

MetroABQ Real Estate Newsletter

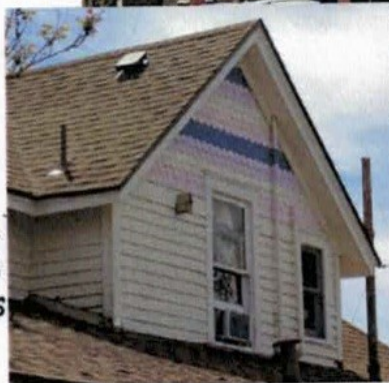
Including Albuquerque, Rio Rancho, Corrales, Placitas, Valencia County and the East Mountains.

April 2014

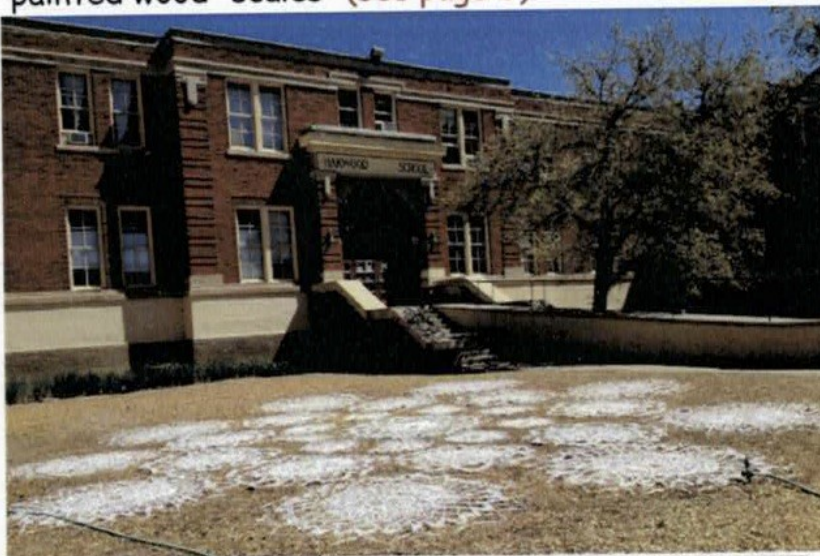
Welcome to the Eighth & Forrester Historic Neighborhood

Primarily built between 1905-1930, this historic neighborhood sits north of Lomas Blvd, and south of Mountain Rd (see the map on page 2). According to the MetroABQ Landmarks and Urban Conservation Commission, this area represents a "rare collection of Anglo-style homes" built for working class families. They generally consist of late adaptations of the Queen Anne style, one-story or one-and-a-half-story Bungalows, and Spanish Pueblo Revival homes--the later the year, the more modest the ornamentation.

To the right are two early Queen Anne homes. Notice the front gables often decorated with colorfully painted wood 'scales' (see page 3).



These homes have hipped roofs with dormers, a prominent front porch and wood sash windows, which is typical to Queen Anne-style construction.



What is this?

The Harwood Art Center, left, borders the Eighth & Forrester Historic neighborhood and often has art installations scattered on the property for all to see. This recent installation featured acrylic snowflake art in the front.

See page 2 for more photos and info.

Chris Lucas

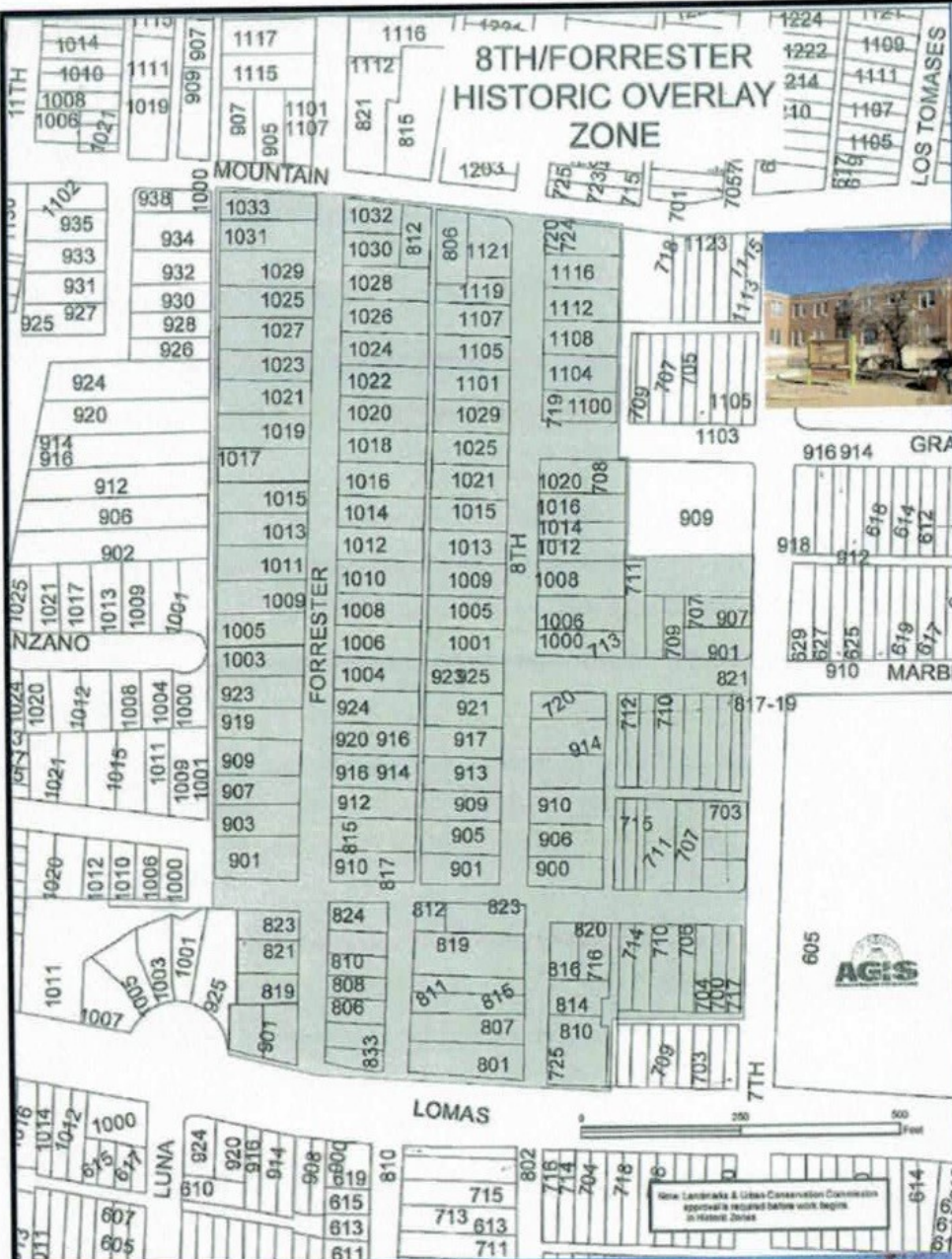
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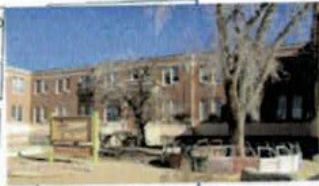
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8TH/FORRESTER HISTORIC OVERLAY ZONE



The Harwood Art Center began life in 1925 as a Methodist boarding school for girls. The historic building is a two-story, H-shaped

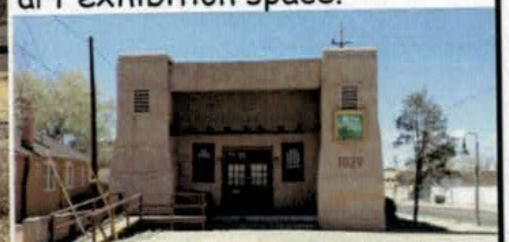


configuration with a red brick facade and Neoclassical detailing. Neoclassical Revival tends to emphasize

the separate identities of each of its parts. If you've ever been in The Harwood, you see how the H-shape creates different separate-but-connected inside corridors; one section houses the Escuela del Sol elementary school, other sections have artists' studio spaces; there is a large cafeteria in another section, and gallery spaces in other corners of the building.

The Harwood has evolved into a vibrant artists community, serving a broad audience of youth and adults with a variety of programs, including darkroom rental, art classes, artist exhibitions and community outreach projects.

The Harwood Arts Center recently expanded to include the old adobe church, below, which was refurbished and repurposed into The 6th Street Studios. With high ceilings and east-west light, it's another great downtown art exhibition space.



Eighth and Forrester Historic Queen Annes and Bungalows



Above, this bungalow has classic tapered columns and low picket fence, another original Eighth & Forrester design element.



One of my favorite elements of the Queen Ann style is the polychromatic wooden 'scales' as seen above and middle, and on page one. They decorate the front gables and draw attention to the half-storying above the first floor. These four houses are 'Hipped Box' designs, all have gables, and prominent front porches, a few are enclosed. Walking around this neighborhood is a treat!



I am honored to be listing this home, left, on the National Register of Historic Places, located in the Eighth and Forrester Historic District. Call me for details or to schedule a showing.



[Click photos for more info.](#)

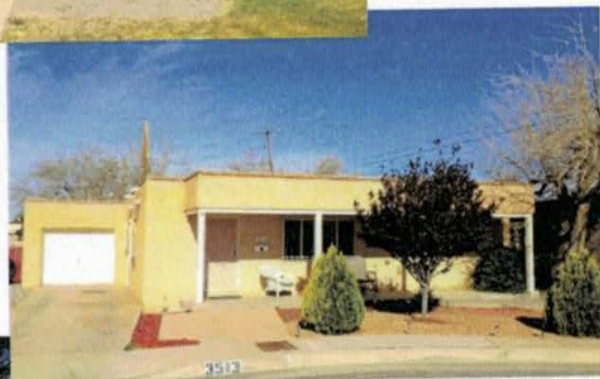
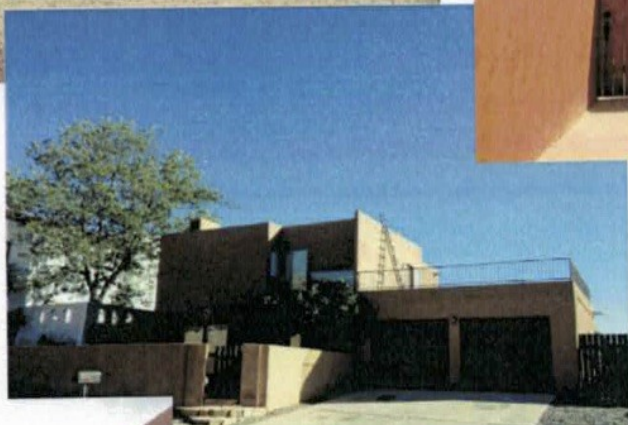
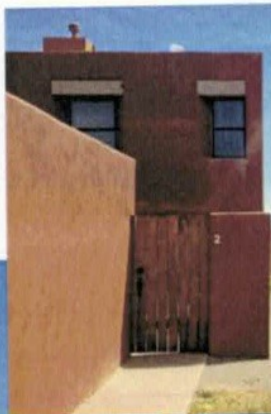
Welcome to 710 Slate Ave NW
Built in 1925 in the Eighth & Forrester Historic District, this Craftsman Bungalow has 3-over-1 windows, a classic enclosed porch, wood sash windows, a prominent front gable, wooden support brackets and an extended fireplace chimney stack.



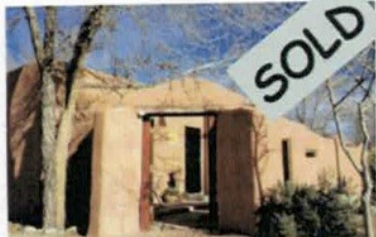
Inside, 710 Slate Ave has great wood floors, original (unpainted) wood trim and wood sash windows, a brick fireplace living room focal point, and an original clawfoot tub in the updated bathroom. In the basement, there are charcoal hand-written dates indicating coal deliveries for the furnace. Updates include granite counters, slate bath flooring and a HUGE walk-in closet with skylight. Come see!

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

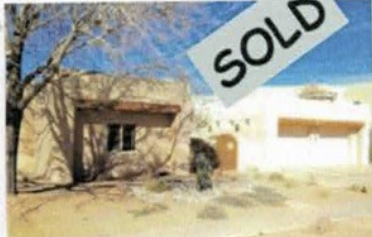
The busy season is upon us--
there are a lot of great properties to see:



Click on the photos to view
the Visual Tour
for each property.



SOLD



SOLD



SOLD



SOLD