

MetroABQ Real Estate Newsletter

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

July 2015

Neighborhood Spotlight: The Historic Silver Hill Neighborhood



Significant homes on the National Register of Historic Places, along with numerous Contributing residences. The buildings vary, but fall under a few different building styles. You will find early styles of Bungalows, Hipped Cottages, Spanish Pueblo Revival, Mediterranean, SW Vernacular, and even a three-story Folk Victorian home lives there. *More on pages 2&3....*

Above is a classic bungalow, with the prominent front porch and tapered 'elephantine' columns; above right is the famed Tingley Mansion, former MetroABQ Mayor Clyde Tingley's Mediterranean-



The Silver Hill Neighborhood

is a small but important area just south of the University of New Mexico. Generally built in the early 1920's to the mid-1930's, the neighborhood has dozens of Historically



style home, with the red roof tile & arched door openings. To the left is the Folk Victorian, a less elaborate form of Queen Anne Victorian. And above is a great example of a Spanish Pueblo Revival home with parapets & protruding viga beams. All of these homes are on Silver Avenue.



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Before & After

Above is a fantastic specimen of a Hipped Cottage in historic Silver Hill neighborhood, a few blocks from Silver Ave. Hipped Cottages have all sides sloping downwards to the walls, with no gables present; the square hip roof is shaped like a pyramid. The example above also has two dormers, which are akin to early skylights, as they provide light and ventilation.

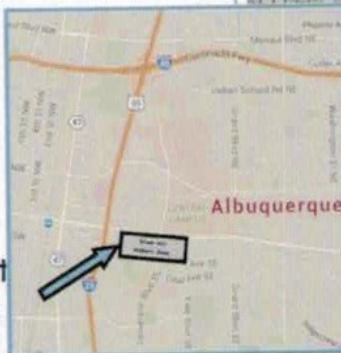
I represented clients who sold the home to CNM (Before photo); the community college

transformed it, keeping the classic cottage elements but replacing old single-pane windows, and recreating the entry arch, along with other important updates (After photo). I'm glad to see that the Central NM Community College kept the classic Hipped Cottage design, as the building compliments the neighborhood.



Silver Avenue, the main boulevard in Silver Hill, has a wonderful grassy and mature tree median space running almost the length of the neighborhood, and is one of only three median greenspaces in the UrbanABQ area.

The image above is from the front porch of 1906 Silver Ave SE, facing the Silver Ave Median Greenspace. As mature shade trees run east and west in the middle of the irrigated greenspace, Silver Avenue is shady during the hottest months.



The Silver Hill Neighborhood sits on both sides of University Blvd, just south of the University of NM main campus.

The nationally registered Historic Overlay Zone spans the length of eight blocks along Silver & Gold Avenues, from Presbyterian Hospital to Yale Blvd & includes numerous side-streets.

I am honored to be listing several wonderful properties in the **Silver Hill Neighborhood**, all between 60-91 years old, most with period features, all in this pocket neighborhood.

Directly below are photos for 1906 Silver Ave SE, which sits on the median greenspace on Silver Ave.



[Click on any photo to view the Visual Tour for this property.](#)



1906 Silver Ave SE, a great example of a brick Arts-&-Crafts Bungalow, was built in 1924 and sits on the National Register of Historic Places. Notice the perfect tapered 'elephantine' column to the left, and the one-&-a-half story window in the top left photo--like clerestory windows later on, the half-story window allows for light and ventilation in the home.



Another property I am proud to list in Silver Hill is at **2129 Silver Ave SE**, and is a great example of Spanish Pueblo Revival. Unique to the Southwest, Pueblo Architecture focuses on imitating the adobe-style. One Page 1, bottom left, you can see the facade for this home, with the traditional viga beams jutting from the parapets that line the roof. Directly left are unique curved french doors between the living and dining rooms. Far left are period high east-facing windows, for great morning light and ventilation. This home will be Active soon.



All photos and text are by Chris Lucas.

Selected Property Listings Around The MetroABQ.

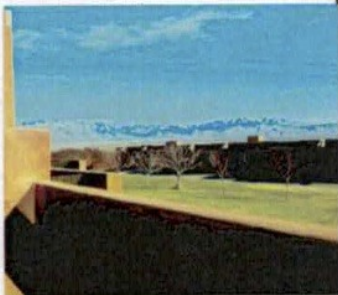


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