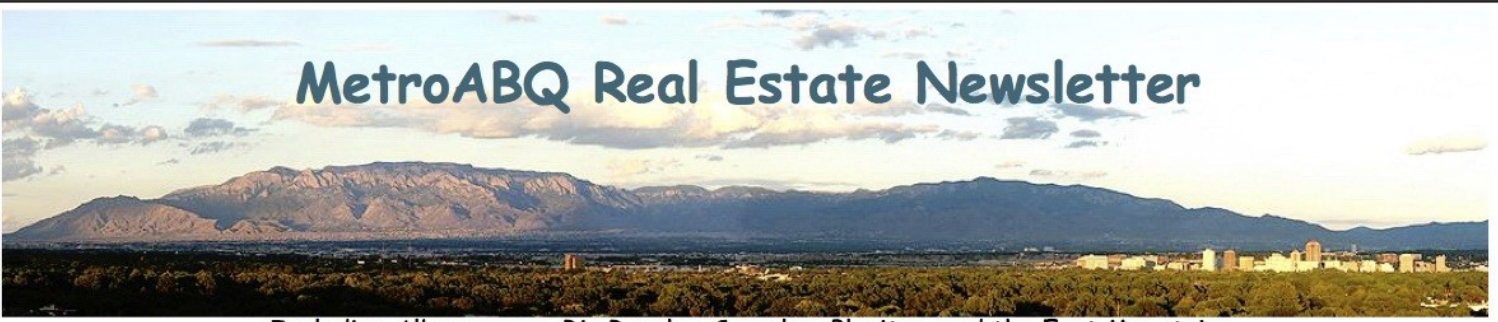


# MetroABQ Real Estate Newsletter



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

## What is Mid-Century Modern & Where Are They?



Mid-Century Modern, or Modern Architecture, was an architectural style employed in the MetroABQ during the post-war boom period between 1945-1965. Historically, it generally began with Frank Lloyd Wright in the early 1900's. The style empathizes "functional &



economic efficiency that results in less costly buildings;" from a fantastic detailed study done by the State of New Mexico, Historic Preservation Division, which cataloged the style.

The study, [MetroABQ's Mid-Century Modernist Architectural Resources \(2013\)](#), relayed that due to the tremendous population growth after WWII, buildings styles were stripped down, simplified, and unnecessary detail was eliminated; form now followed function; "truth to materials," which implied that the true nature of construction was not concealed or altered.

**Read more on the next pages...**



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## MetroABQ's Mid-Century Modern

Simply stated, the Modernist Architecture movement was a reaction to the lavishness of Victorian and Edwardian architecture--a repudiation of the 'superfluous' elements: think intricate arch detail, detailed gables and columns and spirals and detailed window frames of the earlier periods. None of this was used in Mid-Century buildings. There is a ton more that goes into Modernist Architecture; the [MetroABQ Mid-Century Survey](#) provides a lot more great information.



**Mid-Century Styles:** Individual architects left their marks with numerous Mid-Century oeuvres throughout the decades. Above left & at the bottom right, are examples of the **Formalism** style, with projecting rooflines. **International Style** focused on 'expansive glass curtain walls,' exemplified by the Frank Lloyd Wright-style home on Netherwood Park, above right. **Brutalism** 'features a weighty massiveness with rough-shaped' walls and 'deeply recessed windows.' A great example of a Brutalist Mid-Century can be seen in green below, located in Four Hills overlooking the golf course. An example of **Expressionism** can be found just west of University Blvd, on Indian School Rd--the St. Paul Lutheran Church--with it's 'concave or convex surfaces, marked by arched or vaulted spaces,' at right.



Mid-Century Modern residences can be found in numerous locations across the city--[see map on page three](#). The image below, left, sits in Nob Hill and was probably built in the 1950's. It faces south and has a wall of windows that allow for passive solar winter heat gain. Below right is a typical Standard-style Mid-Century, that sits just east of Nob Hill, in Parkland Hills. It features a unique covered drive-in attached carport.







Spruce Park, east of Downtown near the UNM Campus, has some wonderful Mid-Century Modern homes, seen above.

**Sold!**

A great example of a 'middle class' or standard model Mid-Century home can be found along Washington St. just south of the Altura Park clusters, seen below & on the bottom of page one. I was honored to list it for sale; we received two offers and are now Under Contract, closing before Thanksgiving.



**The area** around Indian School Rd & North Campus, indicated by the

Blue Star--7 on the map--may be the next Historic Overlay Zone, as it has over 150 significant Mid-Century Modern residences. A good example of this cluster--the Urban Forest--is on the top left of page two. Drive into the **Urban Forest** cluster on Notre Dame & Lafayette streets, & also the North Campus corridor along the UNM Golf Course, and see them yourself.

## Mid-Century Modern Clusters

There are areas of the MetroABQ with significant clusters of Mid-Century homes. The survey identified eight of them, some may be slated for Historic status.

1. [Altura Park](#) & [Altura Park East](#) are two zones with upscale Mid-Century homes, east of Carlisle Blvd.
2. The Four Hills Golf Course is surrounded by many upscale Mid-Century residences; a fantastic example is in the middle of page one.
3. Jerry Cline Park sits just south of I-40 and Uptown; the cluster extends as south as Lomas Blvd.
4. La Sala Grande is a unique area in a limited-access, pocket neighborhood near Comanche & Wyoming.
5. Netherwood Park sports a great Frank Lloyd Wright-style home, page two top right, with walls of windows, bringing nature inside.
6. Vista Larga sits along the UNM North Golf Course and has wonderful individual architect-designed homes. The image at the top of page one is a great example--it sits very discretely at the end of a cul-de-sac on the golf course.

Other clusters of Mid-Century homes can be found in the Country Club area downtown, and in the Snowheights area, built by Mossman and Bellamah in the 1950's.

## Noted Mid-Century Modern Clusters Across the MetroABQ



## MetroABQ's Newest Modernist Historic Zone?





## The Mauger B&B From Above:

I'm excited to use the latest technology to better understand a property For Sale. The Mauger Mansion B&B, a pristine Queen Anne Victorian, is one of the historic Fourth Ward's most iconic properties. It straddles the border between the historic district to the west and Downtown offices to the east. Above are images I had created from a Drone Flyby. It shows the front balcony and gable detail on the left, and the back courtyard and off-street parking to the right. I also had the Drone pan out to show the entire Fourth Ward neighborhood. The MetroABQ from above is amazing...

**Current Listings: Click on any image to view the Visual Tour.**



**NE Heights -- Condo**



**Ventana Ranch -- Ranch**



**Downtown -- Loft**



**Downtown--Vacant Lot**



**La Luz -- Townhome**



**West Side -- Townhome**