

MetroABQ Real Estate Newsletter



Including Rio Rancho, Corrales, Placitas, Atrisco Valley, Los Lunas & the East Mountains.

September

Marvelous Victorians:
The Huning Highlands Historic Home Tour
&
Fabulous Mid-Century:
Netherwood Park-Area **Mid Mod** Open House



The historic [Huning Highlands](#) has been living it up beautifully on both sides of the Route 66 Mother Road for well over a century now...Sitting on the eastern edge of Downtown, a walk along any of the residential streets in the roughly eight-by-eight block neighborhood will whisk you back in time, architecturally...

The 1880's-1910 era Victorian-style homes were the 1st built there & they are outstanding, with their intricate & "[dominant](#)" street-facing gables, prominent wraparound front porches, & a "monumental chimney" or two.

As Southwest architecture evolved into the early 1900's, these grand-style homes shared the area with "more modest period revival cottage styles," & ultimately SW Vernacular-style, according to the "[New Town Neighborhoods](#)" historic neighborhood guide. From the guide: "It is not a neighborhood of large mansions, but one of a variety of substantial houses & modest cottages. The overall scale of the community has a unity without monotonous repetition..."

I was fortunate to attend the [Huning Highlands Historic Mother's Day Home Tour](#) this year. It began at the HB & Lucille Horn Preservation (Gas) Station on Coal Ave, just west of I-25 coming from Downtown, top image. Below are a bunch of homes on the tour & other architecturally interesting neighborhood buildings...







In the image above, I love the intricate polychrome gable framing those little triangle half-story windows.

What stands out in Huning Highlands is the finishing work: the façades & other details seem to pop & draw your attention as you walk by.

The variety of added styles is impressive. From the New Town [Guide](#): "*the uniqueness of the area was characterized by "various roof pitches & styles, including dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a variety of capping patterns, warm stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry—most of which came to the area over the railroad from eastern mail order houses—add up to a housing neighborhood that is culturally & historically of great value to the city & worth conserving."*

You can experience all of the above characteristics viewing the homes from the street. The "Huning's Highland" Historic District is on the National Register of Historic Places; the MetroABQ created an Historic Overlay Zone (HOZ) around it in 1978.

Below are Huning Highlands residences with Southwest Vernacular influences. Notice the unique "wavy" parapet SW Vernacular-style home, directly below, & the "stepped" parapet below that...





Above is another unique SW Vernacular-style home, north of Central Ave in Huning Highlands. It has a sweet half-moon front parapet & notice the half-moon overhang.

Things are happening in the area...The home above, not on the tour, is being renovated, along with an under-re-construction stone building down the street in the north section of the neighborhood, below. The dramatic stone façade building, which has an uncommon stone-brick cap, sits on a corner & was a busy market over a century ago; then it was a soda bottling plant. It is currently being re-modeled & re-commissioned as updated living spaces; we were able to go inside despite the construction zone, image two below.



Turn 180 degrees from the stone building so you're facing west: Downtown is in front of you. From there, you're standing between the ABQ High Gym Lofts

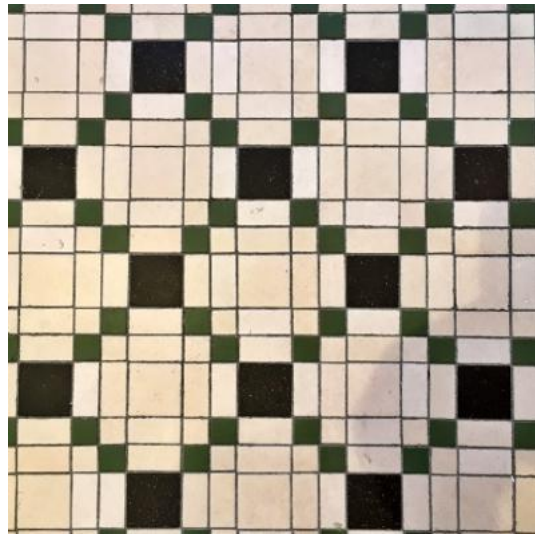
complex on the left, & the Bel Vedere townhome complex to the right, seen below. That's the western edge of Huning Highlands.





A home in the area burned a few years ago, & as the area is an Historic Overlay Zone, the owners were allowed to build a new home on the lot, with specific requirements. The result is a nicely-envisioned home styled after the Victorian homes in the neighborhood, seen above.

Below are some great final choices at some of the homes from the tour; some are originals like the clawfoot tub leg, below; & some were done more recently to fit the space, like the hardwood flooring in the newly-created attic room.



Some places naturally stand out, as the owners clearly know what is needed to bring the older home up to modern living standards. The last home on the tour, below, was a beautiful remodel. The new owners kept & restored the more exciting details, like some of the tile above, & the Art Deco door hardware below.





The Huning Highlands neighborhood has a lot of depth to it. I was surprised that one of the tour properties was located discreetly next to & then behind [The Artichoke Cafe](#): the 100+ year old home/gallery opened up at the back to an expansive courtyard that lead to numerous private residences. There was an established chicken coop there, above, along with shaded sitting areas &

pathways that zigged throughout the large courtyards. I'd passed by the area for 30 years & had no idea of that great space just beyond the fence.





Huning Highlands is the original neighborhood name, based on where Franz Huning created the MetroABQ's 1st subdivision: initially called "Huning's Highland."

Over the years & especially more recently, the commercial vein that runs through the neighborhood has become more dense, especially after the Old Albuquerque High School was converted to condos. The higher density area, with live/work spaces & new shops, is called EDo, or East Downtown. You can [see it here](#).

EDo lives along the Route 66 Mother Road, & is also one of the frequented neighborhoods for [Mural Fest](#), the eponymous yearly event. [Hotel Parq Central](#) sits on the eastern edge of both EDo & Huning Highlands. Below are other images from the EDo area of the Huning Highlands neighborhood. The Albuquerque Old Main Library is two images below.

The last image is the massive Greek Orthodox Church, which sits on another eastern boundary of the neighborhood, between Lead & Coal Avenues.

A Huning Highlands/EDo self-guided walking tour is easy--just get yourself to the neighborhood.









Welcome to the Netherwood Park Neighborhood!

Tucked in the North Campus area, on the eastern edge of the [North Diversion Bike Path](#), [Netherwood Park](#) is a little-known pocket neighborhood. The unique area is also home to "[Wednesdays Bite!](#)" the seasonal gathering in the park for food truck dinner, music & neighbors.

The wonderful Mid-Century Modern homes that dot the neighborhood are also what bring folks there.

One of them is having an OPEN HOUSE Sunday...See below:



In the **Netherwood Park** area,
I am proud to be listing for sale a fabulously
spacious Mid-Century Modern home:

OPEN HOUSE

Sunday, August 8th, from 1-3pm

@

1907 Richmond Drive NE

[Click to view the 3-D Walking tour for this property.](#)

Click on the image above for the full mls listing.

See you there!!



Fabulous red brick Mid-Century home! Sleek architectural clean lines frame the front, & large 1/3-acre lot create a seamless relationship with nature, all with occasional pops of vibrant color.



