

# MetroABQ Real Estate Newsletter

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

.:Winter:.

**Plaza to Plaza + Two Parks:  
A Civic Plaza to Old Town Walking Tour**

**Both Sides of an Historic Nob Hill Duplex: For Rent**



**[Walking the MetroABQ...](#)**

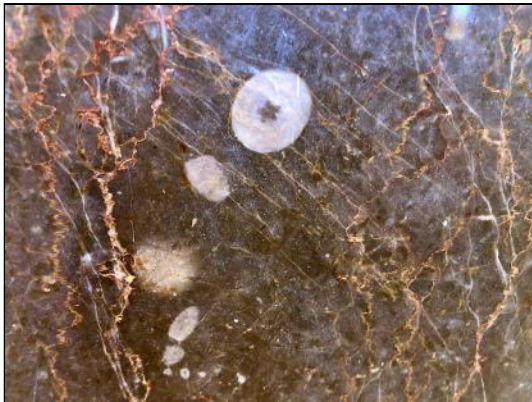
Downtown & with a few hours to explore, the guidebook [Walking Albuquerque: 30 tours of the Duke City's historic neighborhoods, ditch trails, urban nature & public art](#) has exactly what I'm looking for. One of the tours in the 2015 book starts in Civic Plaza Downtown, & zigs & zags--mostly through the historic Fourth Ward neighborhood--over to Old Town Plaza. I followed the *Walking Albuquerque* path for a

bit, but wandered into other areas of interest along the way. The 1.75 mile distance is about the same for the *Walking Albuquerque* book tour & for my own, slightly different walking tour, described further below...

Above image: As Stephen Ausherman describes it in his [Walking Albuquerque](#) guidebook, on the west side of Civic Plaza, "*the mismatched trio of buildings is the City/County Complex... The old city hall building fronting Marquette Ave appears to be the dullest on the block, but take a closer look at the polished limestone slabs facing the walkway & you'll find a variety of fossils, including clams & snails; sea lilies are the easiest to spot.*"

The old city hall building is the smaller building on the right, with the vertical rectangles façade.

Below images: It took some time to locate these examples, on the polished limestone façade of the old city hall building; they appear to show a circular sea lily & another early crustacean. The limestone was quarried 40 miles west of the MetroABQ...





The Civic Plaza to Old Town Plaza tour begins appropriately enough on Civic Plaza, across from the ABQ Convention Center. Famed NM Senator Dennis Chavez greets the throngs on the south side of the Plaza, his "[Open Door](#)" scene is here.

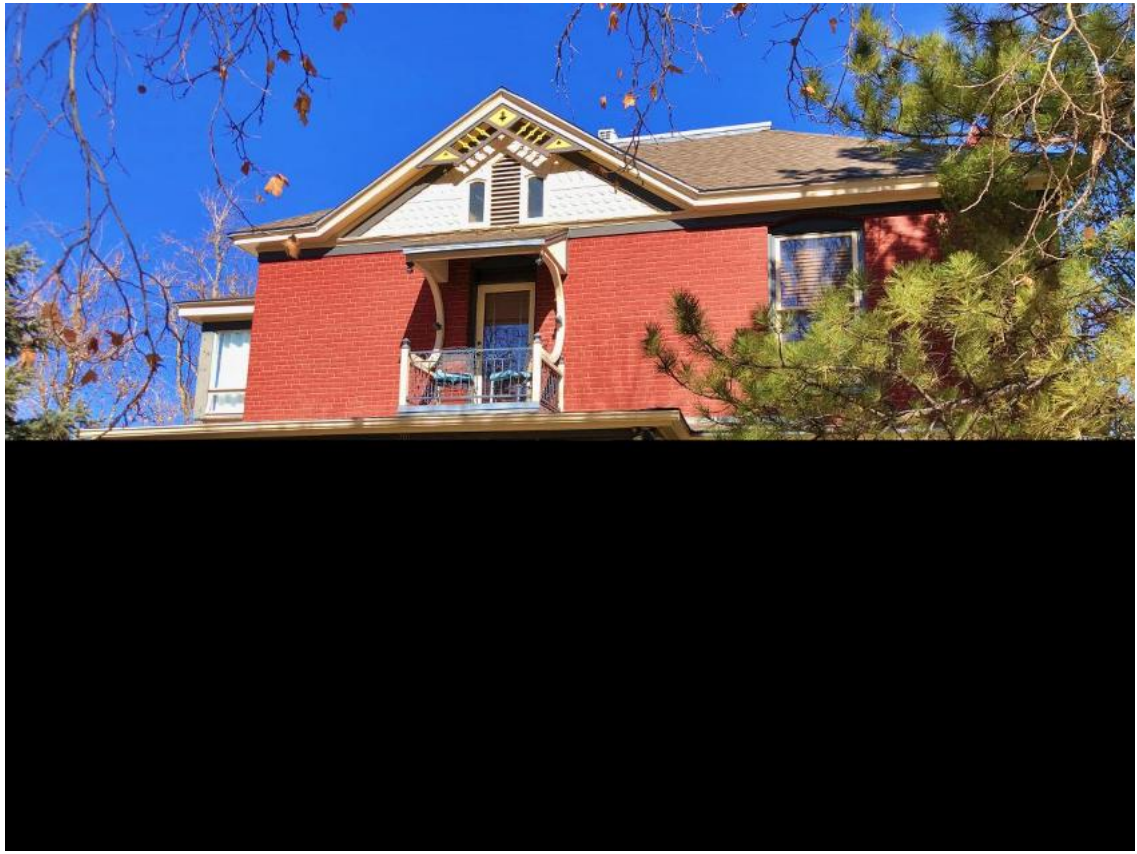
Another sculpture on the south side of the plaza that quickly catches the eye is the [Holocaust Memorial](#), by artist Jake Lovato. It's an interesting & dark piece showing 78 figures ascending a smokestack, above.





Further west on Roma, is the nicely architecturally detailed Lew Wallace Elementary School, built in 1934. It was designed by architect Louis Hesselden, also known for designing the [Nob Hill Business Center](#).

Just on the west side of the school is the 125+ year old [Mauger Estate](#), below, a stunning Queen Ann Victorian, originally a residence, focusing now on shorter-term accommodations. At last visit, the inside was just as fabulous as the exterior.





Leaving the main tour for a minute:

Cutting north one block at 8th St brings me into the historic Fourth Ward, to the Fruit Ave Sidewalk Gallery--an example is above--created by local sculpturalist [Joe Forrest Sackett](#). His sidewalk pieces are for sale & I love seeing a new one [appear in the neighborhood](#), as more of Sackett's sculptures find their way into front yards...More about the [Fruit Ave Sidewalk Gallery](#) [here](#)...

Further along Fruit Ave, below, at the corner of Luna, sits a fantastic SW Pueblo Vernacular-style home, with Mission Revival features like the porthole/Mission bell space in front & the wavy parapets. Taking a left/south onto Luna Blvd brings you to a great area of numerous historic bungalows on Marquette Ave.



**Once on Marquette Ave, head west...**

*Walking Albuquerque* describes the Berthold Spitz home above, on the corner of 10th St & Marquette Ave, as the "best example of Prairie School-style architecture in the

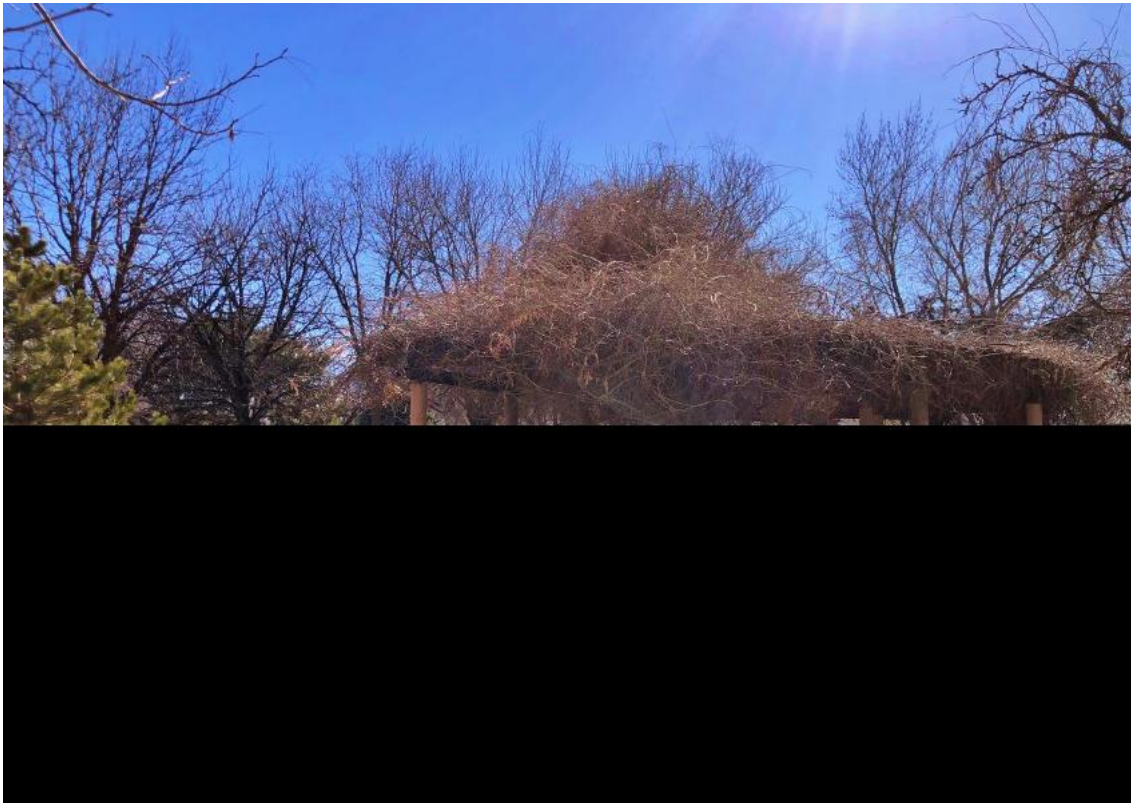
city." Below is the same home, showing the horizontal lines of the prominent & expansive Prairie School eaves & the grouped Prairie windows.



From the Berthold Spitz house, head north on 11th St to Roma Ave, then west to the house seen above. It's another Prairie-style home, but incorporating some mixed/vernacular elements like the split-face stone siding, & the French-style windows.

Below is a unique home just east from Mary Fox Park. Built in 1882 from stone, it was used as perhaps Albuquerque's 1st duplex. Notice the polychromal gable & bracket details by the roofline.





**Note.** The Plaza to Plaza Walking Tour is best taken over a weekend & during the winter months. Here's why:

Traffic is ferociously busy Downtown during the weekdays, especially for walkers. It settles down nicely to a trickle on weekends. It's easier to walk the only two blocks along busy Lomas Blvd on a Saturday or Sunday.

Heat is a factor. [Mary Fox Park](#), above, in winter, is a great little place to stop & rest during the tour. There's the living pergola in the middle of the park that provides great shade.

Heading from Mary Fox north up 14th St to Lomas Blvd, you pass another fabulous SW Vernacular residence on the west side of the street, below. The door arch, arched parapet, clay tile overhangs, & front door sidelights are all great mixes of local styles used at the time.

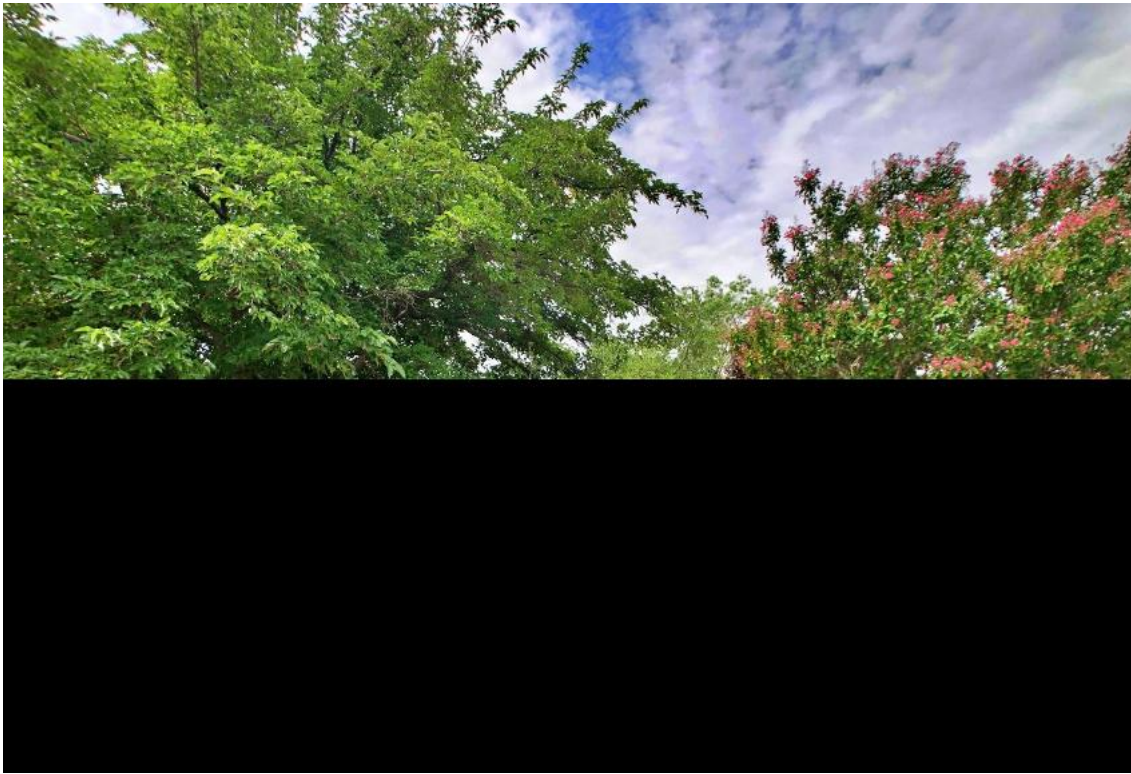


Crossing Lomas Blvd at 14th St to the north side works well, then head a block west to the Gertrude Zachary Jewelry Store. The building is a funky modern take on Art Deco-style.

Just beyond, on the same side, is a public art sculpture, called *Formas*

*Esperando Palabra de Otros Mundos {Shapes waiting for word from other worlds(?)}, installed back in 1984, seen below.*





That abstract public art sculpture *Forms Waiting* sits at the Lomas Blvd entrance to the Leon Watson neighborhood of adobe-built homes.

In the late 1930's & into the '40's, Leon Watson built most of the homes along 16th & 17th St, heading north from Lomas Blvd to Old town Road. The Watson-built homes created a unique pocket neighborhood, mostly of the typical SW Pueblo Revival-style: vigas, portales, corbels, thick adobe walls, sometimes stone floors, etc. However, Watson often [added his own special features](#). The front walled gardens & courtyard private spaces, seen above from a home sold a few years ago, are typical of the Downtown [Watson Adobe neighborhood](#).

Heading north up 16th or 17th St past Granite Ave brings you to Old town road, & the SE corner of the tremendous Tiguex Park, an 8.4 acre city park that is the eastern border to Old Town Historic District, & adjacent to numerous museums. Below is one of the park entrances & where two walking loop trails connect...







### The ABQ Museum

Crossing 19th St from Tiguex Park, is the ABQ Museum. Head south of the main entrance to the sculpture garden. Two images above are two sculptures from the ABQ Museum's outdoor garden. The offerings are ever changing, so I check it out regularly.

Just above is the Tile Mosaic Entrance to the Old Town Plaza area. When the ABQ Museum is open, so too is the Mosaic Path, which stretches from behind

the museum to the shops on San Felipe St NW.

If the Museum is closed, the grande entrance below will work just as well, a little further south of the Museum...Once on San Felipe St, the famed Old Town Plaza is a block south.



This image, found on the way into the historic district, epitomizes Old Town for me: Creative & decorative spindle work, painted the welcoming blue; it lets light into the space beyond, while also functioning to keep folks out of that courtyard. Great form & function design to end the Plaza to Plaza Walking Tour.



Walking back to my car, parked Downtown a few blocks west of Civic Plaza near 7th St, is an excellent mural on the east side of the [Albuquerque Community Foundation](#) building, seen above. An image [straight-on of the mural is here](#).

Walking back to my car almost doubles the length of the tour, which can work well if you have the time.

However, there are easy ways to walk the 1.75 mile tour & be done at the end of the one-way walk. Parking in Old Town or around the Downtown Civic Plaza, then taking an Uber ride back to your car costs \$3-\$4 & is quick & easy.

Or meet a friend where she/he parks in Old Town, & drive her/him to Civic Plaza with you to start the walk. When finished, they can drive you back to your car...

Thx for reading & for making it this far...

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## Managing Rental Properties

Real estate is many things. In a volatile market, oftentimes an owner needs to

relocate, but doesn't want to sell her or his property. That's where property management can become an important strategy.

Property management accomplishes specific financial objectives: Monthly, the renter pays the owner's mortgage for her/him; if there is no mortgage to pay, the owner pockets the extra monthly income. Meanwhile, the value of the property is presumably increasing as time goes by.

A property manager allows an owner to profit from her/his investment, without the owner having to clean the apartment, advertise & show potential tenants, & manage them & collect rent until they move back out. For an owner, it's a stable form of passive income.

### **Nob Hill: Both Sides of a Duplex For Rent...**



**Welcome to 204-206 Solano Drive NE, a fantastic Nob Hill Duplex.**

**Recently vacated & now available for rent, both halves of the duplex are fully furnished, with sweet mid-century furnishings & a lot of comfortable indoor & outdoor space.**

**Close to UNM & Presbyterian Hospitals; walk to restaurants, grocery stores & shops.**

**Click on the Dollhouse Image below to access the 3D Virtual Walking Tours &**

for the [full listings](#) for each duplex unit.

Each fully-furnished unit is renting for \$1700; negotiable at one year lease. No Pets please.

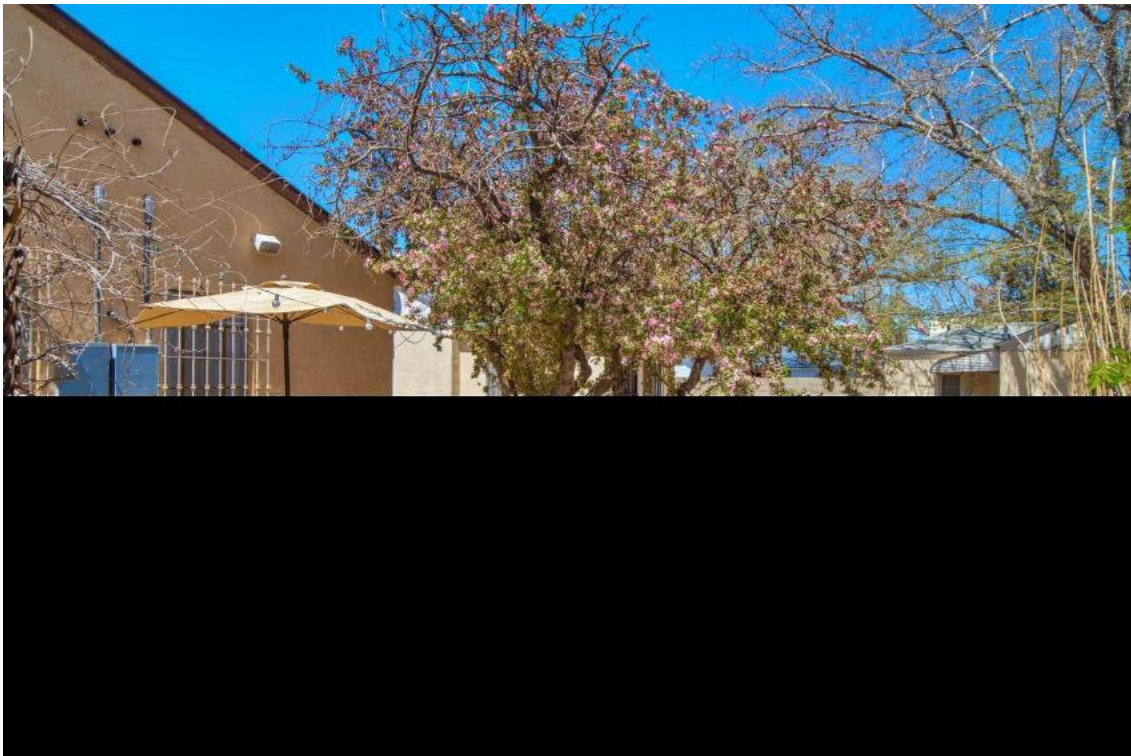


**Above & Below:**

206 Solano Drive, above, has been beautifully updated with an open kitchen & a great breakfast bar. It's a one-bedroom, one bath unit, sitting at ~650sqft.

204 Solano Drive, seen below, with one bathroom, has an extra office/suite room attached to the one bedroom, for extra space & privacy. It sits at around 750sqft.

Each apartment has a dedicated off-street parking space, in the gated backyard, seen further below...



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*Missing something?...*

The article archive is here:

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I am a dedicated seven-days-a-week real estate professional, **representing clients for 15+ years** throughout the MetroABQ—I love this city!

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

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