

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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received
date entered

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

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

1. Name

historic Skinner Building

and/or common

2. Location

street & number 722-724 Central Avenue S.W. and 108 8th Street S.W. ___ not for publication

city, town Albuquerque ___ vicinity of congressional district #1

state New Mexico code 35 county Bernalillo code 001

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	___ private	___ unoccupied	<input checked="" type="checkbox"/> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	<input checked="" type="checkbox"/> other:

4. Owner of Property

name Mayor David Rusk, City of Albuquerque: cc: Jack Weber, Renewal and Rehab Division

street & number P.O. Box 1293; 400 Marquette Avenue N.W.

city, town Albuquerque ___ vicinity of state New Mexico

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Clerk's Office

street & number 505 Central Avenue S.W.

city, town Albuquerque state New Mexico

6. Representation in Existing Surveys

State Register of Cultural Properties
title Historic Landmarks Survey of Albuquerque
has this property been determined eligible? yes ___ no

date September 16, 1980 ___ federal state ___ county ___ local

depository for survey records Historic Landmarks Survey, Planning Division, P.O. Box 1293

city, town Albuquerque state New Mexico

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

A small and well-detailed Art Deco commercial building, the J.A. Skinner Building is sited at the west end of Albuquerque's historic downtown core area. With its location on Central Avenue (Route 66), the building is highly visible, and as one of the very few examples of Art Deco design in Albuquerque, it is an important element in the city's architectural heritage.

The brick construction of the building is visible on the alley (south) and on the east facade, which is largely masked by an adjoining house; the north and west facades of this corner building are surfaced in terra cotta. The main facade of the one-story building faces north to Central Avenue; the full-width display windows are framed by handsome pillars at each corner with a stylized papyrus design framed by volutes. Below the windows is a plain terra cotta base with decorative terra cotta vent grilles spaced across the facade.

The display windows are topped by several bands of geometric design; directly above them is a "bronze covered transom bar (modernistic design)" - the wording is from the plans by architect A.W. Boehning, Sr. The transoms are glazed with small squares of opalescent glass in a green and black diamond pattern. Above these is the terra cotta facade with a band of decorative tile at the base and two bands at the cornice. Between the bands the building name, "J.A. Skinner," is incised; the original gold paint has worn away.

The major alteration on the Central Avenue face is the addition of a second door on the west side of the facade. Originally, there was only one door on Central Avenue, the existing, off-centered east door. The west end of the partitioned building was entered through a door on 8th Street. That end is now entered through a recent aluminum and glass door on Central Avenue, and the 8th Street door has been replaced with display windows.

On the west (8th Street) facade, the Skinner Building is divided into bays by five pillars slightly narrower than the corner pillars; they repeat the stylized papyrus design. On the south end of this facade an entrance door is set in the last bay; its detailing repeats that of the Central Avenue facade on a smaller scale. A small original door without elaborate detailing is set in the next bay to the north. Metal grilles cover three small windows.

The south and east building facades are plain common brick; on the east, the facade is largely hidden from street view by a large neighboring brick house which is sited very close to the Skinner Building, and was in place when Boehning created his design.

The building has always been divided into two main stores from north to south with a smaller office at the southwest corner on 8th Street. The east store retains the original pressed metal ceiling, a ceramic tile wainscoting with geometric motifs, and original light fixtures. The west store has been remodeled by the addition of a suspended ceiling; presumably, the original pressed metal is still in place above.

(See continuation sheet)

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET	ITEM NUMBER	PAGE
Skinner Building	7	2

Drawings and photographs of the Skinner Building are still in the hands of the Boehning firm, now being carried on by Boehning's sons, A.W. Boehning, Jr. and Joseph. In scale the building reflects both the modesty of most Albuquerque architecture before the 1950's and the economic effects of the early Depression era. In her thesis, "The fate of Architectural Theory in Albuquerque, New Mexico: Buildings of Four Decades, 1920-1960," Edna Hetherington Bergman says of the Skinner Building:

Smooth and simple in conception, the building is ornamented with abstract and geometric patterns....The references are not to historic models, but at least in part to the sanitary gleam of science, the hope of the Depression years.

(p. 110)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1931

Builder/Architect A.W. Boehning, Sr.

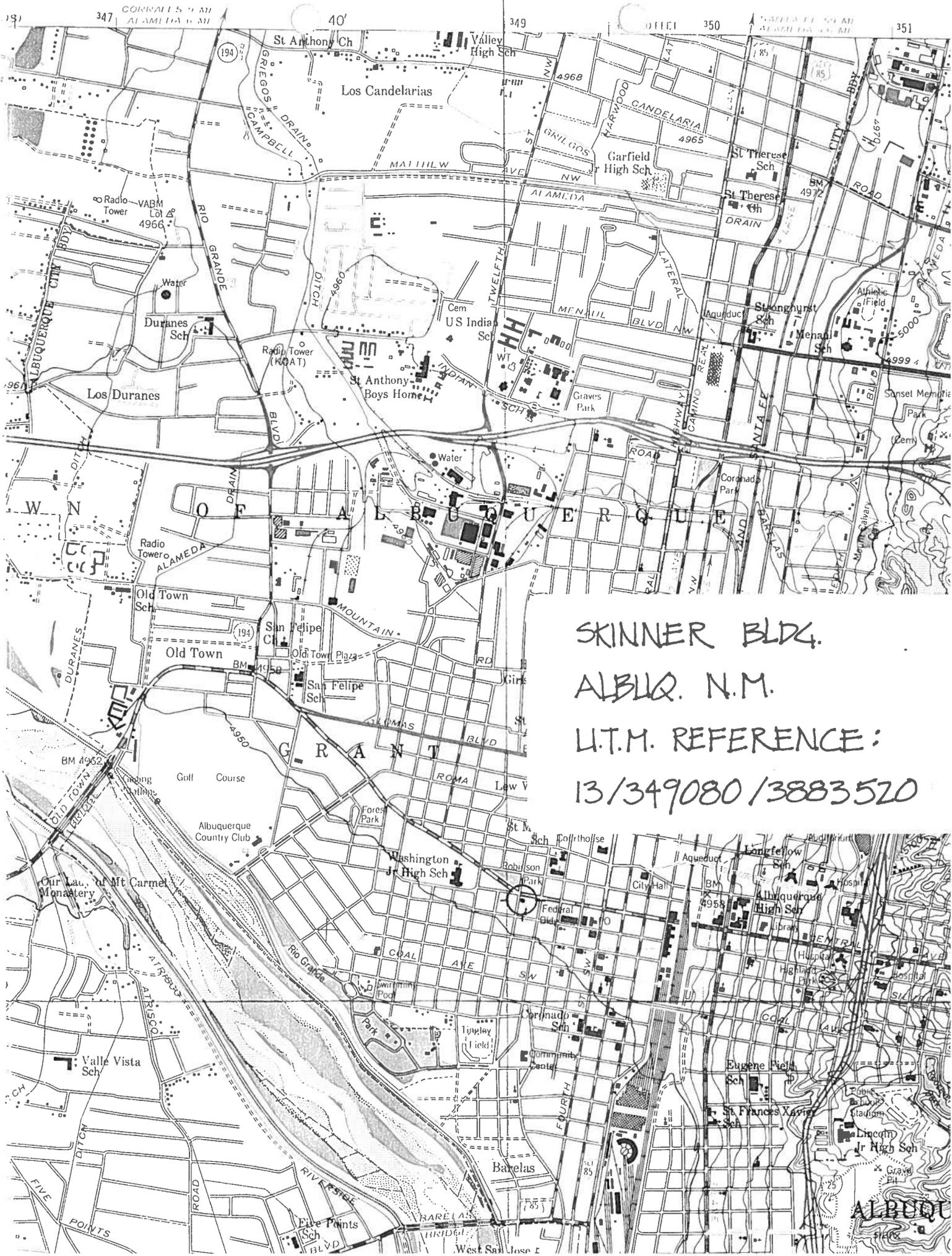
Statement of Significance (in one paragraph)

The Skinner Building is significant for Albuquerque as one of the very few examples of Art Deco design in the city; the other notable example is a larger federal building, the U.S. Indian Hospital. The Nationally Registered (5-2-77) KiMo Theater shows strong influence from Art Deco, but with a heavy mixture from the Spanish-Pueblo style and an eclectic use of Indian motifs. The crispness and lightness of the Skinner Building ornamentation make it a good pocket-sized version of the style. The siting of the Skinner Building is also important; at the west end of the downtown core, it announces and anchors the commercial area of Central Avenue. The work of Albuquerque architect A.W. Boehning, Sr., the Skinner Building is typical of his design in attention to detail and interest in geometric forms.

The Skinner Building was designed as the main store of a chain of family-owned groceries. The downtown lots were purchased by Mary Skinner in August, 1930, and the building continued in family ownership through 1970. The Skinner family chose A.W. Boehning as the building's architect; Boehning, a native of Indiana, moved to Albuquerque to recover from tuberculosis after the First World War, working first with the local branch of the El Paso firm of Trost and Trost and setting up his own company by 1925. Other Boehning designs include the Davis House (nominated to the National Register) - an English cottage built as a demonstration house, the International Style Valliant Company Building downtown, St. Charles Church in the Mediterranean style, and a number of Spanish-Pueblo Revival buildings.

The Skinner Building housed the J.A. Skinner Stores and Markets from its 1931 opening through 1942; from 1944 through 1947, it was the local Pepsi-Cola headquarters. Later tenants included a liquor store, Dial Finance, and Del Norte Records. In 1970, the Skinner family sold the building to Invesco Holding Company, which sold in turn to Central Land Company (1972); in 1977, the Skinner Building was purchased by the City of Albuquerque as part of a downtown revitalization project. The City has continued to rent the west half of the building to Dial Finance, and has rented the east half as an artist's studio. The City now contemplates sale of the Skinner Building, with stipulations that the north and west facades and important interior elements be preserved, for use as a restaurant.

Significant for its architecture and siting, the Skinner Building can play an important role in the revitalization of Albuquerque's Central Business District. Its attractiveness makes the building a local landmark of interest to many, and its small scale encourages creative and effective recycling.



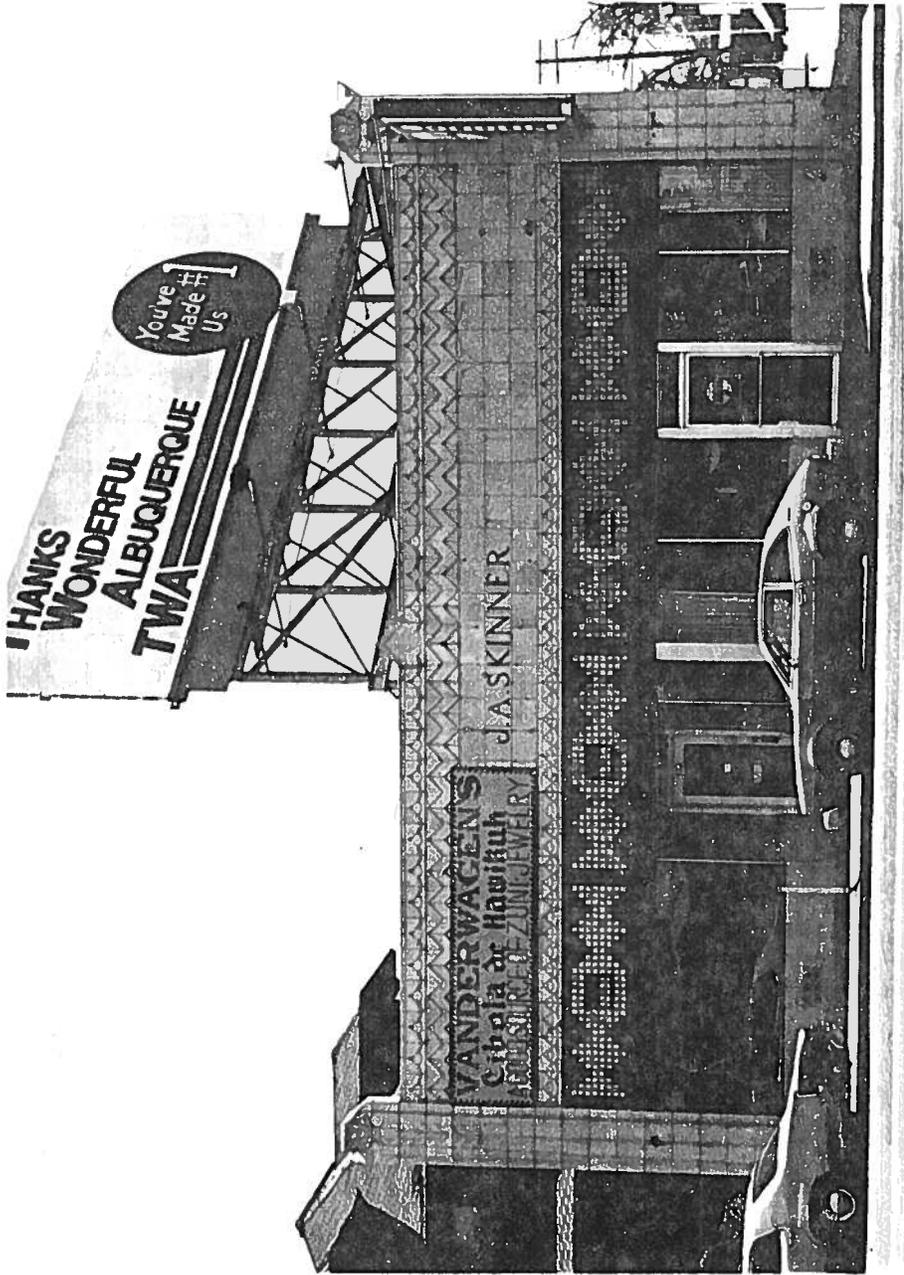
SKINNER BLDG.

ALBUQ. N.M.

U.T.M. REFERENCE:

13/349080/3883520

ALBUQU



THANKS
WONDERFUL
ALBUQUERQUE
TWA

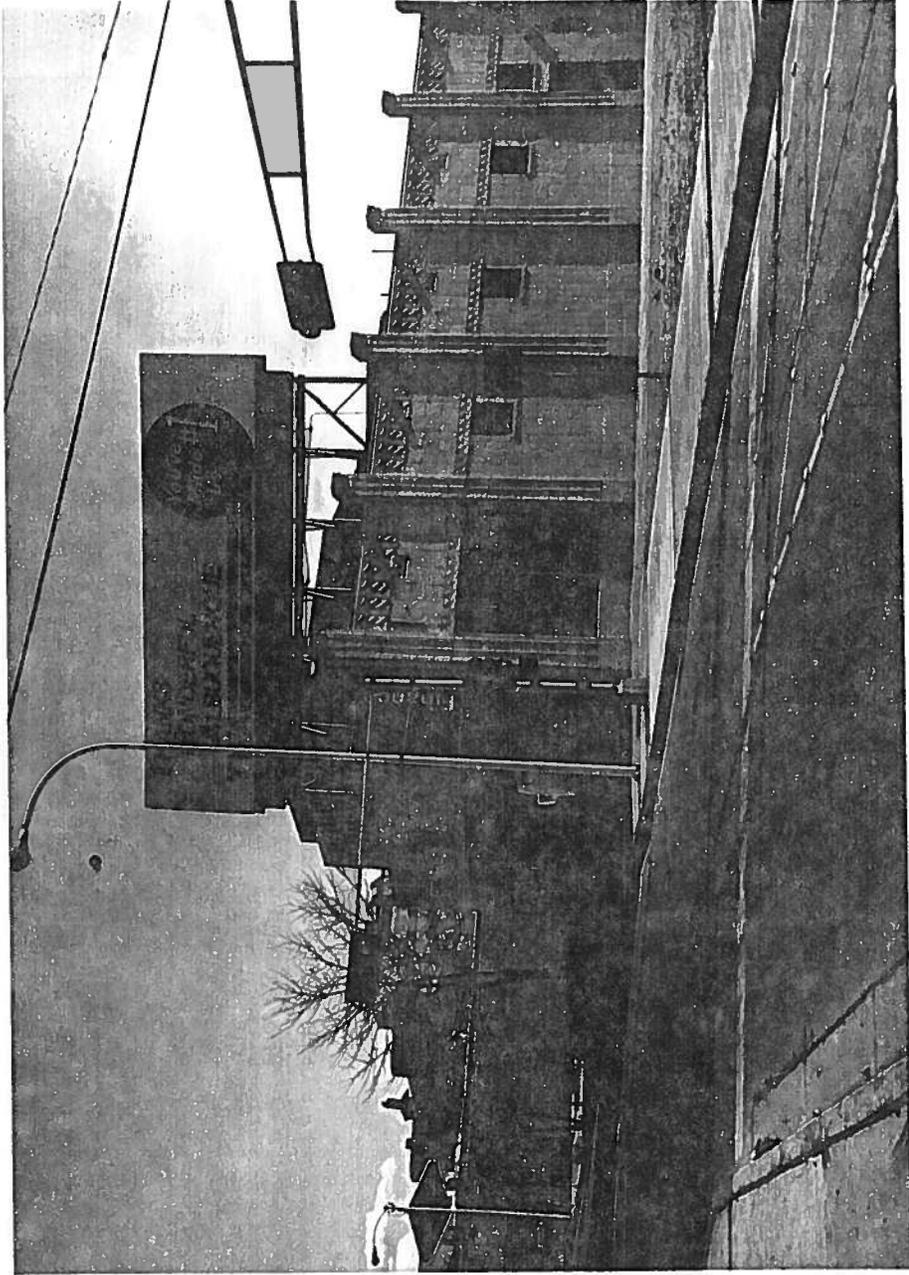
You've
Made Us

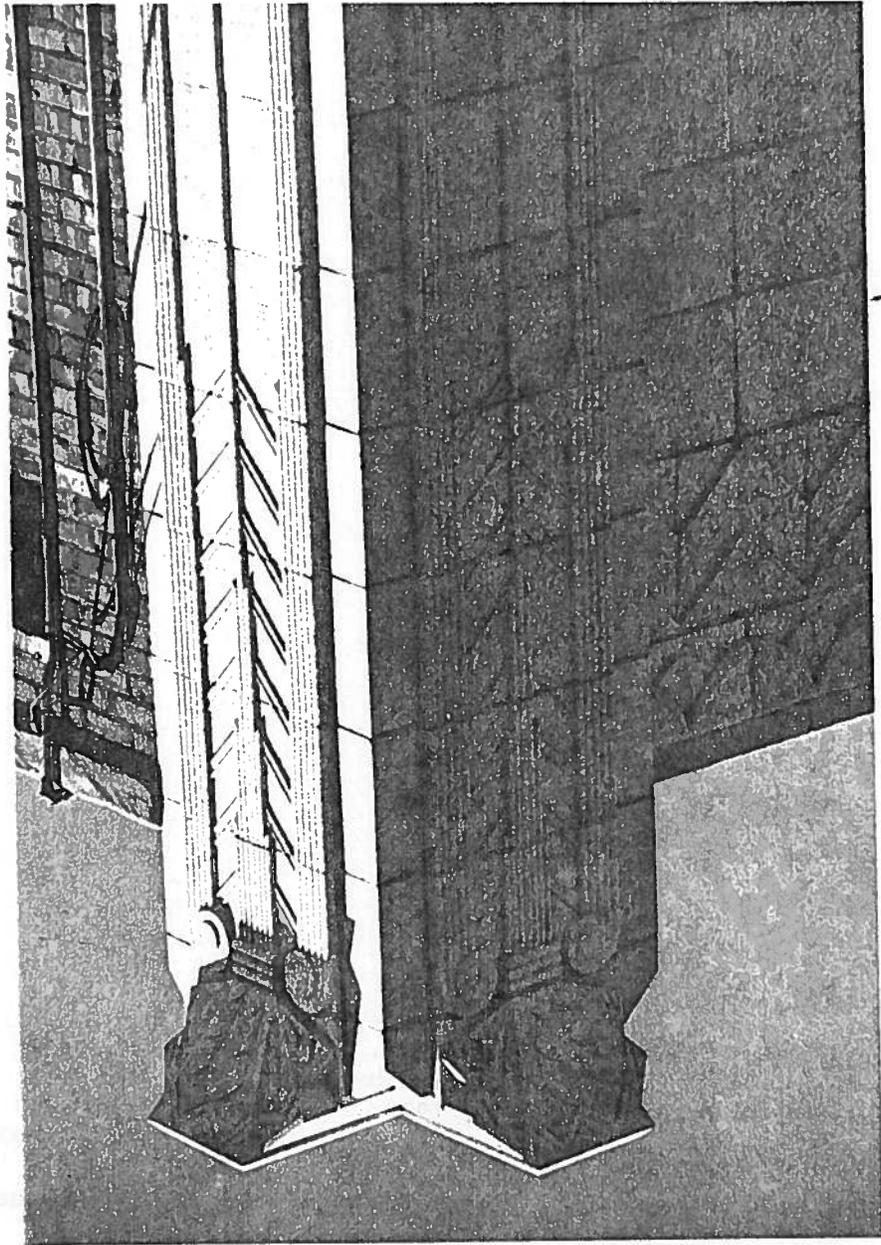
WANDERWAGEN'S
Cibola de Habbituh
JEWELRY

J.A. SKINNER

SONORIAN

784





9. Major Bibliographical References

Albuquerque City Directories

E.H. Bergman, "The Fate of Architectural Theory in Albuquerque, New Mexico: Buildings of Four Decades, 1920-1960," Univ. of New Mexico Master's Thesis, 1978.

Bernalillo County Records

Unpublished paper by Beverly Barsook in Historic Landmarks Survey records

10. Geographical Data

Acreeage of nominated property ca. 1/5 acre

Quadrangle name Albuq. W. N. Mex.

Quadrangle scale 1:24,000

UMT References

A

1	1	3
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 Zone

3	4	9	0	8	1	0
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 Northing

Verbal boundary description and justification

Lots 11 and 12, Block 21 of the Original Townsite of the City of Albuquerque.

Property is sited at the southeast corner of the intersection of 8th Street and Central Avenue.

List all states and counties for properties overlapping state or county boundaries

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Susan Dewitt, Coordinator

organization Historic Landmarks Survey

date June 12, 1980

street & number 419 Central Avenue N.W.

telephone (505) 766-4720

city or town Albuquerque

state New Mexico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Thomas W. Nelson

title State Historic Preservation Officer

date 9-24-80

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

INTRODUCTION

- 1** Las Mananitas
- 2** AT&SF Locomotive
2926
- 3** Anson Flats
- 4** Skinner Building
- 5** KiMo Theatre
- 6** Rosenwald Building
- 7** Occidental Life
Insurance Building
- 8** La Posada de
Albuquerque
- 9** Sunshine Building
- 10** AT&SF Railway
Passenger Depot (site)
- 11** Highland/Hudson
Hotel Building
- 12** Old Albuquerque
High School
- 13** Old Main Library
- 14** The Whittlesey House
- 15** AT&SF Railway Fire
Station
- 16** Roosevelt Park
- 17** Heights Community
Center
- 18** Old Airport Terminal

The Landmarks are presented in order as they appear, north to south and west to east, on the map in the center of the book and are keyed to the map by number.

This booklet describes Albuquerque's City Landmarks — properties which have been recognized for their special historic, architectural or educational value to the community.

Although the history of a city — its spirit and achievements — can be read in its buildings and neighborhoods, Albuquerque has only slowly recognized the full range of its history. In the late 1950s the city placed a historic zone in Old Town to help preserve the venerable San Felipe de Neri Church and the adobe homes and stores of the old Spanish villa where Albuquerque began. It took the 1970 demolition of the Santa Fe Railway's Alvarado Hotel, arguably the community's most beloved building, to create local awareness of the value of historic structures elsewhere in the city.

A citywide survey of historic structures was begun and in 1978 the City adopted the Landmarks and Urban Conservation Ordinance, which established the Landmarks and Urban Conservation

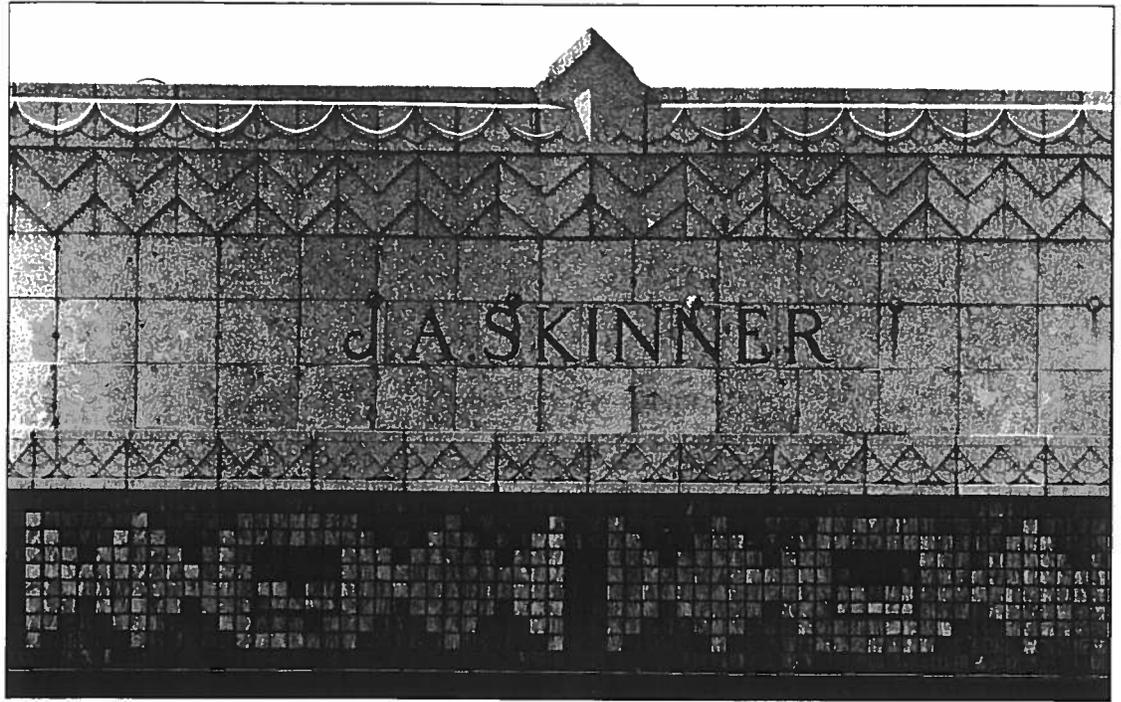
Commission. The Commission is seven citizens appointed by the Mayor and charged with preserving and promoting "the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the City of Albuquerque..." Commission members evaluate individual properties and areas and then make recommendations for historic designation to the City Council. Following approval of a designation, the Commission administers design standards established for each approved structure or historic zone.

Sixteen buildings, a locomotive and a park have been designated as Landmarks. Three neighborhoods have been designated as Historic Overlay Zones, in addition to the Old Town Historic Zone. A separate booklet is available describing the Historic Zones. These areas and individual properties are valuable community assets; they provide insights into the aspirations, the needs and the hopes of Albuquerque as it grew to be the regional center of the state.

We urge you to visit these properties and areas to learn more about our city. A few of the Landmarks can only be viewed from the street. Some are vacant and closed to the public; others are private offices and permission should be obtained before viewing the interior.

SKINNER BUILDING

722 Central SW
1931
A.W. Boehning



4

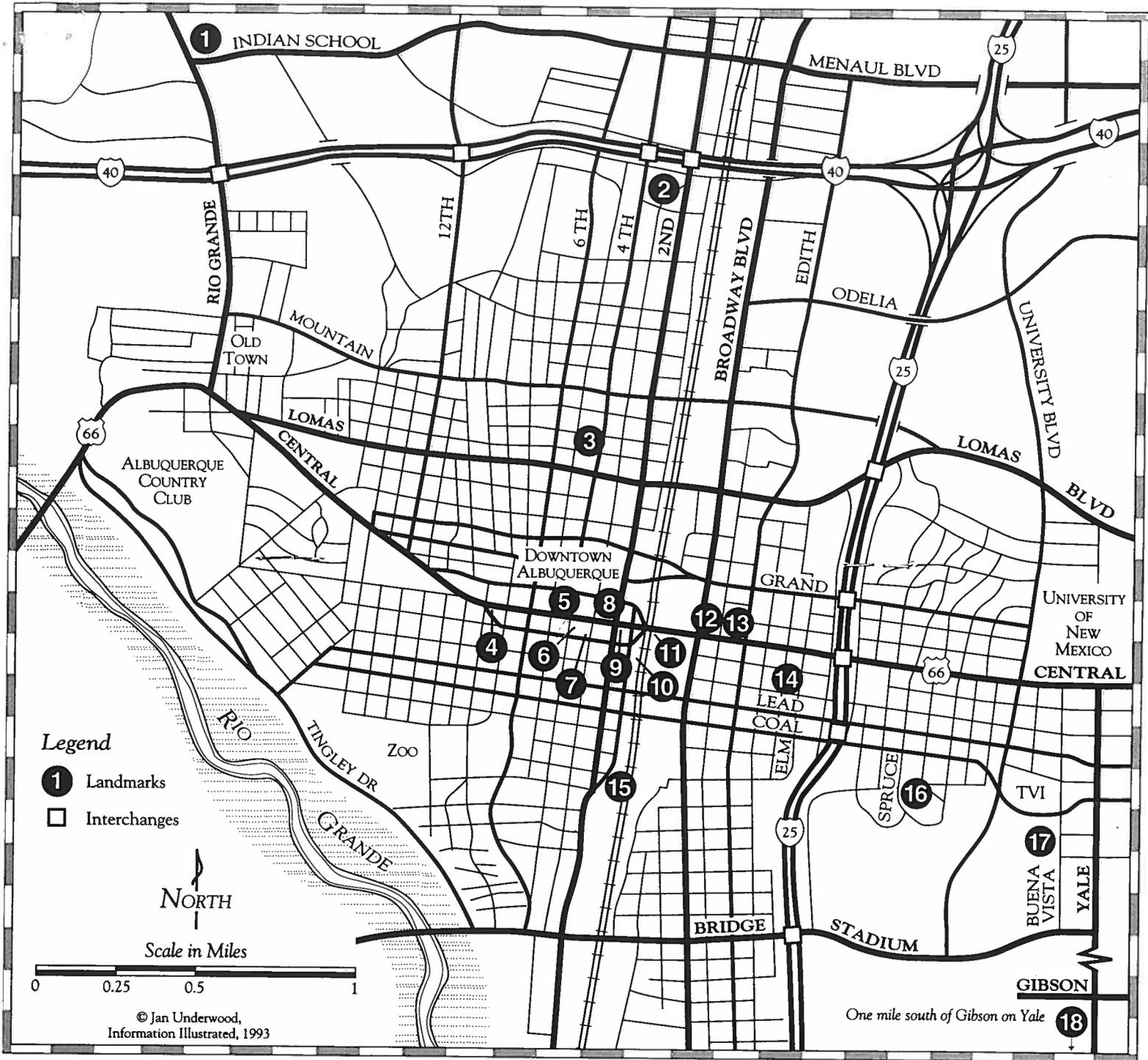
for its Art Deco style ornamentation. A close look reveals a wealth of small details. The terra-cotta tile

This fanciful building began life as a grocery store! In 1931 A.J. Skinner asked local architect A.W. Boehning to design what was to become the flagship store of his local chain of food stores. The result was this gleaming "jewel box" structure.

The Skinner Building is most notable

which covers the underlying brick has been molded into a variety of geometric designs: swags, zigzags, leaf shapes, chevrons, and fluting. Unlike most Art Deco buildings which are so tall that the decorative elements are hard to see, the Skinner Building offers a close look at its decoration. Albuquerque has few examples of Art Deco, so the Skinner Building is treasured for its rarity and the craftsmanship and imagination evident in its design and construction.

A grocery store operated in the entire building for ten years and then it was leased to various firms, including the Pepsi Cola Company, which used it as their local headquarters. The Skinner family sold the property in 1970 and in 1977 the City purchased it as part of a downtown revitalization project. The City later sold the building to the present owner with stipulations that the street facades be preserved.

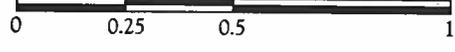


Legend

- 1** Landmarks
- Interchanges



Scale in Miles



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Information Illustrated, 1993

One mile south of Gibson on Yale

GIBSON

18