

# MetroABQ Real Estate Newsletter



Including Albuquerque, Rio Rancho, Corrales, Placitas, and the East Mountains.

July 2017

## Altura (Park): MetroABQ's most architecturally diverse area?

The Altura Park area--generally situated between Carlisle & San Mateo, and Indian School & Constitution--encompassing some very diverse neighborhoods. According to the MetroABQ's [Survey of Mid-Century Modernist Architectural Resources](#), two sections of the



Altura neighborhood could become designated as Residential Historic Districts, see Map on page 3). That's big news in a city with only five historic districts. Mid-Century Modern homes encompass a percentage in Altura. A great example is to the left, at 1108 Quincy NE (1961)--a property contributing to the neighborhood's Historic Character in Altura East.

**1108 Quincy St NE is for sale: [click to view the 3-D Virtual Walking Tour.](#)**

Mid-Century Modern aside, numerous other architectural styles live in the greater Altura area: Ranch style, Spanish Pueblo Revival, Territorial, Mediterranean, Italianate, Post Modern & Mid-Century Revival style.



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Italianate style, seen to the left, is very similar to Mediterranean, and is often 2 or 3 stories; low-pitched roof, widely overhanging eaves; ornamental cornices; tall, narrow windows, commonly arched or curved above; an occasional square cupola or tower, elaborate wrap-around porch, or smaller entry porch, with decorative Italianate double columns.



Clockwise from bottom left is a modernist interpretation of a Spanish Pueblo Revival style: no vigas, but very organic forms & undulating lines, including the unique semi-obscured circular living area; above that is a classic John Gaw Meem-inspired Pueblo Revival, with the vigas & formal lines; next is a Mediterranean style home with some Territorial brickwork elements. The image directly above is what I call Mid-Century Modern Revival--originally a Mid-Century home, Modulus Design updated it for the times, opening up rooms inside for more space & cladding the outside in metal. The four mentioned all sit across from Altura Park; the Italianate & Modernist style home are next-door neighbors: they live in Altura Addition, a block south of Altura Park.



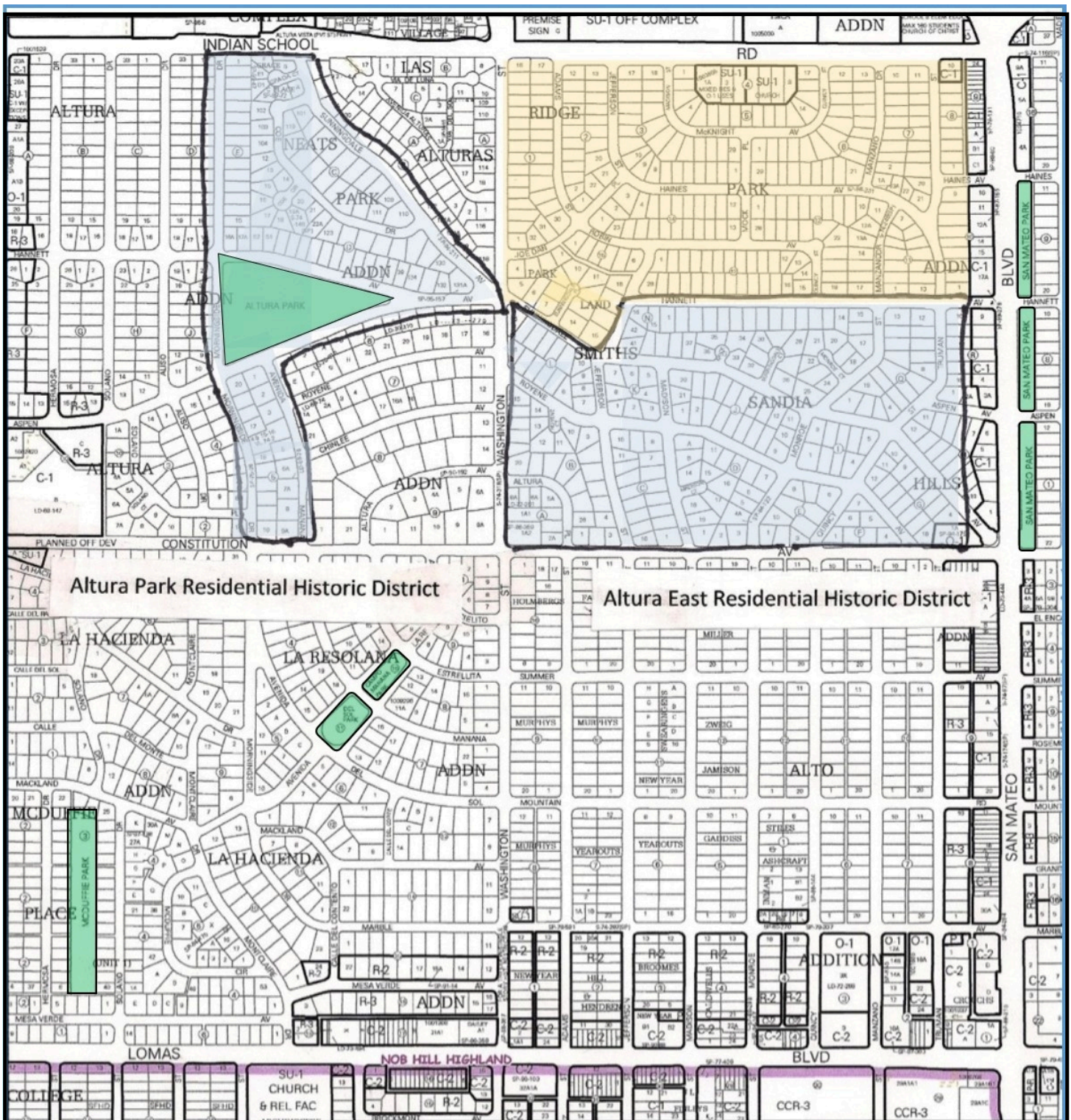
**Page one:** Top is the historic Mid-Century Modern at 1108 Quincy St NE; clockwise is a Modernist style; in the bottom corner is Architect Bart Prince's famous Post-Modern Mead-Penhall House, in East Altura.



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For more current information and details visit: <http://www.cabq.gov/gis>

**Greater Altura Map** Above are the proposed Altura Park & Altura East Historic Districts, in blue. I imagined that the Sandia Ridge Neighborhood was part of Altura & am interested to know that it's an entirely distinct neighborhood, seen above in yellow. Sandia Ridge is another great Pocket Neighborhood--tucked away on zig-zaggy avenues, with established greenspace yards. Notice the great symmetrical half-arch street design. The Modern Pueblo home in the bottom right on the previous page happily lives in Sandia Ridge--the landscaping was designed by [Judith Phillips](#), a NM icon! I am proud to be helping some cool folks buy that home. Parks & greenspaces added in green: [Hidden \(McDuffie\) Park](#), [Altura](#), [Del Sol \(Twin\)](#) Parks and the three San Mateo Greenspaces, called the Workers Memorial Greenspaces.



The  
MetroABQ  
is an  
amazing  
place...



Where  
Do  
You  
Want  
To Be?



In rows from  
top left:  
West Side,  
North Valley,  
Corrales,  
Ridgecrest  
area,  
Downtown,  
Nob Hill,  
Ridgecrest  
area,  
North Valley,  
UNM, Edo,  
NE Heights  
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Click the above image to view the property listings.

A fantastic new tool I love is the Matterport 3-D Virtual Walking Tour. With a click of the arrow keys, you can maneuver throughout a home, around corners and in-&-out of rooms as if you are there. Click on the Matterport link to the right to view current 3-D Tours.

3-D Virtual Walking Tour

Click on the Map above to see the current properties for sale.

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