

“ARTitecture”

100 Years of
Albuquerque Architectural Styles
& Design Trends

William A. Dodge, Ph.D.

Cultural Historian

GAAR 100th Anniversary

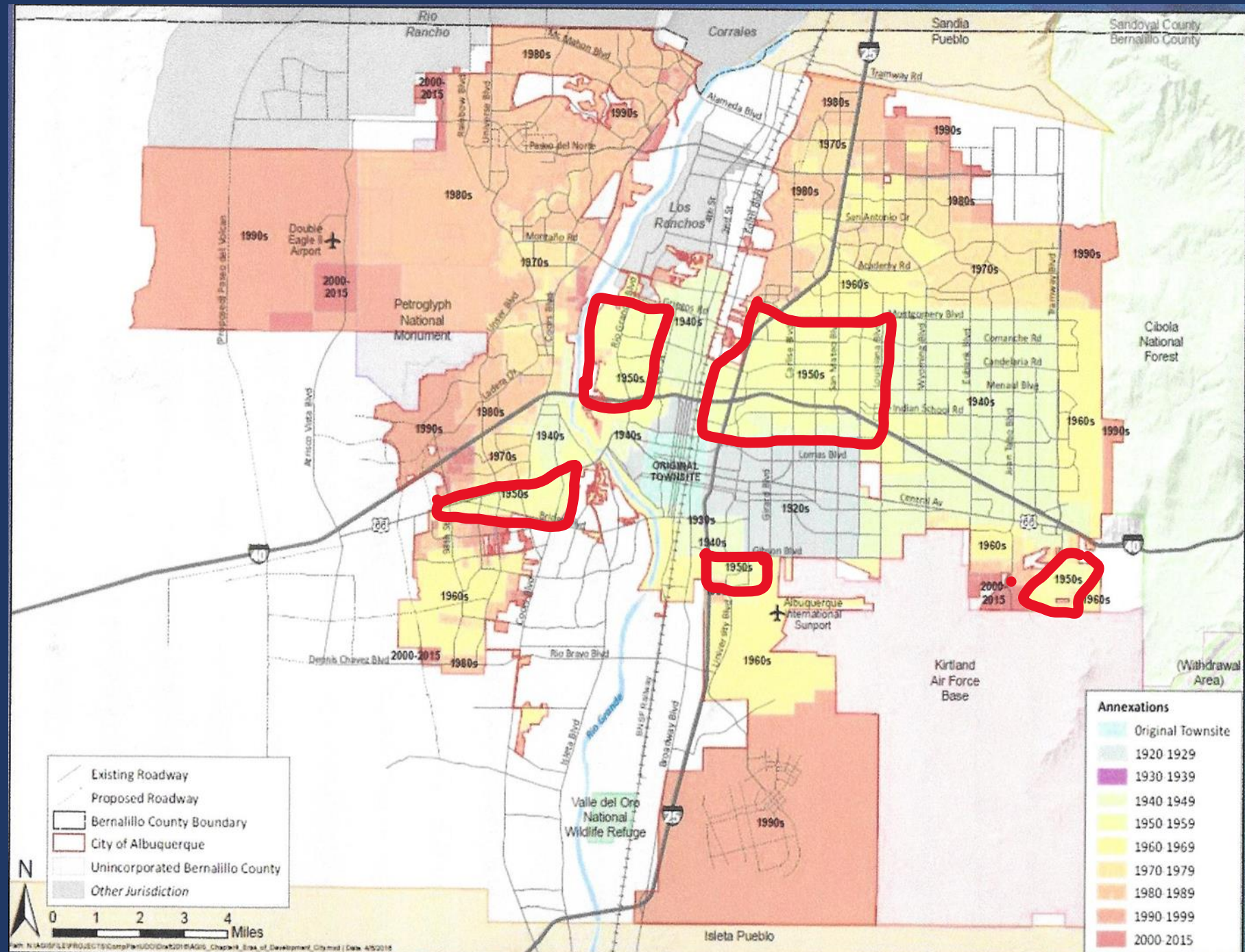
7 July 2021

Workshop Objectives

- How did Albuquerque grow through annexation?
- What were the popular architectural styles & designs over the past 140 years?
- Where are these styles located within the city?
- What types of construction materials were used?
- What is an “Historic Property”? What do I do if I own one?

1950s

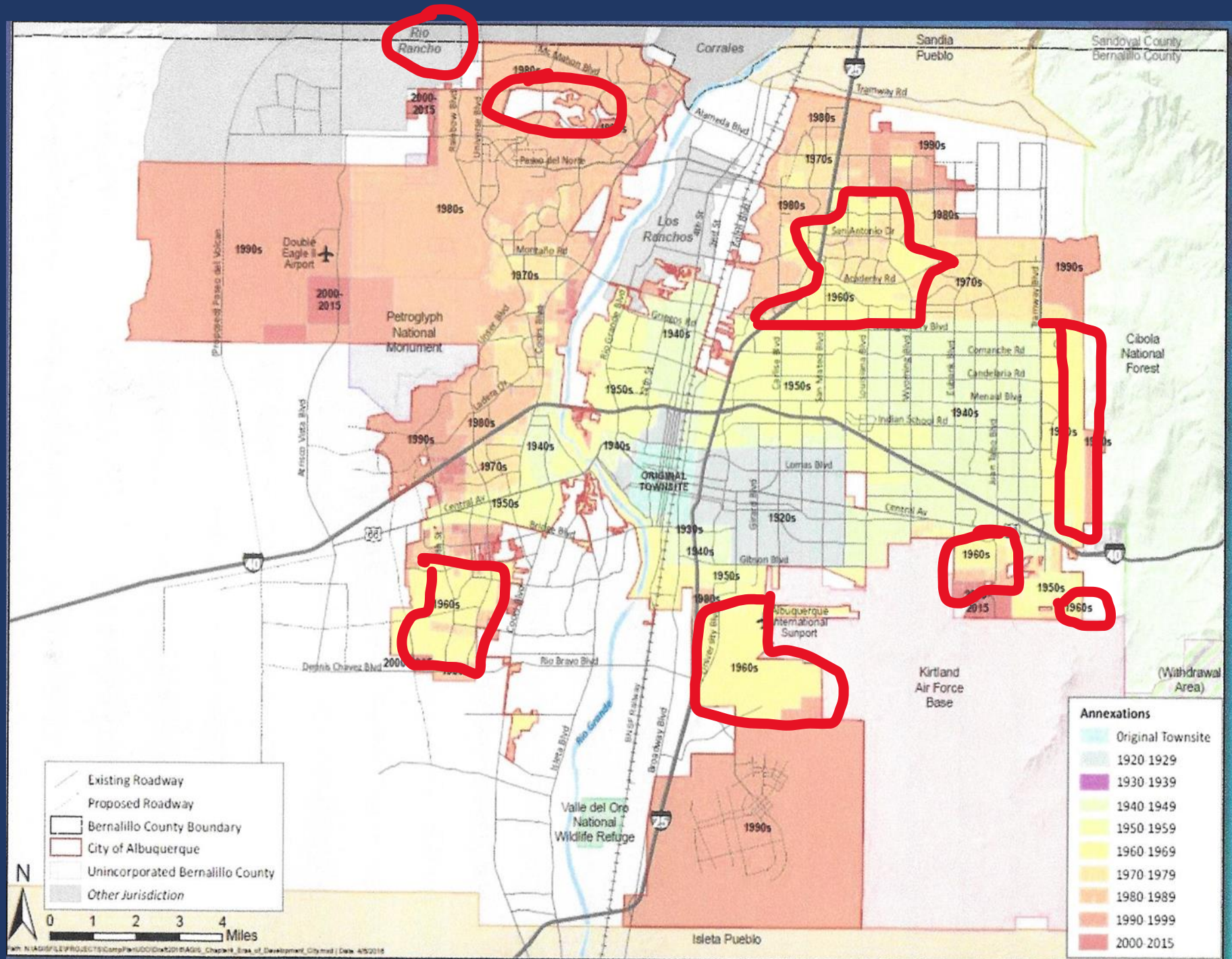
Mid-Heights, South,
Near North Valley



1960s

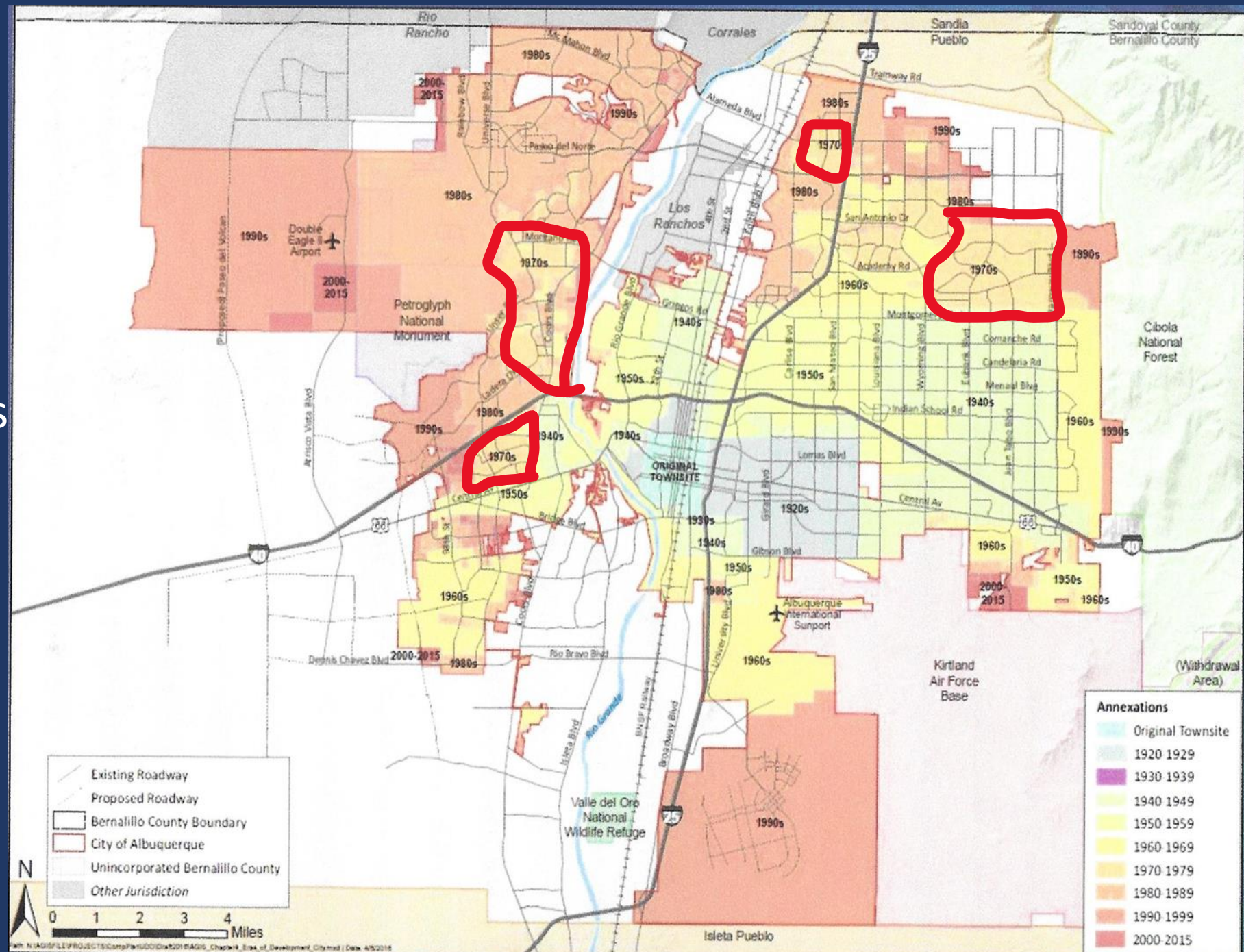
Far North,
Far East, Far South

Rio Rancho – on the
edge
Paradise Hills – No
Thanks



1970s

Following the Suburbs





1980s

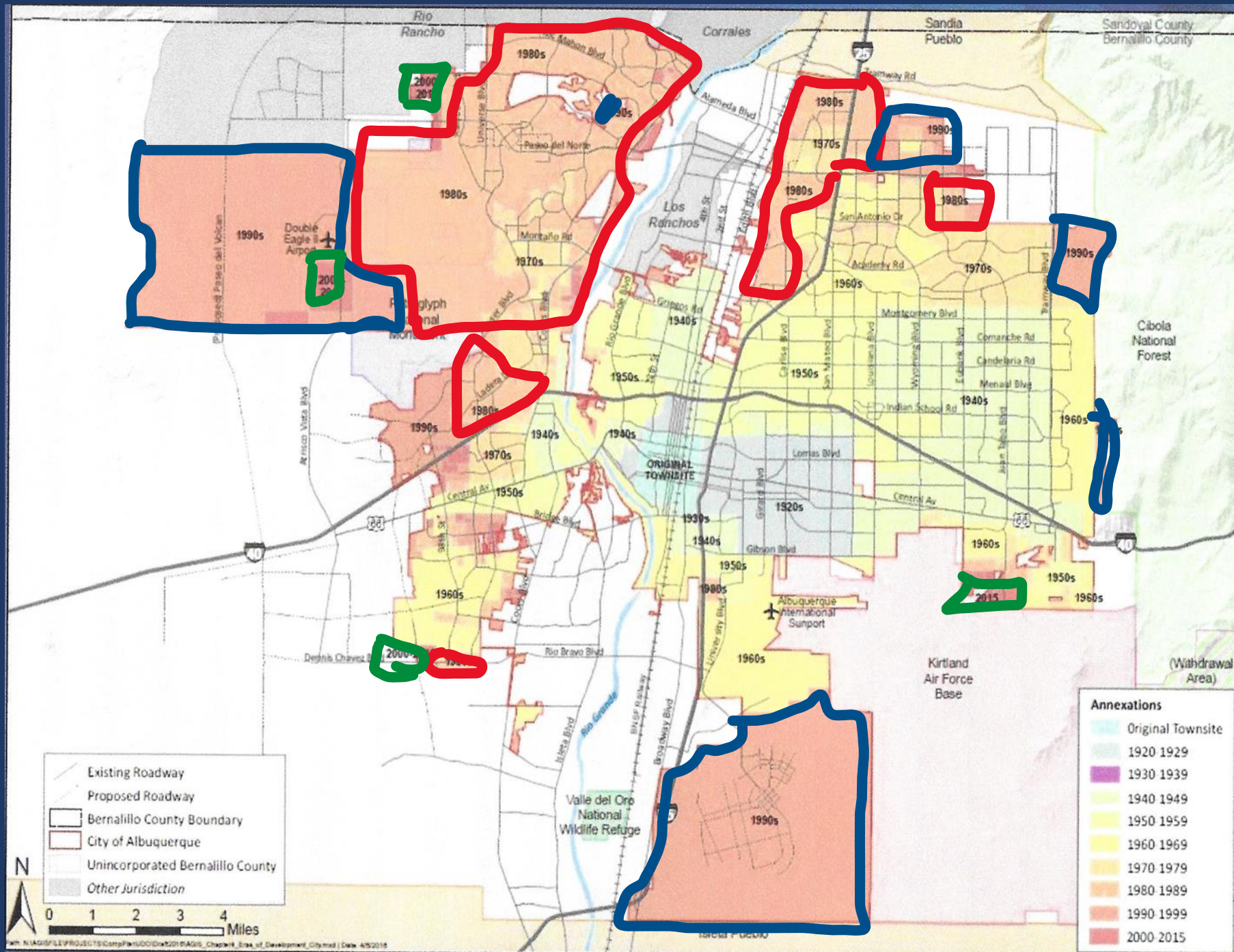


1990s

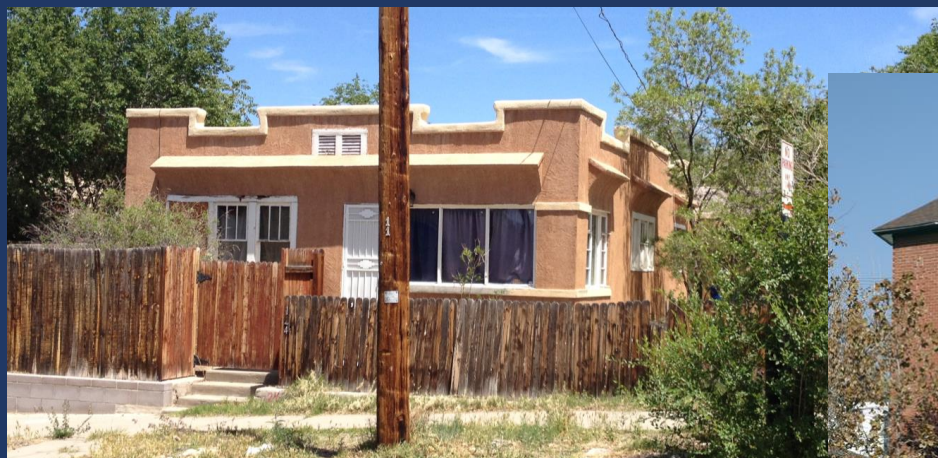


2000s

West Side
Mesa del Sol



Albuquerque Architecture



Albuquerque's Popular Architectural Styles

- Character-Defining Features
- Variations within Styles
- Albuquerque “Hybridization”
- The “Home Depot” Effect
- Reference: *Field Guide to American Houses.*
Virginia Savage McAlester

Romantic Styles

Italianate 1840 - 1885



Victorian Styles 1860 – 1900

Second Empire



Queen Anne



Queen Anne Cottages



New Mexico Vernacular Styles 1880 - 1940



Hipped Box – Four Square



Gable-End Folk Victorian

The Bungalow 1910 - 1935



Modern Movement (Early Phase) 1900 - 1920

Craftsman Style



Prairie Style



Southwest Vernacular 1922 - 1935



A Little Mix & Match



Eclectic Movement 1920 - 1940

The "Revival" Styles



Mediterranean Revival Style 1920 -1940



Spanish-Pueblo Revival 1920 - Present





Tudor Revival 1890 - 1940



English Cottage Style
The "House Beautiful" (b.1928)

Territorial Revival 1932- Present



Modern Movement (Later Phase)

International Style 1925 - Present





Streamline Moderne 1925 – 1940



Traditional Ranch House 1935 - 1975





Contemporary Style 1945 - 1990







Roof Lines



“Styled” Houses

Contemporary Ranch



Pueblo Ranch



Storybook Ranch



Shed Style 1965 - 1990



Millennium Mansion 1985 - Present



New Traditional Late 1970s - Present

“Queen Anne”



New Traditional



“Spanish-Pueblo Revival”



New Traditional

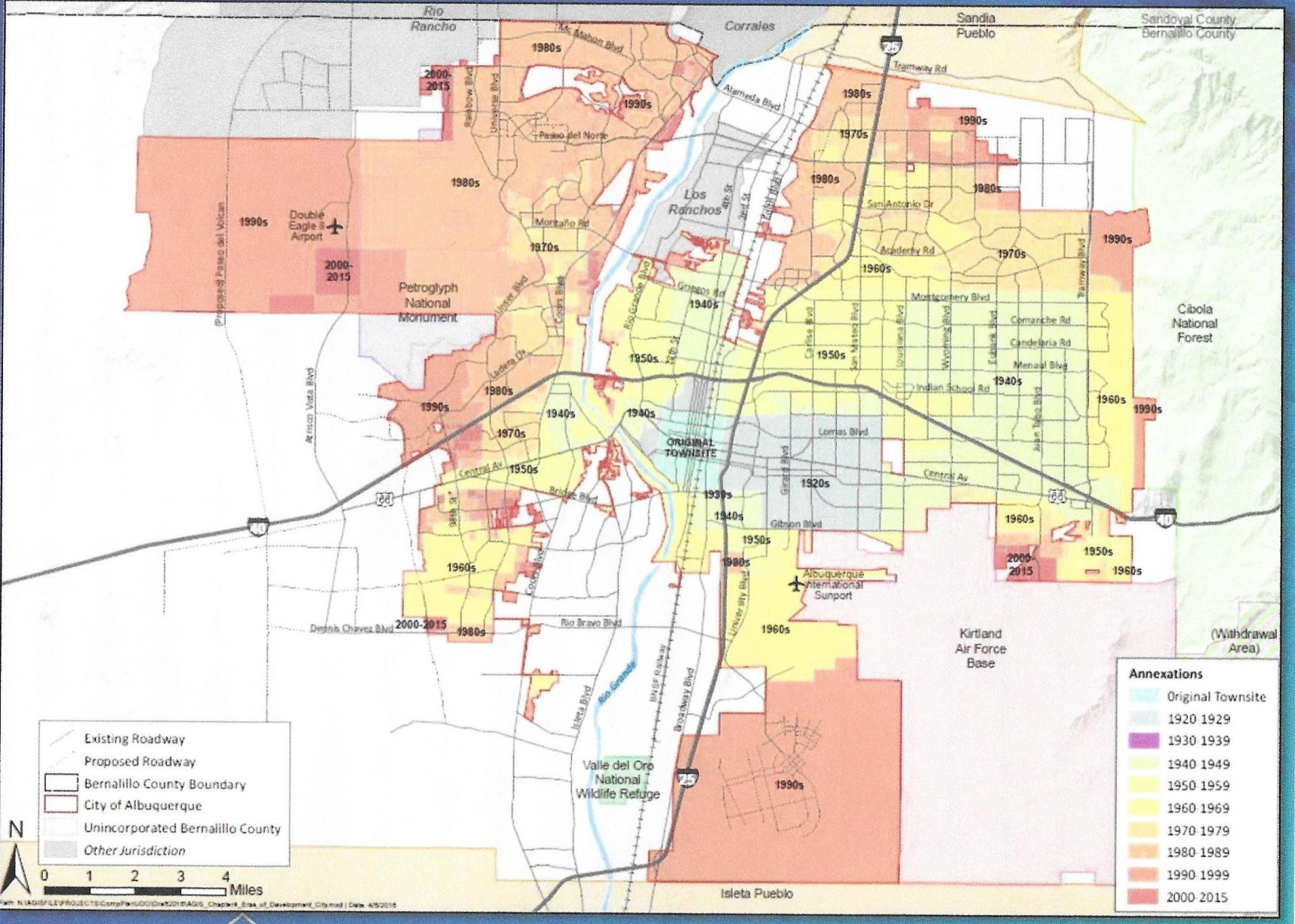


“Mediterranean Revival”



“Italianate”

Housing Styles by Area



Construction Materials

Support Systems and Cladding

- Wood frame
- Stone (ashlar or rubble)
- Cast stone (rusticated)
- Brick
- Hollow clay tile (pen-tile)
- Concrete block (cinder block, CMU)
- Poured concrete
- Horizontal or vertical boards
- Stone or brick veneer
- Stucco
- Shingles



Rusticated Cast Stone




Concrete Block

Hollow Clay Tile



THE ARCHITECTURAL FORUM 1



Satisfied Clients


Clients who want comfortable, fire-safe homes that will at the same time be economical, are fully satisfied with Natco Hollow Tile.

Natco Hollow Tile are large and light. One tile takes the place of from six to twelve common brick. Invariably the final cost of a Natco Home has proved to be less than brick or concrete. At present lumber prices hollow tile construction is practically the same as the best frame construction. Moisture does not condense on or penetrate Natco Hollow Walls. The savings in fuel are considerable as the walls are wind-proof and the still air spaces keep in the heat.

A few of the many excellent types of Natco Homes are shown here. In our new book on Natco Homes, we show many others with descriptions and floor plans. Write for it—To-day.

NATIONAL FIRE-PROOFING COMPANY
900 Federal Street Pittsburgh, Pa.

NATCO HOLLOW TILE



NATCO XXX TILE FOR A STUCCO FINISHED HOME

NATCO DOUBLE SHELL TILE FINISHED FACE, ROUGH IN TEXTURE, GLAZED OR UNGLAZED

NATCO DRAIN TILE FOR DRAINING LOW LANDS

NATCO BAKUP TILE USED WITH VENEER OF FACE BRICK

NATCO GLAZED BUILDING BLOCK ROOFED FOR FOUNDATIONS AND BUILDINGS

© 2020 InspectApedia.com



© Carson Dunlop Associates 2018



Ashlar Sandstone
cladding



“Dripping Mortar”



Horizontal &
Vertical Board Siding

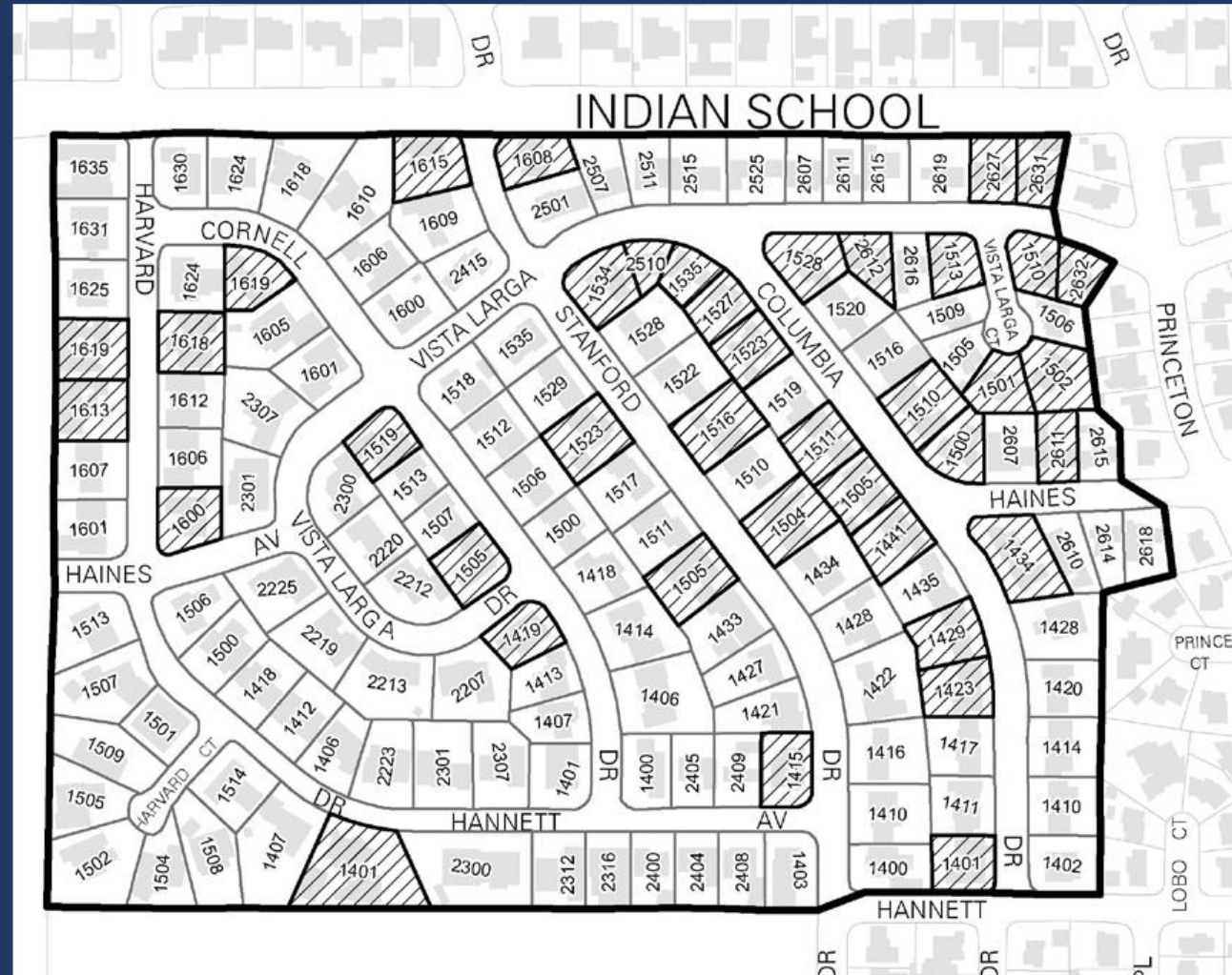
Historic Properties: Houses & Districts

- Properties listed in the National Register of Historic Places
- Properties listed in the State Register of Cultural Properties
- City of Albuquerque Historic Protection Overlay Zones
- Individually Listed
- Historic District:
 - Contributing Property or
 - Non-Contributing Property

Individually Listed Property vs. Historic District



Berthold Spitz House



Vista Larga Historic District

The National Register of Historic Places

- Official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, culture.
- Administered through the NPS in coordination with a State Historic Preservation Officer (SHPO). Albuquerque properties coordinated through a senior for historic preservation in the CABQ Planning Department.

NM State Register of Cultural Properties & State Tax Credits for Historic Properties

- Uses same criteria as the National Register of Historic Places
- State Tax Credits for residential housing listed as a Contributing to an Historic District OR listed on the State Register of Cultural Properties:
 - Rehabilitation must be pre-approved by the State Cultural Properties Review Committee,
 - Work must be completed within 2 years of approval, and
 - Maximum credit allowed is 50% of all costs related to the rehabilitation.

Call HPD: (505) 827-6320

Houses Listed on the National or State Registers

- What kind of restrictions are there on my house if it has been deemed an “historic property”?
- NONE
- Are there any advantages?
 - YES
 - State Tax Credits for repair and maintenance

Historic Protection Overlay Zones

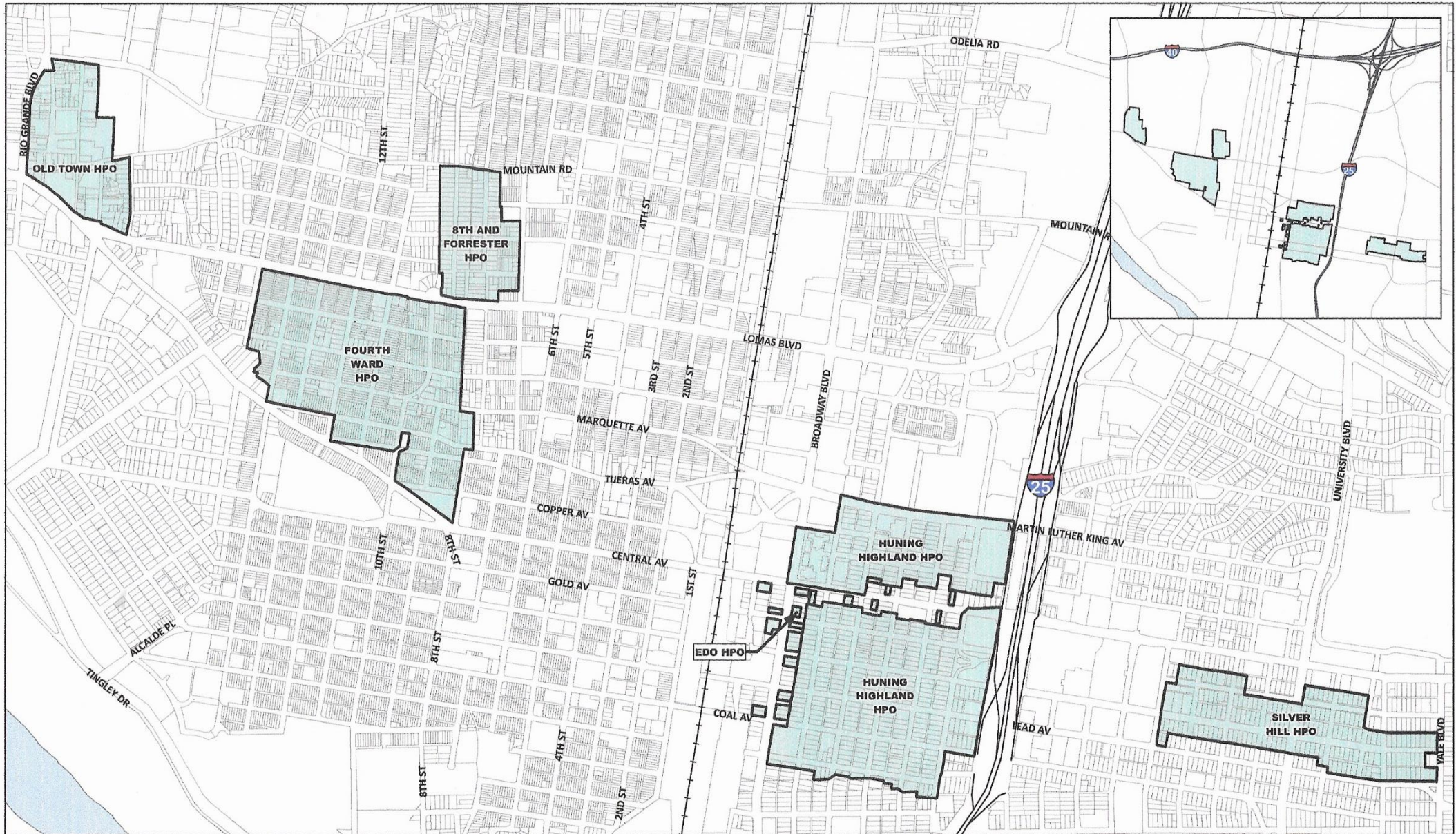
- Created by the City Council to protect areas of historical, architectural or cultural significance.
- Property owners must receive a Certificate of Appropriateness from the City before they begin work.
- These approvals are granted by the Landmarks and Urban Conservation Commission - LUCC. Contact the Senior Planner for historic preservation at (505) 924-3927.



HISTORIC PROTECTION OVERLAY ZONES

Date Printed: 5/25/2018

0 500 1,000 Feet



Certificate of Appropriateness Required

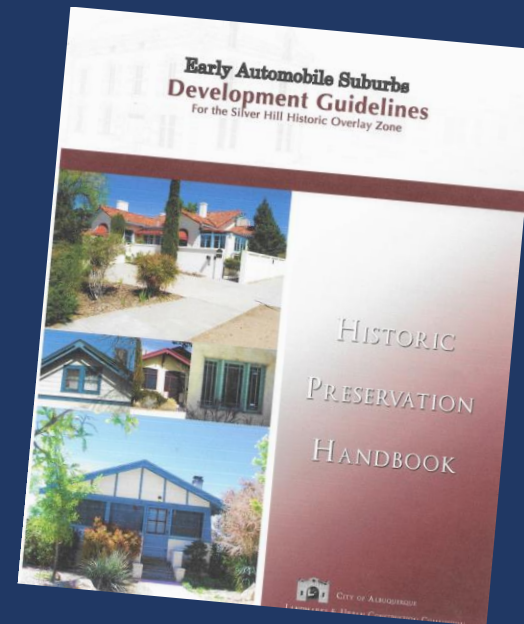
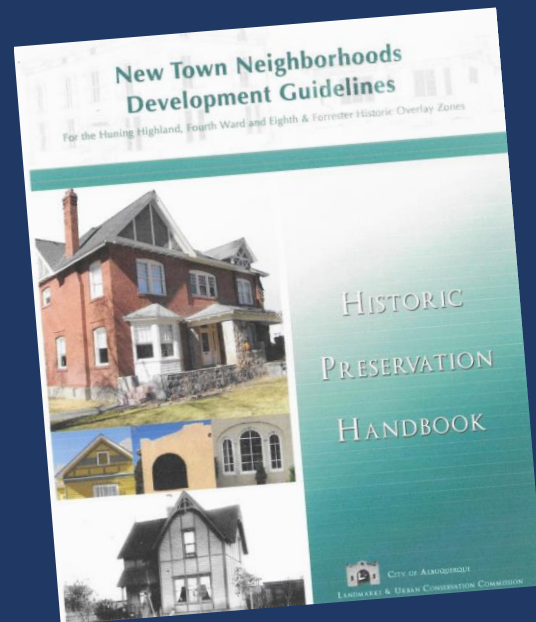
- All exterior alterations, including porches, roofs, and windows
- New construction / additions / change in exterior materials
- Demolition of a building or part of a building
- Erecting a fence
- Placement of any manufactured or pre-built structure

No CoA Required When

- Routine exterior maintenance for repairing deterioration of any architectural feature or any part of the structure.
 - Conditional upon approval from CABQ Historic Preservation Planner
- Interior maintenance, alteration or demolition that does not affect or alter the exterior appearance of the structure.

Historic Standards and Guidelines

- LUCC has adopted historic standards and guidelines to ensure that any development or renovation is consistent with established historic character.
- Guidelines are specific to each of the 6 Historic Overlay Zones



What Style Is It ???



And don't ask me!!!