

Property Number: entered by HPD

LA Number(s):

HCPI Number(s):

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

Historic Preservation Division
Bataan Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 87501
(505) 827-6320

1. **Name of Property:** Gene's Tire Repair
Other Name(s) for Property:

2. **Location of Property:**
County: Bernalillo
Municipality: Albuquerque
Address or Rural Location: 3000 4th NW

Congressional District: 1
Vicinity of:

Not for Publication: Zip: 87107

3. **Ownership of Property:** (Check one or more as appropriate)
Private: X State: Federal: Multiple:

Name: Daniel and Susan Kutvirt
Address: 2711 Candelaria NW
Albuquerque, NM

Zip: 87107

Occupant, Tenant, Manager, or Contact:
Name: Perfecto Products
Address: 3000 4th NW

Zip:

4. **Accessibility of Property:**
Open to the Public: Not Open to the Public: X

Visible from a Public Thoroughfare: X

5. **Location of Legal Description for Property:**
Courthouse, Deed Registry, etc.: Bernalillo County Clerk's Office
Street and Number: One Civic Plaza
City, Town, Zip Code: Albuquerque 87102

6. **Category of Property:**
District: Buildings: X Structure: Site:
Object: Collection: Other (Specify):
Historic District:

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

Agricultural:	<input type="checkbox"/>	Governmental:	<input type="checkbox"/>	Museum:	<input type="checkbox"/>	Scientific:	<input type="checkbox"/>
Commercial:	X	Grazing:	<input type="checkbox"/>	Park:	<input type="checkbox"/>	Transportation:	<input type="checkbox"/>
Educational:	<input type="checkbox"/>	Industrial:	<input type="checkbox"/>	Residential:	<input type="checkbox"/>	Work in Progress:	<input type="checkbox"/>
Entertainment:	<input type="checkbox"/>	Military:	<input type="checkbox"/>	Religious:	<input type="checkbox"/>	Other (Specify):	<input type="checkbox"/>

8. 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 checked="" 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. **Use one or more continuation sheets.**

10. Summary of Property Data:
 Period of Significance: 1916-1956
 Significant Dates: 1950
 Culture/Period/Phase: Auto-oriented commercial development
 Architect/Builder: Ward Plumbing and Heating Contractor

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

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

13. Bibliographical References: Use a continuation sheet.

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:
 Township: Range: Section: Subdivision:
 Township: Range: Section: Subdivision:
 Township: Range: Section: Subdivision:

Lot: 4 Block: 1 Plat: Buena Tierra Addition, Bernalillo County, New Mexico 1937

Acreage of Property: less than one acre

UTM Coordinates:

A. 3506864N 10638733W _____ B. ||| ||||| |||||
 C. ||| ||||| ||||| D. ||| ||||| |||||

15. Geographical Data

Verbal Boundary Description: (Describe the boundaries of the property)
Lot 4, Block 1 Buena Tierra Addition, Bernalillo County, New Mexico

Verbal Boundary Justification: (Explain why the boundaries were selected)
Per original Plat, 1937

16. Photographs: (Provide a log of archival B&W photographs submitted with nomination)

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

18. Application Submitted By:

Name: Daniel and Susan Kutvirt

Date:

Organization:

Address: 2711 Candelaria NW

Zip: 87107 Phone: 505-344-2859

Inventory Data By:

Date:

19. National Register Eligibility:

Yes: X No:

Criteria A: X B: C: X D:

Area of Significance: COMMERCE and ARCHITECTURE

This Space for Cultural Properties Review Committee Use Only

Date Application Received: Complete: Incomplete:

Committee Action:

State Register: Tabled: Date:

National Register Recommendation: Rejected:

Approved:

Committee Chairman: Date:

Comments:

Section 9 Continuation Sheet: Present and Original Physical Appearance of Property

Setting:

Situated on a major Albuquerque automobile arterial, 3000 4th, NW was initially constructed for Gene's Tire Repair in late 1950 at the peak of an intense post -WWII commercial building boom (Albuquerque Progress 1950). Other neighborhood businesses included restaurants, filling stations, an auto supply store, and furniture stores in addition to single family residences and modest apartments. Small and spare in most ways, its intact original façade design and sturdy construction make it a strong placeholder in a streetscape of scattered commercial buildings in various states of alteration.

Gene's Tire Repair, which suggests a 1-story Mid-Century Modern commercial building with regional vernacular influence, remains in good structural condition and retains integrity of its original character-defining features (esp. its primary or street elevation, and intact storefront). These features, as defined by Wilson (1997:33) in the National Register of Historic Places Multiple Property Listing *Auto-Oriented Commercial Development in Albuquerque, New Mexico, 1916-1956*, include concrete block walls, large, inviting store front windows, inset double doors highlighted by brick surrounds, transom windows allowing additional natural lighting, a simple, modern looking cantilevered canopy and a broad, clean parapet topped with layered brick.

Exterior:

The former Gene's Tire Repair, now home to Perfecto Products, fronts the sidewalk on the east side of 4th Street NW in the North Valley of Albuquerque (Photos 1 and 2). This one-story building of concrete masonry unit (CMU) walls stands on a monolithic concrete floor/foundation. Its roof is flat with a parapet all around, and the roof is supported by wood framing. The street façade and short returns on the side walls are stuccoed and trimmed with red Roman brick. The CMU remains largely exposed on the side and rear walls, which are divided into four bays per side by integral concrete piers. There are three steel "factory sash" windows in each south-side wall bay and a pair of oversized solid wood service doors at the east end of the south wall. These doors are sheathed with tongue and groove lumber arranged in a chevron pattern.

The three-bay, symmetrical storefront has a double-door entry surrounded by a wide band of brick stretchers. This brick band continues as a kick panel or low bulkhead below two large display window openings that flank the entry. Both openings are covered with plywood and corrugated sheet metal for security – they currently hold no glass but were originally glazed with single sheets of about 6x9 feet each. A transom of five lights runs above the storefront below a cantilevered, tapered canopy. The blank frieze above the canopy, and the short facade returns at each side wall have been stuccoed and are capped by a four-course brick coping. The pair of wood, single light, entry doors appears to be original and retain their original hardware and trim.

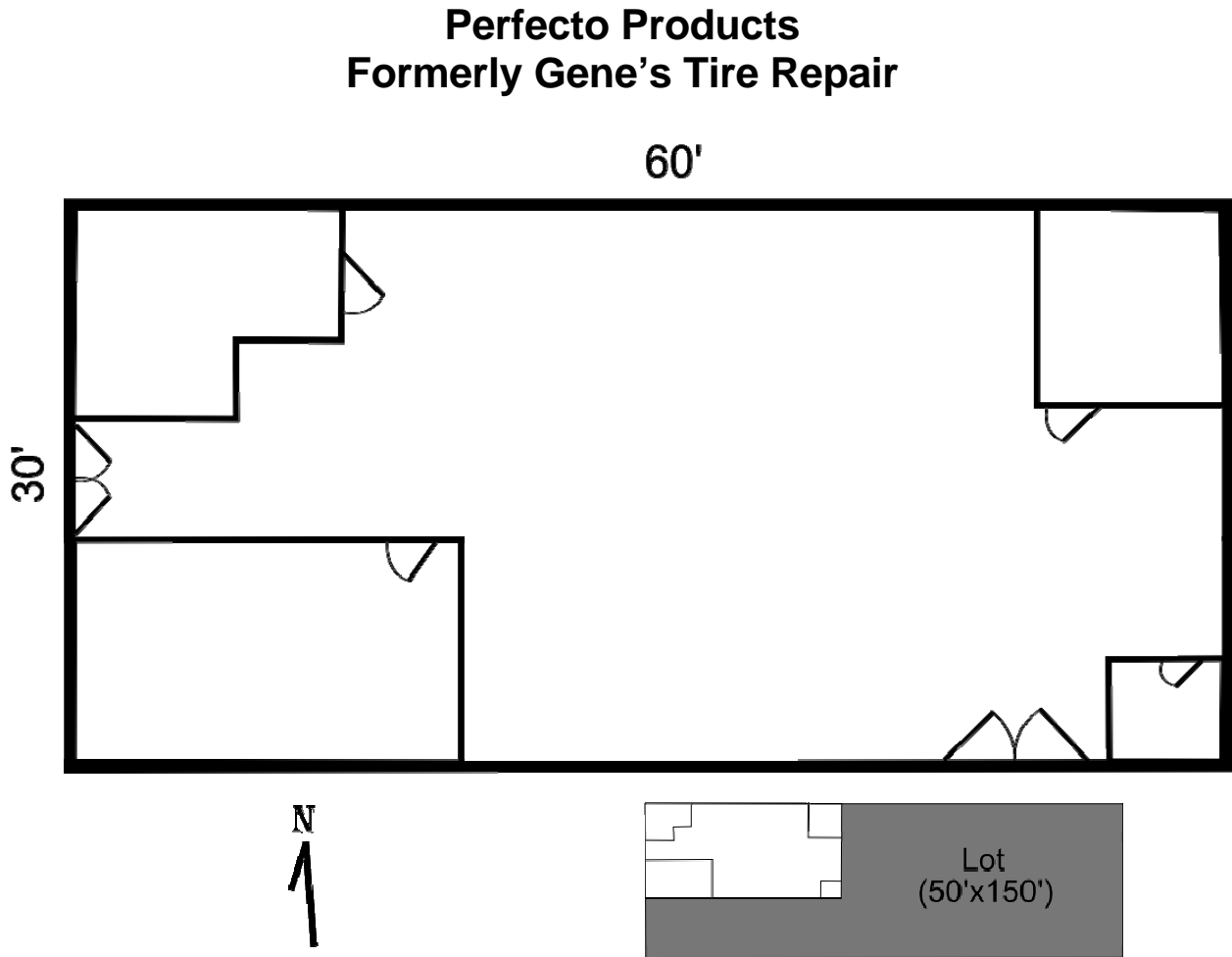
Just south of the building, a driveway leads from the street to a rear yard now marked by three pole-mounted solar panel arrays. The yard also accommodates parking and space for refuse containers.

Interior:

At some time after the initial construction, the inside of the front of the building was divided into a central entry hall and two flanking rooms. These rooms are defined by wood frame and CMU partitions, and by the boarded storefront window openings. The brick door surround extends inside and wraps two metal structural support pipes to the level of the bottom of the transom. The kick plates or low bulkheads of the storefront are also visible inside these rooms. Two other interior rooms exist, one in the northeast and

the other, an original bathroom, in the southeast corner of the building. The south facing service doors lead to a large interior space at the rear and center of the building. This room's 12 foot high ceiling is a grid of flat panels with flat battens, all painted. (Figure 1).

Figure 1. Floor Plan



Section 12 Continuation Sheet: Significance of Property

Gene's Tire Repair, constructed in late 1950, was owned by Mrs. V.V. Herring with H.G. Ward as the contractor. Representative of Property Subtype A: Commercial Strip Buildings (Wilson 1997:27-29), the building is significant in the area of architecture as an excellent example of post-World War II commercial construction on a major Albuquerque automobile arterial. Gene's Tire Repair represents one of the very few surviving post war boom era commercial structures on this stretch of North 4th Street, also Highway 85. (Table 1) It is significant as a representative example of the expansion of commerce in the greater Albuquerque area during the post-World War II commercial construction boom.

Historical Context:

From 1920 to 1950, the automobile was the most important factor shaping Albuquerque's growth. The City's population expanded from 15,157 to 96,815 from 1920 to 1950, the growth primarily attributable to migration. In conjunction with this large increase of inhabitants, Albuquerque annexed tracts of land in order to enhance its image and expand its tax base. For the decade from 1940 to 1950, for example, the City grew from 11 square miles to 49. With its added tax revenue, money was available to improve and expand its network of roads. To accommodate this phenomenon, highways and arterials were developed and expanded and auto-oriented commercial buildings were constructed resulting in linear business districts (Wilson 1997:2). The architecture of these buildings strongly implied a regional identity overlaying the critical role automobiles had in Albuquerque's history.

Prior to 1937, automobile access to Albuquerque primarily aligned with the north-south axis of the AT&SF rail bed using Route 66 - Highway 85. Auto tourism courts and auto related businesses sprung up on the road entering Albuquerque and on 4th Street, just north of the city center (McCann 1942). In the 1920's and 1930's, rapid suburban expansion occurred in the City's North End close to 4th Street with regionally inspired architecture styles, associated with small local builders, becoming more prevalent (Kammer, 2001: 32). The straightening of Route 66 to its current east-west axis occurred in 1937, reducing the distance and time required to travel through New Mexico. Although travel on 4th Street diminished slightly as a result of this rerouting, it remained a busy arterial and a link between Albuquerque and points north and south, with infill commercial construction occurring (Map 1).

Commercial construction in Albuquerque stalled during World War II, but accelerated dramatically between 1945 and 1950. The value of building permits increased from roughly \$3,000,000 in 1945 to \$19,000,000 in 1949, and then soared to \$33,000,000 by 1950. In 1951, the value of building permits dropped dramatically. Owners and/or builders perhaps anticipated a required Federal permit designed to free materials for the Korean War effort, effective January 15th of that year. Commercial building was limited to "(1) that type of building which furthers the defense effort, (2) is essential to public health, welfare or safety, and (3) alleviates or prevents a hardship in a community" (Albuquerque Progress 1951). From 1945 through 1950 over forty new commercial buildings, constructed on a one and a half mile stretch of 4th Street, north and south of Gene's Tire Repair, were featured in Albuquerque Progress, however, few remain unaltered today (Table 1). Presumably, construction on Gene's Tire Repair started in late 1950 as its photograph was highlighted in the February, 1951 issue of Albuquerque Progress.

These auto-oriented commercial buildings on 4th Street, most often constructed by individuals, not chains, demanded uniform visual characteristics, but exhibited a variety of architectural styles. A review of photographs of new construction on 4th Street between Menaul and Griegos, between the years 1945-1950, shows a range of styles including Utilitarian Commercial, Modern and International Style, Mission-Mediterranean, and also regionally popular Spanish Pueblo Revival and Territorial Revival. Styles were often mixed, reflecting the aesthetic eye and/or the impact intent of the owner. Concrete

block, frame stucco, brick and hollow brick tile were commonly used building materials. With the front facing the street, many buildings had no setback from the sidewalk.

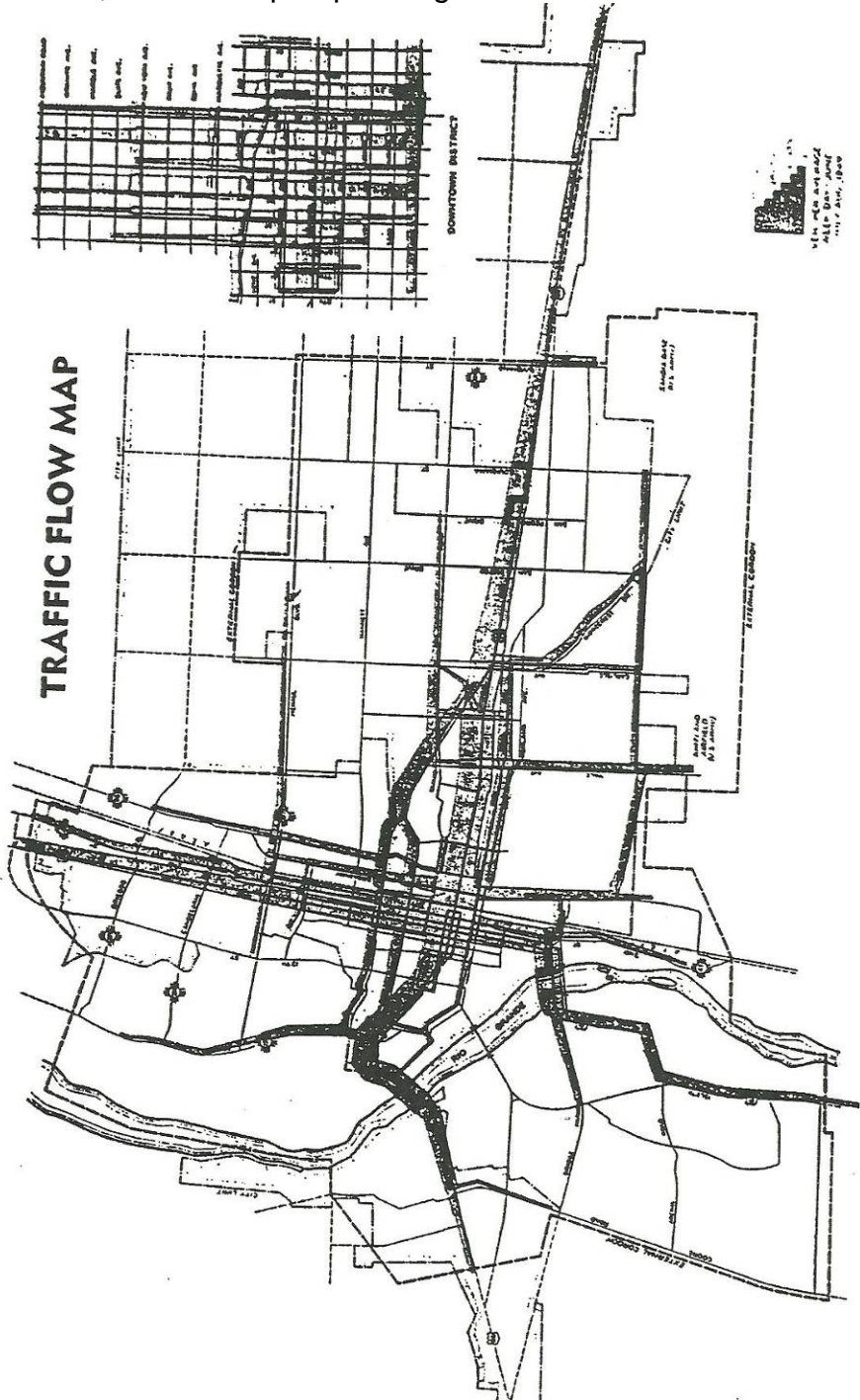
Auto-oriented commercial corridors were first developed in the 1920's and 1930's in Albuquerque, 4th Street being an example, and continued to infill through the mid 1950's. Although North 4th is no longer considered an historic district because of modifications, many due to the construction of I-40 and I-25 in the early 1960's, individual buildings may be considered for historic nomination under this context (Wilson, 1997: 25) Gene's Tire Repair façade perfectly fits the characteristics of the property type, commercial strip buildings, described by Wilson: large display windows, centered door front, a kick plate, transom windows, and canopy, often about twenty five feet wide and fifty to one hundred or more feet deep (Wilson: 1997: 28).

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Table 1: Sample Commercial Construction, North 4th Street –Albuquerque Progress, 1945-1951 (1.6 miles between I-40 and Griegos)

Address	Exists Y/N	Brick Façade Y/N (originally)	Condition	Comments
2500	N	Y		
2501	Y	Y	Altered	Reduced windows-Caremore Chir.
2515	N	N		
2600	Y	Y	Altered	No resemblance (Lively+Yucca?)
2623	N	N		
2636	N	N		
2814	N	N		
2906	Y	Y	Altered	No resemblance
2910	N	N		
3000 *				Applicant
3001	Y	Y	Altered	No resemblance
3025A	Y	Y	Altered	No resemblance
3025B	Y	N	Altered	Add on-gas station
3204	N	?		
3414	N	N		
3525	Y	Y	Altered	Add on-windows encased
3600	Y	Y	Altered	No resemblance (Langell's) (Major Intersection-nothing left)
3700	N	N		
3701	N	N		
3705	N	N		
3717	Y	Y	Altered	Add on-window encased
3800	N	N		
3804	Y	N	Altered a bit	Retail/apartments second floor
3806	N	?		
3814	Y	N	Altered	No resemblance
3908	?	?		
3914	N	N		
4019	N	N		
4122	Y	?		Samon's
4125-27	N	Y		
4135	Y	N		No resemblance
4200	N	N		
4208-12	Y	Y		Good resemblance-French Bakery
4224-24 1/2	N	N		
4311	N	N		
4424	Y	N	Altered	
4500	Y	N	Altered	
4501	Y	N	Altered	Reconfigured
4511	N	N		
4513-15	N	N		
4520	Y	N	Altered	Part of strip

Map 1 Traffic Flow, 1950 Albuquerque Progress



VINCE ANGELO
ALBUQUERQUE
MAY 1950

Section 13 Continuation Sheet: Bibliographical References

Albuquerque Progress. Magazine published monthly by the Albuquerque National Bank. Multiple issues, 1945-1951.

Hudspeth Directory Company. *Hudspeth's Albuquerque City Directory*. El Paso: 1940-1989.

Kammer, David. "Twentieth Century Suburban Growth in Albuquerque, Bernalillo County, New Mexico." *National Register of Historic Places Nomination Form*, Listed 2001.

McCann, Franklin. "The Growth of the Tourist Court in the United States and Its Relationship to the Urban Development of Albuquerque, New Mexico." *Journal of the Scientific Laboratories of Dennison University*, vol. 37 (1942), 51-66.

Wilson, Chris. "Auto-oriented Commercial Development in Albuquerque, NM, 1916-1956." *National Register of Historic Places Multiple Property Documentation Form* (National Register Record # 434179), Listed, 1997.

Section 16 Continuation Sheet: Photographs

The following information pertains to all photographs unless otherwise noted:

Name of Property: Gene's Tire Repair

Location: 3000 4th NW, Albuquerque, NM

Photographer: Photo 1, Albuquerque Progress; Photos 2-9, Ed Boles.

Date taken: Photo1, February 1951; Photos 2-9, April 2010.

Location of Negatives: New Mexico Historic Preservation Division, Santa Fe

Photo 1: Gene's Tire Repair, West and south elevations, 1951



Photo 2: Gene's Tire Repair, West elevation, 2010



Photo 3: South elevation, 2010



Photo 4: North elevation, 2010



Photo 5: East elevation, 2010



Photo 6: South elevation, Southeast exterior doors, 2010



Photo 7: West elevation, brick border, front entrance, 2010



Photo 8: Interior front entrance, 2010



Photo 9: Rear Interior, 2010

