

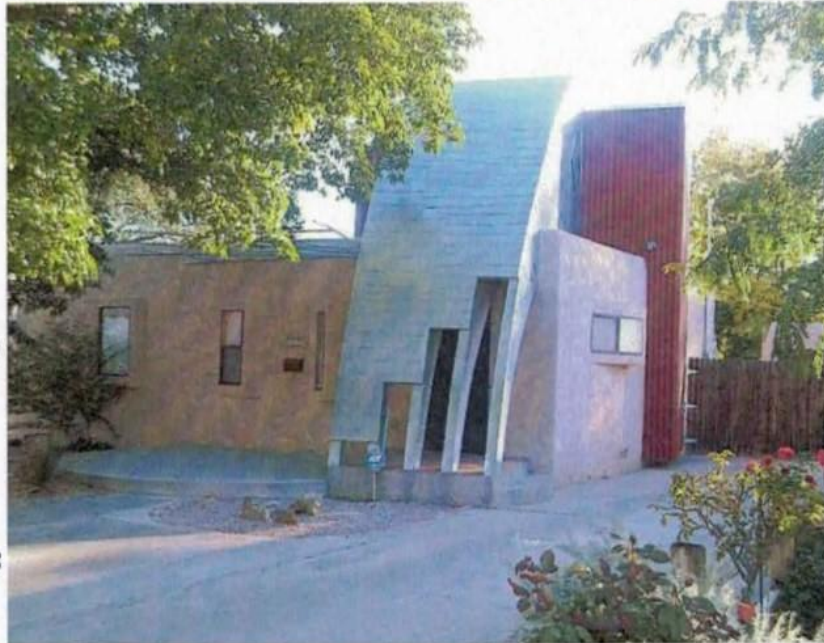
# MetroABQ Real Estate Newsletter

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

October 2010

## MetroABQ Residential: Modern & Postmodern

Paula Donahue, in "Educating for a Sustainable Community," writes that "ABQ has some interesting individual buildings and sites, some special residential neighborhoods, the University of New Mexico campus, and a redeveloping downtown. However, a cross-town drive only reveals a low-density sprawl of residential neighborhoods separated by overly wide, featureless streets lined with miles of repetitious shopping



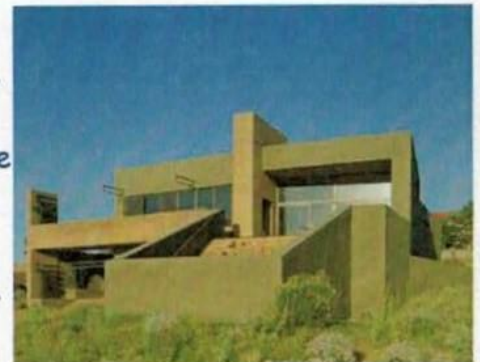
Modern, or Postmodern? This residence in Upper Nob Hill has a soaring steel postmodern facade. As it was on the market more than two years ago, I was fortunate to view the Half-Moon entryway, which is a stairway leading to the second floor addition.

centers, fast-food franchise architecture, and individual commercial buildings surrounded by parking lots." I'm sure we can all identify the scene she is describing.

Luckily for us, besides the traditional mix of Renaissance, California Mission, Mediterranean, New Mexico Regional--Spanish Pueblo & Territorial--Streamlined (Moderne), and Decorated Sheds, the MetroABQ area has numerous unique examples of modern and postmodern residential architecture.



ABQ Modern: Two examples of residences by locally-based, internationally-known architect Antoine Predock. The La Luz townhome community (l) and the West Mesa House (r) are both on the westside of ABQ. La Luz, with 96 townhomes, was built between 1969-1971; West Mesa House was built in 2001.



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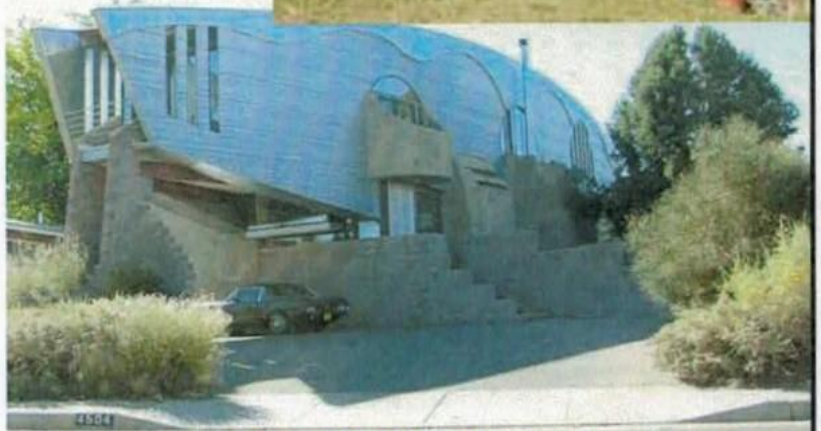


## Modern MetroABQ Urban Architecture

In "Educating for a Sustainable Community," VB Price writes that, "In Albuquerque, the built environment includes more than the normal urban conglomerate of commercial, public, and residential buildings, paved roadways, parks, bridges, signs and billboards, and underground or above-ground utilities. It also embodies an urban history of nearly 700 years.

"The long evolution of Albuquerque's built environment has resulted in the curious architectural paradox of New Mexican structures such as La Luz - the conceptually modern, pueblo-esque townhouse development on the west mesa - and the nondescript commercial jungle of signs and "decorated sheds" that line Menaul Boulevard (and Central, Lomas, Eubank, Candelaria, Juan Tabo, Montgomery, San Pedro, Wyoming, Louisiana, San Mateo, and Tramway).

"More recently the La Luz development shows that Albuquerque's ancient traditions are adaptable as well to modern forms that shun ornamentation. Developed in the mid-1960s by Ray Graham III and Didier Raven, the residential townhouse site was designed by Antoine Predock on 500 acres of mesa land near Montañño and Coors. The clustered houses, with their clean lines evoking both Spanish and Pueblo imagery, face carefully preserved open space that stretches down to the bosque on the Rio Grande.



Above: Architect & UNM Professor Bart Prince's creative postmodernist home on Monte Vista and in Altura Park. Below: Good urban design for all incomes--Prince's Parsifal Townhouse complex in the NE Heights.

"One of the developers' goals was to show how land could be improved by development rather than despoiled by it. La Luz is a pioneering venture in environmentally respectful land-use planning. Its importance to New Mexico's architectural history has already been recognized by its placement on the New Mexico Cultural Properties Register."

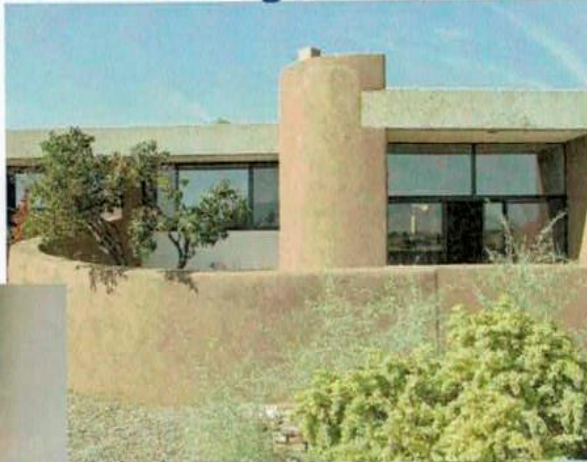
Slightly more recently, architect and UNM professor Bart Prince has contributed to the diversity of the Albuquerque residential landscape with his eclectic Postmodern structures that shun the simple, clean line, and instead draw your eyes and attention to the high soaring design and fantastic ornamentation that are his creations.

As VB Price wrote: "Quick visits to Albuquerque often leave travelers with the impression that our city's built environment is almost anti-architectural."

For this reason, the residential designs of Antoine Predock and Bart Prince are wonderfully important contributions to the diversity of the ABQ built environment. We are clearly more than strip malls--stroll around your area of the city and you are sure to discover some real architectural creations.



## Two Selected Listings--Call me for details!



### 31 Tennis Court NW

Welcome to exclusive La Luz, the Antoine Predock-designed westside townhome community on the bosque. This 1675sqft, 3bed/2bath unit has some of the best bosque/city/mountain views in the area. Includes swimming pool, tennis courts, and acres of trails leading to the Rio Grande Bosque. Call me for more details, or to preview the property.



### 830B Live Oak NE

Welcome to Sandia Heights! I'm a wonderfully hip townhome east of Tramway, north of Paseo del Norte, in a small seven townhome community. I have an intimate loft space for viewing the Sandia Mountains from above the diningroom. Plant a garden in the westside courtyard, and for continued views, sip drinks on the private eastside courtyard. 1350sqft, 2bedroom/2bath, with generous space. Come see!