

# MetroABQ Real Estate Newsletter

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

February 2014

## Architectural Spotlight:



### NM Spanish Pueblo Revival

Often called Pueblo Style, Spanish Pueblo Revival is a unique style specific to New Mexico and is also seen a little in neighboring states. The building style draws elements from both the Spanish Missions and Pueblo Indian culture, recreating the appearance of traditional adobe construction.

Built in New Mexico generally between 1925-1950, Spanish Pueblo Revival in its purest form includes numerous common elements: flat roofs, roof drains (canales), parapets, adobe-colored stucco, projecting wooden viga beams, distinctive carved or cut-out wood bracket corbels over wooden porch posts, and exposed wooden beams (lintels) over doors and windows. Parapets are barrier wall extensions, protruding above the roofline. They are used as rooftop guard-rails; in New Mexico they function well as barriers that encourage water to drain down the canales. Above is a home in Ridgecrest and below can be found in the Silver Hill Historic District.



You can see examples of these features above and to the left. Notice the prominent wooden viga beams projecting from both houses; the canales draining water off the roof--the canale in the left image also shunts water away from the foundation. Above you can see the wooden lintels framing the tops of the doors and windows, and carved wooden corbels as decoration between the wooden beams supporting the covered porch. Notice the open but covered/shaded east-facing front porch, above.

More on the next pages...

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Real Estate



## Architectural Spotlight: NM Spanish Pueblo Revival

NM has some notable Spanish Pueblo Revival architects. John Gaw Meem is probably among the most prominent. From Wikipedia: (John Gaw Meem) "is best known for his instrumental role in the development and popularization of the Pueblo Revival style. Meem is regarded as one of the most important and influential architects to have worked in New Mexico." Although Meem was based in Santa Fe and created numerous icons there--the La Fonda Hotel and Santa Fe County Courthouse for example--Meem also designed dozens of very important buildings in the MetroABQ area, including Los Poblanos in Ranchos de Albuquerque, the ABQ Little Theatre, and the Jonson Home and (now) Gallery near the University. Below are a few photos of the Zimmerman Library, one of numerous building he designed for the UNM campus.



Above: Main entrance to Zimmerman Library has prominent corbels atop--in this case--concrete beams. Directly left is a front-west courtyard with viga beams in the foreground, and the stacked upper floors of the library in the background. Above left, notice the latillas. Latillas are peeled sticks used as a traditional ceiling material, laid between beams or vigas. Also in that image are traditional punched tin lanterns, also Pueblo Revival style.

Leon Watson is another notable MetroABQ residential architect. Starting in the 1940's, he built affordable Spanish Pueblo Revival homes. To the right is an example of a Leon Watson kitchen, with the same traditional punched tin detail work. A number of his homes can be found along 16th and 17th Streets Downtown; they regularly come available for sale.





## Evolving Architectural Styles

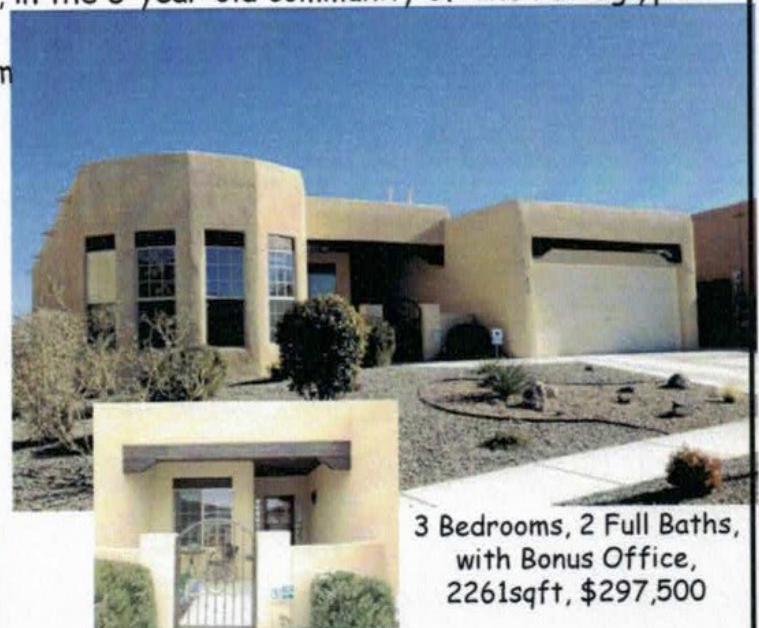
Over time, influenced by newer styles and different materials, Spanish Pueblo Revival has also evolved. Below is a pared-down version of a Pueblo Revival home--gone are the wooden columns and the distinctive carved corbels, and the exterior viga beams (they are inside this house as ceiling beams, though). The home, sitting across from Altura Park, has Pueblo adornments of a rounded Kiva-style room on the left side, and the rooms are stacked--the main living areas have taller ceilings for a more spacious feel, and some rooms have lower ceilings and are more intimate, like the bedrooms.



### Modern Spanish Pueblo Revival

I am honored to be listing a wonderful modern take on the NM Spanish Pueblo Revival style home, located on the edge of the West Side escarpment, in the 8-year-old community of The Petroglyphs. See #7 on the map, next page.

Streamlined and modern, this home--steps from Rinconada (Petroglyph) Canyon--still features the traditional lintels and corbels seen in the front low-walled courtyard. Inside it has vaulted high volume ceilings, and other modern conveniences like granite counters, stainless appliances, and a stacked-stone fireplace. Below is a view from the east-facing courtyard. Click on the photo below to view the Visual Tour.



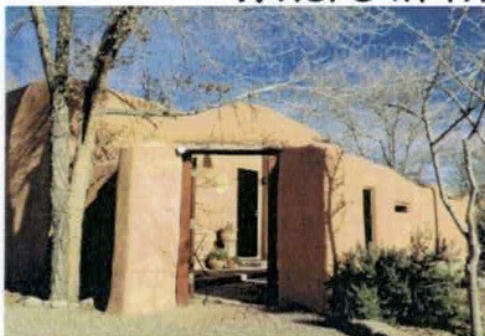
3 Bedrooms, 2 Full Baths,  
with Bonus Office,  
2261sqft, \$297,500

Click on the photo of 8608 Desert Rain NW,  
above, to view the full listing.

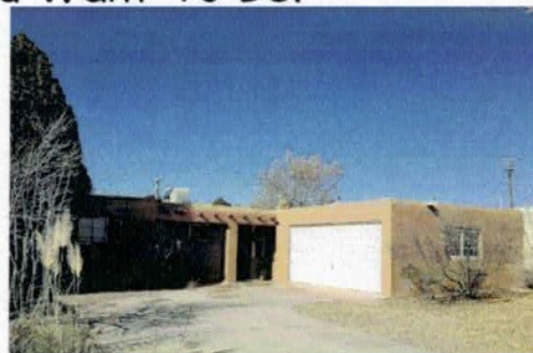
All photos and text are by Chris Lucas; Masthead photo purchased from photographer.



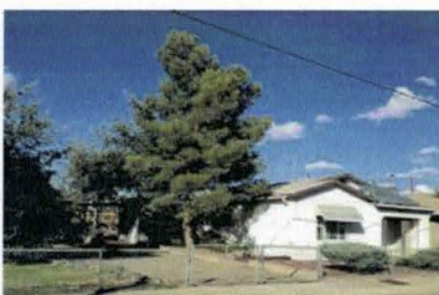
## Where in the MetroABQ Do You Want To Be?



6. Near North Valley  
2Bed, 1Bath, 1012sqft  
\$169,000



1. Snowheights Pueblo Home  
3/4Bed, 2Bath, 1306sqft  
\$155,000



5. Old Town Cottage  
3Bed, 2Bath, 1334sqft  
\$159,900



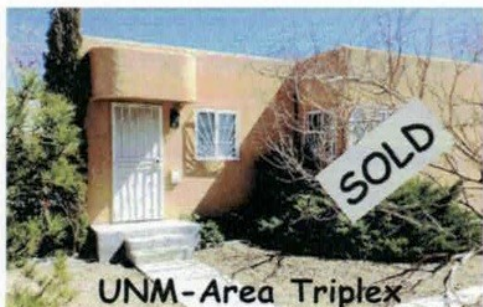
4. North Valley Fourth St:  
3200sqft Commercial,  
833sqft Home, \$259,000



3. Downtown Victorian  
Mauger Mansion B&B  
8 Guest Rooms, \$979,000



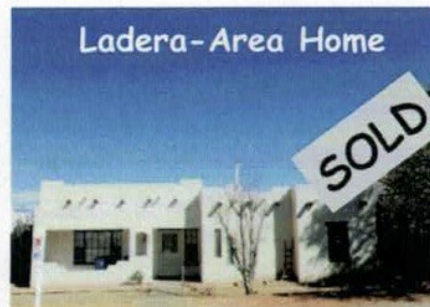
2. Kachina Hills Home  
4Bed, 4Bath, 2750sqft  
\$329,900



UNM-Area Triplex



Rio Rancho Home



Ladera-Area Home