

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Hopping, Carl and Lulu, House

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: 737 Edith Boulevard SE

City or town: Albuquerque State: NM County: Bernalillo Zip Code: 87102

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

 Michelle Ensey, New Mexico State Historic Preservation Officer

Signature of certifying official>Title: _____ **Date:** _____

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: _____ **Date:** _____

Title: _____ **State or Federal agency/bureau or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

 X

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

 X

District

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: pyramidal cottage

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Metal, Wood

Narrative Description

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

Summary Paragraph

The Carl and Lulu Hopping House is a one-story brick house constructed in c.1900. The house is located at the northwest corner of Edith Boulevard SE and Santa Fe Avenue SE in the South Broadway Neighborhood in Albuquerque, Bernalillo County. The house is square in plan with an engaged porch on the east and south sides. The common-bond brick walls are covered with a pyramidal roof clad in corrugated sheet metal. The roof, which includes solar panels on the south side, is punctuated by three chimneys. The one-over-one sash windows are capped with segmental brick arches. The two doors include panels with turned and carved elements. The rear façade includes a wood screened porch covered with a shed roof. The front porches are supported by turned posts and balustrades with square balusters. The interior plan comprises four roughly equal-sized rooms that include the dining room, parlor, bedroom, and kitchen. The four rooms include wood floors, plaster walls, fluted door casings and architrave moldings with bullseye corner blocks. The dining room and parlor are separated by pocket doors. Doors throughout the house are five-panel wood doors. The rear yard is dedicated to small-scale agriculture, including planted beds and sheds for chickens and pigeons.

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Narrative Description

The Carl and Lulu Hopping House is a one-story brick house constructed in c.1900. The house is located at the northwest corner of Edith Boulevard SE and Santa Fe Avenue SE in the South Broadway Neighborhood in Albuquerque, Bernalillo County. Eugene Field Elementary School occupies the entire block east of the house. The South Broadway neighborhood is located south of the Huning Highlands neighborhood between the former AT&SF locomotive repair shops three blocks to the west and Interstate 25, located three blocks east.

The house is square in plan with an engaged porch on the east and south sides. The common-bond brick walls are covered with a pyramidal roof clad in corrugated sheet metal. The roof, which includes solar panels on the south side, is punctuated by three corbeled chimneys. The large one-over-one sash windows are capped with segmental brick arches. The rear porch is covered with a shed roof.

The front porches are supported by turned posts and balustrades with square balusters. The wrap-around porch includes the east and south sides. The deteriorated floorboards were replaced with new tongue-and-groove boards. The porch is sheltered by an engaged roof. The main entrance is located at the southeast corner. A second entrance terminates the west end of the porch. The two doors include panels with turned and carved elements. The main corner entrance includes a transom. The main entrance, west entrance, and the kitchen door include glazed transoms.

The interior plan comprises four roughly equal-sized rooms that include the dining room, parlor (that currently serves as a bedroom), bedroom, and kitchen. The rooms are interconnected without hallways. Pocket doors separate the dining room from the parlor. The bathroom, pantry, and closet separate the bedroom from the kitchen. The four main rooms include wood floors, plaster walls, fluted door casings and architrave moldings with bullseye corner blocks, and ten-foot ceilings. Doors throughout the house are five-panel wood doors.

The rear yard is dedicated to small-scale agriculture, including planted beds and coops for chickens and pigeons. The central garden path is symmetrical with an arbor on axis. The rear of the property is bounded by a narrow north-to-south alley between Arno Street SE and Edith Boulevard SE.

Since 2007, the current owners have undertaken a significant restoration of the property. They repaired the foundation, rebuilt the deteriorated porch, and reclad the roof. The front and kitchen doors were replaced with near duplicates. Interior work is mostly limited to replacement of missing elements, such as window hardware, replacing deteriorated wainscots, and duplicated historic wallpaper.

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Integrity

The Carl and Lulu Hopping House retains a high level of integrity. The house is in its historic location in the early suburbs of Albuquerque. The house retains its historic design in its exterior elevations and its interior plan. The form and design are evident in the square plan, brick elevations, porch, and pyramidal roof. Historic materials and workmanship are evident throughout. The Hopping House retains the aspect of feeling because its design as a pyramidal cottage makes a clear link to early 20th century residential design in Albuquerque. This house form is also associated with industrial facilities, especially mining, in New Mexico. The house retains the aspect of association because its design, with its square plan and pyramidal roof provides a clear connection to early 20th century residential and industrial house design.

Contributing and Non-Contributing Resources

Carl and Lulu Hopping House is counted as one contributing building.
Garden shed is counted as one noncontributing structure.
Garden shed is counted as one noncontributing structure.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1901-1902

Significant Dates

1901-1902

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

The Carl and Lulu Hopping House is significant under National Register Criterion C at the local level in the area of architecture because it is an excellent example of the house type, a pyramidal cottage, which is less usual in residential settings in Albuquerque in the first decades of the 20th century. This property type is characterized by a square floor plan with four roughly equal-size rooms. The rooms interconnect without corridors to make best use of interior space. The pyramid-shaped roof is made possible by the square plan. Many houses in Albuquerque neighborhoods were built with tall hip roofs and near-pyramidal roofs, but few have pyramidal roofs. Pyramidal cottages were commonly built in the early 20th century for workers in mining camps in northern New Mexico.

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

The Carl and Lulu Hopping House is significant because it is an excellent example of the house type, a pyramidal cottage, which is less usual in residential settings in Albuquerque in the first decades of the 20th century. The square-shaped house is covered with a tall pyramidal roof. The wraparound front porch is engaged and fits within the square plan. A small shed-roofed addition projects on the rear elevation. Numerous houses in the city feature tall-hipped roofs that appear like pyramidal cottages, but these are distinct house types.

Few comparisons of pyramidal cottages exist in the city. A good example is the pyramidal cottage located at 1016 John Street SE, two blocks west of the AT&SF locomotive repair shops and one-quarter southwest of the Hopping House. The one-story house is clad in stucco. The arcaded front porch is possibly a later addition. A shed porch spans the rear of the house. In the next block north is a good example of a pyramidal cottage. Located at 309 Cromwell Avenue SE, the house is clad in stucco and covered with a pyramidal roof with a central chimney and clad in sheet metal. The front porch is enclosed, and small frame additions have been added to the west side.

Another comparison at 705 Granite Street NW, 1.43 miles northwest of the Hopping House, is built of adobe blocks with a square plan and covered with a pyramidal roof. The roof is clad in corrugated sheet metal. The main façade does not include a porch, which reflects early 20th-century building practices. A dormer window projects to the east.

Rectangular lot sizes may be a factor in the rarity of the pyramidal cottages in Albuquerque. Most houses are rectangular in shape, matching the building lot, in order to maximize the square footage of the house. The Hopping House is smaller than its neighbors in order to achieve a square plan. The result of a smaller house is a larger rear yard. The Granite Street house is smaller than the Hopping House and it is on a smaller lot. The comparison houses at 1016 John

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Street, 309 Cromwell Avenue, and 705 Granite Street have not been rehabilitated and remain in a poor state of preservation.

Pyramidal cottages were commonly built in the early 20th century for workers in mining camps in northern New Mexico. Dozens were built lining the streets of mining camps in Colfax County. These camps include the Dawson Mine, Koehler Mine, Sugarite Mine, and the Swastika Mine. The standardized four-plan was flexible and could be converted into a two-family house with side-by-side living quarters. Few of these mining houses remain.

Developmental history/additional historic context information

Lulu Hopping purchased the parcel at 737 Edith Boulevard SE in 1901 for \$325. She built the pyramidal cottage by 1902. Her husband, Carl, sometimes called Carl Bentley, operated the "Prop. Abq Novelty Works, 617 South Edith." He is also recorded as operating a "bike shop." As many as seven Hopping family members resided within two blocks of Carl and Lulu.

On June 9, 1902, the *Albuquerque Daily Citizen* reported "The Ladies Aid society of the Congregational church will hold their regular business session . . . at the home of president, Mrs. Carl Hopping, 737 South Edith." In 1905, the *Albuquerque Morning Journal* included a notice, "FOR RENT - Modern five-room house, partly furnished. 737 South Edith street." The house was periodically for rent between 1905 and 1907, when Edgar Bass, owner and operator of Broadway Grocery and Meat, occupied the house. Bass and his family occupied the house from 1907 to 1914.

By 1914, the Atwood family moved into the Hopping House. Rev. Dr. Elmer Bugg Atwood, Executive Secretary of the New Mexico Baptist Convention, traveled in the Southwest to established new Baptist congregations. In 1919, the Atwoods moved from Albuquerque to Plainview, Texas. The Reverend was promoted to president of Wayland Baptist College. Elmer's youngest son, Elmer Bagby Atwood, was a Fulbright Scholar, a distinguished linguist, and served as professors at Stanford University and the University of Texas, and authored the book, *The Regional Dialects of Texas*.

John Leland Atwood, elder son, called Lee, trained as a structural engineer and joined North American Aviation (later named Boeing) in 1934. He served as vice president in 1938. Boeing describes "his technical acumen was the driving force behind the company's evolution into an aviation and space leader that produced more military aircraft than any other company." Those aircraft include the P-51 Mustang, the B-25 Mitchell bomber, the T-6 Texan, and the F-86 Sabre Jet fighter. Boeing, during Atwood's tenure, was the NASA prime contractor for the Apollo Command and Service, the second stage of the Saturn V rocket, and later, the Space Shuttle Orbiter. Atwood eventually supervised thousands of subcontractors for the Apollo program.

In 1921, John Buday owned the house at 737 South Edith Blvd. In 1961, his daughter Julia Buday received ownership of the house. John died in 1963. Julia resided at the house until her

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death in 1995. That year, she transferred the title to her sister-in-law. John Buday (father) and Victor Buday (eldest son) are consistently described as machinists working at the Rail Yard. Victor later moved his family across the street (801 Edith) and continued to work at the Rail Yard until the outbreak of World War II.

In 2007, Gordon Jarrell and Sylvia Brunner, current owners, purchased the house and undertook a major rehabilitation. The work included restoration and recreation of original features and surfaces, including painting exterior woodwork in original colors. Interior woodwork was varnished. The electrical wiring was replaced, and the soffit and fascia were mostly rebuilt. Gutters, downspouts, central forced-air heating (with heat pump) and air conditioning were installed. The front doors were reproduced from the deteriorated original doors, and the failing porch decking was replaced.

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9. Major Bibliographical References

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

Albuquerque Business Directory, Albuquerque, New Mexico, 1889-1912.

Albuquerque Evening Citizen, Albuquerque, New Mexico.

Albuquerque Journal, Albuquerque, New Mexico.

Albuquerque Railyard Master Development Plan, 2014.

“Boeing History: Honoring Our Legacy, Inspiring Our Future.”

<https://www.boeing.com/history#legacy>

“Apollo and the Moon Men,” *Newsweek* (December 21, 1964). Bound sketch book
preliminary sketches, diagrams and notes, Box 6, Folder 8, George Pearl Papers (MSS 782
BC). Center for Southwest Research, University of New Mexico, Albuquerque, New Mexico.

Sanborn Fire Insurance Map, Chicago, Illinois, 1902, 1908, 1919, 1931, and 1942.

South Broadway Neighborhoods Sector Development Plan, 1986.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.172 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

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

1. Latitude: 35.07574 Longitude: -106.64368

Longitude:

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

The National Register boundary appears on the sketch map as a red line drawn to scale and corresponding with the point of latitude and longitude in Section 10.

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Boundary Justification (Explain why the boundaries were selected.)
The National Register boundary includes the intact property historically associated with the Carl and Lulu Hopping House.

11. Form Prepared By

name/title: Gordon Jarrell
street & number: 737 Edith Blvd SE
city or town: Albuquerque state: New Mexico zip code: 87102
e-mail: gordon.jarrell@gmail.com telephone: N/A
date: August 2025

State Historic Preservation Office

name/title: Steven Moffson, State and National Register Coordinator
organization: New Mexico Historic Preservation Division
street & number: 407 Galisteo Street, Suite 236
city or town: Santa Fe state: New Mexico zip: 87501
email: steven.moffson@dca.nm.gov telephone: 505.476.0444
date: September 15, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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

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Photo Log

Name of Property: Carl and Lulu Hopping House
City or Vicinity: Albuquerque
County: Bernalillo State: NM
Photographer: Steven Moffson
Date Photographed: September 25, 2025

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

1 of 11. East (right) and south sides, photographer facing northwest.

2 of 112. Main façade, photographer facing west.

3 of 11. Front porch and main entrance, photographer facing northwest.

4 of 11. Front porch, photographer facing north

5 of 11. South side, photographer facing north.

6 of 11. South side and rear garden, photographer facing east.

7 of 11. Interior, dining room, photographer facing northwest.

8 of 11. Parlor, photographer facing north.

9 of 11. Bedroom, photographer facing south.

10 of 11. Kitchen, photographer facing east.

11 of 11. Rear porch, photographer facing south.

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

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

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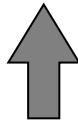
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National Register boundary

Scale: one inch = 130 feet



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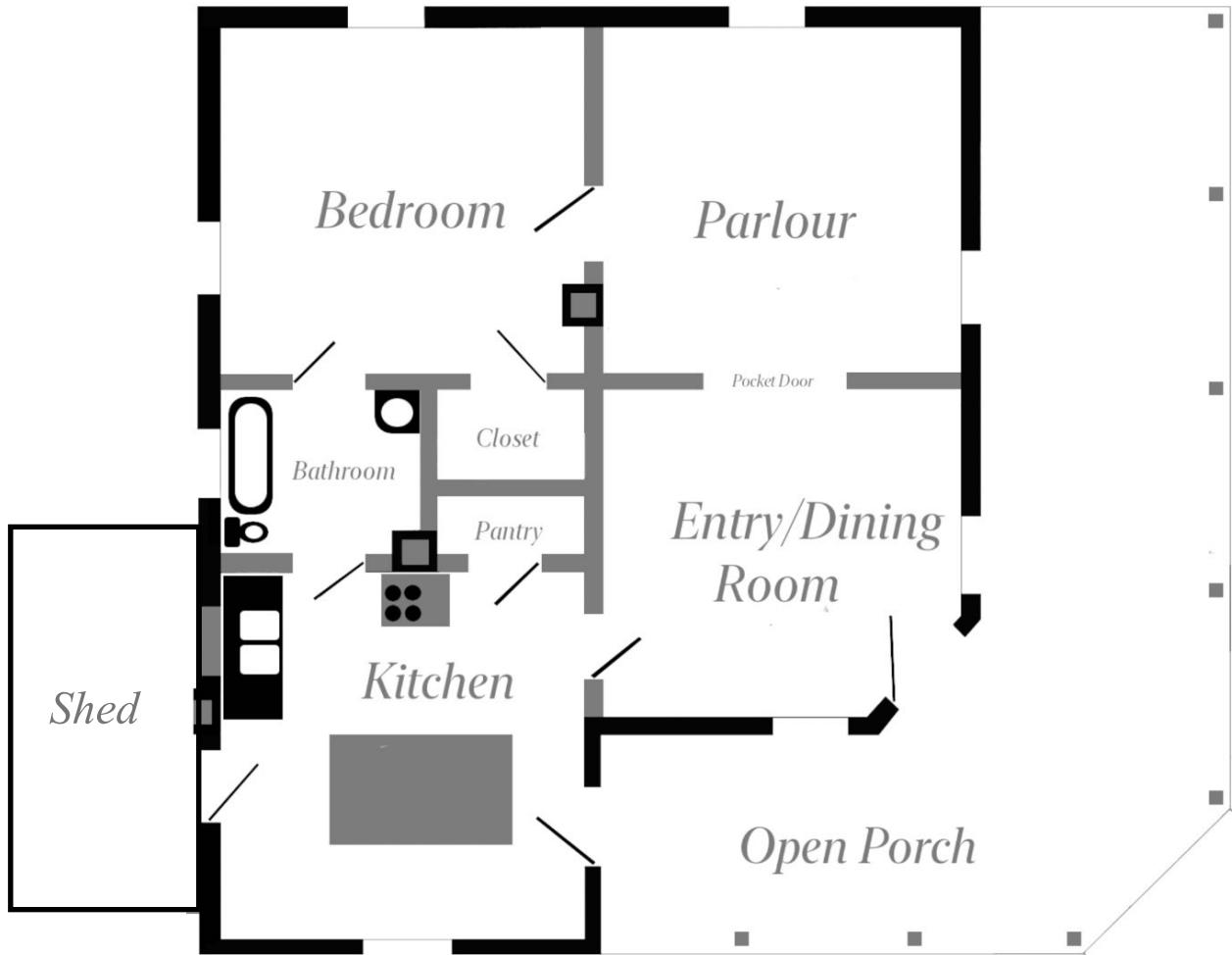
Scale: one inch = 50 feet

Latitude: 35.07574 Longitude: -106.64368



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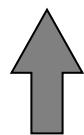
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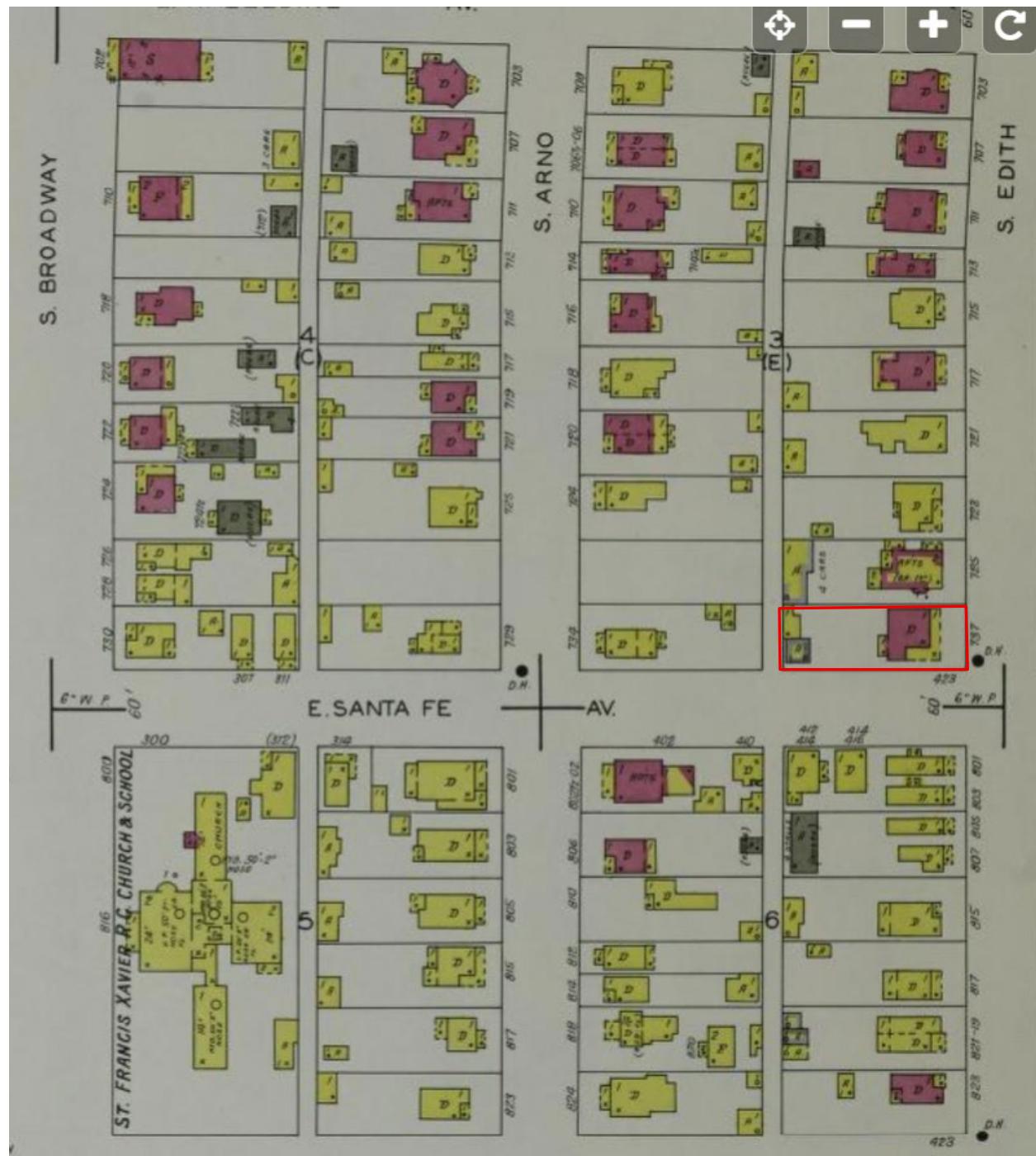
Floor Plan

No scale



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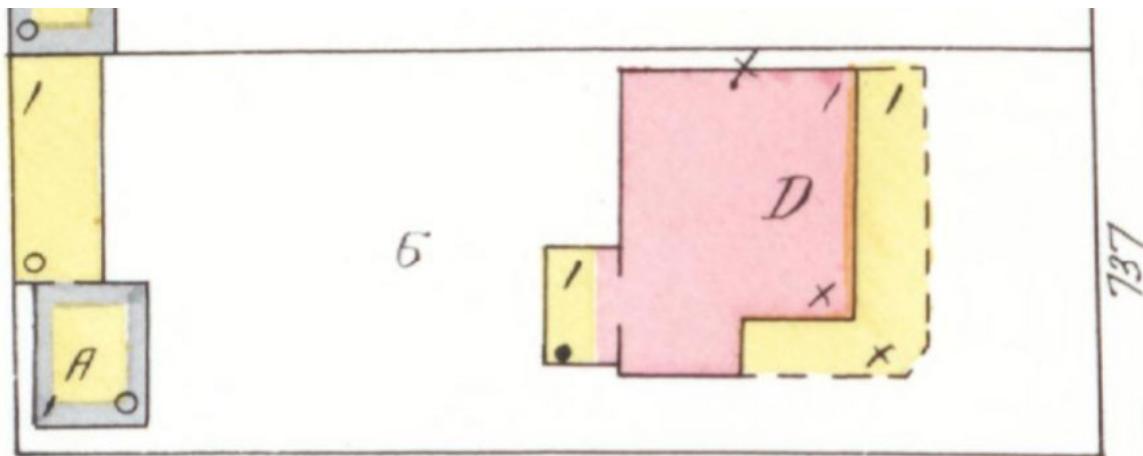
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South Broadway neighborhood, Albuquerque, New Mexico. Sanborn Fire Insurance Map, Chicago, Illinois, 1942.

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South Broadway neighborhood, Albuquerque, New Mexico. Sanborn Fire Insurance Map, Chicago, Illinois, 1931.



Pyramidal Cottages, Dawson Mining Camp, Colfax County, New Mexico, c. 1910.

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Pyramidal Cottages in the Vicinity of the AT&SF Railway Locomotive Shops



Key to Properties

- A - 737 Edith BLVD SE
- B - 908 Commercial Street SE
- C - 309 Cromwell Avenue SE
- D - 1000 John Street SE
- F - 905 Broadway BLVD SE
- G - 904 William Street SE

South Broadway Neighborhood
Bernalillo County, New Mexico

No scale



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Photographs



1. East (right) and south sides, photographer facing northwest.



2. Main façade, photographer facing west.

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3. Front porch and main entrance, photographer facing northwest.



4. Front porch, photographer facing north

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5. South side, photographer facing north.



6. South side and rear garden, photographer facing east.

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7. Interior, dining room, photographer facing northwest.



8. Parlor, photographer facing north.

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9. Bedroom, photographer facing south.



10. Kitchen, photographer facing east.

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11. Rear porch, photographer facing south.