

MetroABQ Real Estate Newsletter



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

Spring 2017

A MetroABQ Pocket Neighborhood: Manzano Court NW

The MetroABQ has dozens of nook & cranny 'pocket' neighborhoods, in hard-to-find or unusual places, often with something interesting to see: cool architectural styles or sudden stunning views can be discovered just around the next corner.

Manzano Court NW is such a place. It's unassuming as you pass by the single entrance to the single block, and continuing on without stopping, you will have missed an historic corner of the city.



Manzano Court is notable for its high concentration of SW Vernacular style houses, all designed in the 1920's by Architect Anna S. Gotshall, one of the only known female architects of the early last century. The short street has a rare median greenspace that runs the length and is cared for by the city of ABQ, and an adobe wall entry, with historic marker.

What is SW Vernacular Style?

SW Vernacular style of architecture is generally unique to the New Mexican southwest. It involves combining features of different styles of architecture that were common in the 1920's. *More on next page.*

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SW Vernacular Style Architecture

The most distinctive feature is the Inventive Stepped Parapet, also called a 'broken parapet, as the usual straight roofline steps up or down, or is wavy.

Let's back up a tiny bit: Spanish Pueblo Revival was a popular style at the time--flat roofs, adobe-colored stucco, projecting viga beams, canales to drain water from the roof and exposed wood lintels--and these can be found all over the city. Some great specimens can be found specifically in the UNM's Silver Hills neighborhood. Below is an example of the Pueblo Revival style, found on Silver Ave; it has almost all of the elements mentioned.



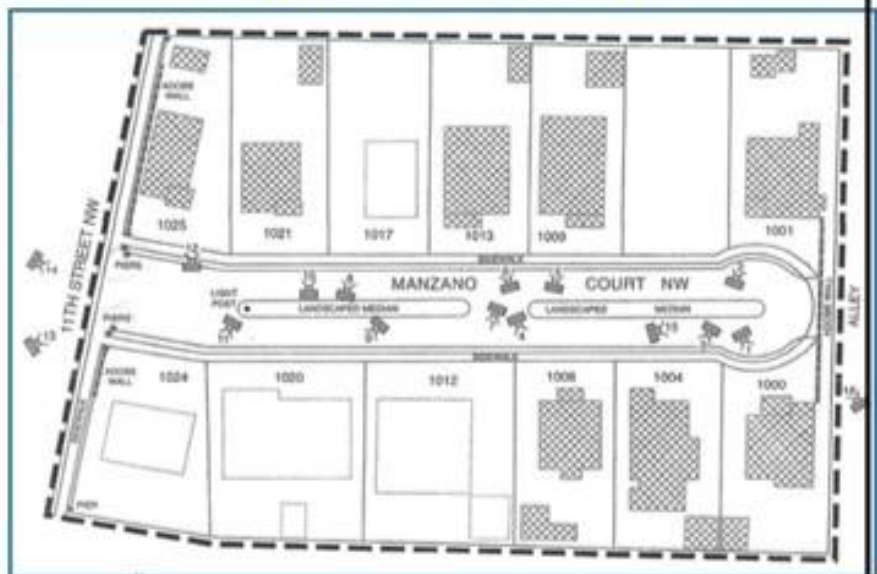
Architect Anna Gotshall took the Pueblo Revival and played with the style: she added undulating parapets--the wavy line distinguishing the roofline, above--and added other contemporary styles like arches and tile rooflines, both of which are Mediterranean styles also popular at the time. A great example is the home she designed on the bottom of page one, with its perfectly stepped parapets and classic tile and arched Mediterranean features--it's a great example of SW Vernacular.



Manzano Court NW is a small one-block cul-de-sac Downtown, tucked away off 11th St near Lomas Blvd. If you blink you miss the entry to the neighborhood. Of the 13 homes on the street, eight of them are historically significant, listed on the National Register of Historic Places & contributing nicely to the historic fabric of the MetroABQ.

According to the NM Historic Preservation Division, Architect Anna Gotshall deserves credit for "plating a small, self-contained neighborhood unique in ABQ during

Manzano Court NW



the era," and helped define a suburban area, distinguished from the commonly used grid pattern. In other words, she created a cool pocket neighborhood with unique & interesting houses.

According to local historian Chris Wilson, the SW Vernacular style began in 1922. Not coincidentally, that is the same year Gotshall platted the Manzano Court cul-de-sac. I think she may have created the style.

It's not easy to see from the small photo to the right, however, this corner Manzano Court image has a great undulating or 'stepped' parapet roofline. Walk up and down Manzano Court NW to see the different ways Gotshall played with the SW Vernacular Style.



I am honored to be helping a good friend purchase one of the historic homes in Manzano Court. The Gotshall home to the left has the typical Vernacular undulating parapet, but is more discreetly designed--the parapets casually climb up to the corners. What's as interesting to me is the front covered patio's protective bulwarks on each side: they also undulate down the outside of the patio, a wavy vertical line. That creates a semi-private, shaded area that faces the street, toward the other historic SW Vernacular homes. It's a pretty unique and dramatic covered & covered patio.

Below is a very interesting broken parapet SW Vernacular style home on 12th st in the Wells Park area in North Downtown. The parapets extrude horizontally from the roofline, almost like a buttressed roof on a small English castle.



Above is another example of SW Vernacular style, sitting on Silver Avenue in the Silver Hills Historic Overlay Zone. It doesn't adhere to any one style; instead it kept the straight parapet and included three arched front windows, almost Palladian style.

I am honored to be listing this Silver Hills Historic home for sale. Click to see the [Visual Tour for this property.](#)



The MetroABQ is a fantastic place! Where do you want to be?



804 5th Street NW

It's a 1/2 acre lot in a prime downtown location, situated just off New Mexico Blvd next to the Bernalillo County Courthouse, Courthouse, the Metro Motor Vehicles Department, and Metro Court Parking Garage. There is always plenty of parking for your self and your clients or tenants. On the west side of the property are numerous professional offices, and the iconic Water Tower Cafe is half a block away.



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Real Estate**