

United States Department of the Interior  
National Park Service

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NATIONAL  
REGISTER

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Tower Courts  
other names/site number \_\_\_\_\_

#### 2. Location

street & number 2210 Central Avenue SW  not for publication  
city or town Albuquerque  vicinity  
state New Mexico code NM county Bernalillo code 001 zip code 87104

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

[Signature] SIPD 10-4-93  
Signature of certifying official/Title Date  
Historic Preservation Division, State of New Mexico  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for Signature of the Keeper [Signature] Date of Action 11-22-93

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tower Courts  
Name of Property

Bernalillo County, NM  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

Hist. & Arch. Resources of Rt. 66 through NM

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: hotel

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: multiple dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Moderne

**Materials**  
(Enter categories from instructions)

foundation concrete

walls stucco

roof asphalt

other stucco

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Tower Courts

Name of Property

Bernalillo County, NM  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

transportation

architecture

**Period of Significance**

1939-1956

**Significant Dates**

1939

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Ben F. Shear

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Tower Courts  
Name of Property

Bernalillo County, NM  
County and State

**10. Geographical Data**

Acreage of Property less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	3
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3	4	7	4	1	0
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3	8	8	4	6	5	0
---	---	---	---	---	---	---

  
Zone Easting Northing

3 

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Zone Easting Northing

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title David J. Kammer, Ph.D.

organization contract historian date August, 1993

street & number 521 Aliso Dr. NE telephone (505) 266-0586

city or town Albuquerque state NM zip code 87108

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018) Washington, DC 20503

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 & 8 Page 2

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Historic and Architectural Resources of Rt. 66 through NM  
Bernalillo County

7. Description

The former Tower Courts consist of one-story building with a small second-story portion located atop the rear wing of the building. It has a flat asphalt roof, beige stucco walls, and a concrete foundation. The building employs several Moderne Style elements including some rounded corners, a stepped massing of the second-story portion, cantilevered sections of the roof over garage units, and decorative parallel horizontal moldings. A stepped thirty ft. tower, now removed, once accentuated the building's Moderne Style. Most of the windows are replacements and are large fixed or aluminum sliding. Doors are wood plank with single small lights. The second story portion consists of two units mirroring those below and reached through an interior stairway.

The property is located in the middle of the block with the fifteen units organized in a U-plan. Landscaping consists of a small lawn in the center of the courtyard just behind where the tower-sign once stood. Alterations to the motel, now an apartment, include the removal of the sign, the replacement of most of the windows and infill of one of the garages. The spatial arrangement of the property, the relatively unaltered appearance of the building including the remaining garages and its Moderne Style elements imbue the property with a strong feeling of an urban 1930s tourist court.

8. Statement of Significance

The Tower Courts building, as this apartment complex was first known, is a good example of a relatively unaltered pre-World War II tourist court built in the Moderne Style, an infrequently used style along Route 66 in New Mexico. Built in 1939, two years after Route 66 was realigned along Central Avenue, the building is one of the oldest remaining tourist courts along the West Central Avenue commercial strip. When it

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Section 8,9&10 Page 2

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Historic and Architectural Resources of Rt. 66 through NM  
Bernalillo County

Significance (continued)

first opened in 1939, Albuquerque Progress, a business monthly published by a local bank, described it as "thoroughly modern in all respects and pointed to it as evidence of the developing tourist industry along Route 66. Typical of the planning and economic pattern leading to the construction of most tourist courts along the highway until the mid-1950s, its builder, Ben F. Shear, was also its operator. Because of this close association with tourism along Route 66, the property is eligible under Criterion A. The property also qualifies under Criterion C for the way in which its setting, location, design and materials reflect early tourist court construction in New Mexico. In particular, the spatial arrangement of the complex and its modest use of the Moderne Style recall the evolution of the early tourist court.

9. Bibliography

Albuquerque Progress. July, 1939, p.3.

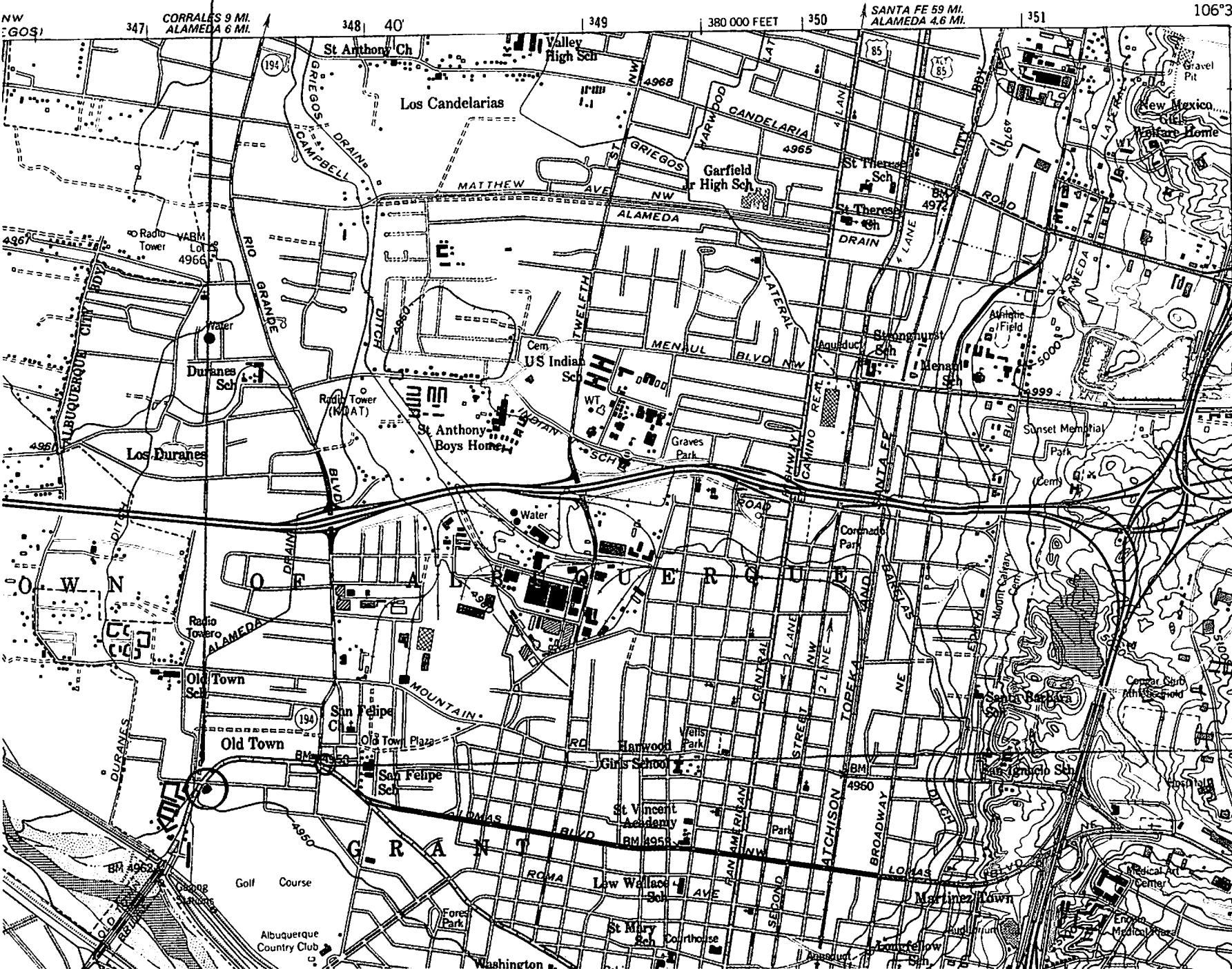
Verbal Boundary Description: Lot 3 of Block 5 of the City  
Electric Addition.

Boundary Justification: The boundary includes only the portion  
of the lot on which the nominated building is situated.

El Vado Motel  
2500 Central SW  
Albuquerque, Bernalillo County, NM  
13/347170/3884560

ALBUQUERQUE WEST QUADRANGLE  
NEW MEXICO-BERNALILLO CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

4634 11 NE  
(ALAMEDA)



106°37'30"  
35°07'30"  
1 500 000  
FEET  
SANTA FE 59 MI.  
ALAMEDA 4.6 MI.  
351  
SANTA FE 58 MI.  
25  
3886  
40  
MORIARTY 38 MI.  
SANTA ROSA 115 MI.  
3885  
3884  
352

Tower Counts  
2210 Central SW  
Albuquerque  
Bernalillo Cty, NM  
13/347410/3884650

