

MetroABQ Real Estate Newsletter



Albuquerque, Rio Rancho, Corrales, Placitas, Valencia County & the East Mountains

May 2012

Architectural Spotlight: Hipped Cottages



One of the most popular building styles in the early 1900's, Hipped Cottages were simple one-story buildings, typically with a square/cubic form capped by a hipped roof--four pitches--and often fronted by a symmetrical porch. The cottages typically have a full front porch or a porch set to one side, frequently set under the main body of the roof. Occasionally, the cottages will have a wrap-around front porch.

The excellent example to the left and below has large

Window-&-Vent dormers and a filled-in front porch now being used as a Sunroom--notice the original arched porch windows in the photo to the right. The front room, with a row of crown-to-floor windows on each wall, may have been designed as a breezy sleeping room for tuberculosis victims during the first quarter of the 1900's.

(Continued on next page...)



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Hip and Modern



The simple but sleek box design of the Hipped Cottage is nicely balanced and quite functional, allowing for easy ingress to attic space for storage and access to the systems--heating, cooling, etc.--of the home. Notice these two Hipped Cottages (above) with modern pro-panel (metal) roofing, made of materials that will probably last another 50 years. The left is in the University Heights area; to the right can be found on Rio Grande Blvd. Below is a row of recently refurbished Hipped Cottages in the Huning Highlands area.



Exquisite UNM-Area 1920's Red-Brick Hipped Cottage - For Sale!

I am fortunate to be representing the sellers of the Red-Brick Hipped Cottage in the Silver Hill Neighborhood, between UNM & CNM.

See the photos on the first page and the two below

Architectural elements include large Window-&-Vent attic Dormers, numerous front & back window Sidelights, outside Lintel-&-Sill window accents. Bright sunroom entry; hardwood floors; passive solar heat gain south-facing windows; open floorplan with eat-in kitchen; double French Doors for versatile living; built-in linen cabinet; large backyard w/ gardens, grass-to-roll-on & shady Ramada.



[Click here to view the Visual Tour for 2101 Oxford Drive SE](#)



MetroABQ's Werner-Gilchrist Hipped Box Cottage - Then and Now



Built in 1908 in the University Heights neighborhood, the Werner-Gilchrist House was the first structure on the MetroABQ's then East Mesa. The house was an example of the "hipped box" style, with a wood-framed hip roof and dormer windows on all four sides. The house had 16-inch thick adobe bearing walls resting on a stacked stone foundation, with wooden door and window frames and trim. The original owner died in 1981, and the cottage



was left vacant for decades. The city of ABQ tried to purchase the property, and other options came and went.

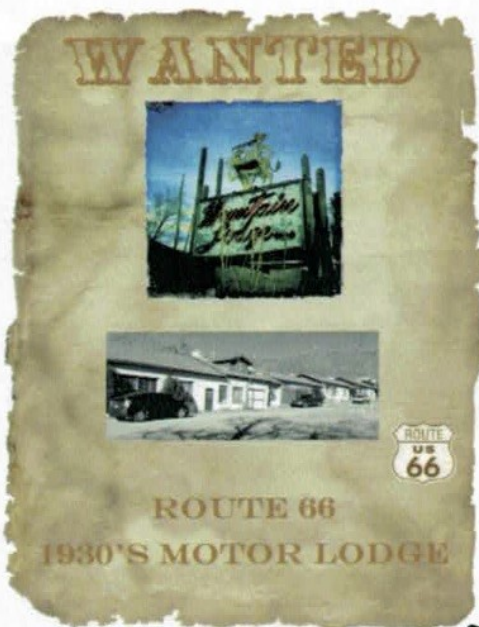
Having become too cost-prohibitive to renovate, the city allowed for the demolition last November 2011 (photo, left). Three UNM architecture students carefully disassembled and salvaged as much of the building as possible, diverting over half of the materials from the waste stream for reuse.

Below is an elaborate Hipped Cottage/Bungalow in Downtown's Fourth Ward Historic Overlay Zone. The Hipped-Roof Cottage is a transitional style between the late Victorian and the early Craftsman/Bungalow style. The Bungalow eventually replaced Hipped Cottages as the predominant style until the 1930's. Notice how much more elaborate the pitched roofline is in the evolving Craftsman Bungalow below, with numerous hipped sides and prominent front gable; more details were also being added, like wraparound porches, more elaborate roof overhangs and more gables, exposed beams and tapered porch columns. For a short article on the Bungalow style, click: [Bungalows](#)



Hipped Treehouse

Spotted above a fence and in a tree in a University Neighborhood, this "Hipped" Treehouse, above, begins at the highest elevation, and breaks into numerous pitched sides, creating mini-dormers coming from the roofline.



Where in the MetroABQ
do you want to be?

~A **South Valley** 20 Acre Farm?

~A near **South Valley** Patio Home?

~An Historic Red-Brick Hipped Cottage **near UNM/CNM**?

~The Old Mountain Lodge in **Carnuel** with it's own Cell Tower?

~A One-or-Three-Bedroom Rancho Mirage Condo in **Vista del Norte**?

~A Two-Story **Downtown** Townhome? ~A 5+ Acre Farm in the **South Valley**?

[Click Here For Visual Tours Of These Listings, And More...](#)

