

# MetroABQ Real Estate Newsletter

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

May 2013

## Architectural Spotlight: Bungalows

First created in India, and then imported to California, Bungalow-style homes were built in the MetroABQ by 1910, and continued until the 1930's. They are usually one-story, or one-story with a half-story gabled roof. Good examples of the one-and-a-half-story Bungalows can be seen in the photo of two Bungalows on 14th Street, at the bottom of Page 2. Notice the three windows on the half-floor on each of these homes; the one on the right is called a Dormer.

Below is another Bungalow from what I call Bungalow Row on 14th St, just south of Central Ave. Notice the classic Half-Timbering turquoise beams crossing the gables, and the former porch--you can still see the columns defining the filled-in porch--which was often screened-in and used as a Sleeping Porch. The home below has two prominent front Gables.

Continued on page 2...



This 1919(?) Bungalow on 12th Street has classic Bungalow features: elephantine or tapered columns, a prominent triangle Gable with wooden brackets buttressing the overhanging roofline, and a front porch under the main gable.

Inside:

3rd Annual Unica Barking Lot Sale & Adoptathon, to benefit NM Animal Humane is this Saturday, May 11th, from 8a-12p.

Come **Sell** your own stuff, **Donate** it to be sold, or just come **Buy!**

To the right is Bonita, the most recent adoptee...so darn cute!



Chris Lucas

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## Bungalow Spotlight Continued...

Old is New...The typical Bungalow plan, with a large living/dining room and kitchen to one side, and a small hall and private living quarters--usually one bathroom and two bedrooms--on the other. Often one part of the home was closed off to save energy, which can make for somewhat compartmentalized living.

Luckily, historic Bungalows can evolve nicely with time. The Bungalow at 1108 12th St NW (main photo on page 1 and featured on page 3) was rehabbed to allow better light into the home. The leaded-glass windows have been replaced with expansive and uninterrupted glass panes, and are topped with functional top-screens to catch the summer breezes.

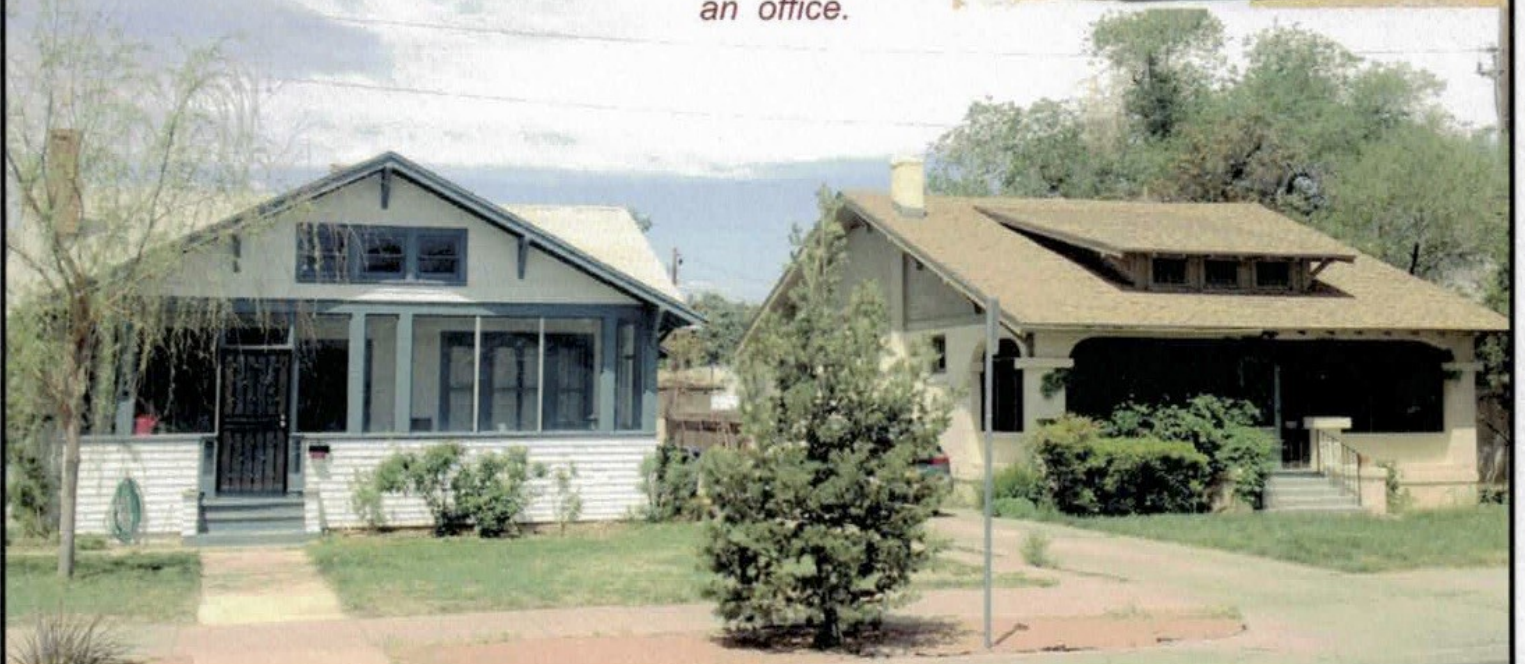
Inside, the walls have been removed and the ceilings raised, allowing a better concept of open space. The kitchen is open to the living and dining areas now. Further updating the home, another bathroom has been added, bringing it to a two-bedroom/two bath home, reflecting better how people want to live today.



*The Bungalow above, in the Silver Hill Historic Zone, is undergoing a porch renovation, removing 85 years of paint layers and shoring up the tapered wood columns.*

*Almost restored, the porch ceiling has already been painted a traditional light blue, as if you are looking up at the sky while sitting on the porch.*

*This downtown Bungalow to the right is on Lomas and has the original, thick leaded-glass 4-over-1 window panes to the right of the porch. Currently for sale, it can be a residence or an office.*



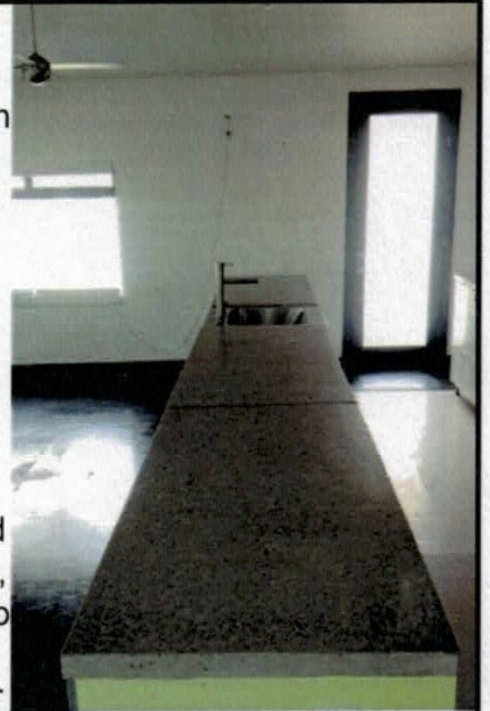




### Old Is New Again...

I am proud to be listing a uniquely updated Bungalow on 12th Street, Downtown near the Mountain Road Corridor.

Classic Bungalow on the outside, but with a Modern Rehab inside. The home boasts vaulted ceilings, large front windows, a sleek 14' concrete kitchen counter, exposed ductwork, unique recycled plywood flooring, and more. Unlike most Bungalows, 1108 12th St. NW also has two bathrooms, creating two Master Bedrooms. Call me for a private showing!



I am a dedicated seven-days-a-week real estate professional, in **the top 5% of MetroABQ Realtors**—I love this city!

I continually seek out the hidden gems in all areas for my **Buyers**, & I am a tireless promoter for all of my **Sellers'** listings.  
I love talking about real estate...

### Chris Lucas

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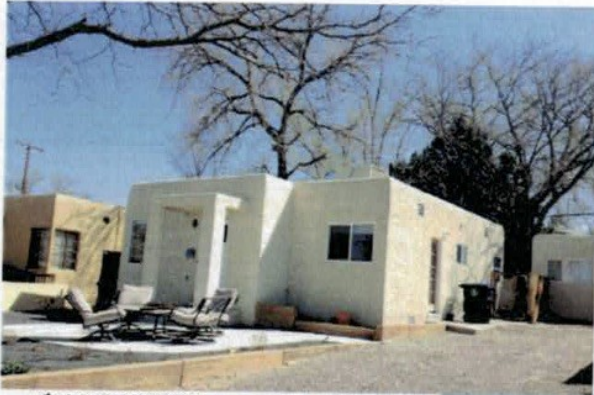
[NobHillNeighborhoods.com](http://NobHillNeighborhoods.com)

**My 3-D Virtual Tours**



**Chris Lucas  
Real Estate**





**How  
Much  
Is  
That  
House?**



**\$195,000 for a sweet 1050sqft home with two-bedrooms and two baths, plus a detached studio, just steps from UNM/Nob Hill.**



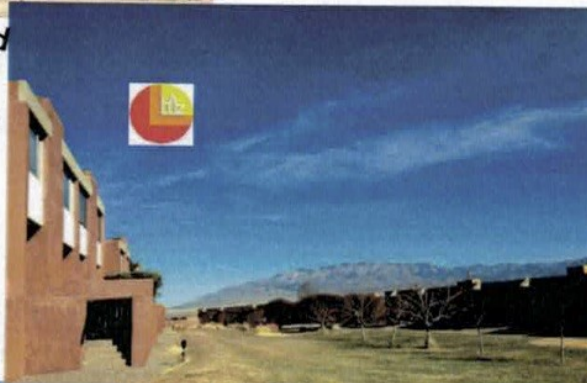
**\$222,000 to live in a 1583sqft Hogan-Style home with detached heated-and-cooled Studio in Sandia Park.**



**\$979,000 for an exquisite Queen Ann Victorian Three-Story Eight-Room Bed & Breakfast, on the edge of the Fourth Ward Historic Zone.**

**[Click on the photo to see the Visual Tour for each property.](#)**

**Only \$239,000 for a well-loved and spacious 2400sqft 3Bed/3Bath home just steps from Altura Park.**



**\$375,000 for a beautiful 2000sqft home in the heart of Nob Hill (sold).**

**\$369,000 for a multi-generational 3175sqft home in Paradise, with two Master Suites.**



**\$234,900 for a 1550sqft updated La Luz Townhome--Granite, Slate--with incredible Sandia Mountain, Downtown and Bosque views!**

