

A Demolition

Demolition of a historic structure deletes a part of history.



B Setbacks and Building Spacing

Consistent lot width, setbacks and house size produce a uniform rhythm to the street in some blocks.



vs.



C Front-yard Landscaping

Plant selection and arrangement are visually important to set up consistent character.



D Off-street Parking

Originally was located to the side and rear of the house.



E Front-Yard Slopes and Retaining Walls

Porched houses express the "hill" of Silver Hill and provide visual continuity along some streets.



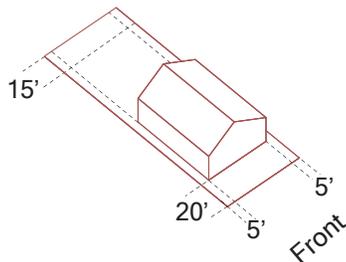
A Demolition

A demolition permit is required from the City. Permit review includes utility cut-offs, soil disturbance/dust control, and asbestos. Silver Hill Historic District buildings have no more protection from privately funded demolition than other neighborhood buildings.

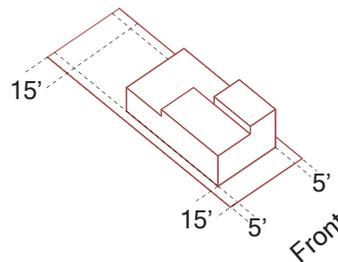
B Setbacks and Building Spacing

(1) Silver Avenue Design Guidelines (voluntary) for the Design Enhancement area suggest that building masses be spaced to reflect the current rhythm of building mass and space between.

(2) Single Family
Zone minimum setbacks:
front yard = 20 feet
side yard = 5 feet
rear yard = 15 feet



(3) Diverse Residential (DR) and R-3
Zone minimum setbacks:
front yard = 15 feet
side yard = 5 feet
rear yard = 15 feet



C Front-yard Landscaping

- (1) Silver Avenue Residential Design Enhancement Area requires street trees at 25 foot intervals to be selected from a list in the Sector Plan.
- (2) The plant list included in the Sector Plan needs updating. As of now, selecting plants for this list is not legally required.
- (3) In the front yard setback, walls and fences are limited to 3 feet in height unless the owner gets a conditional use permit.

D Off-street Parking (most common zones)

Enforcement has not been consistent.

- (1) Silver Avenue Residential Design Enhancement Area: Parking is not allowed in the 20 foot front yard setback, except in a driveway.
- (2) Diverse Residential Zone (DR):
 - Parking not allowed in the off street public right-of-way.
 - When parking exits onto a residential street, up to two parking spaces per 50 feet of frontage may be located in the front-yard setback.
 - Parking under buildings shall be enclosed by a solid wall.
 - If there are more than two spaces in an off-street parking area within 10 feet of the sidewalk, a landscaping strip at least five feet wide is required along the sidewalk except at approved driveways.

E Site and Retaining Walls

No restrictions are in place against changing grade of front yard.

A Demolition

- (1) Demolition could require notification of property owners and neighborhood associations within a given distance and either staff review or a public hearing.
- (2) A demolition permit application could require approval by the City's Landmarks and Urban Conservation Commission (LUCC) in any area that became an Historic Overlay Zone. In Silver Hill, the Silver Hill Historic District is the only potential Historic Overlay Zone

B Setbacks and Building Spacing

- (1) Where zoning allows apartment buildings, the facade should be designed to follow the 50 foot spacing pattern of smaller houses.



Historic Spacing Pattern



Breaking Historic Spacing Pattern



Following Historic Spacing Pattern

- (2) If not item (1) above: Design Guidelines currently in the Sector Plan could become requirements in order to maintain the historic pattern of the buildings on a block.

C Front-yard Landscaping

- (1) Sidewalk placement and minimum width could be required in new public streetscapes.
- (2) Selection of front-yard plantings from a predetermined list could be required for new construction.
- (3) Walls and fences in the front yard setback over 3 feet in height could be prohibited.

D Off-street Parking

- (1) Off-street parking could be prohibited in front yards except in a driveway.
- (2) Multi-family buildings could be required to accommodate parking in the rear, either off of an alley or accessed by a driveway.

E Front-Yard Slopes and Retaining Walls

Regulations could limit altering the terrain in the front yard so that existing topography is conserved in areas with a pattern of elevated front yards and retaining walls.

A Building Height (Buildings range from one to two stores)



B Rooflines

A variety exists because of the range of architectural styles.



C Building Scale

Scale relates to the size of a building relative to its neighbors or to a human being.

The predominant scale is consistent with single-family homes on 50-foot lots.

Two store houses are brought to human scale through window and door details, second-story setbacks, and porches



D Architectural Style

There are currently a variety of architectural styles in the Silver Hill Study Area. They have in common a complex architectural form as compared with a simple box.



Southwest Vernacular



Bungalow



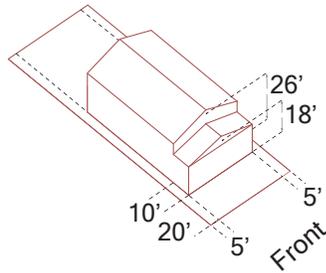
Mediterranean



Spanish Pueblo Revival

A Building Height

- (1) In the entire study area: Buildings up to 26' in height are allowed in any legal location. Measurement goes to mid-height of a pitched roof.
- (2) In the Silver Avenue Residential Design Enhancement District: The front 10 feet behind the front yard setback is limited to 18 feet high. Measurement goes to the mid-height of a pitched roof.



- (3) Silver Avenue Residential Design Enhancement District Guidelines (voluntary): If a building exceeds 26 feet behind the front 10 feet in (2) above, the visual effect of its size should be reduced by design elements. This only applies to the limited number of properties that are not zoned SF. Buildings on land zoned SF cannot exceed 26 feet in height.

B Roofline

There are no existing regulations about rooflines other than height limits.

C Building Scale

- (1) Building scale is regulated by height maximums and setback minimums established by zoning. (See height limitations in Item A, above). In Silver Hill, the maximum volume that could be built following zoning regulations is typically greater than the scale of existing buildings.



- (2) In zones DR, R3 and R3C: Floor Area Ratios are restricted. The Floor Area Ratio (FAR) is the total floor area of the building (including all levels) divided by the total area of the lot. Parking and usable open space requirements also affect building size, since the owner must provide parking and open space on the site in addition to the building.

D Architectural Style

There are no existing regulations that dictate architectural style in Silver Hill.

Important Considerations:

Some regulations such as setback distances, are easily quantified and can be enforced by Zoning at the Building Permits desk. Other regulations that are not readily quantified (window style and proportion, appropriate architectural details, door styles, porch styles, etc) are more difficult for Building Permit staff to interpret. Implementation of controls on these features would need to be reviewed by planning staff or a commission with training in architecture and historic features of the buildings.

- 1 A portion or all of the National / State Historic District could be made into a City of Albuquerque Historic Overlay Zone. Design regulations would be drafted based on the historic elements Silver Hill wants to protect and approved by the Landmarks and Urban Conservation Commission (LUCC). Any changes to the appearance of a structure would have to receive a Certificate of Appropriateness from the LUCC before a permit would be issued.
- 2 Additional Design Enhancement Districts could be identified and stricter guidelines could be applied under the sector development plan's zoning.
- 3 Features that are regulated in some historic zones in Albuquerque and other cities include:
 - New Construction must be in one of the existing architectural styles
 - Architectural form must include complex massing
 - Additions must be to the rear
 - Additions may be to the side of the structure as long as they are within the setback line and are set back from the front facade a minimum distance
 - Additions must be in the style of the original house - OR
 - Additions must be respectful of the style of the original house, but not appear falsely historic

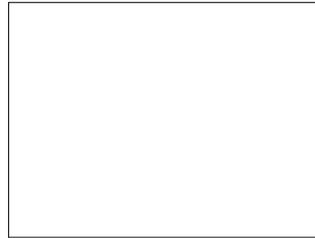
A Front Porches

Openness or enclosure? Decorative details?



B Building Fronts

Proportion? Window style and placement? Main entry facing street?



C Building Materials

Common materials are stucco and brick, both trimmed with wood. Some buildings are cast stone or wood siding.



1 Important Considerations

There are currently no legal requirements regarding architectural features other than the International Building Code which requires ventilation and emergency exits.

The Sector Plan has Design Guidelines (voluntary) within the Silver Avenue Residential Enhancement District: Facades should be related to human scale by use of windows, doors and porches.

Opportunities: State income tax credits are available for owners of registered historic properties and contributing properties within a State registered historic district if rehabilitation is done according to the U.S. Secretary of the Interior's Standards for Rehabilitation, and the state's approval of a project is given before work begins.