n/a
Stanford Drive SE	403		NC	n/a
Stanford Drive SE	404		NC	n/a
Stanford Drive SE	405		C	n/a
Stanford Drive SE	406		C	n/a
Stanford Drive SE	407		NC	n/a

University Heights
Name of Property

Bernalillo, New Mexico
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Stanford Drive SE	408		NC	n/a
Stanford Drive SE	409		NC	n/a
Stanford Drive SE	410		NC	n/a
Stanford Drive SE	411		C	n/a
Stanford Drive SE	412		C	n/a
Stanford Drive SE	413		NC	n/a
Stanford Drive SE	414		C	n/a
Stanford Drive SE	415		NC	n/a
Stanford Drive SE	416		C	n/a
Stanford Drive SE	417		C	n/a
Stanford Drive SE	418		C	n/a
Stanford Drive SE	419		C	n/a
Stanford Drive SE	420		C	n/a
Stanford Drive SE	421		NC	n/a
Stanford Drive SE	424		NC	n/a
Tulane Drive SE	201		C	n/a
Tulane Drive SE	202		NC	n/a
Tulane Drive SE	203		C	n/a
Tulane Drive SE	204		C	n/a
Tulane Drive SE	205		C	n/a
Tulane Drive SE	206		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Tulane Drive SE	207		C	n/a
Tulane Drive SE	208		C	C
Tulane Drive SE	209		C	n/a
Tulane Drive SE	210		C	n/a
Tulane Drive SE	211		C	n/a
Tulane Drive SE	212		NC	n/a
Tulane Drive SE	213		C	n/a
Tulane Drive SE	214		NC	n/a
Tulane Drive SE	215		C	NC
Tulane Drive SE	216		C	C
Tulane Drive SE	217		C	C
Tulane Drive SE	218		NC	n/a
Tulane Drive SE	219		C	n/a
Tulane Drive SE	220		NC	n/a
Tulane Drive SE	221		C	n/a
Tulane Drive SE	223		C	n/a
Tulane Drive SE	224		C	C
Tulane Drive SE	300		C	
Tulane Drive SE	301		NC	n/a
Tulane Drive SE	302		C	C
Tulane Drive SE	303		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
County and State

Tulane Drive SE	304		C	n/a
Tulane Drive SE	305		C	n/a
Tulane Drive SE	306		C	C
Tulane Drive SE	307		NC	n/a
Tulane Drive SE	308		C	n/a
Tulane Drive SE	309		NC	n/a
Tulane Drive SE	310		C	C
Tulane Drive SE	311		C	n/a
Tulane Drive SE	312	Vacant	n/a	n/a
Tulane Drive SE	313		NC	n/a
Tulane Drive SE	315		NC	n/a
Tulane Drive SE	316	Vacant	n/a	n/a
Tulane Drive SE	317		NC	n/a
Tulane Drive SE	319		C	n/a
Tulane Drive SE	321		C	n/a
Tulane Drive SE	322		C	C
Tulane Drive SE	323		C	n/a
Tulane Drive SE	324		C	n/a
Tulane Drive SE	324		C	n/a
Tulane Drive SE	401		C	n/a
Tulane Drive SE	402		C	n/a

University Heights
Name of Property

Bernalillo, New Mexico
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Tulane Drive SE	403		C	NC
Tulane Drive SE	404		C	n/a
Tulane Drive SE	405		C	n/a
Tulane Drive SE	406		C	C
Tulane Drive SE	407		NC	n/a
Tulane Drive SE	408		C	C
Tulane Drive SE	409		NC	n/a
Tulane Drive SE	410		C	n/a
Tulane Drive SE	411		C	n/a
Tulane Drive SE	412		C	C
Tulane Drive SE	413		NC	n/a
Tulane Drive SE	414		C	n/a
Tulane Drive SE	415		NC	n/a
Tulane Drive SE	416		C	n/a
Tulane Drive SE	417		NC	n/a
Tulane Drive SE	418		C	n/a
Tulane Drive SE	419		C	n/a
Tulane Drive SE	420		C	n/a
Tulane Drive SE	421		C	n/a
Tulane Drive SE	422		C	n/a
Tulane Drive SE	423		NC	n/a

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Name of Property

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Tulane Drive SE	424		C	n/a
Vassar Drive SE	113		C	n/a
Vassar Drive SE	114		C	n/a
Vassar Drive SE	119		C	n/a
Vassar Drive SE	120		NC	n/a
Vassar Drive SE	121		C	n/a
Vassar Drive SE	123		NC	n/a
Vassar Drive SE	201		C	n/a
Vassar Drive SE	202		C	n/a
Vassar Drive SE	203		C	n/a
Vassar Drive SE	204		C	n/a
Vassar Drive SE	205		NC	n/a
Vassar Drive SE	206		C	n/a
Vassar Drive SE	207		C	n/a
Vassar Drive SE	208		C	n/a
Vassar Drive SE	209		C	n/a
Vassar Drive SE	210		C	C
Vassar Drive SE	211		C	n/a
Vassar Drive SE	212		NC	n/a
Vassar Drive SE	213		NC	C
Vassar Drive SE	214		NC	n/a

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Name of Property

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Vassar Drive SE	215		NC	n/a
Vassar Drive SE	216		C	n/a
Vassar Drive SE	217		C	n/a
Vassar Drive SE	218		NC	NC
Vassar Drive SE	219		C	n/a
Vassar Drive SE	220		C	C
Vassar Drive SE	221		C	n/a
Vassar Drive SE	222		C	n/a
Vassar Drive SE	223		C	n/a
Vassar Drive SE	300		C	n/a
Vassar Drive SE	301		C	n/a
Vassar Drive SE	302		C	n/a
Vassar Drive SE	303		NC	n/a
Vassar Drive SE	304		NC	n/a
Vassar Drive SE	305		C	n/a
Vassar Drive SE	306		C	n/a
Vassar Drive SE	307		NC	n/a
Vassar Drive SE	308-310		C	n/a
Vassar Drive SE	309		C	n/a
Vassar Drive SE	311		NC	n/a
Vassar Drive SE	312		C	NC

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Name of Property

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Vassar Drive SE	313		C	C
Vassar Drive SE	314		NC	n/a
Vassar Drive SE	315		C	n/a
Vassar Drive SE	316		C	n/a
Vassar Drive SE	317		C	n/a
Vassar Drive SE	318		NC	n/a
Vassar Drive SE	319		C	n/a
Vassar Drive SE	320		C	n/a
Vassar Drive SE	321		C	n/a
Vassar Drive SE	322		C	n/a
Vassar Drive SE	323		NC	n/a
Vassar Drive SE	324		NC	n/a
Vassar Drive SE	401		C	n/a
Vassar Drive SE	402		NC	n/a
Vassar Drive SE	403		C	C
Vassar Drive SE	404		C	C
Vassar Drive SE	405		NC	n/a
Vassar Drive SE	406		NC	n/a
Vassar Drive SE	407		NC	n/a
Vassar Drive SE	408		NC	n/a
Vassar Drive SE	409		NC	n/a

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Name of Property

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Vassar Drive SE	410		NC	n/a
Vassar Drive SE	411		C	C
Vassar Drive SE	412		NC	n/a
Vassar Drive SE	413		C	C
Vassar Drive SE	414		C	C
Vassar Drive SE	415		NC	n/a
Vassar Drive SE	416		C	n/a
Vassar Drive SE	418		C	n/a
Vassar Drive SE	419		NC	n/a
Vassar Drive SE	420		NC	n/a
Vassar Drive SE	422		NC	n/a
Vassar Drive SE	424		NC	n/a
Vassar Drive SE	425		C	n/a
Wellesley Drive SE	109		C	n/a
Wellesley Drive SE	121		C	n/a
Wellesley Drive SE	123		C	n/a
Wellesley Drive SE	203		NC	n/a
Wellesley Drive SE	205		C	n/a
Wellesley Drive SE	207		C	n/a
Wellesley Drive SE	208		C	n/a
Wellesley Drive SE	209		C	n/a

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Wellesley Drive SE	211		C	n/a
Wellesley Drive SE	213		C	n/a
Wellesley Drive SE	214		NC	n/a
Wellesley Drive SE	215		NC	n/a
Wellesley Drive SE	216		C	C
Wellesley Drive SE	217		NC	n/a
Wellesley Drive SE	218		C	C
Wellesley Drive SE	219		C	n/a
Wellesley Drive SE	220		C	n/a
Wellesley Drive SE	221		C	n/a
Wellesley Drive SE	222		C	C
Wellesley Drive SE	223		C	n/a
Wellesley Drive SE	224		C	n/a
Wellesley Drive SE	301		C	n/a
Wellesley Drive SE	302		C	n/a
Wellesley Drive SE	303		NC	n/a
Wellesley Drive SE	305		C	n/a
Wellesley Drive SE	307		C	n/a
Wellesley Drive SE	308		C	C
Wellesley Drive SE	309		NC	n/a
Wellesley Drive SE	310		C	n/a

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Name of Property

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Wellesley Drive SE	311		C	C
Wellesley Drive SE	312		C	C
Wellesley Drive SE	313		C	C
Wellesley Drive SE	314		C	n/a
Wellesley Drive SE	315		C	C
Wellesley Drive SE	316		C	C
Wellesley Drive SE	317		C	C
Wellesley Drive SE	318		NC	n/a
Wellesley Drive SE	319		C	C
Wellesley Drive SE	320		C	n/a
Wellesley Drive SE	321		C	C
Wellesley Drive SE	322		C	n/a
Wellesley Drive SE	324		C	n/a
Wellesley Drive SE	400		C	n/a
Wellesley Drive SE	401		C	n/a
Wellesley Drive SE	402		C	n/a
Wellesley Drive SE	403		C	n/a
Wellesley Drive SE	404		C	n/a
Wellesley Drive SE	405		C	n/a
Wellesley Drive SE	406		NC	n/a
Wellesley Drive SE	407		C	C

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Wellesley Drive SE	408		C	n/a
Wellesley Drive SE	409		C	C
Wellesley Drive SE	410		C	n/a
Wellesley Drive SE	411		C	C
Wellesley Drive SE	412		C	n/a
Wellesley Drive SE	413		C	n/a
Wellesley Drive SE	414		C	n/a
Wellesley Drive SE	415		C	n/a
Wellesley Drive SE	416		C	n/a
Wellesley Drive SE	417	Vacant	n/a	n/a
Wellesley Drive SE	419		C	n/a
Wellesley Drive SE	420		C	n/a
Wellesley Drive SE	421		C	n/a
Wellesley Drive SE	422		C	n/a
Wellesley Drive SE	423		C	n/a
Wellesley Drive SE	424		C	n/a

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1906-1960

Significant Dates

1906 — East side of University Heights platted

1916 — West side of University Heights platted

1960 — Last houses built in University Heights

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Fleming, Buela Nixon (architect)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

University Heights is significant at the local level under National Register Criterion A in the area of community planning and development because its gridiron plan, a continuation of the downtown plan of streets, is among the only large-scale early twentieth-century grid of streets in the East Mesa suburbs. Later suburbs embraced curvilinear streets, circles, and cul-de-sacs. University Heights is significant at the local level under National Register Criterion C in the area of architecture because it includes excellent representative examples of popular house types and styles through the first half of the 20th century, including the Craftsman style, Mediterranean

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Revival style, Spanish Pueblo Revival style, Territorial Revival style, Streamlined Moderne, American Small Houses, and Ranch Houses.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The National Register Significance of University Heights

University Heights is significant because the gridiron plan, with north-to-south streets and east-to-west avenues, is an excellent example of residential subdivision design that represents an early effort to continue the downtown gridiron pattern of roads on the East Mesa. This plan of streets was built downtown in early residential neighborhoods, such as Silver Hill, Huning Highlands, South Broadway, Barelás, Watson, and the Fourth Ward. University Heights is among the earliest and the few gridiron-street plans on the East Mesa. The plan represents a belief that development on the mesa would continue the established pattern of streets. University Heights, platted in 1906 and 1916 plats, was the model of urban planning until after the Second World War, when new ideas in planning emerged in Albuquerque.

The University Heights model of urban planning includes continuous gridiron pattern of streets that provide efficient east-to-west commuting routes and smaller north-to-south residential streets. Each block in University Heights, like most downtown neighborhoods, is bisected by a service alley for access to rear sheds and placement of utility poles.

Subdivisions developed on the East Mesa, mostly after the Second World War, are characterized by curvilinear street plans with low-traffic flow and flanked by major arterials for easy access to other parts of town. These new neighborhoods employed the Federal Housing Administration guidelines of 1936 for suburban development that included curvilinear streets, cul-de-sacs, and circles. The minimum standards used less pavement and slowed traffic, making the neighborhood safer for children. Examples of these postwar suburbs in Albuquerque include Broadmoor Addition (NRHP), Parkland Hills (NRHP), Netherwood Park, Altura Park, Alvarado Park, McDuffie Place, and Vista Larga (NRHP).

The west side of University Heights, west of Princeton Drive, and south of the University of New Mexico, includes lots that were among the first in the neighborhood to be developed. This part of the neighborhood attracted university professors, faculty, staff, and business owners who wanted to be near Central Avenue businesses.

University Heights is significant because the neighborhood includes excellent examples of early and mid-20th-century house styles and types of residential architecture, including the Craftsman style, Mediterranean Revival style, Pueblo-Spanish Revival, American Small House, and Ranch House.

Craftsman-style bungalows were built in the early 20th-century. These one-story houses feature steeply pitched gable roofs, porches, and they are clad with a variety of materials. Craftsman

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houses includes those at 222 and 509 Cornell Drive, 310 Stanford Drive, and 409 Columbia Drive.

The Spanish-Pueblo Revival style features a flat roof with low, rounded parapet walls, a smooth, stucco finish, often decorated with projecting *vigas* (roof beams) and *canales* (roof drain spouts), and wooden headers over doorways and windows. University Heights examples of this style include the house at 412 Stanford Drive, 404 Columbia Drive, and 312 Princeton Drive.

The Mediterranean Revival style features red tile roofs, light colored stucco facades, with arched doorways and window groupings. The houses at 407 Princeton Drive and 203 Vassar Drive are excellent examples.

The Streamline Moderne, first seen in the 1930s, features aerodynamic design that suggested movement and modernity. It stresses horizontal lines with curved forms, rounded corners, and glass block. This style is seen in houses at 203 Girard Boulevard and 408 Dartmouth Drive.

The American Small House was popular from the 1930s through the 1960s because its small, compact form was affordable after the Second World War. These houses usually had four or five small rooms and sometimes a side porch. Ornament was minimal to reduce building costs. American Small Houses in the neighborhood include examples at 401 and 403 Vassar Drive.

The Ranch House emerged in the early 20th century as a revolutionary form of house that became the most popular house type in the mid-20th century. Ranch houses are defined by their zoned interiors with public spaces (living room, dining room, and kitchen) and separate from the private spaces (bedrooms). Main facades are often closed to the street while the rear façade opens to the backyard with large windows and sliding-glass doors. Due to smaller sized lots in University Heights, Ranch Houses are smaller and more compact than in later developments on the mesa. Examples include the house at 208 Tulane Drive and 207 and 225 Amherst Drive.

Developmental history/additional historic context information

Early Suburbs in Albuquerque

Early development of the East Mesa included the establishment of the University of New Mexico in 1889, located one and a half miles east of downtown Albuquerque. The campus attracted residential development in the Terrace Addition to the south and west and the University Heights and Silver Hill Addition to the east. By the 1930s, commercial and residential development slowly moved east along Central Avenue.

A factor that brought many people to Albuquerque in the early 20th century was the dry climate, which was thought to be ideal for tuberculosis patients. The first sanatorium in Albuquerque opened in 1902, and by 1915 there were sixteen. These amenities were built on the sandhills between downtown and the East Mesa, particularly on Central Avenue. In 1915, it was estimated that tuberculosis patients made up more than 20 percent of the city's population. Albuquerque's

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population grew steadily in the early part of the 20th century from roughly 11,000 residents in 1910 to 35,500 by the end of the 1940s.

By the 1920s, the number of automobiles in the city rapidly increased, leading further development on the East Mesa. In 1936, U.S. Route 66 was realigned in an east-west direction along Central Avenue. During the next several decades, the road brought tourists and the construction of motels, restaurants, and automobile service stations.

When the United States entered the Second World War, Albuquerque was a junction for transcontinental railroad travel and automobile and truck traffic. Nuclear research at Sandia Laboratory in Albuquerque and Los Alamos Lab north of Santa Fe ensured that Albuquerque would be part of the nationwide postwar economic boom. In 1941, the United States Army Air Corps appropriated Albuquerque's small municipal airport. Renamed Kirtland Airfield, it served as an advanced flying school. The Army established two adjacent bases in Sandia and Manzano to store atomic weapons. Sandia Base, part of Los Alamos laboratory's top-secret Z Division, established a proving ground on the mesa to test traditional weapons. After the war, hundreds of scientists, technicians, and other specialists moved to Albuquerque to work at Kirtland.

After the war, thousands of military personnel assigned to military installations in Albuquerque chose to become permanent residents of the city. Albuquerque offered new employment opportunities at Kirtland Air Force Base and Sandia National Laboratories, conducting research and developing nuclear weapons. The University of New Mexico also saw growth following the war as service members took advantage of the GI Bill to further their education. Many took high-tech jobs at the nearby national labs. Although concern over tuberculosis diminished because of new vaccines, the health care industry continued to serve the city.

This improvement in the city's economy supported "quality of life" issues, which became essential to American families when deciding where to live after the war. Albuquerque had a comfortable climate, recreational opportunities, major highways, health care, educational facilities, and jobs. The appeal of Albuquerque is manifest by the city expanding its boundaries and its dramatic population increase in the postwar period. From 1945 to 1950, the city limits increased from 11 square miles to 49 square miles, and its population increased from 35,449 to 96,815. From 1950 to 1960, the city's boundaries increased to 61 square miles and its population more than doubled to 201,503.

Albuquerque experienced socio-economic changes from 1945 through 1975, particularly on the city's East Mesa. This is expressed in the city's architecture, which was influenced by the Modern Movement. Builders benefitted from a growing population, a burgeoning job market, demand for new homes, and miles of undeveloped Mesa. New houses were erected on the east side of the city where owners had clear unrestricted titles. Shortly after the war, the Mesa was overrun by surveying companies and construction vehicles as developers rushed to build houses.

In the 1950s, the city embraced the International Style, which became the prevailing mode for commercial design, and in urban planning. In 1946, a new type of retail complex, the strip shopping center, was completed at the corner of Central Avenue and Carlisle Boulevard on the East Mesa. In 1947, the Nob Hill Business Center, developed by R.B Waggoman and designed

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by Louis G. Hesseldon, was completed. This shopping strip offered residents an opportunity to shop at retail stores located in a U-shaped shopping plaza with a parking lot adjacent to the shops. Within a few years, small, one-story buildings lined Central Avenue from University Avenue east to Carlisle Boulevard. By the early 1950s, this pattern of storefront development appeared along the major thoroughfares of Lomas and Menaul boulevards north of Central Avenue by 1960.

Shopping centers, which are larger than strip centers and include ample parking, were built along major thoroughfares in new subdivisions, including Bel-Air, Hoffmantown, and Princess Jeanne. The first neighborhood shopping center is associated with the Knob Heights subdivision on south Carlisle Boulevard, north of Gibson Boulevard. In 1953, the Thrift Super Market opened in the Carlisle Village Center. In the early 1960s, the larger Parkland Hills Shopping Center opened on south San Mateo Boulevard, less than one mile from the Parkland Hills neighborhood.

Early Development of University Heights

D.K.B Sellers platted the first section of University Heights in 1906. Sellers then platted the east section of University Heights in 1916. He also constructed a water tank south of Central Avenue to alleviate a chronic water shortage.¹ Sellers, along with several prominent real estate developers, including Brownell and Lail and M.P. Stamm, contracted independent builders to construct houses in University Heights through the 1930s.² A successful architect, Beulah Nixon Fleming, introduced single- and multi-family residential designs throughout University Heights during the 1930s and 1940s. The plain stucco-frame houses exemplified efficiency that attracted builders during Albuquerque's economic boom in the 1940s.³ Between 1957 and 1960, Lead and Coal avenues were converted to one-way streets.

Houses in the historic district was mostly completed by the 1960s. Early residents were mostly middle-class Anglo-Americans and often arrived from outside New Mexico. Many residents were former health seekers who relocated to the state for tuberculosis treatment. The area was especially attractive to health workers and professors employed by the university. The 1937 "Who's who of New Mexico" recognized forty-four residents in the neighborhood: A third of them were professors, deans, or heads of departments at the University, reflecting the rapid growth of the neighborhood in the past decade. The neighborhood also included businessman, lawyers, physicians, and other professionals.

¹ The water tank on south Carlisle Boulevard was later remodeled as a private residence.

² Kammer (2000), E-28.

³ Fleming, Beulah. Architectural drawings and plans of residences and commercial buildings located in Albuquerque, New Mexico and other New Mexico cities from 1925-1961. University of New Mexico Center for Southwest Research, Albuquerque, NM.

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Methodology

This methodology explains the reasoning for identifying and evaluating the significance of neighborhoods on the East Mesa. It includes three components: the plan of streets, houses, and outbuildings (free-standing garages). The City of Albuquerque has not undertaken a comprehensive survey of the hundreds of neighborhoods that were developed on the East Mesa from roughly 1900 to the present. The East Mesa is a large, mostly flat expanse from roughly University Avenue to the west to the Sandia Mountains and Tijeras Pass to the east.

The New Mexico State Historic Preservation Office has developed a method for determining which among these many neighborhoods would qualify for listing in the area of community planning and development. Neighborhoods, also called subdivisions and additions, may be eligible if they meet the one or more of the criteria described below:

1. Neighborhoods with street plans that reflect significant early street plans or a significant later type of street plan. These may be plans that continue the city's gridiron plan of streets or depart from it with curvilinear streets. Not all street plans will be eligible.
2. Neighborhoods that reflect innovative street plans for a particular period.
3. Neighborhoods that incorporate significant landscape elements, such as parks and landscaped medians.

Neighborhoods on the East Mesa that may be eligible in the area of community planning and development may feature curvilinear streets and parks. These neighborhoods, which include Parkland Hills, Netherwood Park, Altura Park, Alvarado Park, McDuffie Place, and Vista Larga feature curvilinear streets, but without public parks.

Roughly five neighborhoods bounded by Constitution Avenue NE to the north, Central Avenue SE to the south, Washington Street to the west, and Wyoming Boulevard NE to the east are late additions that reverted to the gridiron plan of streets. Some of these neighborhoods have public parks, but most do not include parks. These neighborhoods, which include Fair West and La Mesa, would not likely meet the National Register Criteria in the area of community planning and development as described in the above paragraph. University Heights, however, is an early and large development on the Mesa that continued the city's plan of gridiron streets and would likely be eligible for listing in the National Register in the area of community planning and development.

Architecture is an essential component of neighborhoods on the East Mesa. Neighborhoods, which may not be eligible in the area of community planning and development, may be eligible for listing in the National Register in the area of architecture. "To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.
- Represent a significant and distinguishable entity whose components may lack individual distinction.

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Houses on the East Mesa can be considered in several categories. Some neighborhoods were created by developers who designed and built the houses. Some neighborhoods were created by developers who hired trained architects to design several models from which homebuyers selected their favored house. Another category of neighborhood is represented by developers who laid out the streets and lots and then invited homebuyers to select a trained architect to design their house. The last category is most likely to lead to a greater variety of houses and more high-style houses, but the three categories are important to understand the growth of the East Mesa.

Most houses on the East Mesa that are significant in the area architecture embody distinctive characteristics of period and type of construction. The earliest houses on the west side, in University Park, for example, were built beginning in roughly 1900, and feature small bungalow floor plans and Craftsman-style exteriors. Similar small houses, also on the west side, were built in the Pueblo Revival style. By the late 1930s, the American Small House was popular, also on the west side. This house type, popular nationwide, provided a small footprint with four or five rooms and was affordable for military veterans. The American Small house in Albuquerque most often appeared in the Pueblo Revival style because the style was already well known throughout the state and because attributes of the style, such as stucco walls and vigas, could be added without significant increases to the cost of the house. The most popular house type built on the East Mesa from the late 1940s through 1970 was the Ranch House. The Ranch House was popular because it was a large house, and because it could appear in a variety of architectural styles, including Pueblo Revival, Spanish-Pueblo Revival, Territorial Revival, Contemporary style, and the International Style. Ranch Houses can be found in most East Mesa neighborhoods; the Vista Larga neighborhood comprises almost exclusively Ranch Houses.

A neighborhood on the East Mesa may be eligible for listing in the National Register if it includes houses from the above-cited periods and in one or more of the described styles. A neighborhood may be significant if it includes excellent examples of a single house type. The neighborhood must have a significant concentration of historic houses necessary to convey its significance as a residential neighborhood and to distinguish it from adjacent or nearby communities that may not be eligible in the area architecture. The neighborhood proposed for listing must be evaluated in the areas of community planning and development and architecture in the context of the surrounding subdivisions and, if possible, in the larger context of the development of East Mesa.

Garages, especially those built in the 1920s and 1930s, were important components of residential architecture on the East Mesa. The small houses constructed during this period relied on garages for both storage of cars and household items. They also served as ad hoc workshops. Garages, during the early decades of the twentieth century were often attached to the main house, often with an interior connection to the house, especially the kitchen. Garages were also built as free-standing buildings alongside the main house or recessed behind it.

The University Heights nomination counted only free-standing garages as contributing or noncontributing resources. Garages attached to the main house were not counted because they are integrated into the design of the house. Free-standing garages may be counted as contributing buildings if they maintain integrity of design, materials, and workmanship. New roofs and

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replacement doors are acceptable changes. The garage must maintain its overall form, wood or stucco siding, and historic orientation to the street. Garages may be counted as buildings, along with the main houses. In University Heights, garages on the west side are mostly free-standing or attached to the main house. The east side includes more garages integrated into Ranch Houses. Free-standing garages appear on the sketch map as a second orange circle, which may be contributing or noncontributing as indicated. This can be confirmed by the information provided in the contributing and noncontributing table of resources in Section 7.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Caves, R. W. *Encyclopedia of the City*. New York: Routledge, 2004.

Dodge, William A. "A Survey of Albuquerque's Mid-Century Modernist Architectural Resources." Report prepared for the Planning Department, City of Albuquerque, 2013.

Harris, Cyril M., ed., *American Architecture: an illustrated encyclopedia*. New York: Norton, 1998.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

Etienne, Lunder Claude. "Housing Project for the University Heights, Albuquerque." (1967).
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Historic Preservation Division. "The American Small House." Georgia Department of Natural Resources, Historic Preservation Division, n.d.
<https://www.dca.ga.gov/sites/default/files/americansmallhouse.pdf>

David Kammer, "Albuquerque's 20th-Century Suburban Growth," New Mexico Office of the State Historian. New Mexico State Record Center and Archives, c.2004

Chris Wilson, "University Neighborhoods: History Handbook," Albuquerque, 1986.
http://www.uhanm.org/resources/University_Neighborhoods_History_Handbookreduced.pdf

Nob Hill Association, "Nob Hill is 100", <https://www.youtube.com/watch?v=37xHRoU9Wb8>

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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 222 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 35.079122 | Longitude: -106.620832 |
| 2. Latitude: 35.079054 | Longitude: -106.604534 |
| 3. Latitude: 35.073623 | Longitude: -106.604573 |
| 4. Latitude: 35.073712 | Longitude: -106.620860 |
| 5. Latitude: 35.080901 | Longitude: -106.617036 |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is indicated by a heavy red line on an attached sketch map drawn to scale and corresponding to the points of latitude and longitude in Section 10.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes the intact development historically associated with the University Heights.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: University Heights

City or Vicinity: Albuquerque

County: Bernalillo

State: New Mexico

Photographer: Steven Moffson

Date: Photographed: December 17-18, 2024;
January 9, 2025

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 29. 203-201 Harvard Drive, photographer facing northwest.
- Photo 2 of 29. 306-308 Harvard Drive, photographer facing west.
- Photo 3 of 29. 222 Cornell Drive, photographer facing east.
- Photo 4 of 29. 309 Cornell Drive, photographer facing west.
- Photo 5 of 29. 401 Cornell Drive, photographer facing west.
- Photo 6 of 29. Stanford Drive from Garfield Avenue, photographer facing north.
- Photo 7 of 29. 200 block of Standford Drive, photographer facing north.
- Photo 8 of 29. 109 Columbia Drive, photographer facing west.
- Photo 9 of 29. 316-320 Princeton Drive, photographer facing northeast.
- Photo 10 of 29. 303 Princeton Drive, photographer facing west.
- Photo 11 of 29. 411 Princeton Drive, photographer facing northwest.
- Photo 12 of 29. Alley between Princeton Drive and Vassar Drive, north of Silver Avenue, photographer facing north.
- Photo 13 of 29. 222 Vassar Drive, photographer facing northeast.
- Photo 14 of 29. 319 Dartmouth Drive, photographer facing west.
- Photo 15 of 29. 200 block of Richmond Drive, photographer facing northwest.
- Photo 16 of 29. 320 Richmond Drive, photographer facing west.
- Photo 17 of 29. 223 Richmond Avenue, photographer facing west.
- Photo 18 of 29. 212-210 Bryn Mawr Drive, photographer facing northeast.
- Photo 19 of 29. 205 Bryn Mawr Drive, photographer facing east.
- Photo 20 of 29. Wellesley Tennis Courts, photographer facing east.

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Photo 21 of 29. 307-305 Wellesley Avenue, photographer facing east.

Photo 22 of 29. 416 Wellesley Drive, photographer facing southwest.

Photo 23 of 29. Alley between Tulane and Amherst, view from Garfield, photographer facing north.

Photo 24 of 29. 207 Tulane Drive, photographer facing east.

Photo 25 of 29. 207 Amherst Drive, photographer facing east.

Photo 26 of 29. 422-420 Amherst Drive, photographer facing northeast.

Photo 27 of 29. 225 Carlisle Boulevard, photographer facing east.

Photo 28 of 29. 319 Carlisle Boulevard, water tank house, photographer facing northwest.

Photo 29 of 29. 200 block of Carlisle Boulevard, photographer facing northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

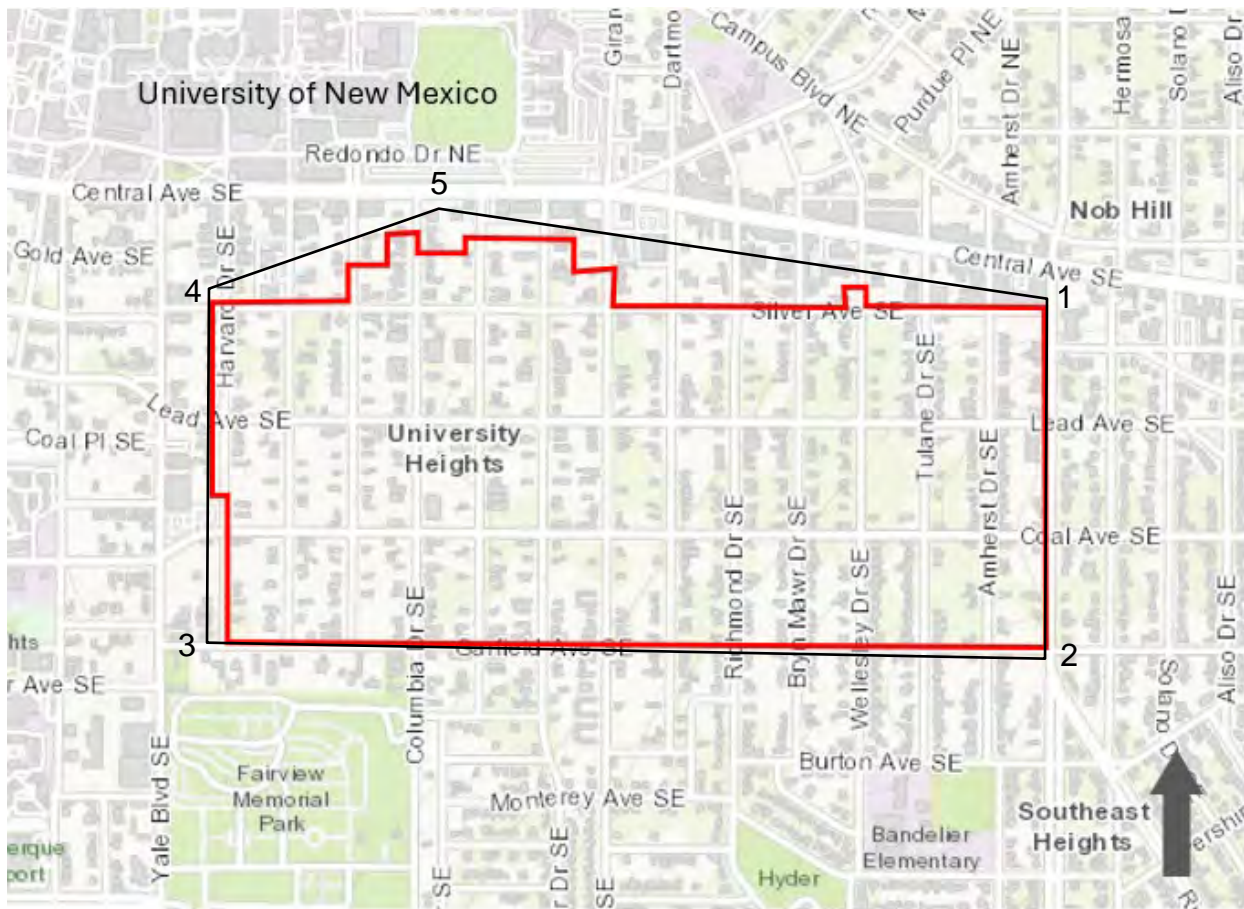
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Location Map

National Register boundary



Approximate scale: one inch = 700 feet

1. Latitude: 35.079122 Longitude: -106.620832

2. Latitude: 35.079054 Longitude: -106.604534

3. Latitude: 35.073623 Longitude: -106.604573

4. Latitude: 35.073712 Longitude: -106.620860

5. Latitude: 35.080901 Longitude: -106.617036

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Sketch Map

National Register boundary 

Aproximate scale: one inch = 550 feet


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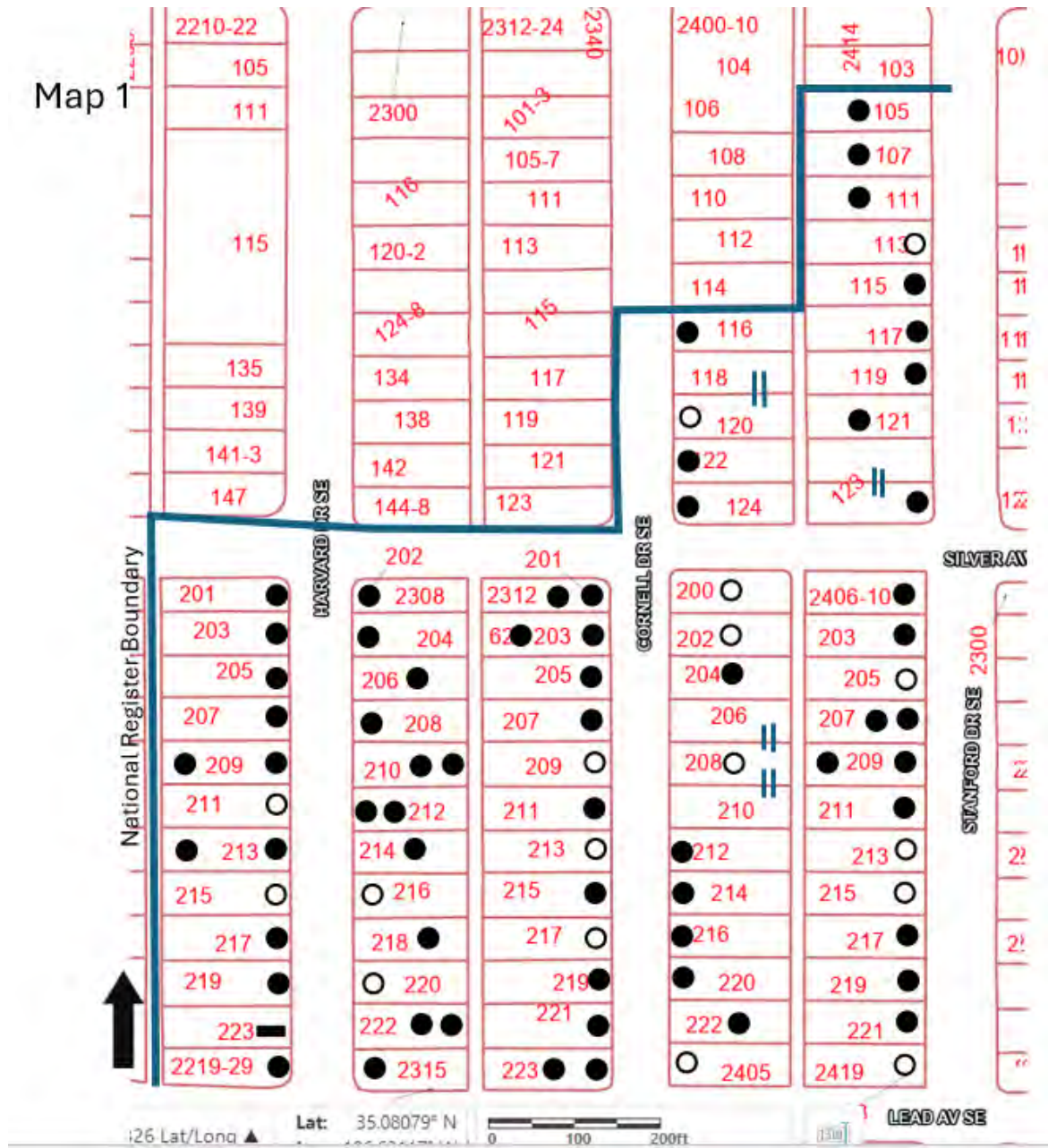
Sketch Map Key

National Register boundary 

No scale

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National Register boundary —

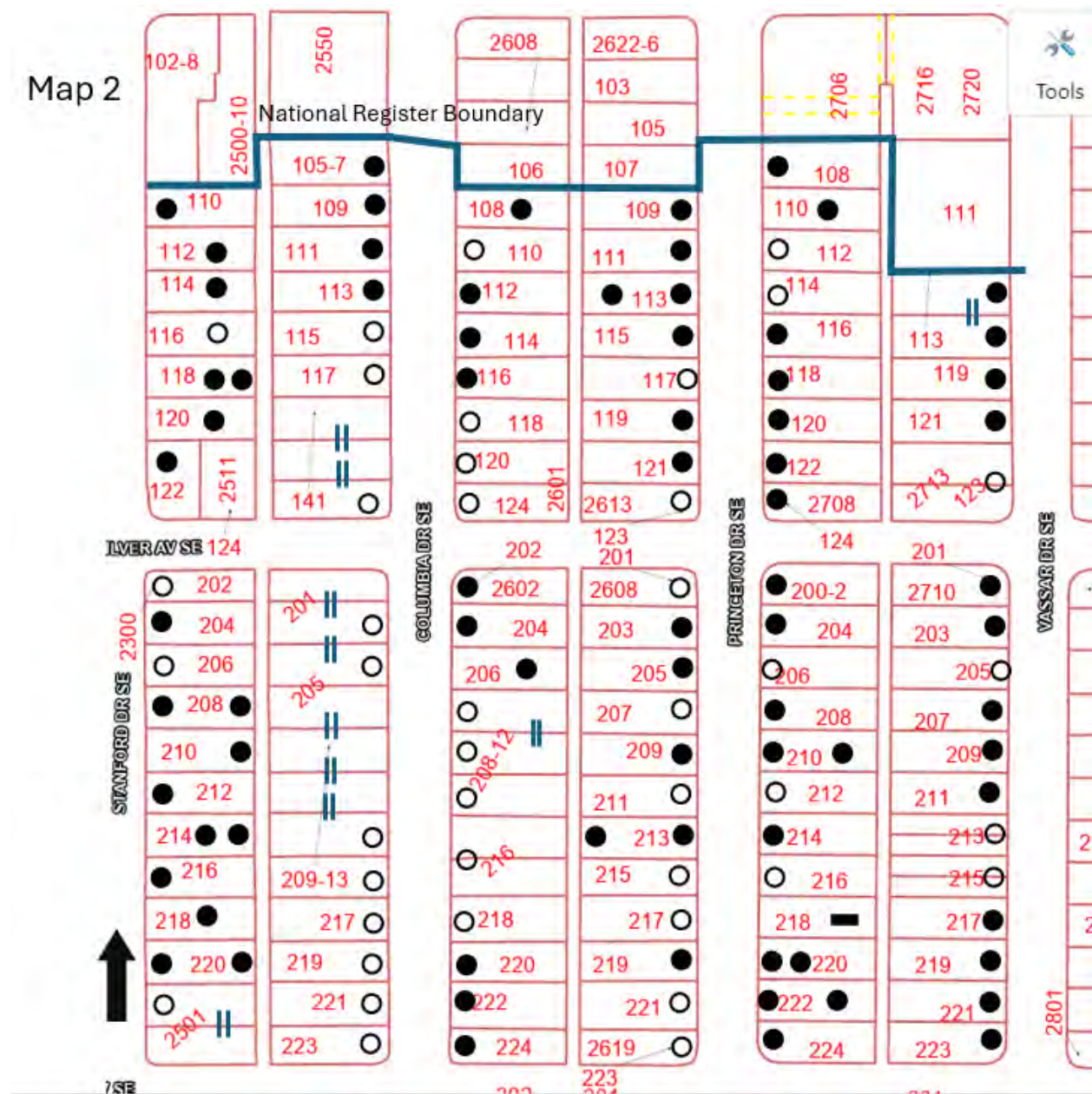
Contributing Resource ●

Noncontributing Resource ○

Vacant Parcel ■

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National Register boundary

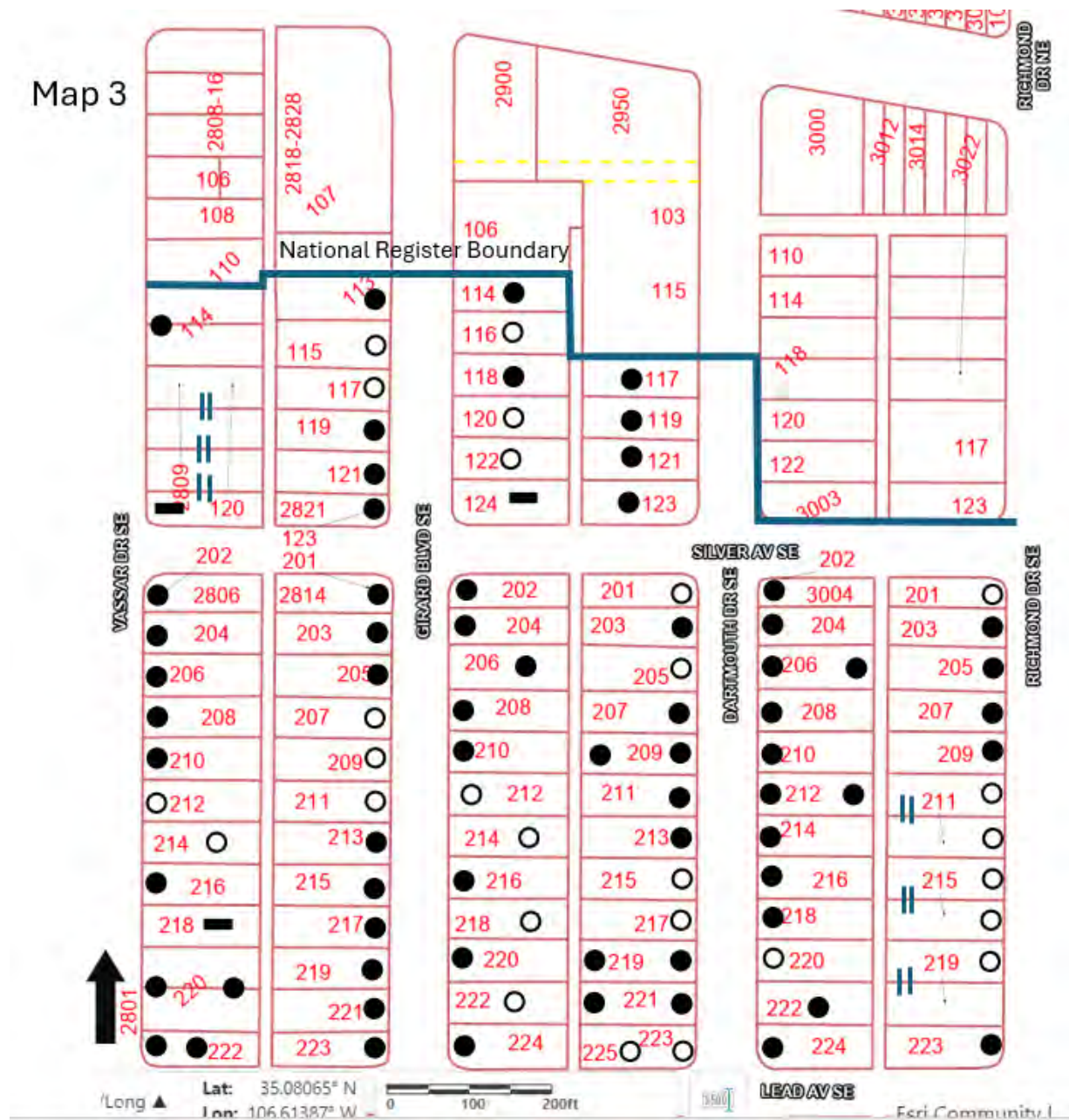
Contributing Resource

Noncontributing Resource

Vacant Parcel

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University Heights
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National Register boundary

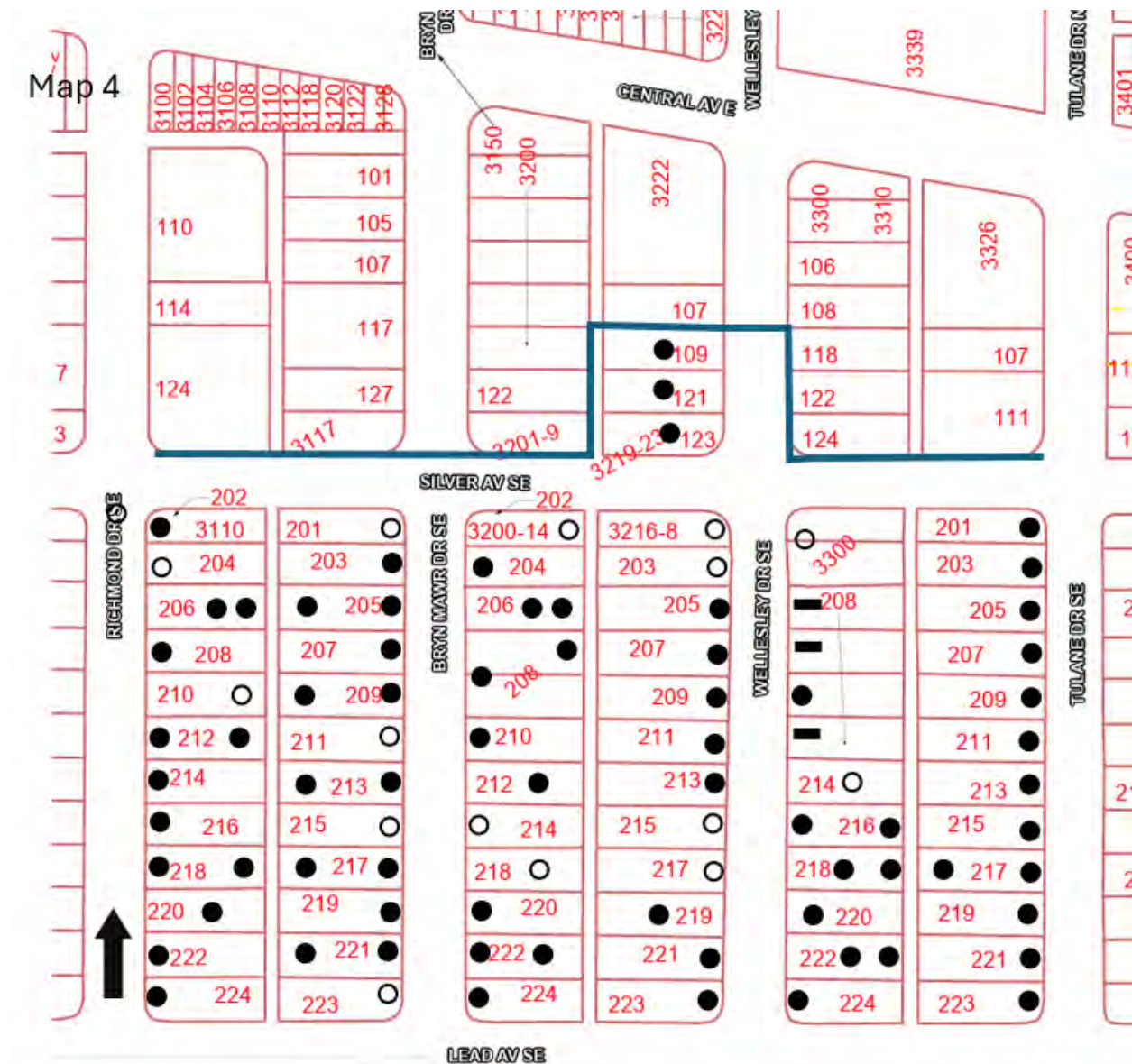
Contributing Resource ●

Noncontributing Resource ○

Vacant Parcel ■

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University Heights
Bernalillo County, New Mexico

National Register boundary

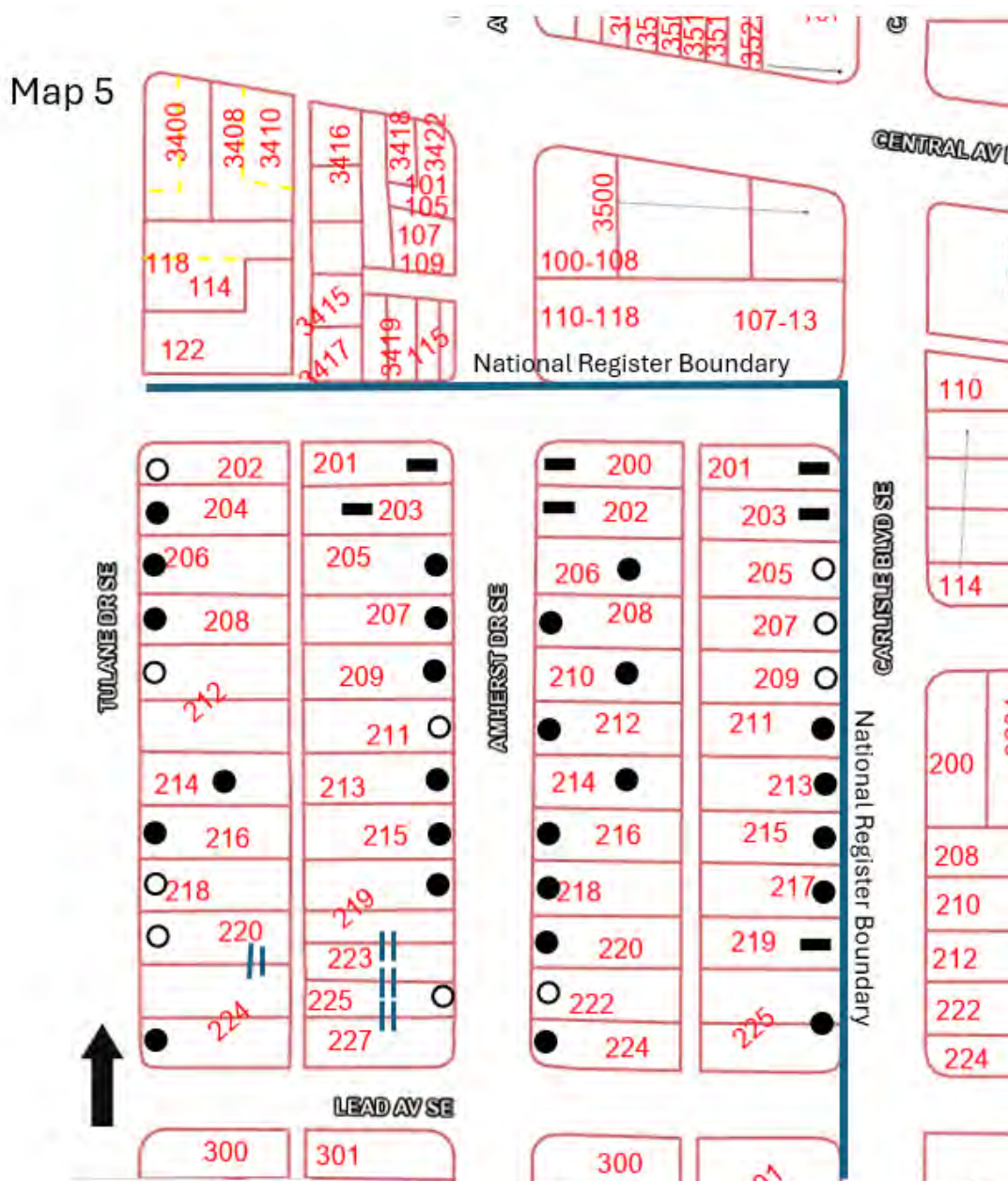
Contributing Resource

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National Register boundary —————

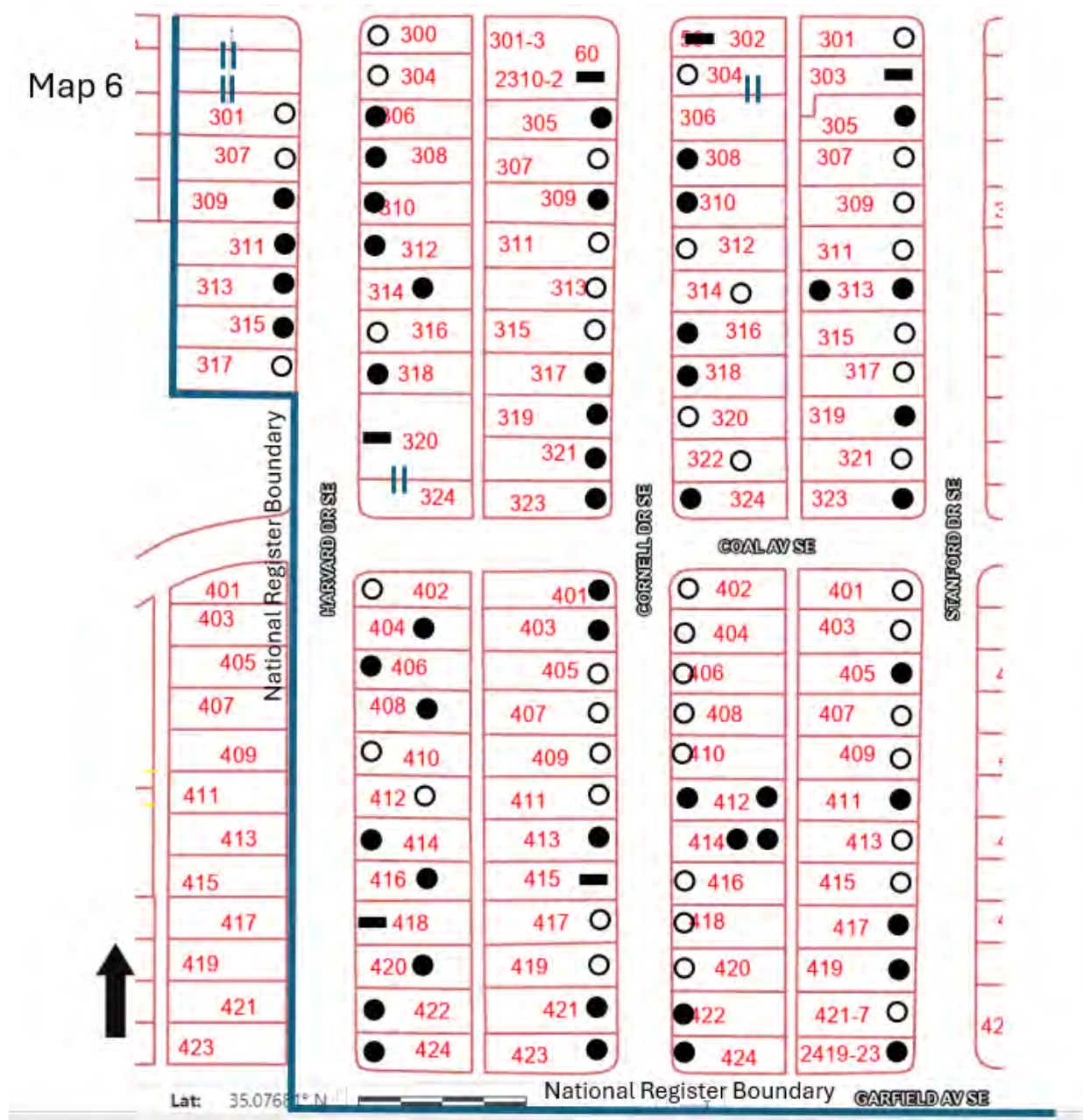
Contributing Resource ●

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Vacant Parcel ■

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National Register boundary

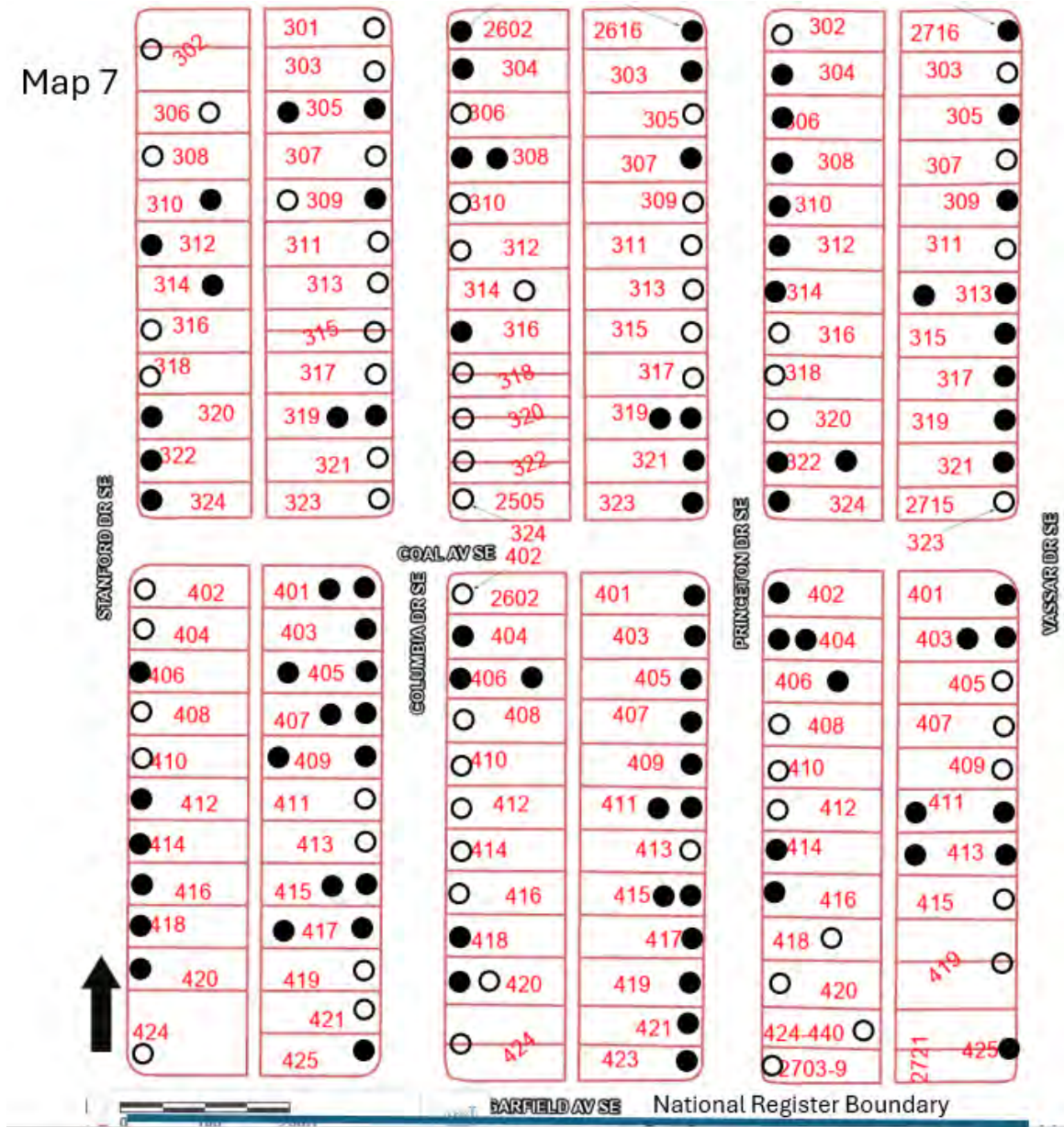
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Vacant Parcel

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National Register boundary —————

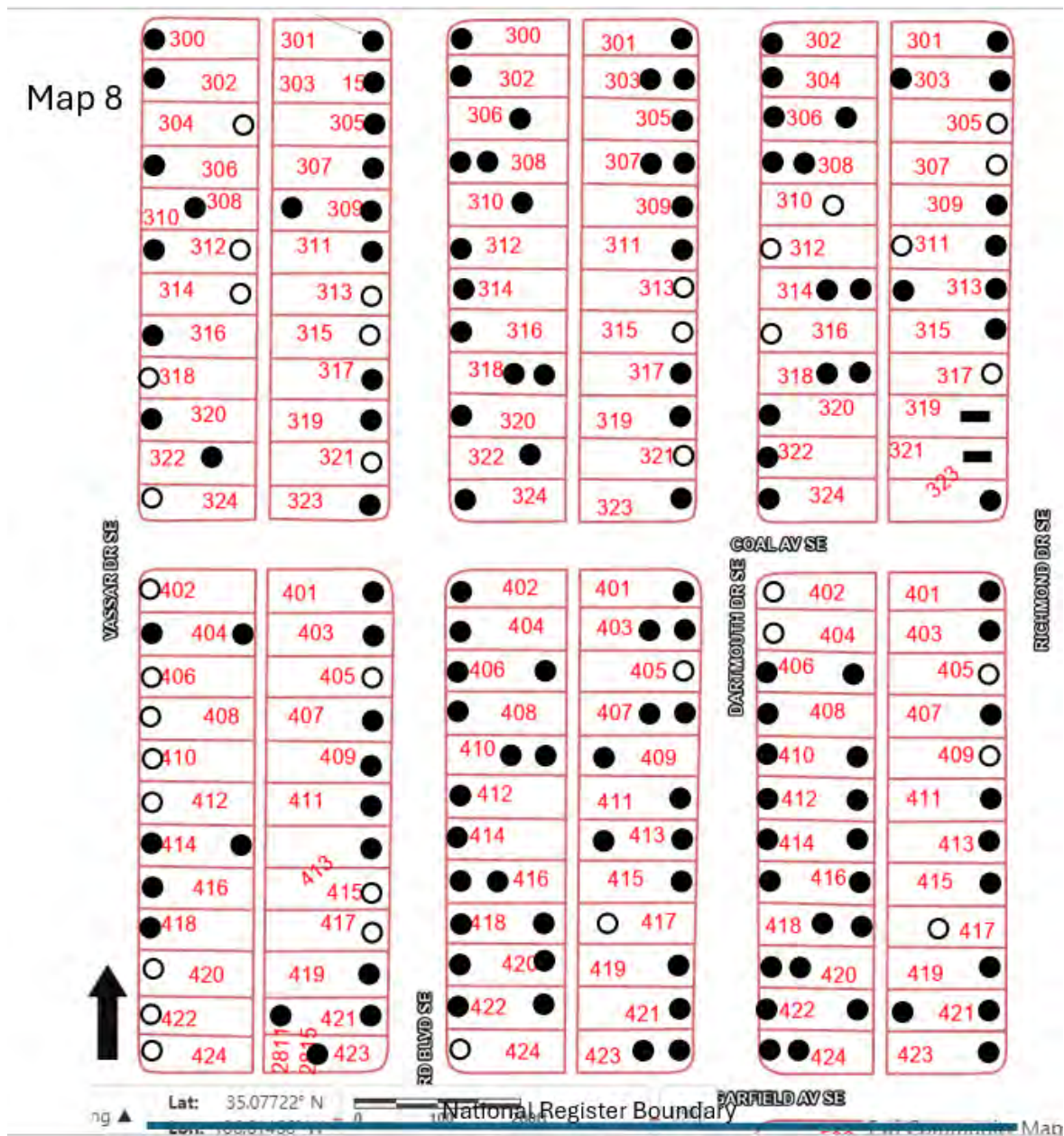
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Noncontributing Resource ○

Vacant Parcel ■

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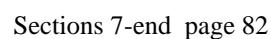
University Heights
Bernalillo County, New Mexico

National Register boundary

Contributing Resource

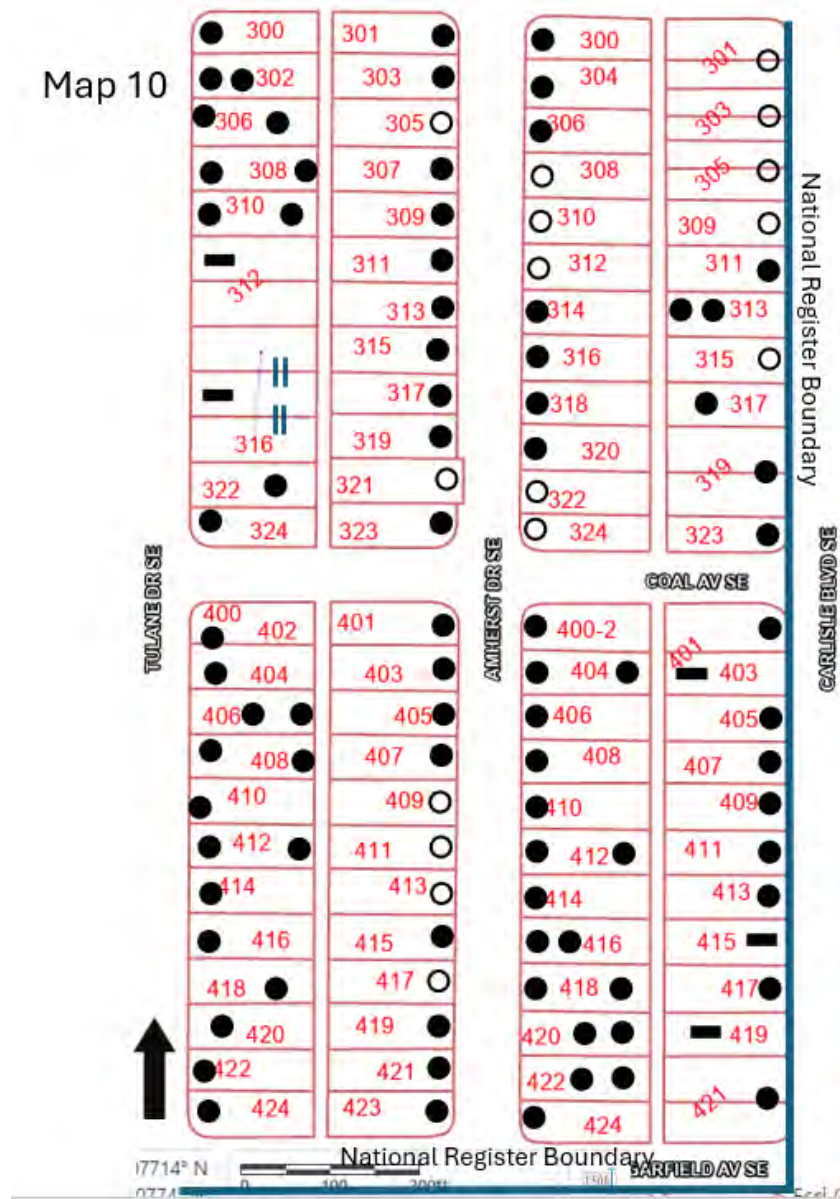
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Vacant Parcel



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Contributing Resource ●

Noncontributing Resource ○

Vacant Parcel ■

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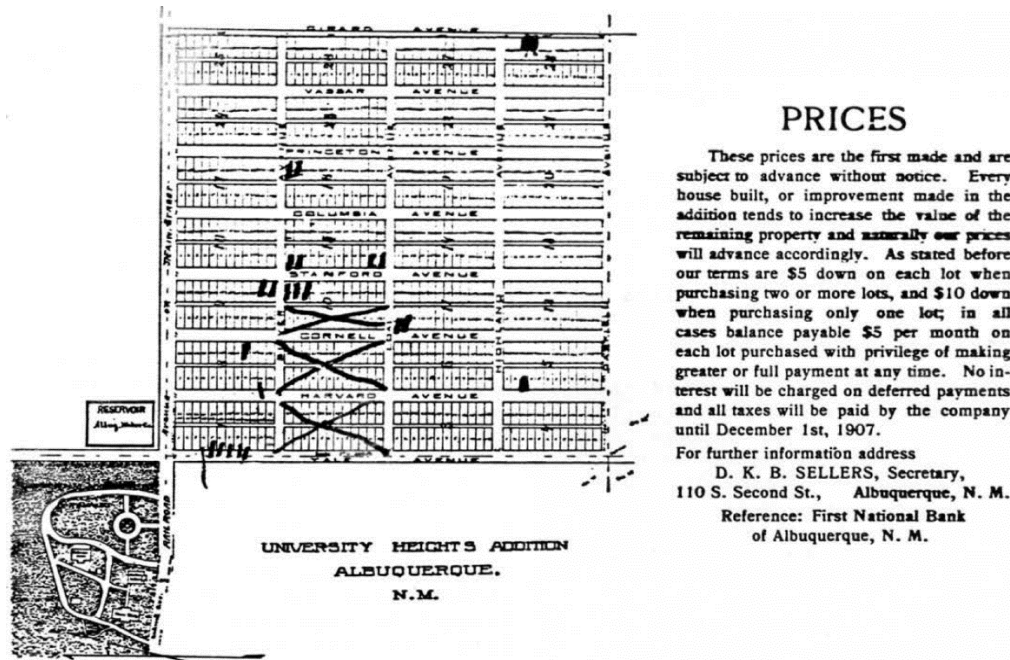


Figure 1. University Heights, from Yale Avenue to Girard. Promotional booklet (1906), first lots sold are marked, Source: University Neighborhoods: History Handbook

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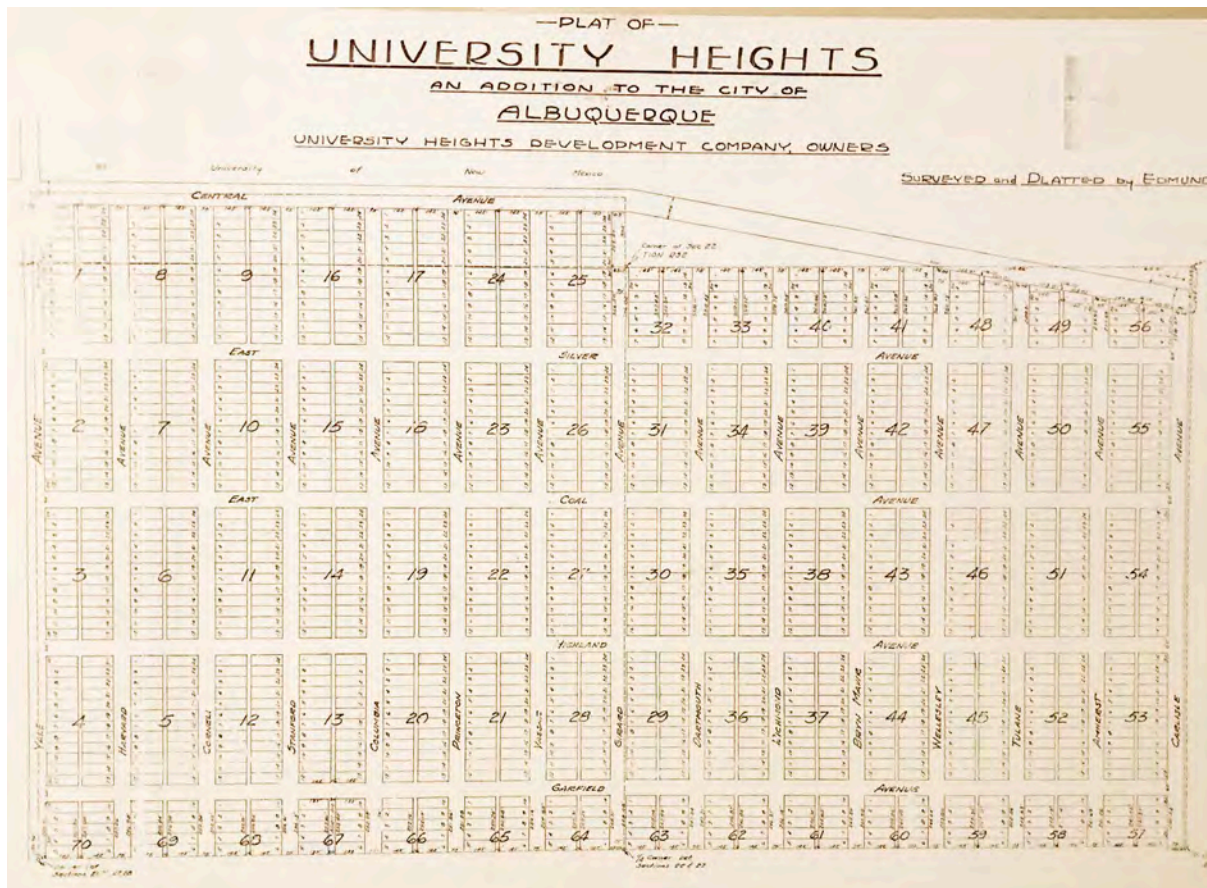


Figure 2. University Heights, from Yale Avenue to Carlisle Avenue, 1916, Source: G. Eyster

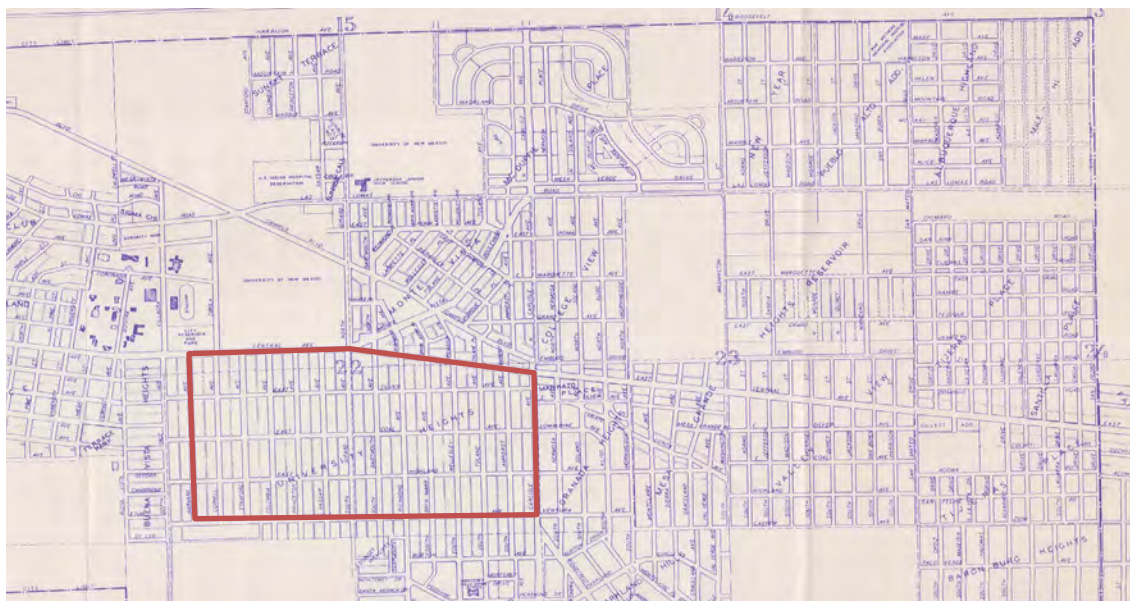


Figure 3. Map of Albuquerque, from 1939, the red outline shows the National Register Boundary of University Heights. Source: Centennial Library, UNM.

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Figure 4. Aerial image of University Heights from 1935. The red outline shows the National Register Boundary. Source: EDAC, UNM



Figure 5. Aerial image of University Heights from 1951. The red outline shows the National Registry Boundary. Source: EDAC, UNM

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Figure 6. Aerial image of University Heights from 1960. The red outline shows the National Registry Boundary. Source: EDAC, UNM

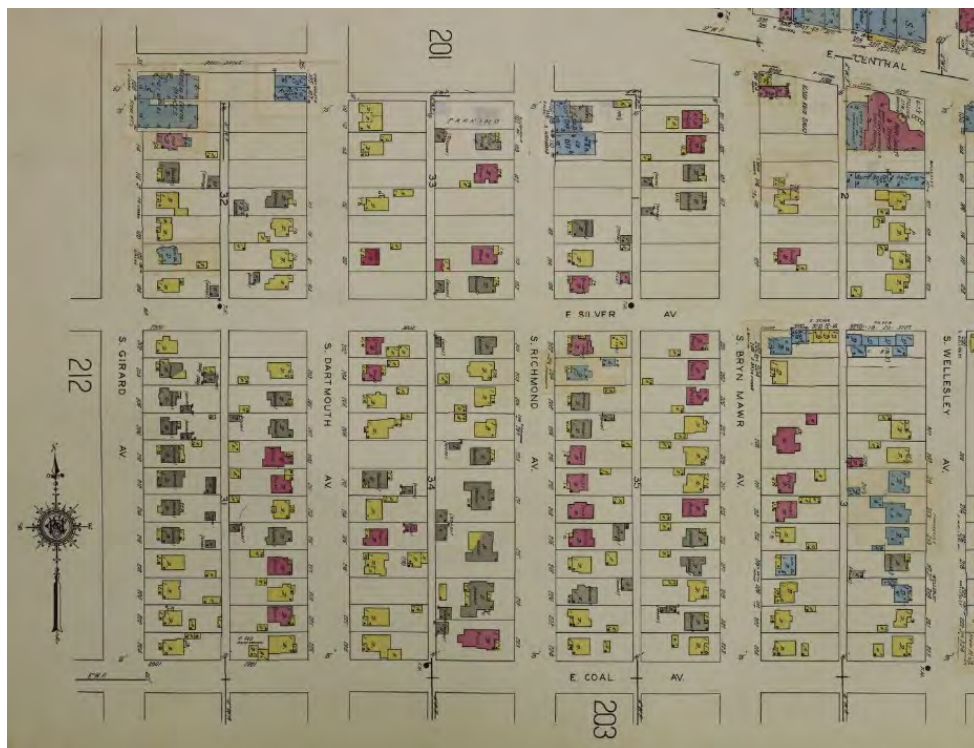


Figure 7. Sanborn map of parts of University Heights from Central Avenue to E. Coal Avenue and from Girard Boulevard to Wellesley Drive, 1935.

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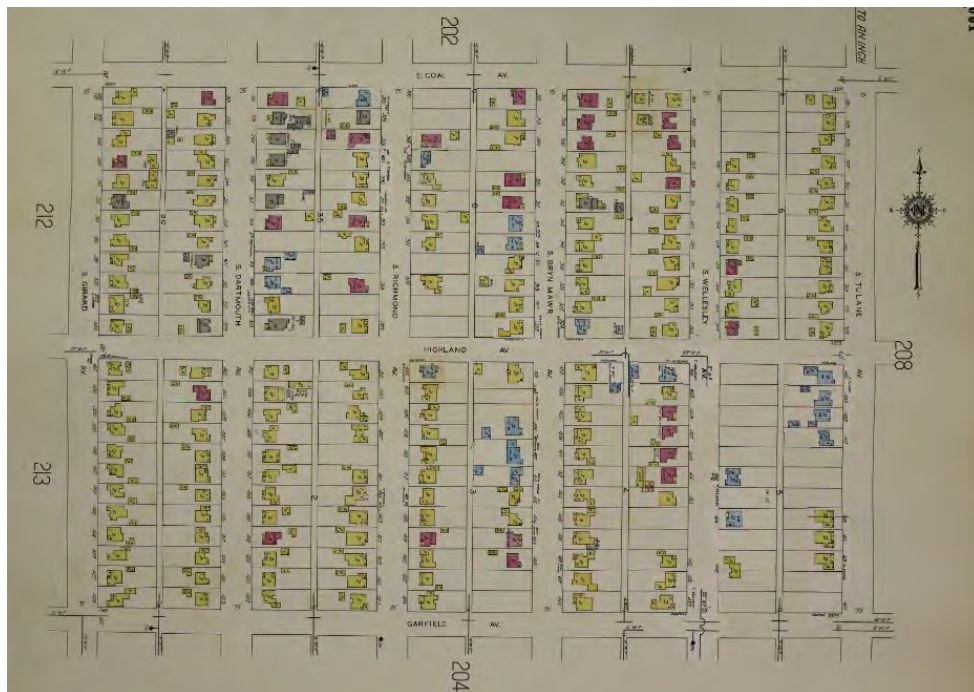


Figure 8. Sanborn map of parts of University Heights between E. Coal Avenue and Garfield and between Girard Boulevard and Tulane Drive, 1935.



Figure 9. Warner-Gilchrist house, Source: University Neighborhoods: History Handbook.

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Figure 10. University of New Mexico with University Heights right of Central Avenue, 1931.
Source: University Neighborhoods: History Handbook



Figure 11. The converted water tank on 319 Carlisle Dr. SE, 1938, Source: "Nob Hill is 100."

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Photographs



Photo 1 of 29. 203-201 Harvard Drive, photographer facing northwest.



Photo 2 of 29. 306-308 Harvard Drive, photographer facing west.

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Photo 3 of 29. 222 Cornell Drive, photographer facing east.



Photo 4 of 29. 309 Cornell Drive, photographer facing west.

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Photo 5 of 29. 401 Cornell Drive, photographer facing west.



Photo 6 of 29. Stanford Drive from Garfield Avenue, photographer facing north.

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Photo 7 of 29. 200 block of Stanford Drive, photographer facing north.



Photo 8 of 29. 109 Columbia Drive, photographer facing west.

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Photo 9 of 29. 316-320 Princeton Drive, photographer facing northeast.



Photo 10 of 29. 303 Princeton Drive, photographer facing west.

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Photo 11 of 29. 411 Princeton Drive, photographer facing northwest.



Photo 12 of 29. Alley between Princeton Drive and Vassar Drive, north of Silver Avenue, photographer facing north.

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Photo 13 of 29. 222 Vassar Drive, photographer facing northeast.



Photo 14 of 29. 319 Dartmouth Drive, photographer facing west.

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Photo 15 of 29. 200 block of Richmond Drive, photographer facing northwest.



Photo 16 of 29. 223 Richmond Drive, photographer facing west.

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Photo 17 of 29. 320 Richmond Drive, photographer facing west.



Photo 18 of 29. 212-210 Bryn Mawr Drive, photographer facing northeast.

University Heights
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Photo 19 of 29. 205 Bryn Mawr Drive, photographer facing east.



Photo 20 of 29. Wellesley Tennis Courts, photographer facing east.

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Photo 21 of 29. 307-305 Wellesley Avenue, photographer facing east.



Photo 22 of 29. 416 Wellesley Drive, photographer facing southwest.

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Photo 23 of 29. Alley between Tulane and Amherst, view from Garfield, photographer facing north.



Photo 24 of 29. 207 Tulane Drive, photographer facing east.

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Photo 25 of 29. 207 Amherst Drive, photographer facing east.



Photo 26 of 29. 422-420 Amherst Drive, photographer facing northeast.

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Photo 27 of 29. 225 Carlisle Boulevard, photographer facing east.



Photo 28 of 29. 319 Carlisle Boulevard, water tank house, photographer facing northwest.

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Photo 29 of 29, 200 block of Carlisle Boulevard, photographer facing northwest.