

MetroABQ Real Estate Newsletter

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

January

A Mid-Century Modern Home in Netherwood Park

Riveted by Architect Harvey Hoshour Drawings & Plans

Open House Adventure: There's nothing like the real thing...



The Unforgettable Mid-Mod

On a North Campus cul-de-sac already dotted with impressive mid-last-century-era homes, the architectural giant above is still the obvious showstopper. The unique residence was designed by regionally renowned architect Harvey Hoshour. Hoshour was clearly inspired by French architect Le Corbusier, specifically Le Corbusier's "icon of modernist architecture," the [Villa Savoye](#), also seen below. If the Villa Savoye ever

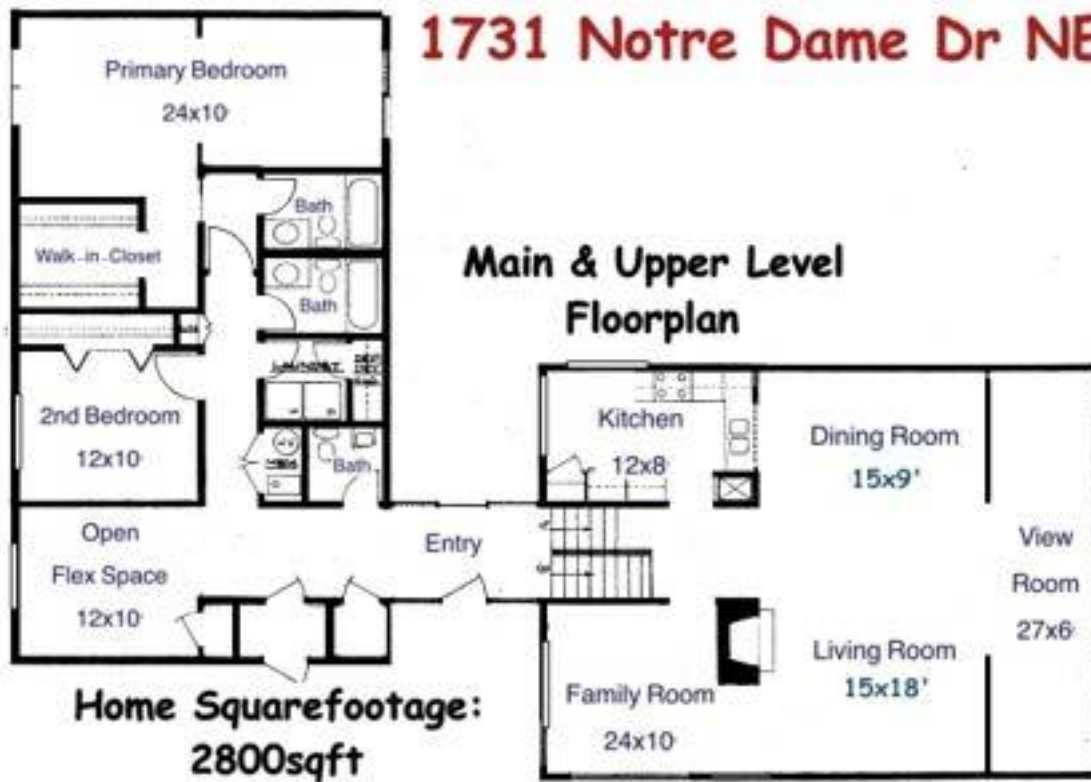
yearned for a much younger American sibling, then 1731 Notre Dame Drive, above, would be it. Hoshour's Netherwood Park creation seems to appeal to even the most discerning of Modernists.

The house consists of two elegant white boxes, divided into public & private pavilions, linked by a glassed-in foyer. This rectilinear design, up on two pair of Pilotis, creates the feeling of floating above the earth.



[The Villa Savoye](#), above, "is representative of the origins of modern architecture and is one of the most easily recognizable & renowned examples of the [International style](#)." It can be found in the outskirts of Paris. Below is the floorplan for 1731 Notre Dame Drive, found in the outskirts of Netherwood Park, Albuquerque NM.

1731 Notre Dame Dr NE



Vintage Architectural Maquette

A lot of the information about 1731 Notre Dame Drive can be found in the [UNM Center for Southwest Research & Special Collections](#) Room, in Zimmerman Library; more on the Center for SW Research below...

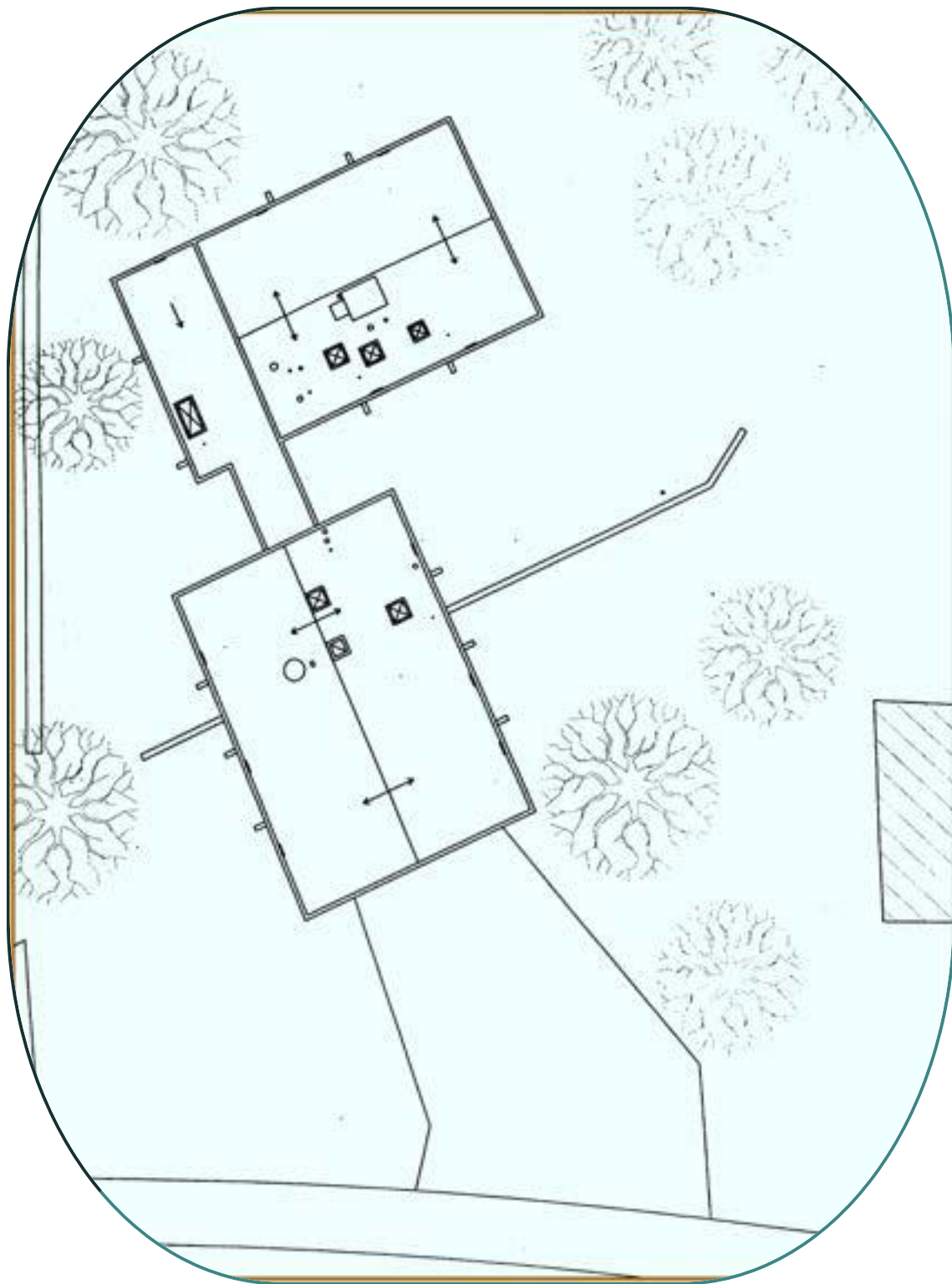
However, an extensive collection of blueprints, drawings, images & notes accompanied the Notre Dame house, provided by the current owner.

The architectural maquette, above, was one of them. The model, depicting 1731 Notre

Dame Drive, was probably created around the time the home was built, in 1969; the model is to scale & shows elevation on the one quarter acre lot.

Times change & so do buildings. Over the years, different owners express different visions...For example, the maquette above shows windows along the private (back) pavilion which are no longer there--if they ever were--& there is no door to the north-side courtyard. Also, at some point the east-facing balcony, on the left side of the front public pavilion, was subsumed into the house & enclosed, which increased the squarefootage to ~2800sqft.

The maquette is an idealized rendition of the home, that has become somewhat obsolete along the way; it still feels like a piece of art just as it is...



Someone was having fun: The two-dimensional rooftop bird's-eye-view of 1731 Notre Dame Drive, above, shows where the pavilion buildings were sited on the lot--off-center & facing slightly northeast; it also seems to resemble a martian with facial hair dancing during a snowstorm...

Where shall we put it...

Siting a building on a lot involves dozens of considerations. Just a few: the grading/elevation & drainage concerns, zoning requirements, easements & setbacks, current & future landscaping, property orientation, height of the buildings & how they

interact with other structures & adjacent neighbors. In other words, where the residence is sited can make all the difference.

Good architects take all this into account; some even consider how the seasonal angles of the sun affect the heat & light into the house during different times of the year.

Harvey Hoshour knew this, examples below. A good example of another renowned architect who took the sun into account when siting his projects, is native son architect, Bart Prince. For his [Mead-Penhall House](#), aka the "[Cigar House](#)", Prince sited the home diagonally on the small lot, rotating it slightly off-center, which placed it on a southwest-to-northeast plane. This created a 100-foot-long structure from end to end, maximizing the winter sun, & minimizing the sun & heat in summer.

From an article about the Mead-Penhall House a decade ago, in the [MetroABQ Newsletter](#): "Another creative alignment detail is the small koi pond in the private east-side courtyard, [seen here](#). It's positioned along the line of the Winter Solstice--when the sun is at its lowest arc sometime after December 20th--the longest night & shortest day--the sun shines directly through the upright blocks of the coy pond & alights toward the house."

Decades earlier, Hoshour sited 1731 Notre Dame Drive to take advantage of the sun, by orienting it differently than usual. Most houses on Notre Dame Drive sit parallel to the street, facing it. Hoshour's modernist creation is off-center & angled toward the Sandia Mountains, for optimum views from the public pavilion. The primary bedroom also benefits from the siting: since the front pavilion is off-center, it doesn't obstruct the mountain scene enjoyed by the main bedroom--see the bird's-eye-view map above. Another green feature is that the glassed-in foyer heats up nicely in the winter due to its southern exposure.

Originally, the home had south-facing windows in the private pavilion, to optimize the winter sun & minimize the summer heat. Those windows are mostly gone; as described by an owner, "some renovations have allowed the home to wander a bit from Hoshour's vision." Maybe a new owner will arrive with her/his own vision...



Harvey Hoshour & the UNM Center for SW Research & Special Collections

How prolific was Architect Harvey Hoshour? Very. Besides his Modernist leanings, Hoshour also took a significant interest in restoring historic buildings. He designed or was involved in the following short list of significant commercial projects:

1. The First Unitarian Church of Albuquerque (1964)
2. The Indian Pueblo Cultural Center in Albuquerque (1971-1976)
3. The Girard Wing in the Museum of International Folk Art in Santa Fe (1978-1985)
4. The Health Sciences Learning Resources Center UNM Campus (1974-1977)
5. The North Dakota Museum of Art in Grand Forks (1983-1988)
6. The Taylor Ranch Library in Albuquerque (1984-1988)
7. The KiMo Theater Historic Restoration Albuquerque (1978-1982)
8. The New Mexico Title Building Historic Restoration Albuquerque (1980-1983)



The [UNM Center for Southwest Research & Special Collections](#)--the preeminent Southwest archive--lives on the University of NM campus, at the [Zimmerman Library](#), & specializes in preserving historical manuscripts, books, photographs, architectural drawings, recordings, & other library materials relating to New Mexico, the Southwestern U.S., & Latin America. It also houses the UNM University Archives, as well as a collection of rare books on various topics from around the world.

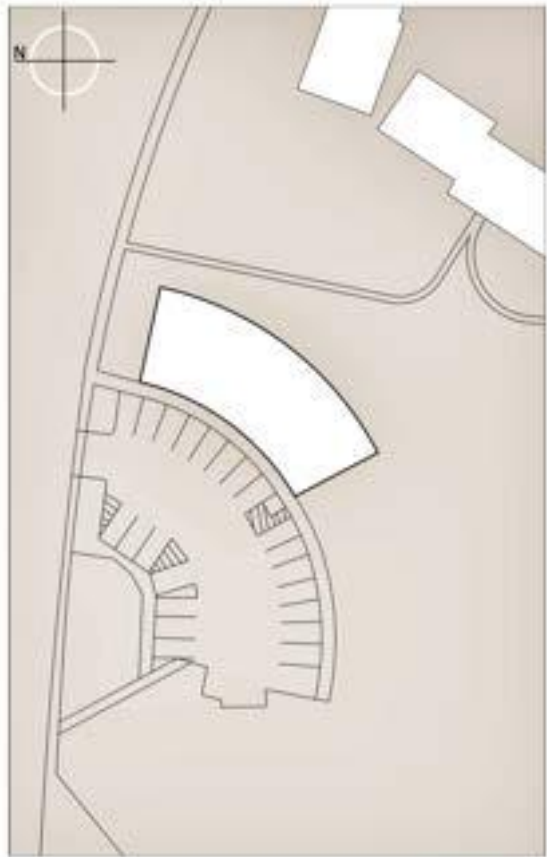
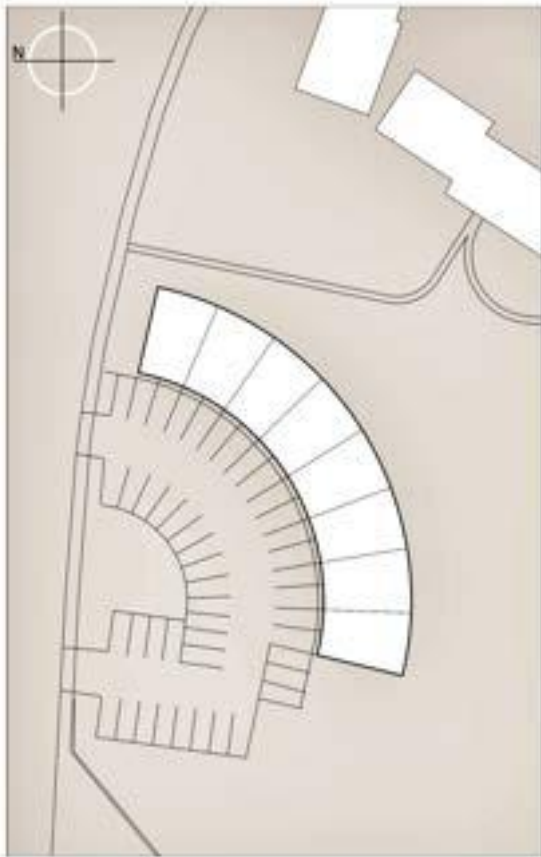
Harvey Hoshour's extensive collection of projects also lives at the SW Research center & is easy to access & study. The collection contains over 200 sets of architectural drawings & plans, & was recently added onto by his wife, Mrs. Lise Hoshour, in 2019. The [Harvey S. Hoshour Architectural Drawings & Plans Archive](#) spans 32 boxes, containing correspondence, notes, photographs, project outlines, preliminary sketches, presentation boards, & construction documents for over 250 sites.

The two images above are both of the First Unitarian Church of Albuquerque--a western & eastern view of the church Sanctuary--a prominent project Hoshour completed in 1964.



The Encino Crescent

As the MetroABQ's commercial buildings began wending up the East Mesa from Huning highlands toward UNM, Hoshour designed the Encino Crescent, above. Originally designed as a half-circle--crescent-shaped--building for doctor & dentist offices, but due to budget cuts, the "crescent" became more of a fourplex. Some Hoshour design elements remained, like the wall of windows, stark steel beams & extended overhangs. The original plans & the finished design plans are seen below.





The Mind of Architect Harvey Hoshour

...was a creative one. In perusing his archive, I came across his unused plans to revitalize the Robinson Park area, Downtown. His vision was extensive but didn't make the final cut.

However, the plans remain & are very interesting to explore. Above is a rowhouse triplex he envisioned for the project, with the ability to expand & connect to other triplexes in the row. A quick look at the floorplans seems to indicate three almost identical one-bedroom apartments. Not quite.

If you follow the layout of the walls & doors of the floorplan, you realize that the spaces are more entwined, which changed the occupancy. The triplex is actually made up of a studio apartment in the middle, a one-bedroom apartment to the right, & a two-bedroom apartment on the left, seen below. Mono-apartments designs--rows of apartments all the same size--tend to reduce the diversity of folks who can stay there. Hoshour's easily-reproducible design allows different living situations to exist on the same block. Sweet.



Hoshour is all over the place...

Above is another Harvey Hoshour home, in the private Tanoan golfing community of the MetroABQ's NE Heights. Beautifully & completely remodeled, the home just sold for over \$1 million dollars. The image was from Fotovan.com.

[Albuquerque Modernism](#) is also a great resource for some Hoshour projects & MetroABQ Modernism in general. This describes more about [the Encino Crescent...](#)

A final word about Architect Harvey Hoshour, from the SW Research Center:
"Hoshour contributed a modernist approach to Albuquerque's public and residential buildings, creating a striking contrast to the organic lines of New Mexico's preeminent Spanish Pueblo Revival style of architecture. Hoshour's designs utilize a sleek and geometric balanced simplicity. Less than one year after his premature death on December 27, 1988, he was awarded the Bainbridge Bunting Award from the Albuquerque Conservation Association for his historic restoration projects."



>>>Open House<<<

Come see for yourself, & appreciate the innovative vision behind this home & property. I've passed by the property for decades & dreamed of the views from the upper level, Sandia-Mountain-facing wall of windows. Now you can experience the views, too.
I'll be hanging out in the living room/lounge, seen above.

Sunday, January 28th, from 1-3pm.

[Check out the 3D Tour here, & linked below.](#)



As interest rates fluctuate, many people are seeking mid-to-long-term rental solutions. Good property management--for both tenants & owners--is more essential than ever. Going on a year-long sabbatical? Call me--I quickly find good, temporary & long-term tenants for all the properties I manage.

Missing something?...

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