



Landmarks & Urban
Conservation Commission



Agenda Number: 5
Case No.: 14-LUCC-50054
Project # 1010283
December 10, 2014

Staff Report

Agent	Parks and Recreation Department	<p>Staff Recommendation</p> <p><i>APPROVAL of Case # 14-LUCC-50054, Project #1010283, a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 13 and subject to the conditions on page 14.</i></p> <p style="text-align: right;">Maryellen Hennessy Senior Planner, Staff Planner</p>
Applicant	City of Albuquerque	
Request	Certificate of Appropriateness for alteration	
Legal Description	So. 10' of Lot 3 and Lots 4,5 and 6 Block 42 of the Huning Highlands Addition and Lot 2 Block 2 of the Terrace Addition	
Address/Location	825 Silver SE	
Size	2 ac. +/-	
Zoning	SU2/Park	
Historic Location	Huning Highland Historic Overlay Zone	

Summary of Analysis

A Certificate of Appropriateness is requested for alterations to Highland Park, a City owned property with the Huning Highland Historic Overlay Zone. The proposed alterations consist of a new design and reconfiguration of the parking area on the overlook hill to create a public plaza with trees, new paving, seating, flower beds and retractable bollards to allow for overflow parking. Limited grading of the existing ridge which was truncated by the construction of I-25 to allow a more gentle transition to Locust Street, renovation and expansion of the existing children's play area and updating and upgrading of the irrigation system to bringing it up to code and increasing efficiency.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. The proposal is generally consistent with the guidelines and the criteria. Highland Park has been subjected to alterations in the past that altered its historic character. The proposed renovation, as designed, while not restoring the park to its original appearance does somewhat mitigate the damage caused by the construction of an asphalt parking lot in the 1980's.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Design Guidelines for the Huning Highland Historic Overlay Zone.

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Huning Highland Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<i>Site to the North</i>		Hotel Parq Central 1926	Contributing; commercial
<i>Sites to the South</i>	1 1/2	Gabled, Craftsman Bungalows, by 1908	Contributing; residential
<i>Sites to the East</i>		I-25	
<i>Site to the West</i>	1	Whittlesey House City Landmark/Albuquerque Press Club	Contributing; SU-1 for private club

II INTRODUCTION

Proposal

The City of Albuquerque Parks and Recreation Department is planning improvements to city-owned Highland Park, located in the Huning Highland Historic Overlay Zone. The proposed alterations consist of:

- Redesign and reconfiguration of parking area on the overlook hill to create a public plaza with trees, new paving, seating, flower beds and retractable bollards to allow for overflow parking.
- Limited grading of the existing ridge which was truncated by the construction of I-25 to allow a more gentle transition to Locust Street.
- Renovation of the existing children’s play area and expansion of same along the south edge of the western portion of the park.
- Updating and upgrading of the irrigation system to bringing it up to code and increase efficiency.
- Adding suitable lighting to increase safety in all parts of the park.

Context, Background and History

Consideration by the Parks Department of new improvements to Highland Park began in 2010 at the behest of the Councilor's office and the neighborhood association. Planning meetings were held and the landscape architectural firm of Morrow, Reardon, Wilkinson, and Miller was retained to develop a Master Plan. A plan was produced, however; funding for improvements was only made available recently.

In early 2014, with funding for improvements now allocated, plans for alterations to the park were forwarded to the LUCC planning staff for review. The major goals of the plan were to expand the children's play area at the southwest corner of the park and to reduce or eliminate the parking area at the top of the ridge. The State Historic Preservation Officer (SHPO) was consulted as required by state law. The SHPO had concerns about the proposed changes (see attachment A-2) as did certain members of the public. The Albuquerque Press Club, owners and occupants of the historic Whittlesey House, which is located on its own lot directly west of the park, objected to the loss of parking spaces being proposed.

A facilitated meeting was held in August of 2014 (see attachment A-4). Subsequent to that meeting, additional meetings were held between the Parks and Recreation Dept. and interested parties. The plan submitted with this application is the result of those discussions and this proposal is intended to address the concerns raised by the SHPO, the Huning Highland Historic District Neighborhood Association, the two private property owners who utilize the park drives and parking areas and other neighborhood residents.

As illustrated in the applicant's pictorial overview developed for the Highland Park Master Plan, the park has experienced some dramatic changes over the one hundred plus years since its dedication in 1900. Originally encompassing the city block bounded by Gold, Silver, Locust and Elm Streets in the park doubled in size in 1909 to include the city block to the east to what is now called Oak St. It is doubtful that Elm St. was ever constructed between Gold and Silver as shown on the typical grid pattern on the plat of the Terrace Addition. We do know that in the 1920's, Elm Street was "relocated" as a curving road between Gold and Silver with a circle drive similar to what we see today. At that point in time, an allée of trees flanked a drive through the park from west to east to Oak St. This drive was finished with charming river rock faced retaining walls, a good part of which remains today. Two wading pools and two bandstands were constructed in different locations at time periods, neither of which remains. In the 1960's, the historic park suffered an unfortunate fate; the eastern half of the park was appropriated for the construction of I-25. The ridge drive was terminated just shy of Locust Street where the park then dropped off with a fairly steep grade. A park redevelopment in the early 1980's included the vacation of the southern portion of Elm St. which was remodeled to a pedestrian walkway, the purchase of additional land at the southwest corner of the park where a children's play area was installed, and most unfortunately, the construction of a parking lot at the top of the ridge at the north side of the park to compensate for the loss of street parking on the vacated portion of Locust St.. The once gracious carriage drive through the two block long park now terminated in an asphalt parking lot.

Car parking has been an issue at and around this site since the 1970's when the historic Whittlesey House was purchased by the Albuquerque Press Club for use as a social club. The perceived need for parking has influenced the design of the park redevelopment in the 1980's and continues to

influence park design in this redevelopment. Criminal activity and vagrancy have also been problems at this park. Please refer to the attachments to this report: Project Meeting Report for facilitated meeting dated August 10, 2014 (attachment A-4) for more details..

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code

The subject property is zoned SU2/P (Park) under the Huning Highland Sector Development Plan. The subject property is located within the Huning Highland Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D) (1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Within the boundaries of an historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

Resolution –132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The resolution included the adoption of design guidelines (revised 1998 and 2010). The Huning Highland Historic Overlay Zone was established and adopted by the Council on June 2, 1980. Development guidelines were adopted with the resolution. The guidelines were amended by the LUCC in 2010. The development guidelines are administered by the LUCC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The proposal does not conflict with the designation ordinance.

Huning Highland Historic Overlay Zone Development Guidelines

The (design) development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines do not specifically address Highland Park, however; the guidelines to protect neighborhood character: Site Features and Streetscapes can be considered applicable to this Certificate of Appropriateness.

POLICY: Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features which may include:

- Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.

- Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

- Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public rights-of-way is subject to approval by the Landmarks and Urban Conservation Commission.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

- Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

3. Preserve the historic grading design of the site.

- Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

- Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

Parking (Planting) Strips

5. Maintain the planting strip.

- Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.

- City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994) for information on the removal of street trees

Fences and Free Standing Walls

7. Preserve historic fences and yard walls when feasible.

- Replace only those portions that are deteriorated beyond repair.

8. When constructing new fences, use materials that appear similar to those used historically.

- Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

- Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.

- A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate. Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.

- Vinyl and other synthetic fencing are reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.

- The use of extruded vinyl fencing material is not permitted in the front yard.

- Cellular vinyl fencing may be appropriate if painted.

9. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.

- Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.

- A front yard fence should not obscure the character defining features of the house.

10. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

11. CMU block walls shall be stuccoed and architecturally integrated into the building.

Retaining Walls

12. Any existing retaining wall within the front yard setback area that faces a public right-of-way shall be maintained, repaired or restored in place, except that existing retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials. Railroad ties are not an appropriate material for new retaining walls or fencing.

13. Maintain the historic height of a retaining wall.

- Increasing the height of a wall is not appropriate. If a fence is needed for security, consider using a wrought iron one that is mounted on top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.

14. Preserve the materials and the historic finish of a historic masonry retaining wall when feasible.

- If portions of the wall are deteriorated, consider replacing only those portions that are beyond repair if a suitable material is available. Any replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.

- If repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original.

- Painting a historic masonry retaining wall, or covering it with stucco or other cementitious coating, is not appropriate. Painting of previously unpainted masonry requires a Certificate of Appropriateness.

Trellises and decks

15. A new trellis or deck should be located at the side or rear of the house. A new trellis or deck should be compatible with the historic resource in material and design. It is not appropriate to introduce a new feature that may introduce a false sense of history. New features should be easily distinguished.

16. Mechanical equipment such as HVAC systems

Not applicable

17. Satellite dishes

Not applicable

18. *Play equipment* constructed for use by children do not require a Certificate of Appropriateness. Also see definition of accessory building.

Parking areas and driveways

19. Avoid large expanses of parking

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.

- Locate parking areas to the rear of the property when physical conditions permit.

- An alley should serve as the primary access to parking when physical conditions permit.

- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

20. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

Accessibility

21. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to be a compliment to the existing structure and not detract.

Solar Panels and Equipment/ Not applicable

The development guidelines for the Huning Highland Historic Overlay Zone do not specifically address Highland Park. If we refer to the National Register nomination of 1980 for reference to the character defining features of the park we find that not only was the park was not designated as a contributing "site" in the National Register nomination of 1980, the nomination does not even mention the park. Staff finds it reasonable to refer to the Site Features and Streetscapes portion of the development guidelines for a public park since it contributes to the general streetscape and character of the historic district.

The historic features remaining in the park include the large expanses of grass lawns with tree canopies and extreme changes in grade of approximately twenty feet from the historic Whittlesey House to street level grade on the north, east and south sides. Portions of the 1920's rock faced retaining walls also remain. These remaining historic features should be retained in any alteration and this proposal does retain those features. Some change in grade is proposed at the east end, where a vehicular and pedestrian path would be created to link the park drive back to Locust St.

While changing existing grades is generally considered undesirable, there is logic to the design as proposed. We should remember that the existing grade change at this point is not original to the park; the sharp slope at Locust St. was created when the freeway was constructed in the 1960's. The original park drive was "through" the park exiting at Oak St. There are practical reasons to construct a connection to Locust St.; maintenance of the turf is difficult on that slope and the project designers note that the proposed reconfiguration of the parking area at the top of the ridge requires this additional exit. The new entry would also serve as an ADA accessible entrance. The visibility of the "bowl" shaped area just south of the slope would be improved; this area currently has limited visibility, a condition that can foster undesirable activities.

The removal of the asphalt paving at the top of the ridge will greatly enhance the historic character of the park. The installation of permeable paving with brick and crusher fine stones and installation of a new allée of trees and planting beds at the top of the existing ridge will be a positive contribution to the character of the park.

The initial report by the SHPO office of April 2014 comments, among other things, that the introduction of a new feature such as the new path through to Locust St. is undesirable and suggests that it should be eliminated. However, after review of these revised plans, the SHPO agreed that the project as designed is acceptable (see attachment A-3).

The location of new child play area close to the existing play area, thereby avoiding introducing another new feature in turf areas of the park is an appropriate choice. Although this was not the first location proposed, the Parks and Recreation Department was able to make the existing location work.

Staff finds that the proposal complies with any Guidelines to Protect Neighborhood Character that might be applicable. Historically significant site features such as the historic retaining walls, driveways and walkways are preserved.

The guidelines tell us the historic grading design of the site should be preserved, they go further to say that altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved. Staff finds that the limited change to the grading associated with the northeast corner of the park still maintains the overall historic grading of the two acre park.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

“Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.”

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, the proposal does not conflict with the development guidelines. The guidelines do not really address reversing previous inappropriate alterations.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

As discussed in the analysis above and as concluded by the State Historic Preservation Office, the project as designed will not have an adverse effect on those qualities that make Highland Park contribute to the Huning Highland Historic District.

§14-12-8 (B) (3) The change qualified as a “certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable.

§14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

The site's original quality and character were altered in the past. Those alterations do not have historic significance developed over time as contemplated in the criteria.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable.

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

Not applicable.

§14-12-8 (B) (7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

Neighborhood Notification and other Considerations

The Downtown Neighborhoods Association, the Huning Highland Historic District Association, the Broadway Central Corridor Partnership, University Heights Neighborhood Association, the Citizen's Improvement Committee of Martineztown, and the South Broadway Neighborhood Association were notified of this request. No comments on this application were received from any of the neighborhood associations.

Comments were submitted by both of the property owners whose properties are adjacent to the park on the west. These comments are attached to this report. Comments from the Albuquerque Press Club include some Findings that they suggest be adopted by the LUCC in conjunction with this application. Staff finds that the suggested findings, while relevant to the Whittlesey House and the Albuquerque Press Club, are not germane to this request.

Comments from Mr. Bill Hoch address his personal experience with the neighborhood since the 1970's and the role that issues of crime and parking have played in the park's development. Mr. Hoch object to the new head in parking proposed on the south side of the traffic circle and the grading proposed to accommodate a new connection with Locust. St.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *Huning Highland Historic Overlay Zone* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. As discussed in the analysis above, the proposal is generally consistent with the guidelines and the criteria for approval of a Certificate.

Highland Park has been subjected to alterations in the past that altered its historic character. This proposed alteration, while not restoring the park to its original appearance, does somewhat mitigate the damage caused by the construction of the asphalt parking lot. Staff concludes that the project is eligible for a Certificate of Appropriateness.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 14-LUCC-50056 / Project # 1010283 (December 10, 2014)

1. This application is a request for a Certificate of Appropriateness for alteration at 825 Silver SE described as So. 10' of Lot 3 and Lots 4,5 and 6 Block 42 of the Huning Highlands Addition and Lot 2 Block 2 of the Terrace Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/Park.
2. The subject site is the City-owned Highland Park, dedicated in 1900 and expanded in 1909, and reduced in size again in the 1960's with the construction of Interstate 25 at the eastern end.
3. The proposed alterations consist of a redesign and reconfiguration of parking area on the overlook hill to create a public plaza with trees, new paving, seating, flower beds and retractable bollards to allow for overflow parking, limited grading of the existing ridge which was truncated by the construction of I-25 to allow a more gentle transition to Locust Street, renovation of the existing children's play area and expansion of same along the south edge of the western portion of the park, updating and upgrading of the irrigation system to bringing it up to code and increase efficiency and the addition of suitable lighting to increase safety in all parts of the park.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work does not conflict with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 11 below.
7. The development guidelines for the Huning Highland Historic Overlay Zone do not specifically address Highland Park. The National Register nomination of 1980 does not mention the park. However, the Site Features and Streetscapes portion of the development guidelines contain the relevant policies and guidelines for a public park since it contributes to the general streetscape and character of the historic district.
8. The proposal conforms to the Development Guidelines to Protect Neighborhood Character: Site Features and Streetscapes. The historic features remaining in the park include the large

expanses of grass lawns with tree canopies and extreme changes in grade of approximately twenty feet from the historic Whittlesey House to street level grade on the north, east and south sides. Portions of the 1920's rock faced retaining walls also remain. The historically significant site features such as the historic retaining walls, driveways and walkways are preserved. The guidelines state that the historic grading design of the site should be preserved. The limited grade change associated with the northeast corner of the park still maintains the overall historic grading of the two acre park. The existing grade at the northeast corner of the park is not original to the park, the sharp slope at Locust St. was created when I25 was constructed in the 1960's.


9. The removal of the asphalt paving at the top of the ridge will greatly enhance the historic character of the park. The installation of a public plaza with permeable paving of brick and crusher fine stones with a new allée of trees and planting beds, at the top of the existing ridge, will be a positive contribution to the character of the park. In addition, the proposed public plaza will provides an additional vehicular exit through the use of retractable bollards and an ADA accessible entrance and exit.
10. The State Historic Preservation Office reviewed the plans submitted and stated that the project, as designed, will have no adverse effect on those qualities which make Highland Park contribute to Huning Highlands Historic District.
11. The location of new child play area close to the existing play area is an appropriate choice as it avoids introducing a new feature in turfed areas of the park east of the existing walkway.
12. Less car parking on site would enhance the historic character of the park, however; the use of the historic Whittlesey House as a social club creates a demand for parking on the subject site.
13. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the proposal's conformance with the specific development guidelines.
14. The LUC Ordinance Section 14-12(8) (B) (2) states that a Certificate of Appropriateness shall be approved if "The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure." The structures' original quality and character were altered in the past. Those alterations do not have historic significance developed over time as contemplated in the criteria.

RECOMMENDATION - Case No. 14-LUCC-50054/ Project # 1010283 – (December 10, 2014)

APPROVAL of 14-LUCC-50054/ Project # 1010283, an application for a Certificate of Appropriateness for alteration, located at 825 Silver SE, described as So. 10' of Lot 3 and Lots 4,5 and 6 Block 42 of the Huning Highlands Addition and Lot 2 Block 2 of the Terrace Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/Park based on the above 13 findings and subject to the following conditions.

Conditions of Approval Recommended for 14-LUCC-50056/ Project # 1010283

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Final selection of the lighting standards is subject to further staff review and approval.
3. Any future signage or interpretative features are subject to further staff review and approval.



**Maryellen Hennessy, Senior Planner
Urban Design and Development Division**

Attachments

- 1) April 15, 2014 memo to M. Hennessy from Judith Wong, Sr. Project Manager
- 2) Site visit report by State Historic Preservation Division, April 29, 2014
- 3) e mail to mhennessy from Barbara Zook, State Historic Preservation Division
- 4) City of Albuquerque Land Use Facilitation Report, August 10, 2014 and Amendment
- 5) Correspondence from The Albuquerque Press Club with suggested findings and attachments
- 6) email response from M Hennessy to Thom Whright/Albuquerque Press Club
- 7) Correspondence to LUCC from Mr. Bill Hoch with attachments
- 8) National Register nomination for Huning Highland historic district

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS