

Property Number: 1913

LA Numbers(s):

HCPI Number(s):

### APPLICATION FOR REGISTRATION NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

Historic Preservation Division

La Villa Rivera

407 Galisteo, Suite 236

Santa Fe, New Mexico 87503

(505) 827-6320

**1. Name of Property: Sigma Chi Road Residential Historic District**

Other Name(s) for Property: Sigma Chi

**2. Location of Property:**

County: Bernalillo

Municipality: Albuquerque

Address or Rural Location: N/A

Congressional District: 2

Vicinity of: N/A

**3. Ownership of Property: (Check one or more as appropriate)**

Private:  State:  Federal:  Multiple:

Not for Publication: N/A Zip: 87106

Name: *List of property owners maintained by the Historic Preservation Division*

Address:

Zip:

Name:

Address:

Zip:

Occupant, Tenant, Manager, or Contact:

Name: Individual home owners

Address:

Zip:

**4. Accessibility of Property:**

Open to

the Public:

Not Open

to the Public:

Visible from a

Public Thoroughfare:

**5. Location of Legal Description for Property:**

Courthouse, Deed Registry, etc.: Bernalillo County Courthouse

Street and Number:

#1 Civic Plaza

City, Town, Zip Code:

Albuquerque, NM 87107

**6. Category of Property:**

District:  Buildings:  Structure:  Site:

Object:  Collection:  Other (Specify):

Historic District:

**7. Present Use of Property: (Check one or more as appropriate)**

Agricultural:

Governmental:

Museum:

Scientific:

Commercial:

Grazing:

Park:

Transportation:

Educational:

Industrial:

Residential:

Work in Progress:

Entertainment:

Military:

Religious:

Other (Specify):

**Present Condition of Property:** (Check one or more as appropriate)

Excellent:	<input type="checkbox"/>	Deteriorated:	<input type="checkbox"/>	Altered:	<input type="checkbox"/>	Moved:	<input type="checkbox"/>
Good:	<input checked="" type="checkbox"/>	Ruins:	<input type="checkbox"/>	Unaltered:	<input type="checkbox"/>	Date Moved:	<input type="checkbox"/>
Fair:	<input type="checkbox"/>	Unexposed:	<input type="checkbox"/>	Vandalized:	<input type="checkbox"/>		

9. **Present and Original Physical Appearance of Property:** Provide a detailed description of the archaeological and/or architectural features present, include construction dates, dates of significant alterations, extent of any vandalism, etc. See Continuation Sheets 9-4 through 9-21.

10. **Summary of Property Data:**  
 Period of Significance: 1938 -1959  
 Significant Dates: 1938; 1944; 1947; 1959  
 Culture/Period/Phase: N/A  
 Architect/Builder: Various

11. **Thematic Classification** (Check one or more as appropriate)

Archaeology-Prehistoric:	<input type="checkbox"/>	Economics:	<input type="checkbox"/>	Philosophy:	<input type="checkbox"/>
Archaeology-Historic:	<input type="checkbox"/>	Education:	<input type="checkbox"/>	Politics/Government:	<input type="checkbox"/>
Agriculture:	<input type="checkbox"/>	Engineering:	<input type="checkbox"/>	Religion:	<input type="checkbox"/>
Architecture:	<input checked="" type="checkbox"/>	Exploration:	<input type="checkbox"/>	Science:	<input type="checkbox"/>
Art:	<input type="checkbox"/>	Industry:	<input type="checkbox"/>	Sculpture:	<input type="checkbox"/>
Commerce:	<input type="checkbox"/>	Invention:	<input type="checkbox"/>	Settlement:	<input type="checkbox"/>
Communications:	<input type="checkbox"/>	Landscape-Architecture:	<input type="checkbox"/>	Social/Humanitarianism:	<input type="checkbox"/>
Community-Planning:	<input checked="" type="checkbox"/>	Law:	<input type="checkbox"/>	Theater:	<input type="checkbox"/>
Conservation:	<input type="checkbox"/>	Literature:	<input type="checkbox"/>	Transportation:	<input type="checkbox"/>
		Military:	<input type="checkbox"/>	Other (Specify):	
		Music:	<input type="checkbox"/>		

12. **Significance of Property:** Trace significant archaeological or historical trends, developments, events, or historically significant persons associated with property, reference documentary sources, etc. See Continuation Sheets 12-22 through 12-28.

13. **Bibliographical References:** See Continuation Sheets 13-29 through 13-31..

14. **Geographical Information:**  
 Map Reference: (USGS 7.5' Quad) "Albuquerque West"  
 Legal Description: (Describe to the nearest 1/4 1/4 1/4 Section (10 acres))  
 Township:      Range:      Section:      Subdivision:

*Ed Boles, City of Albuquerque, will provide this information*

Lot:              Block:              Plat:

Acreage of Property:

UTM Coordinates:  
 A. 351382E 3883994N      B. 351875E 3883802N  
 C. 351870E 3883772N      D. 13 351372E 3883975N (NAD 27)

15. Geographical Data

**Verbal Boundary Description:** The district boundary is delineated on the accompanying sketch map and consists of two blocks of Sigma Chi Road between University Boulevard and Encino Place, Albuquerque. The district follows the rear property lines on both sides of the street and terminates east and west at the curb face University Boulevard and Encino Place, respectively.

**Verbal Boundary Justification:** The district contains all the land developed as residences by the Southwestern Construction Company.

16. Photographs: see Continuation Sheets 16-32 through 16-45.

17. Future Research Questions: (If applicable, develop a list of questions that could be pursued by future researchers)

18. Application Submitted By:

Name: Jean Salazar

Date: April 2007

Organization: N/A

Address: 1101 Sigma Chi Rd NE, Albuquerque

Zip: 87106

Phone: 505- 577-6230

Inventory Data By: Jean Salazar & John Cochrane

Date: 2006-007

19. National Register Eligibility:

Yes:  No:  Undetermined

Criteria A:  B:  C:  D:

Area of Significance:

---

This Space for Cultural Properties Review Committee Use Only

Date Application Received: Complete:  Incomplete:

Committee Action:

State Register:

Tabled:

Date: June 8, 2007

National Register Recommendation:

Rejected:

Approved:

Committee Chairman: Estevan Rael-Galvez

Date: June 8, 2007

Comments:

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 4

---

**Present and Original Physical Appearance of Property**

The Sigma Chi Road Residential Historic District includes two blocks of Sigma Chi Road between University Boulevard and Encino Place in Albuquerque. With the first home completed in 1939 and the last in the mid 1970's, the most rapid period of development occurred in the 1950's. For the most part, homes were architect-designed for well-to-do owners. Residential architectural styles include Mediterranean, Territorial Revival, Spanish-Pueblo Revival, Spanish Eclectic and Minimal Traditional as well as the "modern styles"—Ranch, Split-Level and Contemporary. The street presents a sample of residential styles popular in the 1940's and 1950's. Of the 41 homes in the nominated area, 35 are considered contributing along with a few detached garages, designed landscape features and several specimen trees. In response to issues of energy efficiency and water conservation, some of the homes have been updated, primarily with new windows and an occasional new roof. Increasingly the wide, treeless front lawns are being replaced with xeriscaping, but Sigma Chi Road remains surprisingly intact, retaining integrity of location, design, materials, setting and feeling.

---

**Location and Setting**

Located in the northeast quadrant of Albuquerque, Sigma Chi Road begins at Encino Place and runs eastward to University Boulevard. Spruce Street dead ends at Sigma Chi Road midway between Encino Place and University dividing Sigma Chi into two blocks of approximately equal length. Although Sigma Chi Road crosses University and continues for a short distance, only the two blocks between Encino Place and University are included in the Sigma Chi Road Residential Historic District.

All of the 41 lots on these two blocks are approximately 125 feet deep. However, lot width increases from east to west: beginning at University Boulevard lots are generally 65 feet wide increasing to an average width of 85 feet by the time Encino Place is reached. Sigma Chi Road is 32 feet wide with a 60 foot right-of-way, which contains curbs and sidewalks on both sides of the nearly-straight street. While several mature trees are still present on the street, these trees are often located in back or side yards; there is no line of street trees. Because of the 60 foot right-of-way, most houses are set back about 50 feet from the center of the street creating deep front yards which give a strong suburban feel to the street.

Homes on the south side of Sigma Chi back onto an alley shared with residents of Las Lomas Road. To the east, across University, lies the main campus of the University of New Mexico (UNM), and to the west the Encino Place medical complex. Abutting the homes on the north side of Sigma Chi Road is a large tract of land owned by UNM running all the way to Lomas Boulevard. This land includes sorority houses near University Boulevard and the Medical Arts complex of small office buildings near Encino Place with the land in between vacant. Car dealerships line the northern edge of this property facing Lomas. With UNM not renewing the leases on these dealerships, the university is slowly taking over the entire property. Sigma Chi Road is part of the Spruce Park neighborhood and forms its northern boundary.

CONTINUATION SHEET

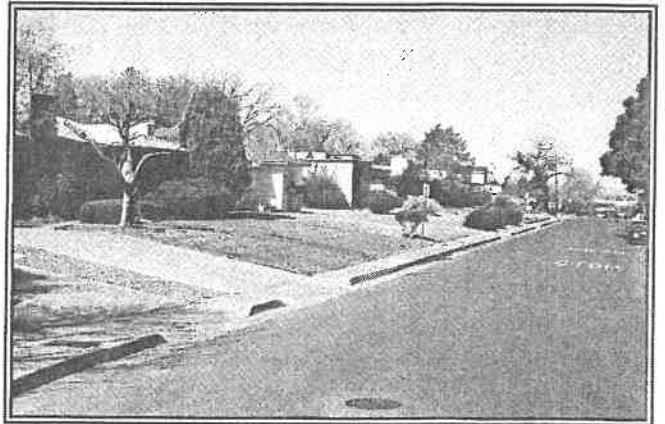
Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 5

Located on the sand hills between downtown Albuquerque and the main campus of the University of New Mexico, the Spruce Park neighborhood was developed as the Country Club Addition, so named because of its proximity to the Albuquerque Country Club which was once located nearby. The first home in the Spruce Park neighborhood was built in 1923, and most of the development had been built out by the start of World War II. Many local builders and architects built their homes in the Spruce Park neighborhood which was also populated by professionals and businessmen. In 1982, the Historic Preservation Division designated the 50-acre core of that neighborhood as the Spruce Park Historic District (798), recognizing the significance of the neighborhood as containing "the greatest concentration and widest variety of 1920's and 1930's architectural styles in Albuquerque".<sup>1</sup>

Sigma Chi Road was the last street platted in the Spruce Park Neighborhood, and although a few homes were constructed on lots before World War II, most development occurred in the late 1940's and 1950's. Thus, in 1982, when the Spruce Park Historic District was designated, most of the homes on Sigma Chi Road were too "young" to be included in the nomination and the street was excluded altogether. Houses in that district are representative of residential architecture popular in the period between the wars, with an emphasis on styles considered typical to the Southwest.<sup>2</sup> These styles include Mediterranean, Spanish-Pueblo Revival, Southwest vernacular as well as Period Revival, International and Streamline Moderne.

Some of these styles are evident on Sigma Chi Road as well, but the streetscape — the *feel* — of Sigma Chi Road is quite different from that of the Spruce Park Historic District. The streets around Spruce Park are narrow and were platted in response to the topography, not laid out in a grid like most of the streets in Albuquerque. Sigma Chi Road, by contrast, is wide and almost straight, east to west. Large street trees, often elms, form a canopy over streets in Spruce Park, while the wide front lawns of Sigma Chi Road have few trees and there is no line of trees planted along the street.



The people who lived in the Spruce Park neighborhood, however, are the same people who built the new homes on Sigma Chi Road in the late 1940's and 1950's. Several residents of Spruce Park moved to new homes on Sigma Chi Road just a few blocks away on the northern edge of the neighborhood. Then as now, the neighborhood is populated by doctors and nurses, university professors, lawyers, architects and business persons who enjoy the area's proximity to downtown Albuquerque, the university and the hospitals.

<sup>1</sup> Mary, Davis, *Spruce Park Historic District*. National Register of Historic Places Nomination Form, 1981.

<sup>2</sup> Ibid.

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 6

---

**Architectural Styles**

The late 19<sup>th</sup> Century saw the beginnings of the Eclectic Movement in architecture in which many styles compete with one another, blurring the line between pure interpretations of dominant architectural styles. After World War I, however, architecture returned to period designs based on historical precedent. New home construction nearly ceased during World War II, but when home-building resumed in 1946, a latent form of modernity emerged in home design. Reflective of this trend is the Minimal Traditional style, common on the east end of Sigma Chi, and the Ranch-style home, the most common architectural style on the west end of the street.

The homes built on Sigma Chi Road before 1946 are clumped together at the east end of the street and, while classified as Spanish Eclectic (low-pitched tiled roof with little or no eave overhang, asymmetrical stucco façade) or Minimal Traditional (medium to low-pitched roof, front-facing gable, little decorative detailing), several of these early homes clearly look like small Ranch houses. A walk down Sigma Chi Road from east to west traces the development of the Ranch style, the dominant style in American domestic home-building in the 1950's.

The home at 1423 Sigma Chi, built in 1940, a one-story house of white stucco, features a low-pitched roof of blue-glazed Ludowici tiles and one front-facing gable. The windows are large and the front porch is topped by heavy wood beams. Vigas and wrought-iron ornamentation complete the eclectic look. The house at 1605 Sigma Chi, built in 1941, is a good example of an early Ranch-style house. The long, low-pitched roof has two intersecting gables; the street-facing windows are small but there is a one-car garage integrated into the house, attached at the west end.

Continuing west on Sigma Chi, the homes increase in size, particularly in width, and stretch horizontally on wider lots, the roofs become larger and lower in pitch and the true American Ranch style emerges— one-story homes with low-pitched roofs and wide eave overhangs which often form a roof over long front-entry porches. The home at 1211 Sigma Chi is typical. Many of these homes feature decorative porch supports constructed of wrought-iron. The iron work on the entry porch at 1511 Sigma Chi is particularly illustrative, although the house exhibits a modified Ranch form with a prominent two-car garage.

The rising importance of the automobile is evident on Sigma Chi. Again walking east to west, single-car garages which had been detached and placed behind the house, give way to two-car garages attached to the house toward the rear but partially visible from the street. Finally, the two-car garages move to prominence as they are attached to one end of the house adding to the elongated façade.

Other modern styles are also evident on Sigma Chi Road. The Split Level, with its half-story wing and sunken garage, is closely related to the Ranch style. The Contemporary, perhaps the least common of the modern styles, is well-represented on Sigma Chi Road. Characterized by flat roofs with wide eave overhangs,

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 7

---

these homes may have exposed supporting beams, contrasting exterior wall materials and large, often unusual windows in size and placement.

Additionally on Sigma Chi Road are two adobe homes built in the Spanish-Pueblo Revival style (Photos 20 and 21), one Mediterranean style home (Photo 2) and several homes in the Territorial Revival style (Photos 6, 16, and 22).

### Integrity Guidelines

Contributing properties include those resources that contribute to the district's overall character, and reflect and retain the essence of their historic integrity of American styles of architecture from the 1940s through the 1950s. The character of the district is typified by homes that are architect-designed, and often exhibit state-of-the-art exterior and interior details for the period. They typically exhibit a deep setback from the street and a wide front yard expanse. Structures built after 1959 are considered contributing if they are consistent with the overall character of the district.

ouses are contributing if they meet the following criteria:

1. The original house is unaltered, or any alterations or additions are in scale architecturally with the original structure, and its architectural massing and style are discernable.
2. The character-defining features, textures and details of the house, including the original roof form and window openings, are intact or minimally altered so that the original style remains evident. Changes to original windows are permitted as long as the original opening is of the same size and the other character-defining features of the house are present. Alteration of front porches, attached garages, doors and windows has not substantially changed the house's relationship to its streetscape.
3. Mature trees and designed landscape features that date to the period of significance and contribute to a house's character are recommended for contributing status and noted in the Table of District Resources (Figure 9-1).

Few homes on Sigma Chi Road have received major alterations. The addition of front large yard walls — a common trend in Albuquerque — resulted in several of the homes to be designated non-contributing. An example is the Territorial Revival home at 1521 Sigma Chi. The wall with arched entry along with the replacement windows has significantly altered the architectural integrity of this property, once the home of Dr. Chester Travelstead, long-time dean of the UNM College of Education and UNM Provost.

Only one second-story addition has appeared on Sigma Chi Road at 1308 Sigma Chi. The addition above the garage along with the added front yard wall resulted in this home's designation as non-contributing (Photo 12).

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

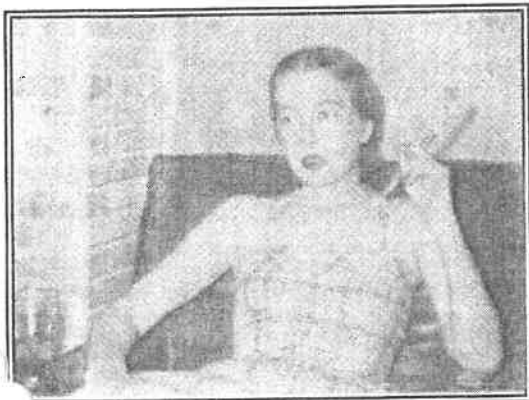
Section: 9 Page: 8

The other four non-contributing properties were so designated because of the addition of a front yard wall and a metal roof at 1105 Sigma Chi, the addition of a front yard wall and arched entry at 1405, and additions and replacement windows at 1612. The Pueblo Revival home at 1403 Sigma Chi was the last to be built on the street. The lot is located next door to the Woodward home and was retained by the Woodward family until 1974 when Mrs. Woodward passed away. At that time the lot was purchased by a local medical doctor who hired Nat Kaplan, a noted Albuquerque adobe builder, to construct the house entirely of adobe. This house was designated non-contributing because of its young age. In contrast, the Woodward House next door was determined contributing in spite of the addition of a front yard wall because of the importance of the original owner as an Albuquerque civic leader and the developer of Sigma Chi Road.

**Individual Property Descriptions**

*The Edward J. Burke House – 1101 Sigma Chi Road (Photo 1)*

The Edward J. Burke House is a Contemporary-style residence designed by well-known Albuquerque architect Max Flatow. This one-story house on the northeast corner of the intersection of Sigma Chi Road and Encino Place has a flat roof with a wide eave overhang and a partially-covered recessed entrance with double doors. Constructed entirely of concrete block covered with stucco, the structure is a perfect rectangle—75 feet long and 32 feet wide. A ramada connects the house to a one-car garage facing Encino Place at the rear of the property. Decorative features include large front-facing windows and two sets of glass block windows in a checkerboard design bringing light to the two interior bathrooms. Adding to the long, horizontal look of the house, the wide eave overhang runs the entire length of the front of the house without interruption. This creates a space open to the sky between the eave and the lowered roof covering the deeply recessed front entrance. An original circular driveway is obscured by mature landscaping and by a huge mulberry tree to the east of the front walk. A concrete block wall in a checkerboard design runs along Encino Place screening the property from the medical/commercial area across the street.



Ted Burke was a pharmacist as was his father before him. He owned several drug stores in and around Coffeyville, Kansas, but because of his wife Rhea's arthritis, Ted moved to the Southwest. In 1950 the family headed to Tucson, Arizona, where Ted was going to bid on an available pharmacy. They stopped in Albuquerque to attend a Lobos football game.<sup>3</sup> The family stayed the night in Albuquerque at a motel and Ted struck up a conversation with the motel owner who asked him what he was doing out West. When Ted replied he was about to make an offer on a pharmacy in Arizona; the motel owner suggested that he check out a pharmacy on Encino Place which was coming up for sale

<sup>3</sup> Apparently Coffeyville had a junior college from which UNM recruited football players and several of the local boys from Kansas were playing for the Lobos.



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 9

the following day. Located on Encino Place at the end of Sigma Chi Road, Ted bought the pharmacy which became Burke's Prescription Center, one of the first completely professional pharmacies in the Southwest. It was The Burke's built a house on the empty corner lot at 1101 Sigma Chi Road, right across the street from the pharmacy. Ted hired Max Flatow to design it. The house was the most modern in the neighborhood in 1952 when the Burke's moved in. It featured an open floor plan which was unusual for the 1950's but perfect for the Burke's bridge parties. Both Ted and Rhea were duplicate bridge players and Life Masters of the American Contract Bridge League.<sup>4</sup>

*The Antonio Domenici House – 1104 Sigma Chi Road (Photo 2)*

The Antonio Domenici House is a Mediterranean style home on the southeast corner of Encino Place and Sigma Chi Road. The low-pitched red tile roof has two intersecting gables. The front entry and recessed front doorway are arched as are the gable windows, one of which contains a circular attic vent above it surrounded by decorative brickwork. Windows are steel casement and are original as are the doors. A partial-width front entry porch is enclosed by a low wrought-iron railing. Double-brick constructed in an H-shape, this was one of the most expensive homes built on Sigma Chi with an estimated cost of \$22,000 in 1950. The 3,000 square foot me contains five bedrooms, three baths, a detached four-car garage with a drive-thru bay facing Encino Place and a partial basement once used as a wine cellar. Mature original landscaping includes a front-yard ash tree, a wisteria and a large crepe myrtle, a sycamore tree in the side yard facing Encino Place and a large evergreen near the garage. There are two large black locust trees forming a canopy over a backyard patio and two apple trees, one pear, one peach and two fig trees in the backyard.

Antonio Domenici came to America from a village near Lucca, Italy, in 1906, with his brother, Cherubino, the father of U.S. Senator Pete Domenici. The two brothers went into business together and owned Montezuma Wholesale Grocery located at the corner of Lomas and First Street NW. Antonio married Emma Giomi whose father had immigrated to the United States in 1888 from Italy to work in the mines in San Pedro, New Mexico. After Mr. Giomi hurt his hand while working in the mines, he and his wife took the train to Albuquerque in search of other work. Having no place to stay in the city, the couple was speaking in Italian on the platform at the station and were overheard by a member of the Bachecci family (later of KiMo Theatre fame) who invited them to stay at his house. Eventually the two went into business together and the Giomi family became part of the small but lively Italian community in Albuquerque of which the Domenici brothers were also a part.

Antonio and Emma Domenici raised eight children. Although the house on Sigma Chi Road was large, it had no maid's quarters. The family, however, employed Gregorita Sedillo to help with the household chores. Gregorita lived in Martineztown near Edith Street and took the bus to Sigma Chi Road. At first she worked for the Domenici family just a few days each week, but as Antonio and Emma grew older and their children married no longer lived at home, Gregorita came to work five days a week. She began working for the family as a

<sup>4</sup> Interview with Patricia Burke Guggino, daughter of original owners.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 10

young woman and continued for over 20 years, arriving early in the morning and taking the bus home by 2 or 3 pm. She never married and continued to work until diabetes forced her to cut back her hours.

Neighbors recall the Domenici's sharing figs from their large trees cultivated in the back yard. A favorite family story concerns the fig trees, the fruit of which was much favored by Antonio who didn't like to share his figs with birds. Antonio would sit in his backyard and shoot at the birds with a BB gun. One day next-door neighbor, Simone Grevey, knocked on the Domenici's door and mentioned that one of her windows had a hole in it from a BB gun, no doubt courtesy of one of the Domenici grandchildren, Simone suggested. Emma Domenici apologized to Simone and assured her that she would pay for the replacement window. Emma was too embarrassed to tell her neighbor that it was most likely her husband who had put the hole in the window. Many of the fig trees were transplanted by some of the children to their homes when Antonio died in 1984 and the house was sold, Emma having passed away nine months earlier.<sup>5</sup>

*The Joseph Grevey House – 1112 Sigma Chi Road (Photo 3)*

The Joseph Grevey House is a large, U-shaped Ranch-style house with a brick courtyard patio in the back. The long, low-pitched hipped roof has one intersecting gable with an original steel casement corner window. Other front-facing windows include a large picture window flanked by double steel casement windows, all original. A small, covered entry porch leads to the recessed entry door opening onto a formal foyer. There are high ceilings in both the spacious living room and the formal dining room which are separated by a set of glass-paneled pocket doors. The house was clearly built for entertaining. Mrs. Grevey could summon the maid from the kitchen by stepping on a button in the floor near her chair in the dining room. Maid's quarters — a bedroom and bathroom — were located behind the kitchen. The family area included three additional bedrooms and two additional baths. A family room in the back of the house features redwood paneling, one of the many details evident throughout the house. The house is thought to be one of the first few in Albuquerque to have radiant heating in the floor; the system is still in use. Lotte Walton, a well-known interior decorator in Albuquerque, furnished the house. The original landscaping, some of which remains, was done by Pragnell, an Albuquerque landscape designer who designed much of the early landscape at UNM.

Joseph Grevey, born in Poland in 1909, at the age of 25, immigrated with his brothers to France. In Paris, Joseph met his future wife, Simone. The brothers worked in the lumber and women's clothing businesses while in France, but in 1942 they fled the Nazis and Joseph came to America, leaving his fiancée behind. Joseph served in the U.S. Army during World War II and earned his U.S. citizenship. In 1946, Joseph returned to Paris and married Simone. She came to American on a war bride ship sent by the U.S. government to bring the women servicemen had married during the war. During this time, Joseph's brother, Maurice, was working for a lumber company in the New York area. That company sent him to Magdalena, NM, to manage one of the company sawmills.

<sup>5</sup> Interview with Theresa Domenici Menicucci, daughter of original owners.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 11

At the end of the war, Albuquerque was booming and had a severe housing shortage. Maurice saw an opportunity. He left his job, moved to Albuquerque and persuaded his brothers to join him in starting a lumber business. The three brothers, Joseph, Jack and Maurice, started Duke City Lumber Company and built it into the largest lumber operation in the state. Joseph built the house on Sigma Chi Road in 1953, with Duke City lumber. Duke City Lumber Company and its sawmill were located on 12<sup>th</sup> Street near the current site of the Native American Cultural Center.<sup>6</sup> The brothers sold Duke City Lumber in the 1960's but remained as managers until each reached retirement age. The business then went through several ownerships and finally disappeared altogether about 10 years ago. The Grevey family still owns the house at 1112 Sigma Chi Road.<sup>7</sup>

*The Leslie P. Briggs House – 1201 Sigma Chi Road (Photo 4)*

Beautifully proportioned, this one-story stucco home has a flat roof with parapets and brick coping. A long entry porch is covered by a lowered flat roof ending at the east wing which features a large window topped by a pediment. A two-car garage attaches at the west end of the house toward the rear.

Leslie P. Briggs, an Albuquerque attorney, with his wife, Edith, built the house at 1201 Sigma Chi Road in 1946. In 1950, his son, William, married Nancy Robb, daughter of Harriet and John Donald Robb, longtime UNM professor of music and head of the music department, whose house at 1623 Sigma Chi Road was the first built on the street and was sadly lost to the widening of University Boulevard in the 1970's. Although the families on Sigma Chi Road socialized and neighborhood children played together, this is the only marriage between resident children that anyone could recall.<sup>8</sup>

*The James H. Ryan House – 1314 Sigma Chi Road (Photo 5)*

On the southwest corner of the intersection of Spruce Street and Sigma Chi Road, the James H. Ryan House is a one-story white stucco residence in the Territorial Revival style. The flat roof is topped by parapets with brick coping which is repeated on the roof of the small entry porch which is supported by wrought-iron pillars. There are two sets of corner windows on the wing at the west end of the house. Other front-facing windows include a large picture window and several sets of smaller windows, some of which have been replaced. A detached two-car garage at the rear of the property faces Spruce Street and is connected to the house by a breezeway forming an interior courtyard with a pool and plantings. Also facing Spruce Street is the exterior of a fireplace chimney with the letter "R" for Ryan prominently displayed near the top.

James "J.H." Ryan came to New Mexico in 1925 to work for the New Mexico Highway Department. Born in Elmira, New York, he was the son of an American Bridge Co. employee. His great-grandfather was a cobbler who had come from Ireland with the great-grandfather of Pulitzer Prize winning writer Paul Horgan. The two great-grandfathers owned a shoe factory together in Elmira.

<sup>6</sup> Affordable housing has since been built on the property which is now known as the Sawmill Neighborhood.

<sup>7</sup> Interview with Helen Grevey, daughter of original owners.

<sup>8</sup> Interview with Ilsa Blaugrund, original owner of 1417 Sigma Chi Road

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 12

James Ryan studied civil engineering at Rensselaer Polytechnic Institute in Troy, New York, until his father died and he had to leave school. Ryan went west and became a bridge designer for the Missouri Highway Department. After a few years he took a job with the New Mexico Highway Department. By the late 1920's Ryan had emerged as a bridge designer as well as a bridge builder. In 1936, Ryan joined W.E. Bondurant of Santa Fe, and that year was awarded the contract to build the Coal Avenue overpass over the Santa Fe Railroad yards in downtown Albuquerque. During World War II, Ryan bought out Bondurant and spent the war years building airfields for the Army. Over his four decades of bridge building, Ryan probably built at least 100 bridges in New Mexico, including eight bridges over the Rio Grande. Ryan's last project is the noteworthy Rio Grande Gorge Bridge, built in 1965 to span a 600-foot-deep chasm of the Rio Grande Gorge on U.S. 64 west of Taos. In 1966 the bridge won first place in an American Institute of Steel Construction competition because of its engineering significance and beauty.<sup>9</sup>

*The Carl A. Hatch House – 1329 Sigma Chi Road (Photo 6)*

The Carl A. Hatch House is a large Ranch-style brick home with a two-car garage toward the rear of the property attached to the house by servant's quarters. The massive hipped roof of cedar shakes has a wide eave overhang forming the roof of a partial-width front porch leading to the front door flanked by sidelights. Front-facing windows include a large picture window and several sets of double-hung wood windows, all original. A large crepe myrtle stands in front of the entrance to the servant's quarters between the house and the garage.

Carl Atwood Hatch, born in Kirwin, Phillip County, Kansas, on November 27, 1889, attended public schools in Kansas and Oklahoma and graduated from the law department of Cumberland University in Lebanon, Tennessee in 1912. He was admitted to the bar the same year and began practice in Eldorado, Oklahoma, where he married Ruth Caviness on September 2, 1913. In 1916, he and Ruth moved to Clovis, where he continued to practice law. He served as assistant attorney general for the State of New Mexico from 1917 to 1918, and a district judge for the Ninth Judicial District of New Mexico from 1923 to 1929. On October 10, 1933, he was appointed as a Democrat to the U.S. Senate to fill a vacancy created by the resignation of Sam G. Bratton. Elected to Senate in November, 1934, he served three terms until 1949 when he decided not to run for reelection. As U.S. Senator from New Mexico he is best remembered as the author of the "Hatch Act," defining the participation of federal employees in political activity. Upon returning to New Mexico, he was appointed U.S. district judge for the district of New Mexico and served in that post until his retirement in 1963.



Senator Hatch died in Albuquerque on September 15, 1963.<sup>10</sup>

<sup>9</sup> *Albuquerque Journal Magazine*, IMPACT, November 10, 1987, pp.12-14.

<sup>10</sup> Biographical Directory of the United States Congress website: [www.bioguide.congress.gov](http://www.bioguide.congress.gov)

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 13

---

*The Orville G. Bradbury House – 1400 Sigma Chi Road (Photo 7)*

The Orval G. Bradbury House is an early Contemporary design featuring a flat roof with stepped back parapets and wide eave overhangs. The roof of the partial-width front entry porch displays exposed wood beams and is supported by decorative wood boards. A large picture window looks onto the front porch. The front door faces east; light is provided to the front entry by a round decorative porthole-style window facing the street. Huge picture windows enclose the west corner of the house, while a smaller corner window completes the east corner. The one-story stucco house is finished with a decorative facing of light-colored brick from ground level to the lower edge of the picture windows. Located on the southeast corner of the intersection of Spruce Street with Sigma Chi Road, the detached garage faces Spruce Street at the rear of the property.

Orval Grant Bradbury was born in Nebraska, the son of a flour mill owner. After naval service during World War I, he headed to Colorado and there met Elsie Lyons who became his wife on November 17, 1919. The couple returned to Nebraska but later headed west again, arriving in Albuquerque in September of 1921. Bradbury earned a living doing carpentry work but soon started contracting projects. O.G. Bradbury, Contractor, opened for business in 1923. His first public project was the Highland Park bandstand, built on land donated to the city by Martin P. Stamm whose grandson would one day be Bradbury's son-in-law and business partner.



In 1935, Bradbury joined forces with a local mason to form Bradbury & Marchant Construction, one of several building firms hired to construct the State Fair Grounds which opened in 1938. Over the next decade Bradbury & Marchant built the Albuquerque High School gym, the City Hall Annex at Second and Tijeras and participated in the renovation of the Alvarado Hotel. The partnership lasted until 1945 when Bradbury bought out Marchant who had become ill. At the end of World War II, Bradbury's son-in-law, Robert Stamm, returned from naval service. Son of Roy Allen Stamm (an early booster of ballooning in Albuquerque) and Elizabeth Baldrige (daughter of J. C. Baldrige, founder of Baldrige Lumber) and a UNM civil engineering graduate, he joined Bradbury's company and eventually became a partner.

In 1958, the company reorganized and became Bradbury Stamm Construction Co. A list of the company's projects includes some of the most notable structures in Albuquerque. Bradbury was also instrumental in saving some of Albuquerque's landmark buildings, among them the original Hilton Hotel/La Posada, the State Building, the State Theater and the KiMo Theater. In 1984, one week before his 95<sup>th</sup> birthday, O.G. Bradbury died. The old State Theater, which he had renovated in the 1970's, was renamed Bradbury Court in his honor. Bradbury Stamm Construction remains today one of the largest and most respected construction companies in the Southwest.<sup>11</sup>

---

<sup>11</sup> *Albuquerque Business Times*, September 25-October 9, 1998.

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 14

---

*The Hugh B. Woodward House – 1401 Sigma Chi Road (Photo 8)*



The Hugh B. Woodward House is a large Pueblo Revival style residence built entirely of adobe. The one-story structure has a flat roof with parapets. The low front-yard wall features an arched entry to a courtyard leading to the main entry door. An additional entry door to the kitchen is placed between the house and the attached two-car garage. The house is nearly obscured by a mature mimosa tree and a huge pine, both in the front yard.

Hugh B. Woodward, one of New Mexico's most prominent citizens, was born on April 29, 1885, in Clearfield, Pennsylvania; he was educated at Penn State and Dickinson College. He lived for a time in Colorado before coming to New Mexico in 1915. By 1920 he was District Attorney for the Eighth District; in 1928, he was Lieutenant Governor of New Mexico. President Hoover named him U.S. Attorney for New Mexico in 1929. Woodward practiced law in Albuquerque from 1933 to 1951 and served on UNM's Board of Regents from 1935 to 1937. He owned or had interest in insurance and construction companies among others and assigned his assets to the Sandia Foundation which he created in 1948. He died on August 18, 1968, at the age of 83. His widow, the former Helen Kisner, continued living at 1401 Sigma Chi Road until her death in 1974. The couple had no children. Their assets remain in the Sandia Foundation for the benefit of Dickinson College and UNM.<sup>12</sup> Much of the land north and west of Sigma Chi Road is still controlled by the Sandia Foundation or owned outright by UNM. At one time, Woodward was the president of Southwestern Construction Company which company developed Sigma Chi Road.

*The Clyde A. Hill House – 1406 Sigma Chi Road (Photo 9)*

The Clyde A. Hill House is a one-story stucco residence in the Ranch style. The hipped roof has one intersecting wing. A small, covered entry porch leads to the front door. While windows are small, there is a picture window flanked by sidelights facing the street. A two-car garage is attached toward the rear of the house with a second entry door between the garage and the house.

Clyde Hill was born in Coventry, England, on August 13, 1903, and immigrated to the United States at the age of eight. He along with his mother and brothers came to America to join his father who had found work in Michigan as a mechanic with the new automobile industry. The family had passage on the Titanic but was asked to change to the sister ship, the Celtic. As the Celtic and the Titanic sailed together, Hill and his brother watched the Titanic, just hours before the tragedy. The story of his voyage to American earned Hill the nickname "Titanic" Hill. While working in Chicago in banking, Hill became ill with tuberculosis and was urged to move west. Clyde and his bride, Elizabeth Rodgers, arrived in Albuquerque in 1927. When his health improved, Hill enrolled at UNM and earned a degree in business. After working in several banking and

---

<sup>12</sup> Davis. *Historical Encyclopedia of New Mexico*, p. 248.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 15

comptroller positions in Albuquerque, Hill accepted a position at the First National Bank and worked there for the remainder of his career, serving as the bank's president for a number of years, and then as a member of its board of directors until his retirement in 1991.<sup>13</sup> Clyde Hill died at his home on May 17, 1991.<sup>14</sup>



*The Sigmund H. Blaugrund House – 1417 Sigma Chi Road (Photo 10)*

The Sigmund H. Blaugrund House is an L-shaped, interior-facing blond brick home in the Ranch style. The low-pitched roof has one intersecting gable over a two-car garage. Privacy windows face the street.

Sigmund and two cousins, Manny and Henry Blaugrund, had already started a furniture business in 1936. The original store was located at 3<sup>rd</sup> and Central. In 1951 the store expanded and moved to a new location at 5<sup>th</sup> and Tijeras. In 1967 Sigmund retired. In 1968 the store moved to its present location at the corner of Carlisle and Menaul. The store always carried a full line of home furnishings and is now called American Home Furnishings with additional stores in Santa Fe and Tucson, Arizona, and other locations. The business is still family owned and operated.

Ilse and Sigmund Blaugrund were married in 1939. In the 1950s, they lived in a house on West Lead when Sigma Chi Road was being developed in the 1950's. Ilse watched construction progress on the house at 1417 and spoke often with the builder, but couldn't talk her husband into buying such an expensive home. Finally, Ilse made a deal with the builder— she would trade her house on West Lead, furniture and all, for the house on Sigma Chi with only a small mortgage needed. Sigmund agreed and the Blaugrunds moved in. Ilse

<sup>13</sup> The photo at below of Betty and Clyde Hill was taken in front of their residence at 1406 Sigma Chi Road in July of 1955.

<sup>14</sup> *Albuquerque Journal* Obituary, May 19, 1991.

CONTINUATION SHEET

**Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 9 Page: 16

---

was delighted and decorated her new home with all new furnishings from the family furniture store. At one time Sigmund maintained 27 rose bushes in front of his home which he tended daily. Sigmund had diabetes and often walked Sigma Chi and Las Lomas Road greeting neighbors and passing out sugar-free candy to all he met. Sigmund died in 1985. Henry Blaugrund, one of the cousins who founded the American Home Furnishings stores, lived for a time at 1211 Sigma Chi Road.<sup>15</sup>

*The Gustave R. Miller House – 1423 Sigma Chi Road (Photo 11)*

The Gustave R. Miller House is a one-story stucco home in the Spanish Eclectic style. The low-pitched roof of blue-glazed Ludowici tile has one intersecting gable. The windows are large and the front porch is topped by heavy wood beams. Vigas and wrought-iron ornamentation complete the eclectic look.

Gus Miller arrived in Albuquerque in 1939 when he was appointed superintendent of the Santa Fe Railway shop. At that time the railroad was the largest employer in Albuquerque. Miller's position with the railroad led to his chairmanship of numerous bond drives during World War II. He retired in 1948 after 46 years of service with the railroad and died in Albuquerque at the age of 78.<sup>16</sup>

---

<sup>15</sup> Interview with Ilsa Blaugrund, original owner.

<sup>16</sup> Obituary of unknown origin.



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 17

Figure 9-1: Table of District Resources

Local Reference	Address	Date of Construction	Architectural Style	Designation	Contributing Feature	Original or Noteworthy Owner
1	1101	1953	Contemporary	Contributing	Mulberry tree	Edward J. Burke
2	1104	1950	Mediterranean	Contributing	Garage; ash tree, sycamore tree, two black locust trees, two apple trees, two fig trees, one pear tree, one peach tree	Antonio Domenici
3	1105	1950	Ranch	Non-contributing		Joseph N. Hanosh
4	1112	1953	Ranch	Contributing		Joseph Grevey
5	1200	1964	Ranch	Contributing	Ash tree	Henry Lauderbaugh
6	1201	1946	Territorial Revival	Contributing		Leslie P. Briggs
7	1207	1953	Territorial Revival	Contributing		George M. Peterson
8	1210	1957	Ranch	Contributing		James L. Redmond
9	1211	1953	Ranch	Contributing		Alfred M. Granum
10	1214	1952	Ranch	Contributing	Original outdoor patio/grill area	James C. Boyd
11	1215	1952	Ranch	Contributing	Black locust tree	J. Lawton Ellis
	1300	1952	Ranch	Contributing	Russian olive tree	Nathan J. Skousen

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 18

13	1301	1952	Ranch	Contributing		Joan Patrick
14	1302	1947	Territorial Revival	Contributing	Cottonwood tree	Bartley H. Kinney
15	1308	1949	Ranch	Non-contributing		Harold R. Booth
16	1314	1952	Territorial Revival	Contributing	Two London plane trees	James H. Ryan
17	1315	1958	Ranch	Contributing		Anthony F. Belmonte
18	1329	1950	Ranch	Contributing		Carl A. Hatch
	1400	1949	Contemporary	Contributing	Ash tree	Orval G. Bradbury
20	1401	1952	Spanish Pueblo Revival	Contributing		Hugh B. Woodward
21	1403	1976	Spanish Pueblo Revival	Non-contributing		Sala
22	1404	1952	Territorial Revival	Contributing		Clarence F. Vogel
23	1405	1950	Territorial Revival	Non-contributing	Two long-needed pine trees	Harry C. Porter
24	1406	1947	Early Ranch	Contributing		Clyde A. Hill
25	1417	1957	Ranch	Contributing		Sigmund H. Blaugrund
26	1418	1953	Ranch	Contributing		George E. Barclay
27	1423	1940	Spanish Eclectic	Contributing		Gustave R. Miller

APPLICATION FOR REGISTRATION  
 NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
 Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 19

28	1424	1954	Spanish Pueblo Revival	Contributing		John C. Mills
29	1511	1958	Ranch	Contributing	Pecan tree & mulberry tree	C. H. Fulwiler
30	1521	1943	Territorial Revival	Non-contributing		Chester C. Travelstead
31	1524	1952	Contemporary	Contributing		Alan F. Furman
32	1600	1952	Split-Level	Contributing		James T. May
33	1602	1950	Spanish Pueblo Revival	Contributing	Two original barbecue/patio areas in back yard	Theodore R. Brown
34	1603	1950	Ranch	Contributing	Elm tree	Eathyle Bernbrock
35	1604	1947	Territorial Revival	Contributing		M. Ralph Brown
36	1605	1941	Ranch	Contributing		Carl K. Rowland
37	1608	1953	Contemporary	Contributing		Leighton H. Johnson
38	1612	1941	Ranch	Non-contributing		Marjorie H. Riley
39	1615	1940	Streamline Moderne	Contributing		Robert A. Moyers
40	1616	1958	California Contemporary	Contributing		UNM Regents
41	1619	1949	Ranch	Contributing		Alfred L. Gausewitz

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

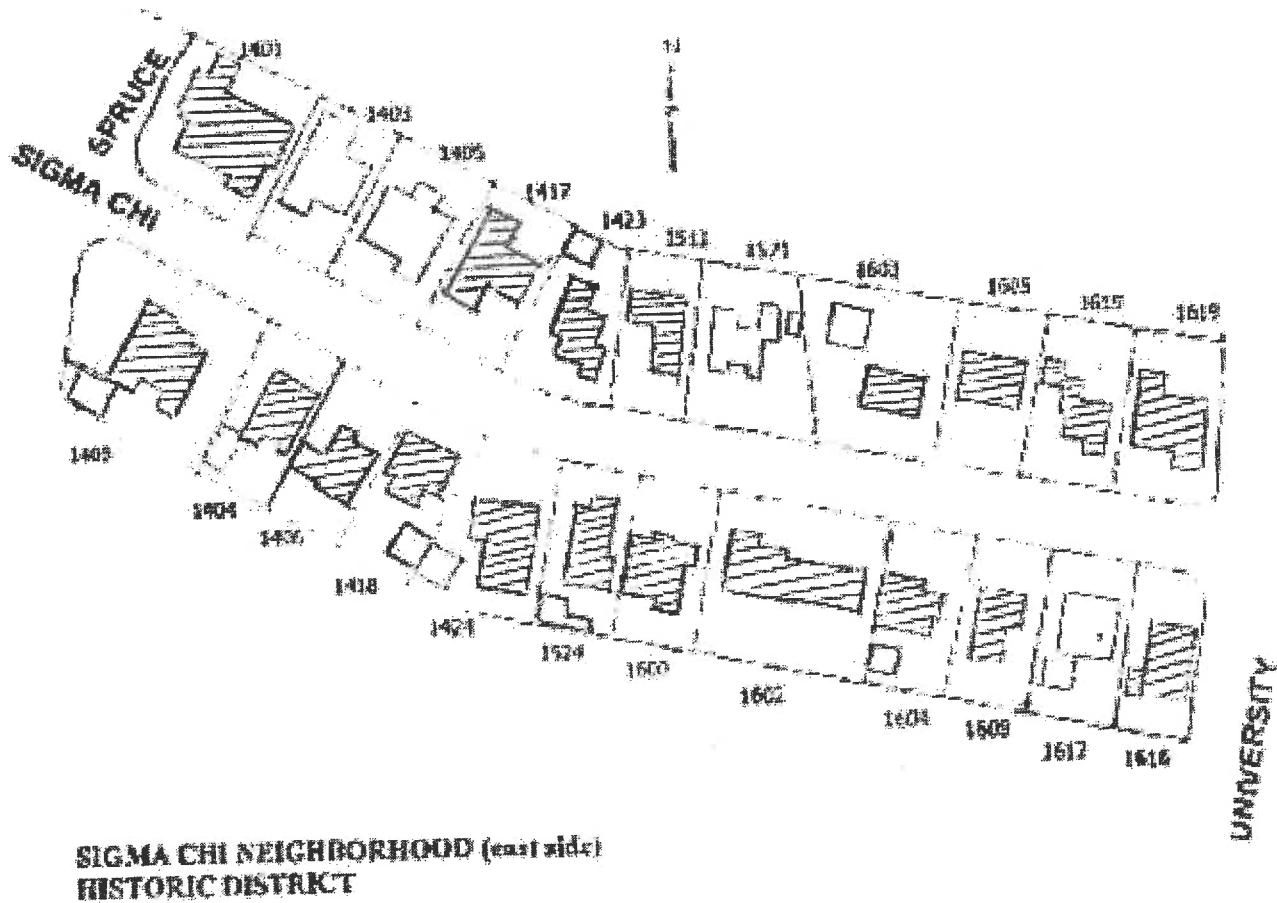
FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 20

Figure 9-2: Sigma Chi, East



**SIGMA CHI NEIGHBORHOOD (east side)  
HISTORIC DISTRICT**

Albuquerque, Bernalillo County, New Mexico

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

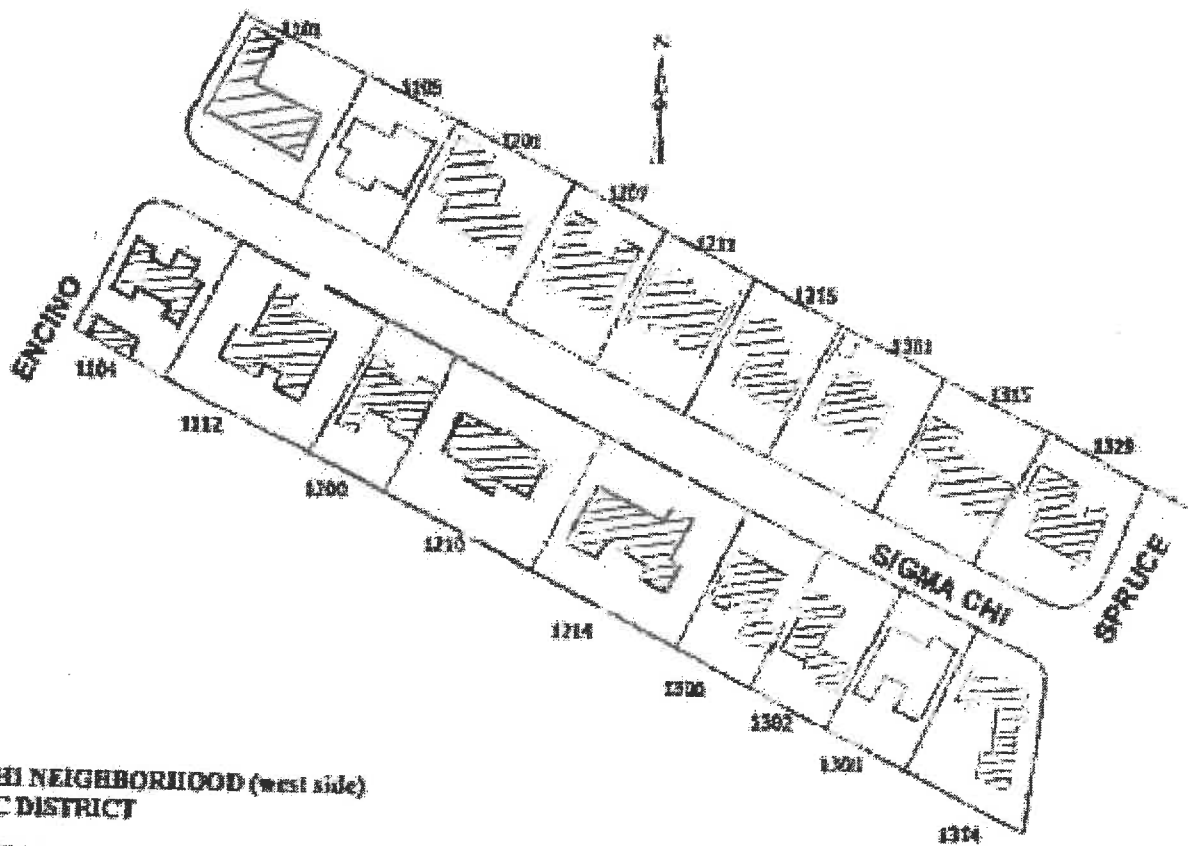
FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 9 Page: 21

Figure 9-3: Sigma Chi, West



**SIGMA CHI NEIGHBORHOOD (west side)  
HISTORIC DISTRICT**

Albuquerque, Bernalillo County, New Mexico

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 12 Page: 22

---

**Significance of Property**

Sigma Chi, developed by the Southwestern Construction Company under the direction of Hugh Woodward, emerged in the 1950s as a desirable location for Albuquerque's professional class and the owners of companies fueling the city's remarkable post-war boom. By all accounts Woodward personally controlled who bought the lots and personally approved the house plans as well as the builder.<sup>17</sup> As one of New Mexico's most influential citizens at the time, Woodward surrounded himself with others of equal distinction. Reflecting this, Sigma Chi residents built large, state-of-the-art homes in the latest styles. Although only two blocks long, the 41 homes on Sigma Chi Road showcase popular architectural styles of the period. Sigma Chi Road Residential Historic District is eligible for the State Register of Cultural Properties in the areas of Architecture and Community Planning.

---

**Albuquerque's Post World War II Suburban Development**

By the middle 20<sup>th</sup> century, the economic factors that had fueled the growth of Albuquerque since the late 1800's were in decline. The city's prominence as "The Nation's Sanatorium" lessened as antibiotics became available offering a cure to tuberculosis. Expansion of the trucking industry coupled with the loss of passengers to automobiles and airplanes brought a decline to the railroad era. Gus Miller who resided at 1423 Sigma Chi Road had moved to Albuquerque in 1939 when he was appointed superintendent of the Santa Fe Railway shop. The change-over from steam to diesel locomotives not only failed to halt the decline of the railroads but, because the new diesel engines required less maintenance than their steam predecessors, the Albuquerque Rail Yards, once the city's largest employer, shrank.

Despite the loss of the health-seekers and the shifts in the transportation industry, Albuquerque continued to grow. In 1940, the city's population stood at approximately 35,000. By 1955, that figure increased to 175,000. In one decade alone, the city's population more than doubled, rising from 96,815 in 1950 to 201,189 in 1960.<sup>18</sup>

This population explosion resulted from the increase in national defense spending during and after World War II. In 1939, the city had opened a municipal airport on the East Mesa with one of the longest runways in the country. In October of 1940, the city was designated as a service station for military planes when the Army moved the 19<sup>th</sup> Bombardment Group to Albuquerque. Construction of Albuquerque Army Air Base initiated in January of 1941 on land leased next to the airport. Additionally in 1941, the Army Air Corps launched the Air Corps Advanced Flying School on leased land next to the airport. This facility became Kirtland Army Air Field and emerged as a major defense installation during the war.

---

<sup>17</sup> From stories told by Sigma Chi Road original residents.

<sup>18</sup> Kammer, *20<sup>th</sup> Century Suburban Growth of Albuquerque, NM*. National Register of Historic Places Multiple Property Documentation Form, 2000.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 12 Page: 23

The year 1942 saw the establishment of Sandia Base, as New Mexico became a testing ground for new weapons. The following year, Los Alamos Laboratory was established to develop the world's first atomic bomb. The availability of excellent air and rail service in Albuquerque contributed to the selection of the Los Alamos site on the Pajarito Plateau some 80 miles north. In late 1945, Los Alamos moved its Z Division to Sandia Base so that Los Alamos scientists could work with the military on special weapons development. This collaboration culminated on July 15, 1945, on the gunnery range near Socorro, when the first atomic bomb was tested and the world entered the Atomic Age. At the same time combat crews were in training at Kirtland for the B-29 Superfortress, which was used to drop the first atomic bombs on Japan.

In 1948, the Z Division was renamed Sandia Laboratory with a mission to develop technology to support national security. By 1949, Sandia supported 1,742 employees. The Cold War which followed the end of World War II caused a steady expansion of Sandia until it became the city's largest employer with over 4,000 workers in the 1950s.<sup>19</sup>

For Albuquerque the influx of government employees, military personnel and scientists created a huge demand for housing. An article in the *Saturday Evening Post* in 1950 remarked that, "New houses go up in batches of 50 to 300 at a time and transform barren mesas before you get back from lunch."<sup>20</sup> Between 1946 and 1950, the area of the city tripled as Albuquerque annexed subdivision upon subdivision. This pattern of growth by annexation allowed the city to expand while quickly providing city services and maintaining a growing tax base. From 1954 to 1958 the city added 190 miles of pipe to its water system and paved 157 miles of streets.<sup>21</sup>

### Development of Sigma Chi Road

In 1922, James Gladding of the Southwestern Construction Company brought together several parcels of land and proceeded to replat the area for the Country Club Addition, named for the original Albuquerque Country Club which then stood just east of the proposed subdivision. The club was moved to a new site by the Rio Grande in 1928. Although the Country Club Addition kept its name on the record books, the area is now called the Spruce Park Neighborhood to distinguish it from the district now surrounding the newer Albuquerque Country Club. Most of the homes in the Country Club Addition (Spruce Park) were built between 1923 and 1945.

Sometime around 1940, Gladding left Albuquerque for California where he later died. His Southwestern Construction Company lists Charles H. Lembke as president by 1938. Lembke served as city manager of Albuquerque in 1935 and as a contractor, having taken over his father's construction business. Under Charles Lembke, Southwestern Construction Company laid out the first part of Sigma Chi Road in 1938, calling it the Country Club Addition, First Extension North. This section began at Spruce Street and ran eastward crossing University Avenue and ending at University Place. It included 18 lots on the north side of the street and 20 lots

<sup>19</sup> Saiers. Albuquerque Tricentennial Seventh Grade Teachers Resource Guide.

<sup>20</sup> Quoted in Simmons, Albuquerque, A Narrative History, p. 372.

<sup>21</sup> Saiers, Albuquerque Tricentennial Seventh Grade Teachers Resource Guide, p. 161.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 12 Page: 24

on the south side with 3 intersecting streets: Spruce Street which was the western boundary, Maple Place which has since been vacated, and University Avenue which at the time was a two-lane road serving a much smaller UNM campus.

The old clubhouse building used by the Albuquerque Country Club was at the edge of the UNM campus and eventually became the site of the Sigma Chi fraternity house. Thus, when Southwestern Construction laid out a new street at the northern boundary of the Spruce Park neighborhood, it crossed University Avenue and connected to a street serving the Sigma Chi fraternity house, resulting in the street being named after the fraternity.

In the late 1970's, in response to the growth of the UNM campus, University Avenue was widened and became a four-lane boulevard with a median and turning lanes. All four corner lots at its intersection with Sigma Chi Road were lost to the street widening. In addition, the remaining eight lots on the east side of University were so cut off from the homes on Sigma Chi Road by the width of the street and the traffic it now carried, that over time UNM acquired many of these properties which are not included in the Sigma Chi Road Residential Historic District.

The map of this first section of Sigma Chi Road, filed in April of 1938, was signed by Charles Lembke as president of Southwestern Construction Company. This map also bears the signature of Hugh B. Woodward, listed as secretary of the company.

On December 14, 1944, Southwestern Construction filed another map laying out the south side of Sigma Chi Road from Spruce Street west to Encino Place. There were 12 lots platted. These lots were 125 feet deep and generally 68 feet wide, slightly larger than the lots platted to the east of Spruce Street in 1938. The north side of this section was platted on a map filed on September 12, 1947. There were nine lots platted; most were 125 feet deep but the width jumped to an average of 85 feet in width. Both maps were signed by Hugh B. Woodward as president of the company.<sup>22</sup>

The same covenants were included with each of the three filings. Houses had to be single-family dwellings with a minimum cost of \$10,000 and a minimum floor space of 1,200 square feet. The front setback was required to be a minimum of 20 feet from the property line which meant that the houses had to be set back 50 feet from the center of the street which was platted with a 60 foot easement. And "No conveyance of the premises or any part thereof shall ever be made to any person or persons of Oriental or African descent."<sup>23</sup> This last covenant was typical of the period and long since abandoned (see Appendix 1).

By all accounts, Woodward personally controlled the development of the street and who lived there. However, one original resident delighted in telling the story of how she and her husband managed to build on

<sup>22</sup> See all original maps, attached.

<sup>23</sup> See Sigma Chi Road Covenants, attached.



CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 12 Page: 25

---

Sigma Chi Road after Woodward refused to sell them a lot because her husband wasn't distinguished enough to live on the street. Apparently they persuaded a friend to purchase the lot and have the house plans approved. Then when the house was completed, they moved in instead of the friend.

### **A Business Class Emerges**

The unprecedented growth of the city following World War II presented business opportunities to many of its citizens. One such young man, Maurice Lieberman, convinced his brothers, Joseph and Jack Grevey, to join him to start the Duke City Lumber. The three brothers built their company, located on 12<sup>th</sup> Street, into one of the largest lumber operations in the Southwest, providing the materials for much of the building boom in Albuquerque from the 1950's to the 1970's. Joseph Grevey lived in a house in the Spruce Park neighborhood for a time, but moved his family into a new Ranch-style home at 1112 Sigma Chi Road in 1953. The house was built entirely with materials from Duke City Lumber.

These new houses needed furniture. Three cousins of the Blaugrund family — Manny, Henry and Sigmund — started American Furniture in 1936. This successful company, now named American Home Furnishings, is still family owned and has expanded to several stores in the Southwest.

Other Sigma Chi Road residents benefited from the building boom as well. O. G. Bradbury's construction company became Bradbury Stamm, still one of the largest construction companies in the Southwest. Bartley Kinney of the Kinney Brick Company built his house of Kinney bricks at 1302 Sigma Chi Road. James Boyd owned a plumbing business and built the house at 1214 Sigma Chi complete with gas-fired chiller, an early home cooling system. James Ryan built bridges including the Coal Avenue bridge over neighbor Gus Miller's Rail Yards.

The rise of the automobile in the 1950s required the construction of roads. In 1956, a freeway system was laid out in Albuquerque. The Pan-American Highway (Interstate 25) was the north-south road while Interstate 40 replaced U.S. 66 as the main east-west route through the city. Ted Brown of 1602 Sigma Chi owned Brown Construction Company, the largest road construction company in New Mexico. His company built much of the interstate highway system in the state.

Wholesale groceries for the city's rising population were provided by Montezuma Grocery owned by Antonio Domenici of 1104 Sigma Chi Road. Across the street from the Domenici's lived Ted Burke, owner of Burke's Prescription Center. Other Sigma Chi residents included doctors and lawyers as well as retired military officers.

As the city's population increased, the demand for higher education increased as well. Founded in 1889 in Albuquerque, the University of New Mexico grew steadily. The close proximity of Sigma Chi Road to the university attracted faculty to the street.

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 12 Page: 26

In 1941, Professor John Donald Robb and his wife Harriet moved into the house at 1623 Sigma Chi, the first house built on the street. Robb, an international attorney in New York for many years, moved to Albuquerque at the age of 49 to become head of the UNM's music department. He served as dean of the College of Fine Arts from 1942-57 and was responsible for starting the UNM Symphony. He was a prolific composer and was influenced by Hispanic folk music. He wrote books on the subject and his collection of 3,000 field recordings forms the nucleus of the John Donald Robb Archive of Southwestern Music at UNM.<sup>24</sup>



Around 1940, Professor Moyer and his family moved into the new house at 1615 Sigma Chi Road when he accepted a teaching position at UNM.<sup>25</sup> In 1940 there was no development north of Sigma Chi Road. Plum Street (now University Blvd) ended at Los Lomas Road with a dirt street extending northward to Sigma Chi Road and a dirt trail continuing down to the arroyo where Lomas Blvd is today.<sup>26</sup>

Dr. Chester Travelstead bought the house at 1521 Sigma Chi when he was hired by UNM as its new dean of the College of Education, and Alfred Gausewitz lived at 1619 Sigma Chi during his tenure as dean and professor in the College of Law. Sigma Chi Road proved so convenient to UNM that the last house on the south side of Sigma Chi at the corner of University Blvd was built by UNM, reportedly to provide housing for the provost. Although UNM still owns this property, the UNM provost never lived there so far as anyone remembers.

The businessmen who moved into the new homes on Sigma Chi Road following the end of World War II were well established in Albuquerque before the war. Having arrived in Albuquerque for reasons of health or to find work, they did not have a long familial history in New Mexico and little or no extended family in the area. In fact, not a single original resident of the street seems to have been born in New Mexico. Not bound by tradition they were entrepreneurs, hard-workers and risk-takers who rode the growth of the city to prosperity. They recognized an opportunity and figured out how to expand their businesses providing services to the growing city. There was much socializing among residents on the street in the 1950's. Because couples were generally older when they moved to Sigma Chi Road, there were few small children but many teenagers in residence on the street. There was even one marriage of Sigma Chi children. No one remembers any of the mothers working outside the home. The ladies of the street played bridge, joined clubs and tended to their families.

### State-of-the-Art Living

<sup>24</sup> The Robb home was lost to the widening of University Blvd in the 1970's. Interview with Marjorie Moyers, daughter of original owners.

<sup>25</sup> The photo above shows the Moyer family moving into their new home.

<sup>26</sup> Interview with Marjorie Moyers, daughter of original owners.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 12 Page: 27

---

When they acquired the means to move their families to the new homes on Sigma Chi Road, they built their homes in the latest styles and included state-of-the-art amenities. They were always curious about the latest thing that might improve their lives or their businesses.

One such home is the Ranch style residence at 1214 Sigma Chi Road built for James C. Boyd, owner of a heating and air/conditioning business. Boyd installed a gas-fired chiller to cool the house, resulting in that the front-facing windows are all fixed units. Central air-conditioning now cools the house, but the chiller mechanism is still housed in a concrete mechanical shelter in the back yard. A fireplace runs the length of one wall in the living room and continues to the back yard patio where it becomes an outdoor cooking area complete with oven. Inscribed on the cast iron oven door are the words "Chow Down at Boyd's."<sup>27</sup>

Several houses on Sigma Chi featured the "latest" in home engineering. Neighbor lore has it that the house at 1405 was the first in Albuquerque to be built with radiant in-floor heating. The house at 1101 Sigma Chi has a free-standing, "see-through" fireplace separating the living room from the family room. There is a "baking center" in the kitchen at 1210 Sigma Chi, a wine cellar at 1104 and next door at 1112 Sigma Chi, a button in the dining room floor rang a bell in the kitchen allowing the lady of the house to summon the maid at dinner parties without disturbing her guests.

### Future Preservation

Sigma Chi Road forms the northern boundary of the Spruce Park Neighborhood in Albuquerque. In 1982, the Historic Preservation Division designated the 50-acre core of the Spruce Park Neighborhood as the Spruce Park Historic District, recognizing the neighborhood's significance as one of the best examples of homes built between the two world wars in Albuquerque. Because most of the homes on Sigma Chi Road were constructed after World War II, Sigma Chi was not included in the Spruce Park Historic District.

The Spruce Park Neighborhood has long had an active neighborhood association dedicated to preserving the historic character of the area by raising resident's awareness of the advantages of living in an historic district and by encouraging an appreciation of and respect for the historic homes. The Association publishes a newsletter for residents several times each year and often includes articles on the older homes and the families who lived in them. Many years ago the Association created a Zoning Committee whose purpose is to encourage the City of Albuquerque to enforce city zoning ordinances in an effort to maintain the character of the neighborhood.

Sigma Chi Road, just to north, has always been an integral part of the Spruce Park Neighborhood Association. Residents of Sigma Chi have been encouraged to be sensitive to the character of the streetscape when updating their homes. These efforts have been rewarded: a large percentage of the 41 homes retain their

---

<sup>27</sup> Interview with current owner.

**APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES**

**FORM A**  
Revised 08/09/05

**CONTINUATION SHEET**

**Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

**Section: 12 Page: 28**

---

historical character. It is the hope of residents that State Register designation will recognize the significance of their homes and further preservation efforts to retain the historical character of this mid-1950's neighborhood.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: **Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

Section: 13 Page: 29

---

**Bibliography**

*Albuquerque Business Times*, September 25-October 9, 1998.

*Albuquerque Journal*, various issues.

*Albuquerque Journal Magazine IMPACT*. November 10, 1987.

*Albuquerque Progress*, magazine published monthly by the Albuquerque National Bank, various issues.

*Albuquerque Tribune*, various issues.

Biographical Directory of the United States Congress website: [www.bioguide.congress.gov](http://www.bioguide.congress.gov).

Davis, Ellis Arthur. *Historical Encyclopedia of New Mexico*, New Mexico Historical Association, Albuquerque, 1945.

Davis, Mary. *Spruce Park Historic District, Albuquerque, New Mexico*, National Register of Historic Places Nomination, 1981.

Hudspeth Directory Company, Hudspeth's Albuquerque City Directory, El Paso, TX: author, 1939-1963.

Interviews:

Marjorie Moyers (1615 Sigma Chi Road) with John Cochran

Dick Riley (1612 Sigma Chi Road) with John Cochran on 12/28/1994

Theresa Domenici Menicucci (1104 Sigma Chi Road) by telephone with  
Jean Salazar on 6/28/2006

Ilsa Blaugrund (1417 Sigma Chi Road) with Jean Salazar on 6/17/2004

Patricia Burke Guggino (1101 Sigma Chi Road) with Jean Salazar on 6/29/2004

Helen Grevey (1112 Sigma Chi Road) with Jean Salazar on 3/2/2004

Kammer, David. *Twentieth Century Suburban Growth of Albuquerque, New Mexico: The Development of the Early to Mid-century Suburbs of Albuquerque, New Mexico*, National Register Multiple Property Documentation Form, 2000.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984.

*Mexico Business Weekly*, October 7, 2002.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 13 Page: 30

---

Saiers, Janet. *Albuquerque Tricentennial Seventh Grade Teachers Resource Guide*, [www.albuquerque300.org](http://www.albuquerque300.org),  
September 2005.

Simmons, Marc. *Albuquerque, A Narrative History*, Albuquerque: UNM Press, 1982.

University of New Mexico website: [www.unm.edu](http://www.unm.edu).

Wilson, Chris. *University Neighborhoods History Handbook*, Albuquerque: University Heights Association,  
1986.

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 13 Page: 31

---

Appendix 1: Covenants

It is expressly understood between the grantor and grantees in this deed that the following covenants shall be binding on the grantees, their heirs, executors, administrators, successors and assigns and shall be and hereby are made covenants running with the land and premises herein conveyed, to-wit:

1. Only one single family dwelling house at a minimum cost of at least Ten Thousand (\$10,000) with detached garage shall be erected upon the lot herein conveyed. Said dwelling house shall have a minimum of One Thousand Two Hundred (1200) square feet of floor space exclusive of any garage. All buildings shall be in accordance with plans, specifications and elevations approved by the architect of the grantor, its successors or assigns. The premises by this deed conveyed shall not be sub-divided, and no building shall be fronted on a side street except a garage upon approval of the architect of the grantor.
2. No temporary building shall at any time be erected or placed on the premises except sheds or workshops for use in connection with the building of permanent buildings in course of construction. No tents, shacks, trailers, or garages shall be occupied as living quarters on said premises.
3. No building shall be erected on the premises nearer than twenty (20) feet from the street line or nearer than five (5) feet from the front sixty (60) feet of the line of the adjoining lot or lots and all dwelling house shall front the street adjoining said premises on the North.
4. No close board or unsightly fence shall be erected on the said premises.
5. No building erected on the said premises shall be used for any purpose other than as a single family dwelling.
6. No conveyance of the premises or any part thereof shall ever be made to any person or persons of Oriental or African descent.
7. This conveyance is subject to any recorded easements granted to the City of Albuquerque, New Mexico.
8. These covenants and restrictions are to run with the land and shall be binding on all the parties and all the persons claiming under them.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 32

---

Photographic Log

**Sigma Chi Road Residential Historic District**

Albuquerque, Bernalillo County, New Mexico

Photographer: John Cochran

Date: February, 2006

Location of negatives: John Cochran, 1423 Sigma Chi Road, Albuquerque, NM, 87106

Photo 1 of 11

1101 Sigma Chi Road, The Edward J. Burke House

Camera facing north

Photo 2 of 11

1104 Sigma Chi Road, The Antonio Domenici House

Camera facing south

Photo 3 of 11

1112 Sigma Chi Road, The Joseph Grevey House

Camera facing south

Photo 4 of 11

1201 Sigma Chi Road, The Leslie P. Briggs House

Camera facing north

Photo 5 of 11

1314 Sigma Chi Road, The James H. Ryan House

Camera facing south

Photo 6 of 11

1329 Sigma Chi Road, The Carl A. Hatch House

Camera facing north

Photo 7 of 11

1400 Sigma Chi Road, The Orville G. Bradbury House

Camera facing south

Photo 8 of 11

1401 Sigma Chi Road, The Hugh B. Woodward House

Camera facing north



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 33

---

Photo 9 of 11  
1406 Sigma Chi Road, The Clyde A. Hill House  
Camera facing south

Photo 10 of 11  
1417 Sigma Chi Road, The Sigmund H. Blaugrund House  
Camera facing north

Photo 11 of 11  
1423 Sigma Chi Road, The Gustave R. Miller House  
Camera facing north

Photo 12 of 12  
1308 Sigma Chi Road, The Harold R. Booth House (non-contributing)  
Camera facing south

**APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES**

**FORM A  
Revised 08/09/05**

**CONTINUATION SHEET**

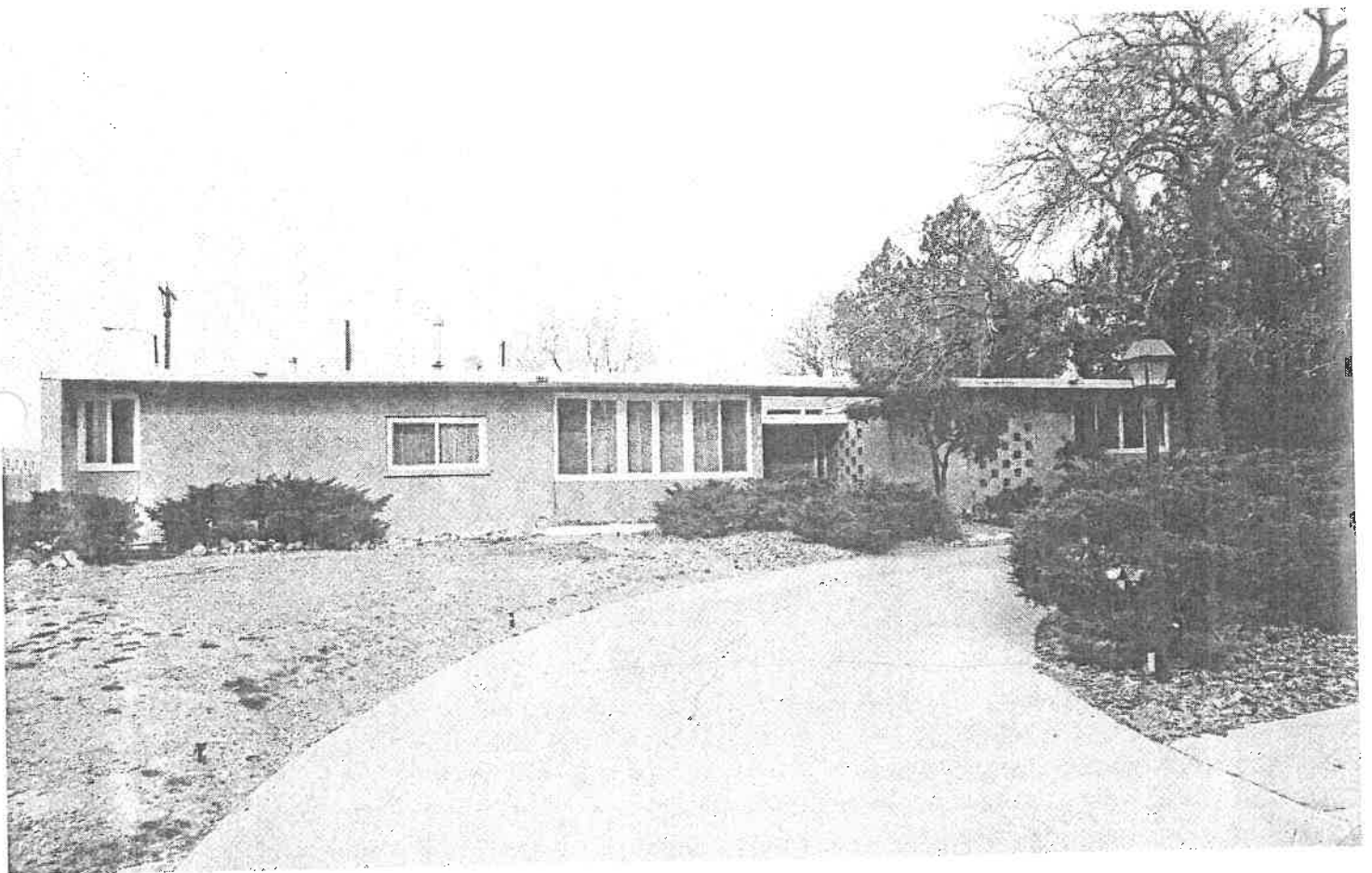
**Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

**Section: 16 Page: 34**

---

**Photo 1:**

**1101 Sigma Chi**



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

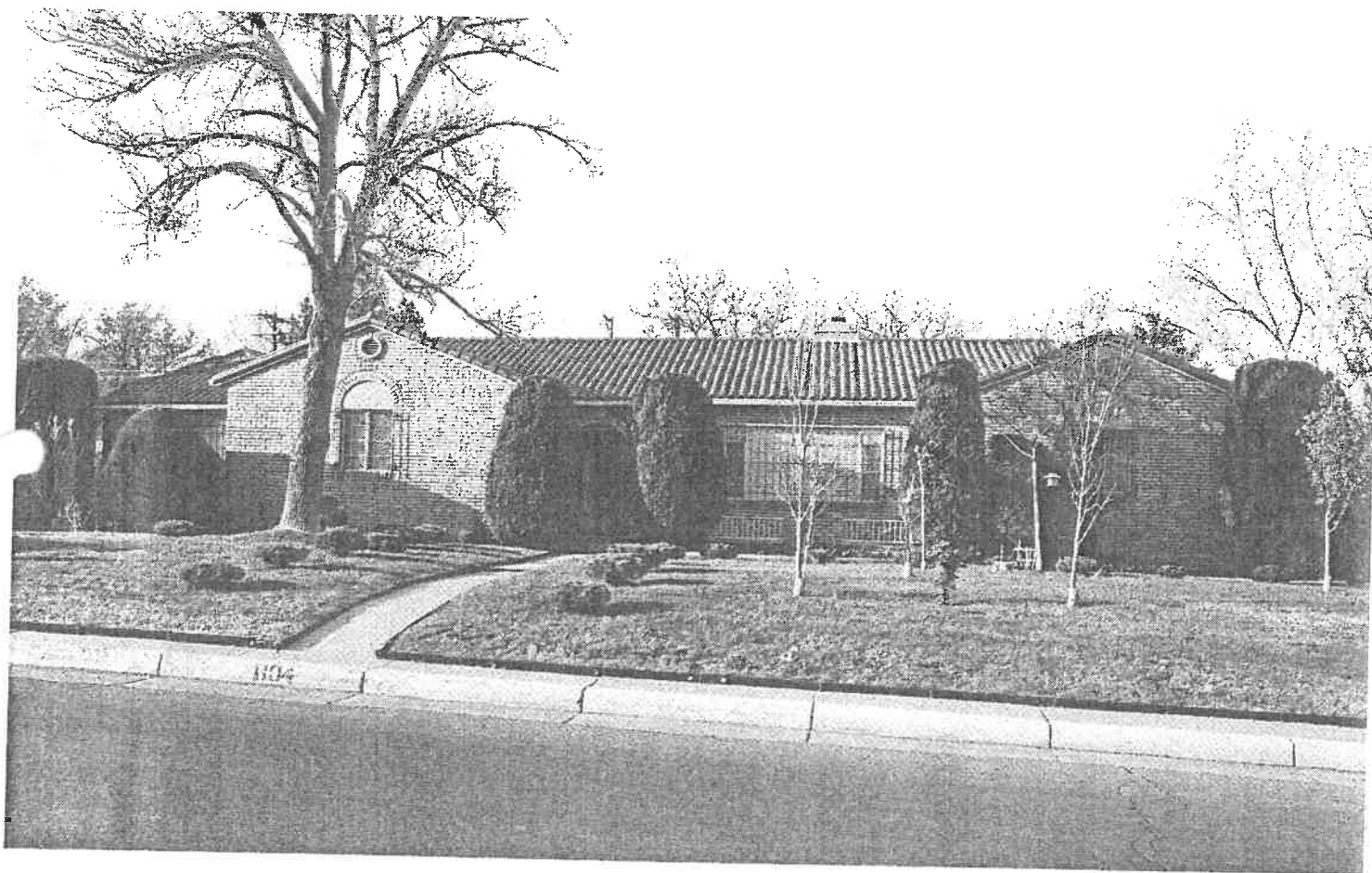
CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 35

Photo 2:

1104 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

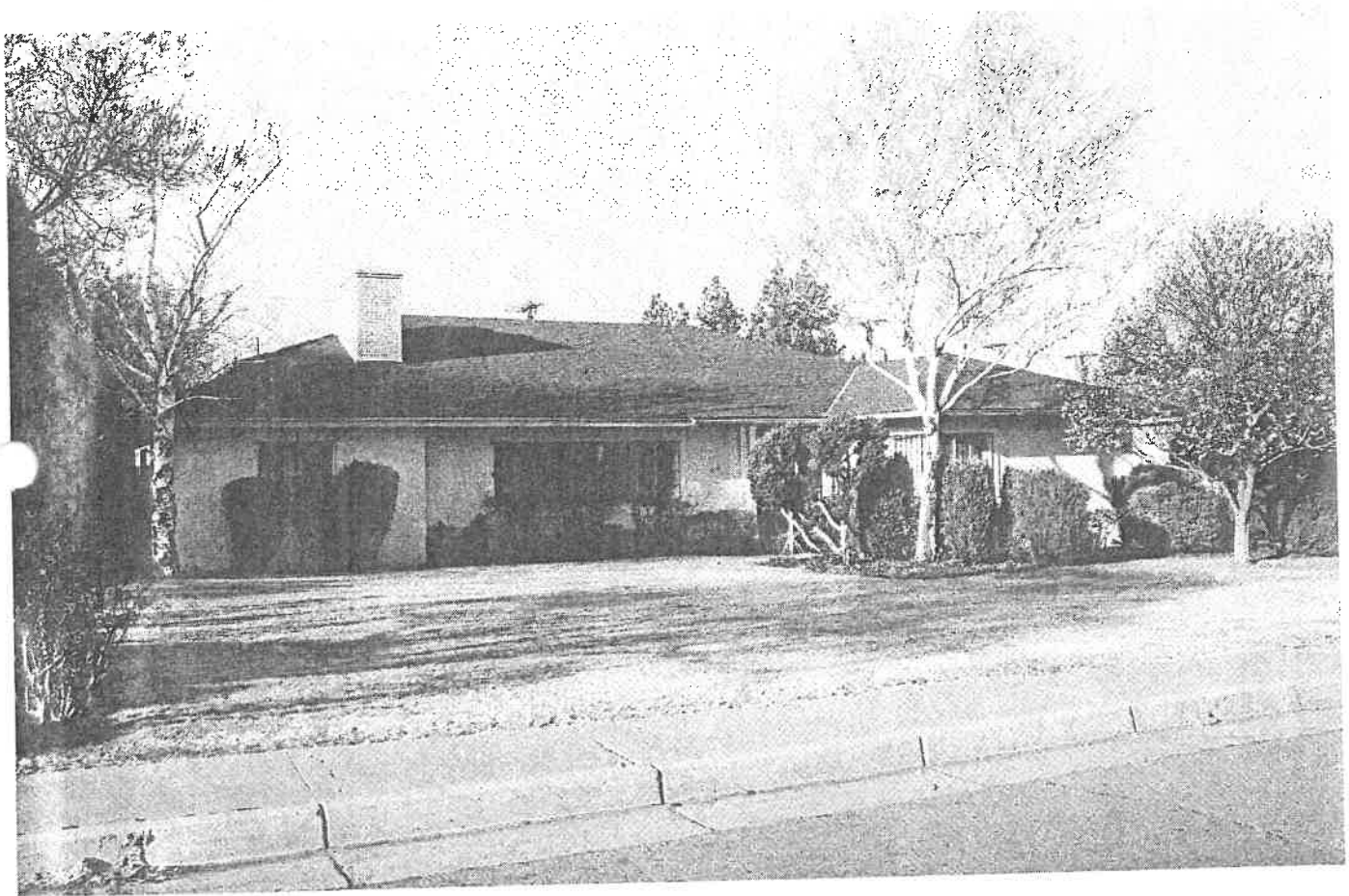
CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 36

Photo 3:

1112 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 37

Photo 4:

1201 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 38

Photo 5:

1314 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 39

Photo 6:

1329 Sigma Chi



**APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES**

**FORM A  
Revised 08/09/05**

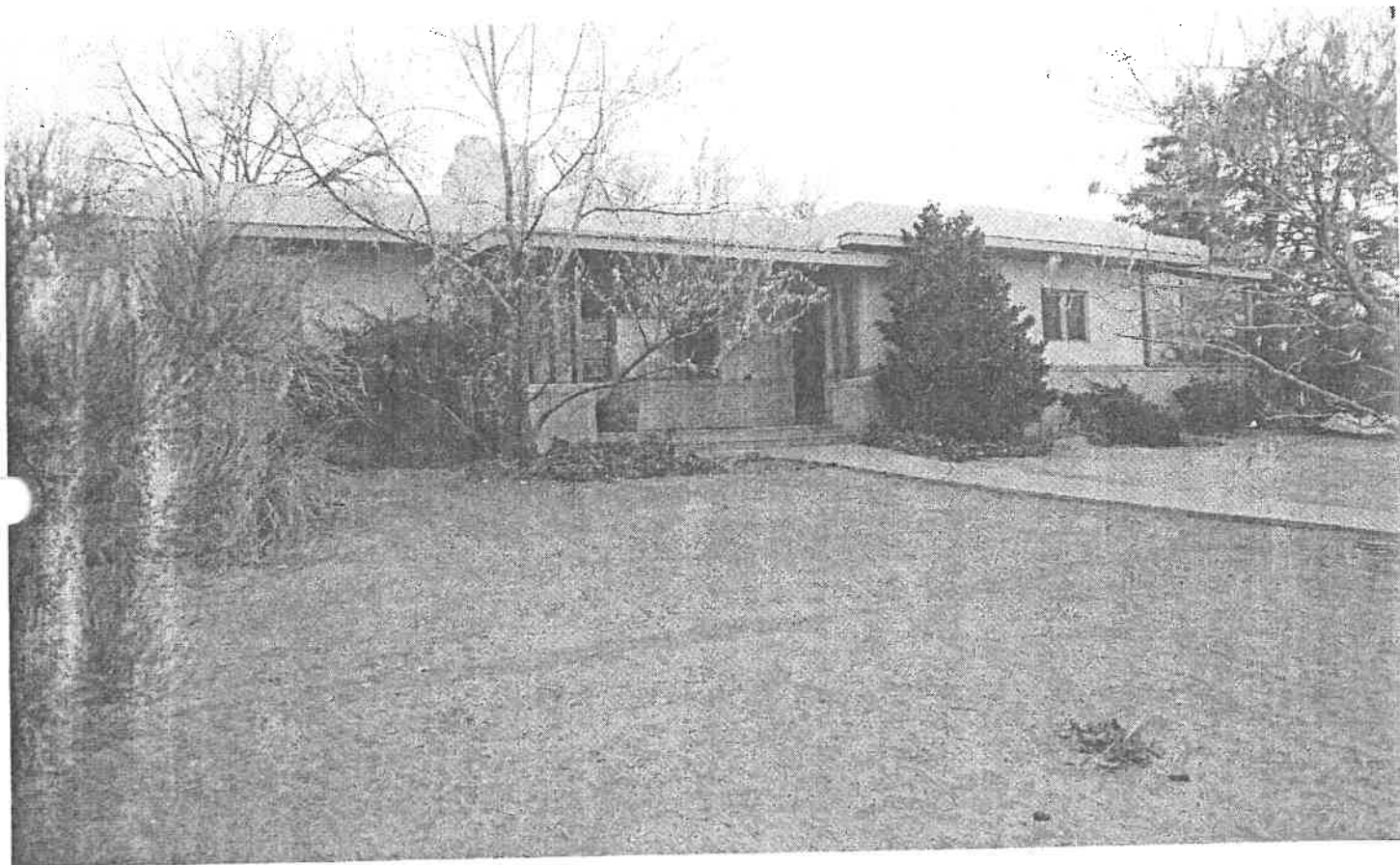
**CONTINUATION SHEET**

**Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County**

**Section: 16 Page: 40**

**Photo 7:**

**1400 Sigma Chi**





APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

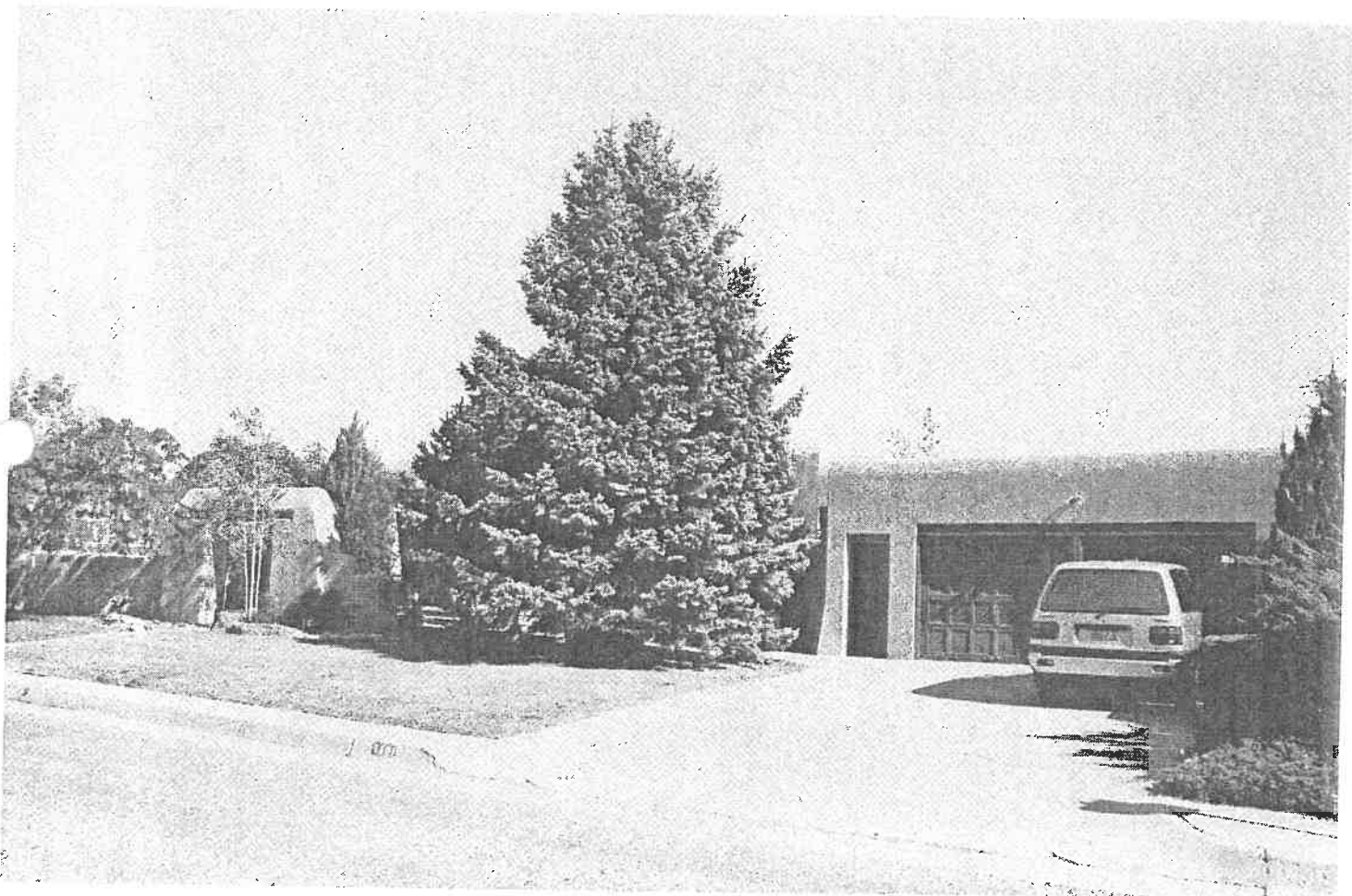
CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 41

Photo 8:

1401 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

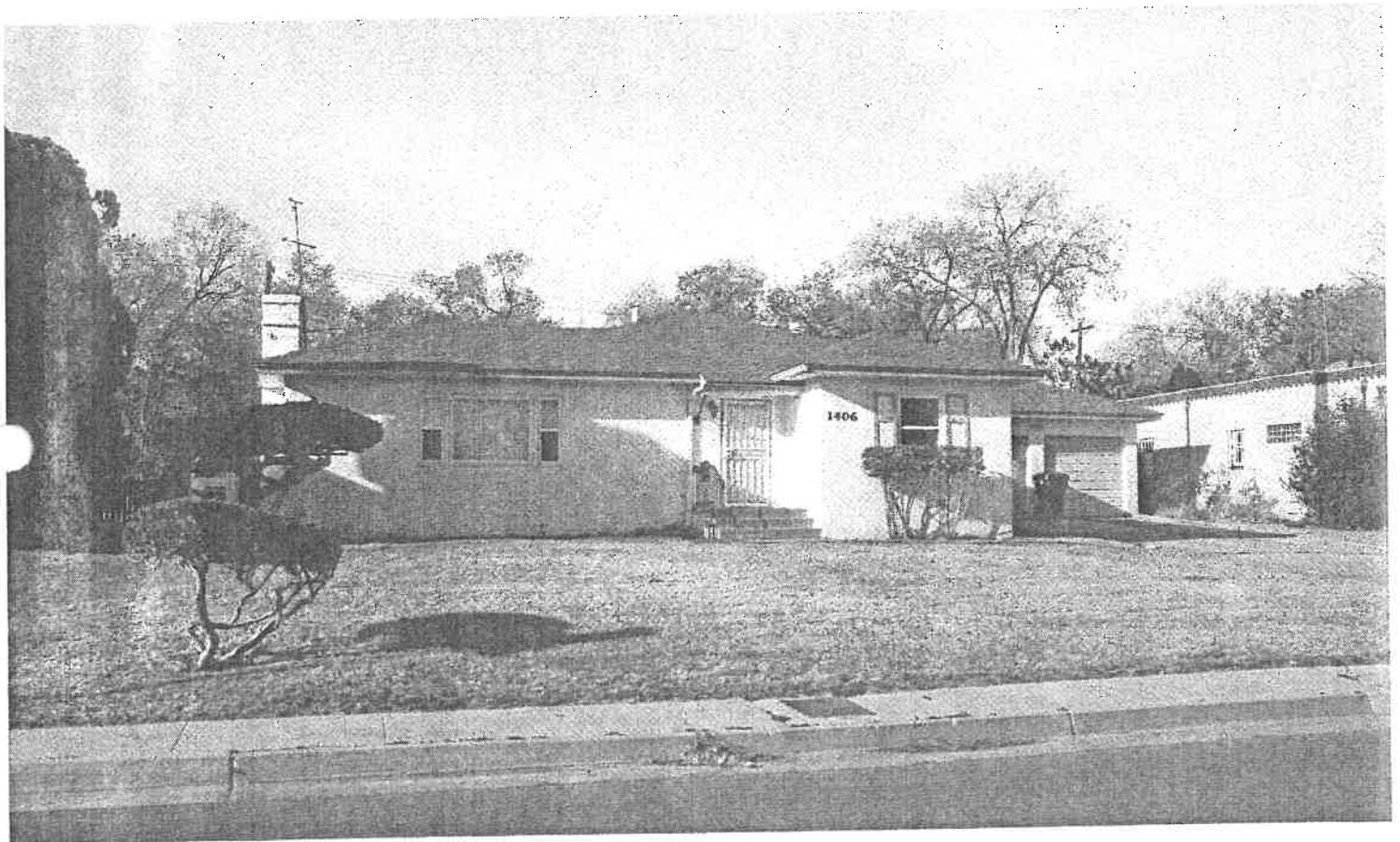
CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 42

---

Photo 9: 1406 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

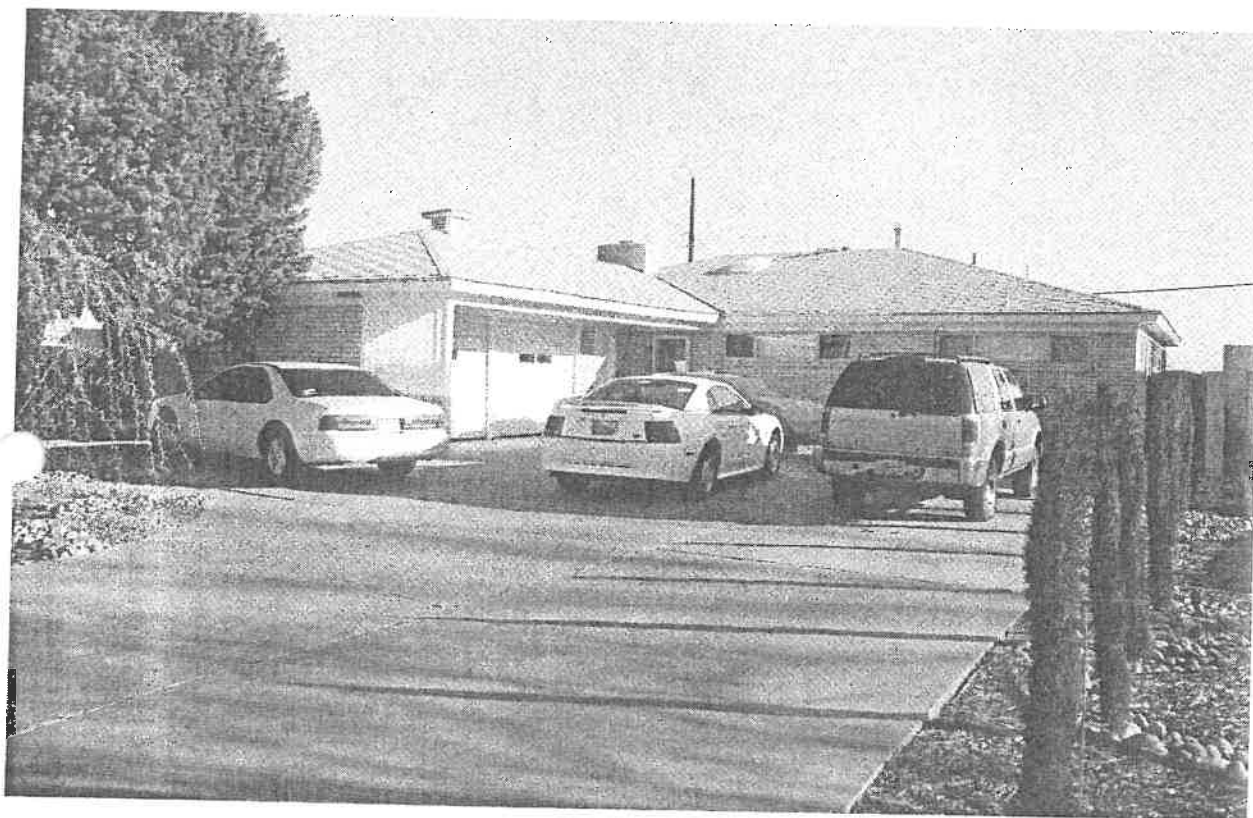
CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 43

Photo 10:

1417 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

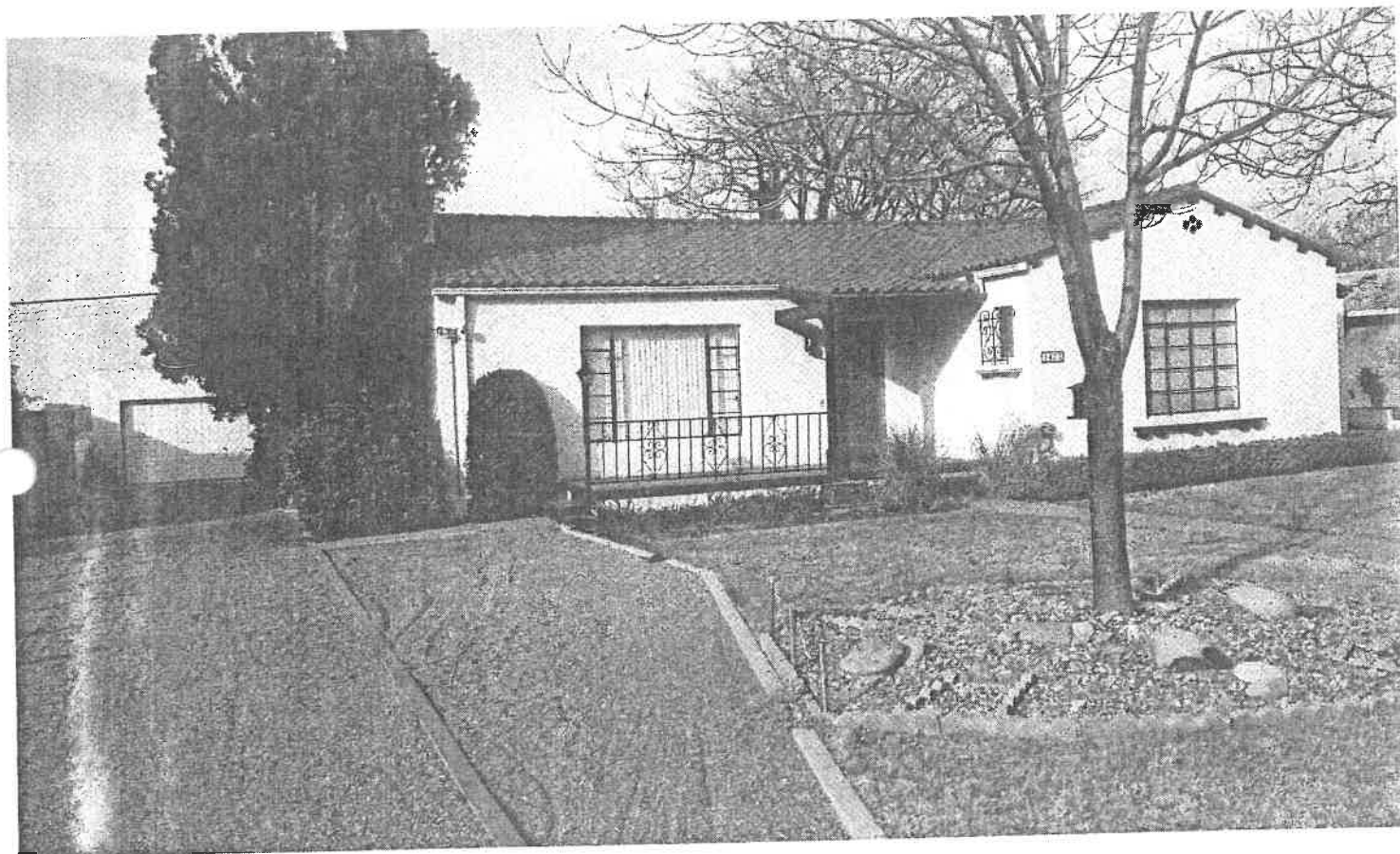
Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 44

---

Photo 11:

1423 Sigma Chi



APPLICATION FOR REGISTRATION  
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

FORM A  
Revised 08/09/05

CONTINUATION SHEET

Property: Sigma Chi Road Residential Historic District, Albuquerque, Bernalillo County

Section: 16 Page: 45


Photo 12:

1308 Sigma Chi (example of Non-Contributing)



# Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____ NRHP ___ SRCP ___ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
<b>1. Name of property:</b>  The James H. Ryan House	<b>2. Location:</b>  1314 Sigma Chi Road NE Albuquerque, NM 87106	<b>3. Local Reference Number:</b> 16  <b>4. County</b> Bernalillo
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b> 10/21/2005		
<b>7. Previous Survey Date(s):</b> / / <input type="checkbox"/> No previous survey		
<b>8. Name of Project:</b> Sigma Chi Road Historic District		
<b>9. UTM Zone:</b> Easting: _____ Northing: _____	21	
<b>10. Photo Information</b> <b>Negative Location:</b> _____ <b>View of:</b> Front façade facing north  Roll #: _____ Frame #: _____		
<b>11. Brief Description of the Property:</b> Flat roof with parapet and brick coping, one story L-shaped stucco Territorial Revival style house on corner lot. Covered entry porch with matching brick coping supported by decorative wrought iron columns with matching railings. Detached two-car garage at rear of property facing east forming a courtyard with in-ground pool.		
<b>12. Who uses the property?</b>  Current single family private residence		
<b>13. Construction Date:</b>  Date: 1952 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated      Source: Albuquerque City Directory		
<b>14. Setting:</b>  <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban    If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public		
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar		
<b>Comments:</b>		

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

**Additional Perspective:** (Photos, drawing, footprint, etc., indicate north arrow when possible)



**17. Surveyor:**

(your name, address, telephone number, and any group affiliation)

Robert and Mary Westfall  
1329 Sigma Chi Road NE  
Albuquerque, NM 87106  
505-764-9089

Sigma Chi Road Neighborhood Group

**18. Owner (if known) and other knowledgeable people:**

Louis S. and Sheila R. Camilli

**19. Is Property Endangered?**  Unknown  No  Yes **How?** Many homes are being purchased by real estate agents to quickly fix up and resell, or by residents who want to update the properties without consideration for the historic character of the homes. A few homes have already been altered dramatically. The street is also threatened by surrounding commercial encroachment.

**20. Significance to Current Community:**  Unknown  None  Low  Moderate  High

escribe:

**21. Other Significance or Information of Interest:** (such as historical, legendary, structural, former ownership, etc.)

House was built for James H. Ryan, well-known bridge builder and designer of the Taos Gorge Bridge. The exterior stucco chimney has the letter "R" prominently displayed.

**22. National or State Register:**

Is this property individually listed on a historic register?  Unknown  No  Yes  
If yes:  State  National

If 'no' or unknown, do you think this property is eligible for listing?  No  Yes  
Why?

**23. National or State Historic District:**

Is this property in a historic district?  Unknown  No  Yes  
If yes:  Contributing  Non-contributing  Unknown

If 'yes', what is the name of the district? \_\_\_\_\_  State  National

**24. Supplemental Forms:**

None  HCPI Detail Form (Form 2)  Continuation Sheets, # pages: \_\_\_\_\_



STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

BILL RICHARDSON  
Governor

May 7, 2007

Ed Boles, Architect  
Planning Department  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Re: Sigma Chi Road Residential Historic District

Dear Mr. <sup>Ed</sup>Boles:

We are pleased to inform you that the Sigma Chi Road Residential Historic District will be considered by the New Mexico Cultural Properties Review Committee at their next meeting for listing in the State Register of Cultural Properties. This meeting will take place on June 08, 2007, 1:00 p.m., at the State Capitol, Room 311, Santa Fe. You are cordially invited to attend this meeting. A draft copy of the nomination is attached for your review.

The State Register of Cultural Properties (State Register) is the official list of historic properties worthy of preservation in New Mexico. Listing in the State Register provides recognition of important prehistoric and historic places, and assists in preserving New Mexico's cultural heritage. Listing in the State Register does not restrict the private use of the property by the owner or the property owner's ability to sell, transfer or develop the property as he/she may consider appropriate.

Once a property is listed in the State Register, owners of private properties become eligible for a State income tax credit for approved restoration, rehabilitation or preservation and may request technical advice from the Historic Preservation Division. For more information on the State Tax credit program, please visit our web site:  
[http://www.nmhistoricpreservation.org/PROGRAMS/creditsloans\\_taxcredits.html](http://www.nmhistoricpreservation.org/PROGRAMS/creditsloans_taxcredits.html).

Owners of private properties nominated to the State Register may concur or object to the nomination. Any owner or partial owner who objects to listing should submit a notarized statement certifying ownership and objection to listing to Katherine Slick, State Historic Preservation Officer, Katherine Slick, State Historic Preservation Officer, the New Mexico Historic Preservation, the Bataan Memorial Building, 407 Galisteo Street, Suite 236, Santa Fe, NM 87501, by June 8, 2007. Each owner or partial owner of a private property has one vote. If a majority of property owners objects to a nomination, the district will not be listed.

If you have any questions, please contact me at (505) 827-3990. Thank you supporting the nomination of the Sigma Chi Road Residential Historic District.

Sincerely,

  
John W. Murphey  
State and National Register Coordinator  
Enclosures: one (1) draft State Register nomination



