



Agenda Item: 5
Case # SI-2021-00353
Project # PR-2021-005239
April 14, 2021

Staff Report

Agent	
Applicant	Donald Mercer
Request	Certificate of Appropriateness for Unapproved Alterations
Legal Description	Lot 7 Block 17
Address/Location	400 Arno St. SE
Size	0.15 Acres
Zoning	R-1A
Historic Location	Huning Highland Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2021-00353, Project # PR-2021-005239, a request for a Certificate of Appropriateness for alterations, based on the Findings beginning on page 12 and subject to the conditions on page 13.

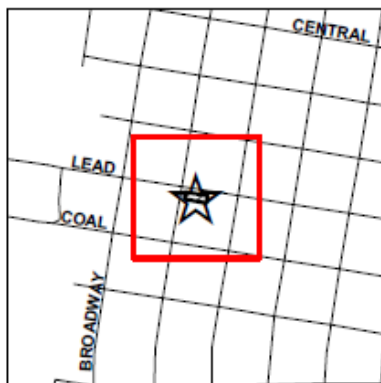
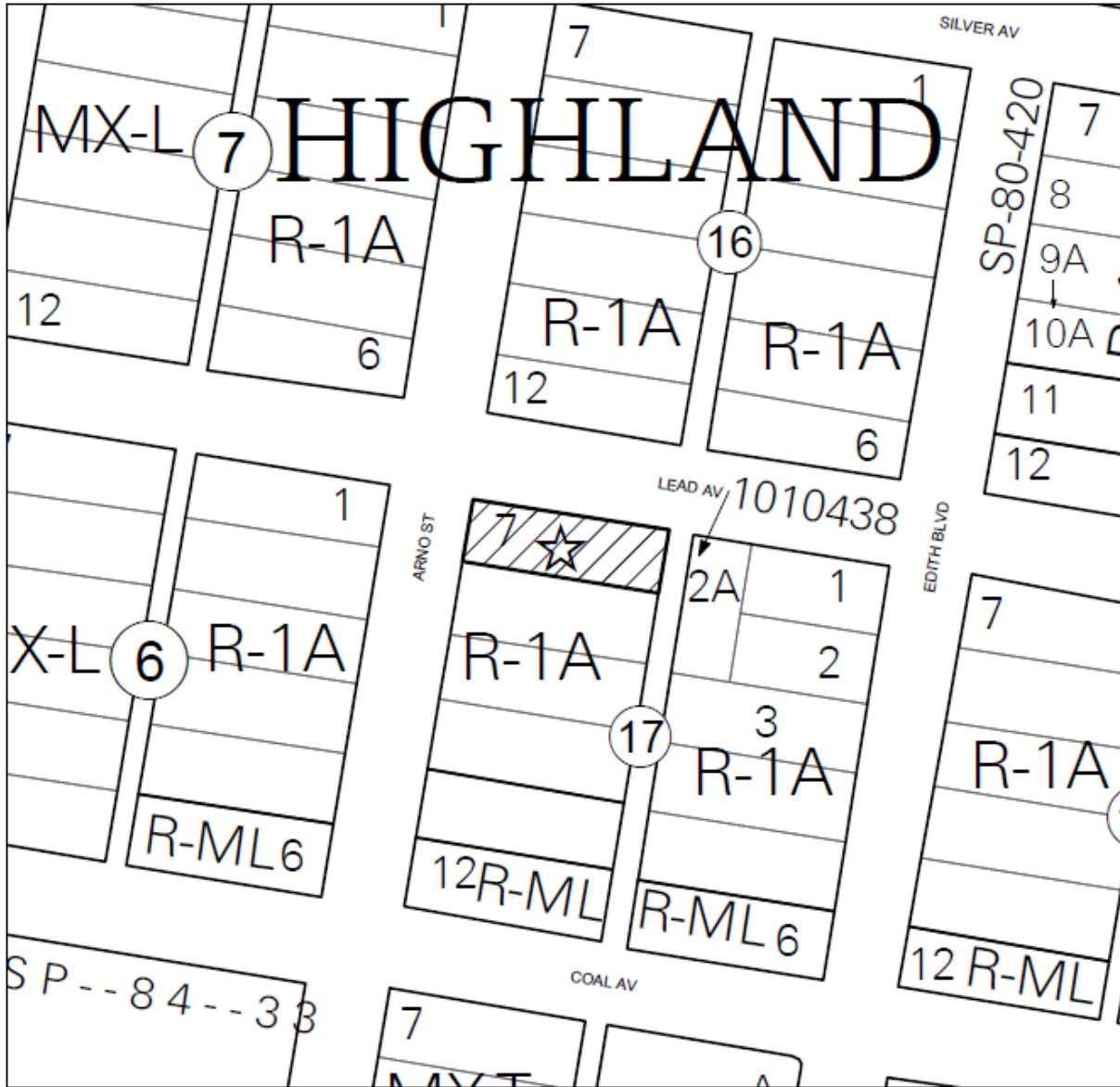
Leslie Naji
Historic Preservation Planner

Summary of Analysis

The application for a Certificate of Appropriateness is for alterations made to the property without making application for Historic Preservation review. The result has been

Within the Huning Highland HPO R-1 zone, casitas and secondary dwelling units are conditional accessory uses. The applicant has filed an application for that approval. This review is only for the architectural appropriateness of the structure. The new structure uses materials and windows similar to those of the contributing house and uses a roof slope found on porches around the house.

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. Staff considers the proposal consistent with the guidelines and the criteria.



IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 100 feet

Hearing Date:
4/14/2021
Project Number:
PR-2021-005239
Case Numbers:
SI-2021-00353

Zone Atlas Page:
K-14



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY Community
ED Educational	KAFB Kirtland Air Force Base

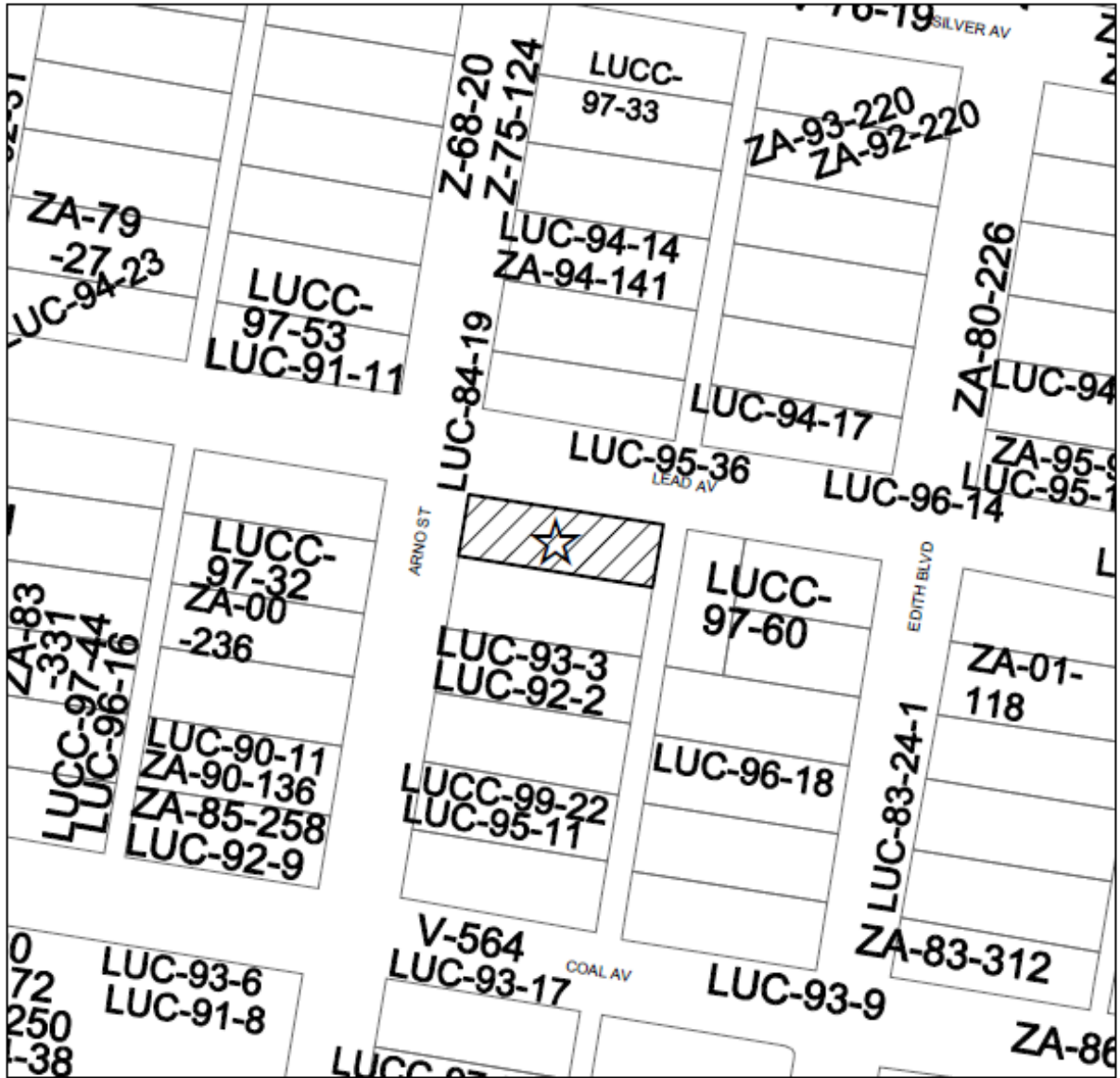


1 inch = 100 feet

Hearing Date:
4/14/2021

Project Number:
PR-2021-005239
Case Numbers:
SI-2021-00353

Zone Atlas Page:
K-14



HISTORY MAP

Note: Gray shading
Indicates County.

1 inch = 100 feet

Hearing Date:
4/14/2021

Project Number:
PR-2021-005239

Case Numbers:
SI-2021-00353

Zone Atlas Page:
K-14

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for construction of a replacement accessory building.</i>
Historic Location	<i>Huning Highland Historic Preservation Overlay Zone</i>

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>
General Area	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
Site to the North	1	Simplified Queen Anne, Gabled roof, 1900	Contributing
Site to the South	1	Spanish Revival, flat roof, 1930	Contributing
Sites to the East	2	(rear alley) Modern rectangle 2015, flat roof	Non-Contributing
Site to the West	1	Spanish Revival, flat roof, 1940	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. As a result, the work done on the house does not comply with the design guidelines for the Huning Highland Historic District.

The homeowner proceeded with the following activities:

- Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
- Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
- Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
- Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
- Construction of a 6-foot high concrete block wall around the rear/side yard.

Within the Huning Highland HPO R-1 zone, all changes to the exterior of a contributing building including walls and fences, must first be reviewed by planning staff for appropriateness within the historic district. That review did not take place and work was performed illegally.

This staff report will evaluate the changes made for appropriateness.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens. Some of the earliest houses were built along this block of Edith Boulevard.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth- century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New

multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

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

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1B.

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (I) identifies standards and guidelines for HPO 4: Huning Highland.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The changes are not consistent with the Huning Highlands Development Guidelines as they do not maintain the original character of the house.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The changes previously made to the house have diminished the historical character of the house. The applicant has suggested some revisions to the design to be made in the future that will bring the front façade more inline with the original style of the house.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Although the current changes have altered the character of the original building, proposed changes will attempt to restore some of those features, at least to the front if the building.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Deteriorated features were replaced and do not match the original.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable

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

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

The proposal is partially consistent with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, 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 Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution 46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

POLICY – EXTERIOR WALLS

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.

The applicant states that the exterior walls were detaching from the wall and needed immediate remedy. The material chosen was an 8" cementous horizontal plank to replace the original 4" wood siding.

Although siding of the same dimension would have been preferable, the fact that the entire house has been re-sided makes reversion to 4" planks financially unfeasible. Other elements are more important to the character of the house.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

A major change in the façade was the shingled porch. The removal of the cedar shingle siding of alternating wide and narrow courses and replacement of tapered columns with small straight columns has had a dramatic, negative impact on the house. The applicant has submitted drawings for reinstating the shingled porch and tapered columns. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33' at the base to 24 inches at the top.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

Since the original material has been removed, its restoration is not possible.

4. Synthetic siding may be appropriate if:

- The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
- The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

Synthetic material has been used. Had it been submitted prior to installation; a smaller smooth plank would have been recommended.

POLICY – PORCHES & ENTRANCES

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building

Guidelines

1. Retain and preserve porches and related entrances.

- Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.
- Deteriorated materials should be replaced to match the original in design, dimension and material. Consider a compatible substitute material only if using the original material is not feasible.
- If replacement of an entire porch or entrance is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.
- Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.
- Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.
- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.
- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.

POLICY – WINDOWS & DOORS

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary façade in terms of scale, materials and detailing.

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

The replacement windows installed on the house match the original windows in size, number, position and arrangement.

3. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.

- If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

The size and operation of the windows is the same as the original windows; however, muntin pattern and materials are not the same. The original wood windows had a 4 over 1 muntin configuration. The replacement windows are artificial divides of a 9 over 9 pattern. The replacement windows are also vinyl.

- Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.

The snap-in muntins are not used on the outside of the glass resulting in an obvious flatness to the appearance. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminum cladding may be approved. Metal window frames may be used when replacing historic metal windows.

Vinyl windows in place to the rear and sides of the house may remain. Front windows shall be replaced with appropriate windows.

- When replacing windows with multiple lites, simplified sash patterns may be approved on rear and secondary facades.

Simplified sash patterns are to remain on secondary facades.

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.

The new windows will be double glazed.

POLICY – SITE FEATURES & STREETS CAPES

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

Fences and Free-Standing Walls

8. Preserve historic fences and yard walls when feasible.
 - Replace only those portions that are deteriorated beyond repair.

There were no historic fences on the site.

9. 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.

The concrete block wall was approved in 2017 and was supposed to be covered in stucco.

11. A taller privacy fence may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

The block wall starts beyond the front of the house but is less than halfway back. Because of the traffic noise on Lead Ave. this is appropriate.

12. Concrete block walls shall be stuccoed and architecturally integrated into the building.

As required at the time of approval, the concrete block wall needs to be covered with stucco.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Preservation 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 (B) 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 preservation overlay zone.

The proposed design changes, reverting back to elements closer to the original, will bring the building more in compliance than it is at present.

§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.

The proposed changes will limit the present impairment to the architectural character and historical value of the neighboring contributing buildings or the Huning highland HPOZ.

§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 original qualities and character have been removed from the site. This proposal works towards reinstatement of some of those features, at least from the public street.

§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 structures 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

IV NOTIFICATION & CONCLUSIONS

Neighborhood Notification

The applicant notified the Huning Highland Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. The only comment received concerned the height of the block wall which was built previously and is not at issue with application except for the stucco to be added.

Conclusions

As discussed in the analysis above, the project partially complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to conditions.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for construction of a new accessory building - Case SI-2020-00004 / Project # PR-2020-003241 (February 12, 2020)

1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St. SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.15 acres.
3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:
 - Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
 - Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
 - Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
 - Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
 - Construction of a 6-foot high concrete block wall around the rear/side yard.
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. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.
7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.
8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.
9. Per Policy – Site Features & Streetscapes, existing block wall shall be cover with stucco.

10. 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”.

11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building’s Arno St. facing façade.

RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021.

APPROVAL of Case SI-2021-00353 / Project # PR-2021-005239, an application for a Certificate of Appropriateness for alterations, located at 400 Arno St. SE, described as Lot 7, Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eleven (11) findings and subject to the following conditions.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Block wall to the north of the house shall be covered with stucco.
3. The wood shingle siding on the porch shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
4. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33’ at the base to 24 inches at the top.
5. The three windows facing Arno St. shall be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.



Leslie Naji, Historic Preservation Planner
Urban Design and Development Division



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Donald Mercer	Phone: 575-571-0864	
Address: 400 Arno ST SE	Email: beanmercerc@gmail.com	
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site: owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST
Certificate of appropriation for siding for 400 Arno St SE and windows and porch construction

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 7	Block: 17	Unit:
Subdivision/Addition: Huning Highland Addition	MRGCD Map No.:	UPC Code: 101405740827643611
Zone Atlas Page(s): K-14	Existing Zoning: R-1A	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.15

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 400 Arno St SE 87102	Between: Lead	and: Coal

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 8-21-2020 2.25.2021
Printed Name: Donald Mercer	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input checked="" type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures: House		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures: Block wall		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures: Shed		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-6(D)(3)

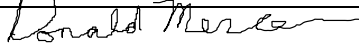

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date:
Printed Name: Donald Mercer	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

02/24/2021
Donald Mercer
Homeowner
1409 Jefferson St NE
Albuquerque, NM 87110

To Whom it may concern,

This letter is intended to detail the repairs that have already been done on the property of 400 Arno St SE in the Huning Highland historical district. The letter will entail the work that has been completed and the work that will need to be done on the home to best keep the historical characteristics of the home.

The home renovations that have been completed are home siding, windows, and front pillars at the opening of the porch. At the time the work was completed the home was in a dire condition and in serious need of repair. To highlight the extent of the neglected home we will discuss the need for immediate repair.

The front pillar located in the front porch area was not constructed appropriately causing a severe sag and an inevitable collapse of the structure. Upon discovery the front porch pillar was removed and replaced onto the appropriate footing. During repair the integrity of the pillars were not restored due to the timeline and available funds. In time and with permitting the pillars will be restored to the historical aesthetic.

The insulation in the home was lacking causing pipes to freeze putting the home in danger of water damage. The home had already seen water damage due to the grading on the property causing rain to drain underneath the home. This has since been corrected. To the preserve the home, the siding had to be removed and replaced with insulation, decking, water barrier and ultimately the siding. During this time the windows had to be replaced as well due to the extra insulation and the discovery of no framing around the windows. The windows where replaced with standard vinyl windows with no change to the dimension. It is understood the windows need to match the historical "wood" structure. The intention is to replace the necessary (street-facing only, as per historic guidelines) windows over time to the characteristic aesthetic of the neighborhood.

With the above statements it is understood the home at 400 Arno St NE Albuquerque, NM 87102 will need to be brought up to the historical aesthetic governed by the Huning Highland historical district. The repairs on the home where done without permitting due the extent of the damage to preserve the home. I had applied for permitting through the historic district before renovations.

This letter is being written to ask for a certificate of appropriateness to get permits through the city for the work done as well as the work that needs to be completed. The timeline for the repairs will be governed by the financing available. In order to proceed, I would like a final and written list of the aesthetic changes that are being requested by the president of the Huning Highland Neighborhood Association.

If you have any questions or concerns, please don't hesitate to call or email.

Kind Regards,

Donald Mercer

Phone: 575-571-0864

Email: donald.r.mercer@gmail.com

Lead Ave SE

Lead Ave SE

Lead Ave SE

Lead Ave SE

Lead Ave SE

Lead Ave SE

Lead Ave SE

Arno St SE

Arno St SE

Arno St SE

STUCCO BLOCK WALL

400 Arno St SE,
Albuquerque, NM 87102
8 min drive - home

BLOCK WALL DIMENSION

6FT



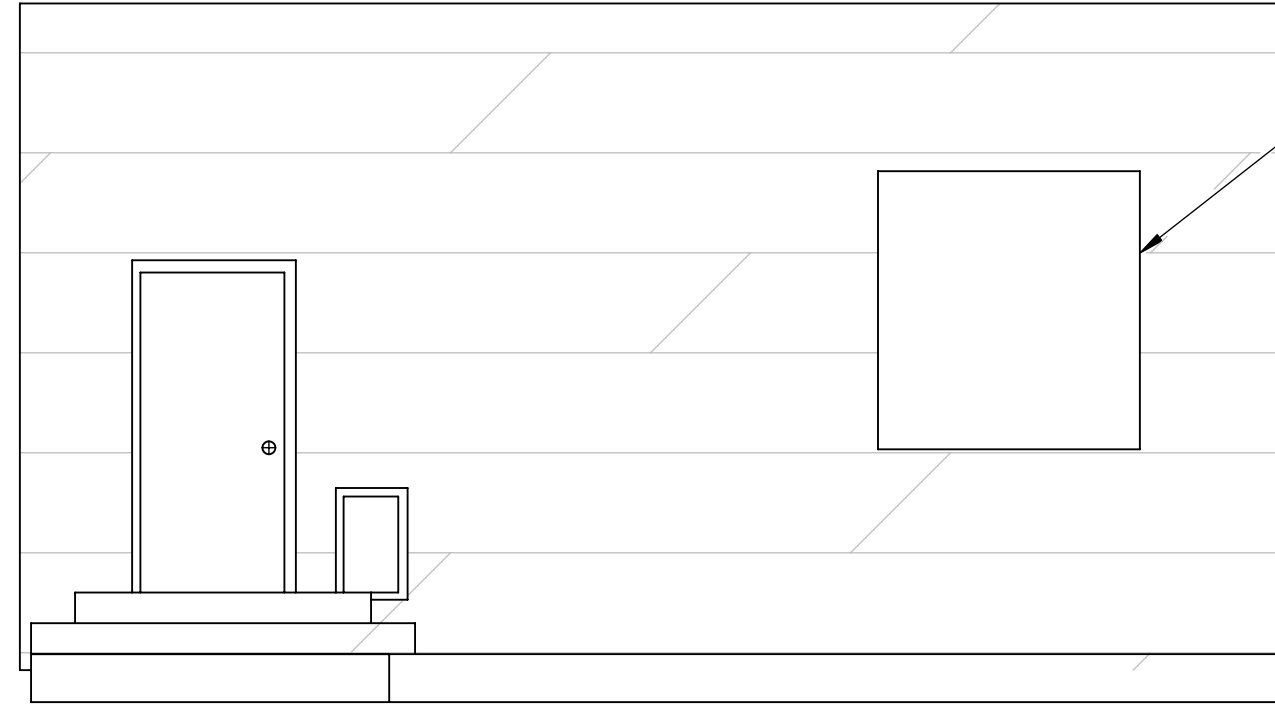
4

3

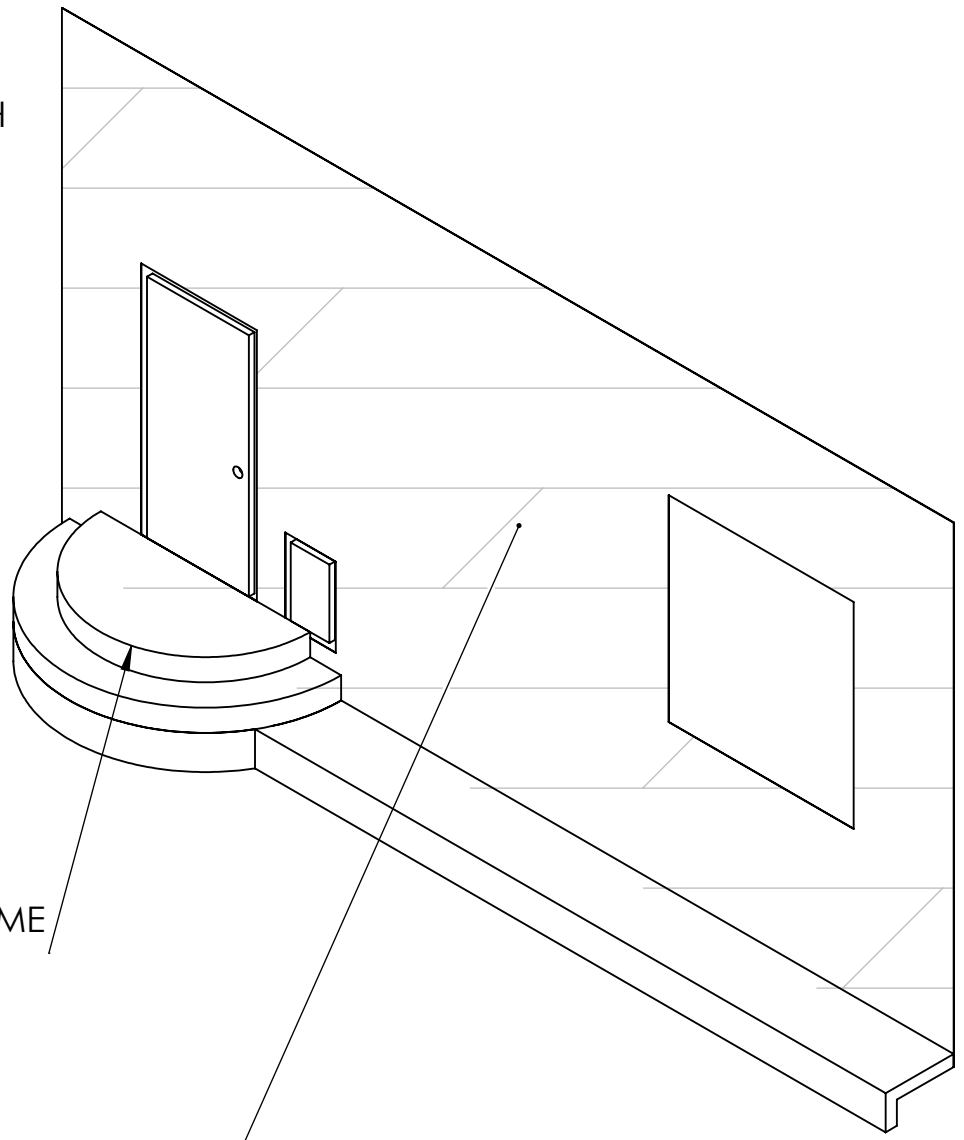
2

1

CORRECTIVE MEASURES PROPOSED

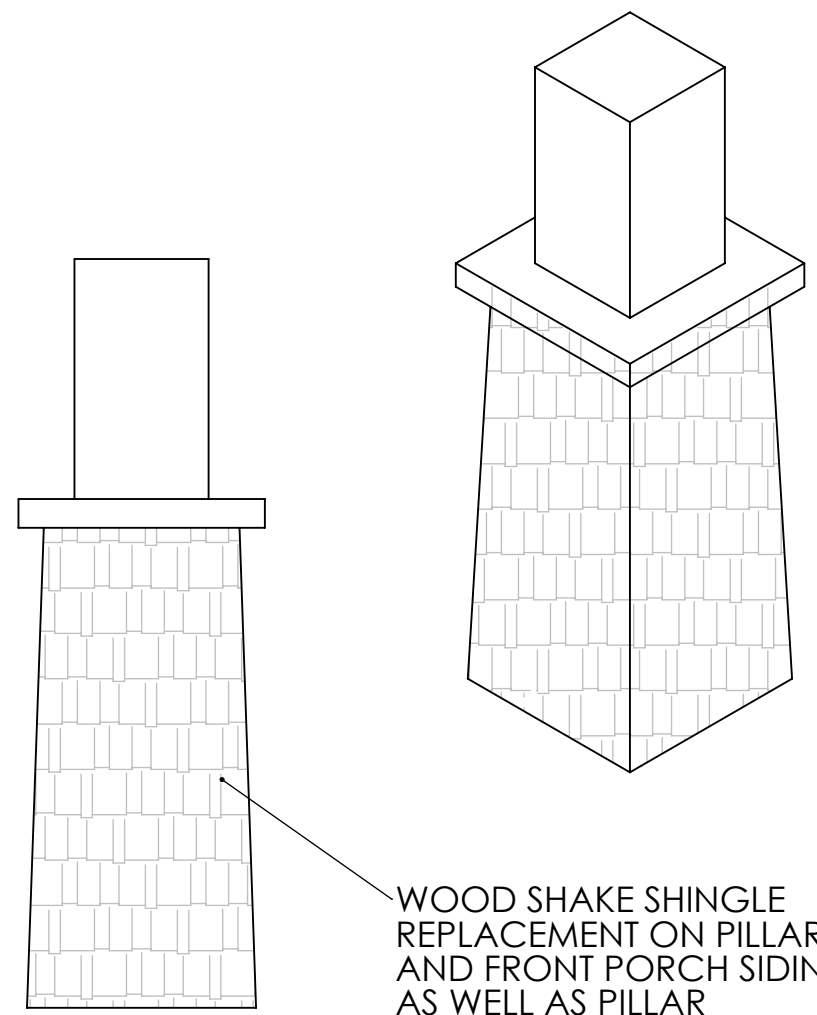


WINDOW REPLACEMENT WITH LIKE WINDOWS



CEMENT STEPS IN FRONT AND BACK OF HOME HOME DID NOT HAVE APPROPRIATE STEPS

SIDING HAS BEEN REPLACED WITH APPLICABLE MATERIAL



WOOD SHAKE SHINGLE REPLACEMENT ON PILLAR AND FRONT PORCH SIDING AS WELL AS PILLAR REINSTALLMENT

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <INSERT COMPANY NAME HERE>. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE		
		DIMENSIONS ARE IN INCHES		DRAWN		TITLE:	
		TOLERANCES:		CHECKED		400 Arno	
		FRACTIONAL ±		ENG APPR.		SIZE	DWG. NO.
		ANGULAR: MACH ± BEND ±		MFG APPR.		B	REV
		TWO PLACE DECIMAL ±		Q.A.		SCALE: 1:48 WEIGHT:	
		THREE PLACE DECIMAL ±		COMMENTS:		SHEET 1 OF 1	
		INTERPRET GEOMETRIC TOLERANCING PER:					
		MATERIAL					
		FINISH					
NEXT ASSY	USED ON	APPLICATION		DO NOT SCALE DRAWING			

4

3

2

1

B

B

A

A

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 30, 2021 To April 14, 2021

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Donald Mercer

(Applicant or Agent)

08-21-2020

(Date)

I issued 2 signs for this application, 2.26.2021,
(Date)



(Staff Member)

PROJECT NUMBER: Pr-2021-00 /SI-2021-00

Naji, Leslie

From: Donald Mercer <beanmercer@gmail.com>
Sent: Saturday, March 13, 2021 1:25 PM
To: Naji, Leslie; Chavez, Jonathan R.; Christina Brigance
Subject: Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image001.png

External

----- Forwarded message -----

From: **Donald Mercer** <donald.r.mercer@gmail.com>
Date: Sat, Mar 13, 2021, 1:24 PM
Subject: Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry
To: <beanmercer@gmail.com>

----- Forwarded message -----

From: **Carmona, Dalaina L.** <dcarmona@cabq.gov>
Date: Wed, Mar 10, 2021, 11:09 AM
Subject: 400 Arno St. SE Neighborhood Meeting Inquiry
To: donald.r.mercer@gmail.com <donald.r.mercer@gmail.com>

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard SE	Albu
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway Boulevard NE	Albu
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albu
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albu

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit.
<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of**
webmaster@cabq.gov

Sent: Wednesday, March 10, 2021 10:28 AM

To: Office of Neighborhood Coordination <donald.r.mercer@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Home Renovation In Huning Highlands

Contact Name

Donald Mercer

Telephone Number

5755710864

Email Address

donald.r.mercer@gmail.com

Company Name

SELF

Company Address

1409 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87110

Legal description of the subject site for this project:

Home at 400 Arno St SE Albuquerque NM 87106

Physical address of subject site:

400 Arno St SE Albuquerque NM 87106

Subject site cross streets:

Lead and Arno

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

=====

This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Bonnie Anderson <andersonbonnie505@gmail.com>
Sent: Sunday, March 14, 2021 3:38 PM
To: Donald Mercer
Cc: john@innovateabq.com; David Tanner; Ann Carson; Sanchez, Suzanna A.; Christina Brigance; Chavez, Jonathan R.; Naji, Leslie
Subject: Re: 400 Arno Application for Variance

External

Donald,
Those height dimensions are not acceptable in this neighborhood. You might want to check with Landmarks if you are not familiar with height constraints for fences.

Bonnie
242-8848

On Sun, Mar 14, 2021 at 7:28 AM Donald Mercer <donald.r.mercer@gmail.com> wrote:

Hi Bonnie,
Sorry for the confusion. The drawing is correct. The section facing Arno is where the gate will be located. This section is also 6 ft tall.

Thanks,

Donald Mercer

On Sun, Mar 14, 2021, 8:01 AM Bonnie Anderson <andersonbonnie505@gmail.com> wrote:

Donald,
The overhead drawing you sent me shows a uniform 6 foot wall, including the section on Arno. If that is not accurate, please send a drawing that shows accurately the plan for this wall.
Thanks!
Bonnie

On Sat, Mar 13, 2021 at 12:21 PM Donald Mercer <donald.r.mercer@gmail.com> wrote:

Hi Bonnie,
The fence will be 6 feet along Lead. The front of the home will not have a fence that tall if at all. There is a section facing Arno where the entrance to the back yard will be 6 ft. If you have any questions please don't hesitate to contact me.

Kind regards,

Donald Mercer
575-571-0864

On Sat, Mar 13, 2021, 7:00 AM Bonnie Anderson <andersonbonnie505@gmail.com> wrote:

Donald,
You are planning to have the wall be 6 feet high along Lead and along Arno?
Bonnie

On Fri, Mar 12, 2021 at 3:09 PM Donald Mercer <donald.r.mercer@gmail.com> wrote:

Hi Bonnie,

I have attached the document showing where the wall is being built and the height. Let me know if you have any questions.

Kind regards,

Donald Mercer

On Thu, Mar 11, 2021 at 5:21 PM Bonnie Anderson <andersonbonnie505@gmail.com> wrote:

Donald,

Before the neighborhood can decide if we need to meet or not, we need to have a clear idea of the wall you are intending to build. Please provide a scale drawing and a description of the color/texture of the exterior surface.

Thanks!

Bonnie Anderson

HHHDA

On Wed, Mar 10, 2021 at 3:05 PM Donald Mercer <donald.r.mercer@gmail.com> wrote:

Hello,

My name is Donald Mercer and I am sending you this email in request for a variance for the property of 400 Arno ST SE located at the south intersection of Lead and Arno.

Please see the attached form and let me know if you have any questions.

Kind Regards,

Donald Mercer

575-571-0864

=====
This message has been analyzed by Deep Discovery Email Inspector.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Certificate of Appropriateness Major	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If requested
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 400 Arno St. SE	
Name of property owner: Donald Mercer	
Name of applicant: Donald Mercer	
Date, time, and place of public meeting or hearing, if applicable:	
April 14, 2021 @3:00 PM via Zoom	
Address, phone number, or website for additional information:	
https://cabq.gov/planning/boards-commissions or 924-3927	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

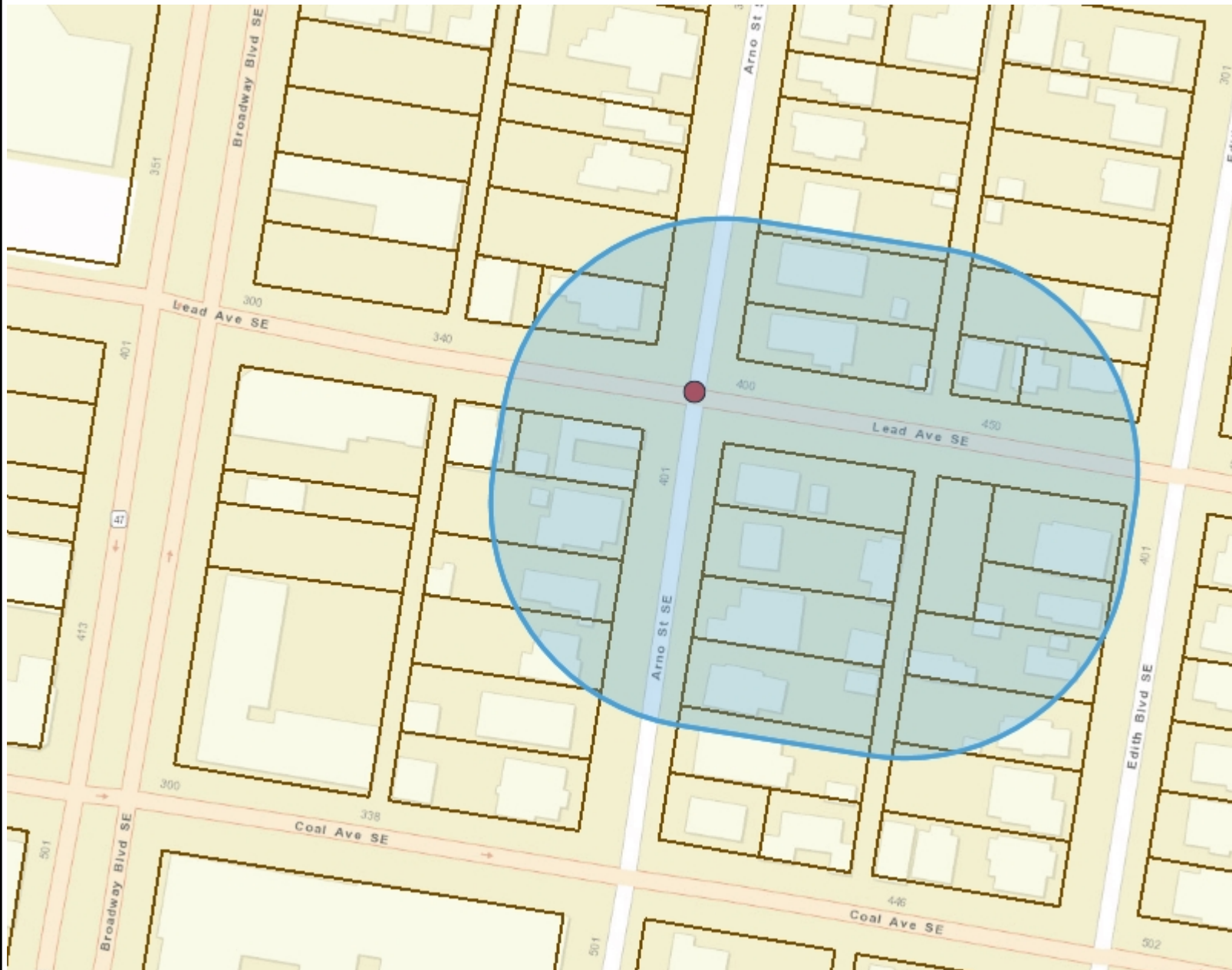


400 Arno ST SE



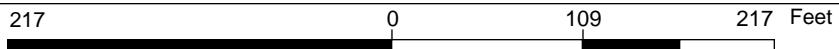
Legend

□ Bernalillo County Parcels



Notes

Buffer Map: 165 Ft.
ROW Coal : 65 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
2/25/2021 © City of Albuquerque

1: 1,304

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MORA ADAM RUDY
416 ARNO ST SE
ALBUQUERQUE NM 87102-3560

GRAVES ANDREW D & SANDOVAL
ORIANA
419 EDITH BLVD SE
ALBUQUERQUE NM 87102

COOPER STEPHAN
411 ARNO ST SE
ALBUQUERQUE NM 87102

YU PERCY P C & MARIA
417 ARNO ST SE
ALBUQUERQUE NM 87102

EYSTER TIMOTHY
206 SOLANO DR NE
ALBUQUERQUE NM 87108

MANZANARES PATRICK A
317 EDITH BLVD SE
ALBUQUERQUE NM 87102-3532

CUMMINGS MARK KIMBALL
409 ARNO ST SE
ALBUQUERQUE NM 87102-3559

MERCER DONALD
400 ARNO ST NE
ALBUQUERQUE NM 87102

MERCER ROBERT & HANSON JULIE A
406 ARNO ST SE
ALBUQUERQUE NM 87102-4271

SMART STACI L
413 LEAD AVE SE
ALBUQUERQUE NM 87120-3565

OSOFSKY ROBIN
415 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

WOMENS HOUSING COALITION INC
3005 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

GONZALES FELIPE P & JOSIE
415 ARNO ST SE
ALBUQUERQUE NM 87102-3559

MAIETTA DENNIS M & DOW MAIETTA
VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102-3515

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

DEBERG ERIC L
323 EDITH BLVD SE
ALBUQUERQUE NM 87102

FORRESTER PHOENIX E
1225 8TH ST NW
ALBUQUERQUE NM 87102

KNOLL HARRIET C & RUDOLPH J &
DOUGLAS C
405 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

MONTANO ALEAH A
321 ARNO ST SE
ALBUQUERQUE NM 87102

SANDOVAL BRIAN LEE
318 ARNO ST SE
ALBUQUERQUE NM 87102-3515

LUCERO MICHAEL T
316 LEAD AVE SE
ALBUQUERQUE NM 87102-3564

RODRIGUEZ ADAM G & ANA G
709 LA VEGA RD SW
ALBUQUERQUE NM 87105

TAPIA LORELLA
401 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

SANCHEZ MICHAEL J & MARIA Y
410 EDITH BLVD SE
ALBUQUERQUE NM 87102

MURRAY JONATHAN C & ANGELA M
412 LEAD AVE SE
ALBUQUERQUE NM 87102-4292

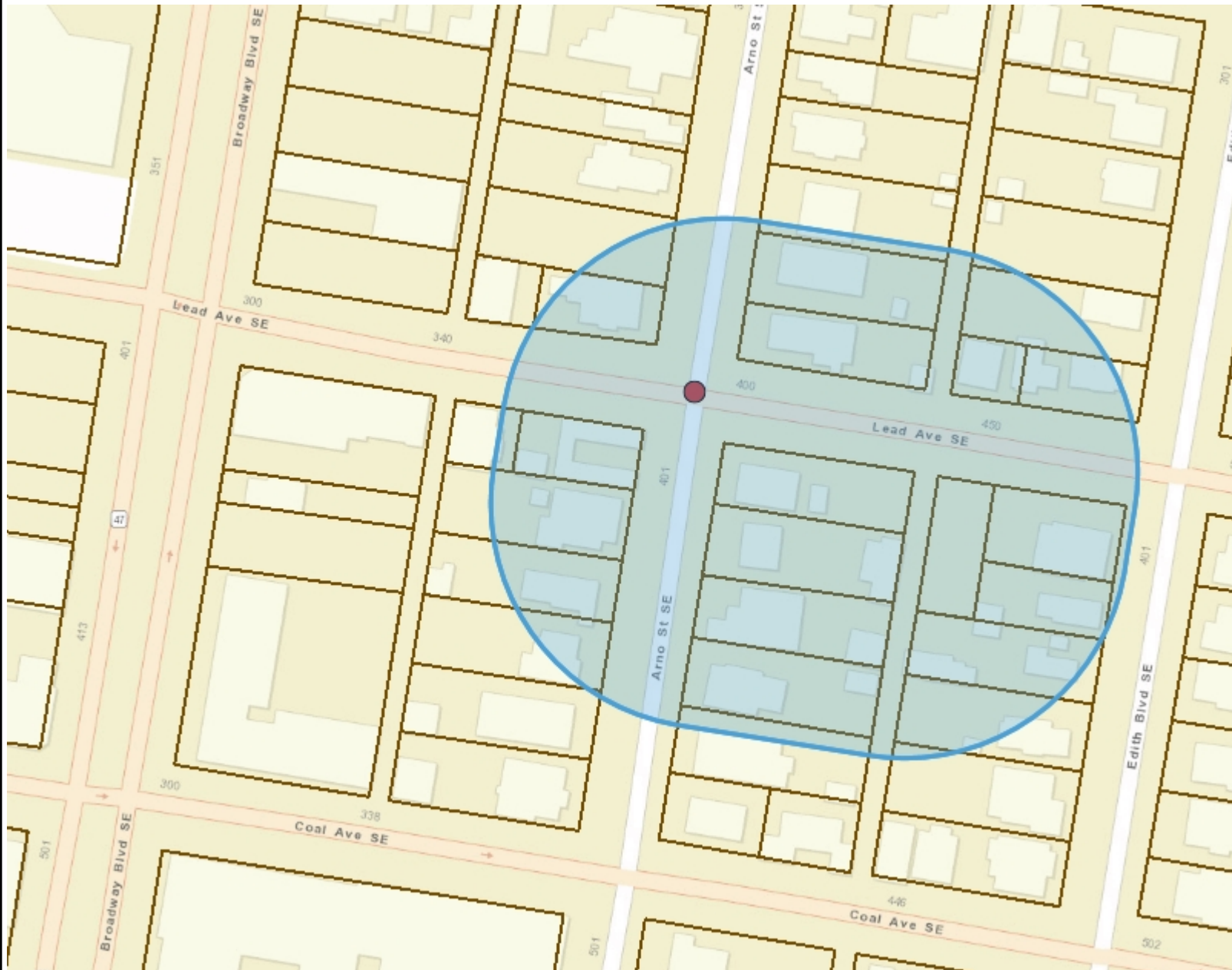


400 Arno ST SE



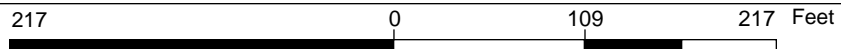
Legend

□ Bernalillo County Parcels



Notes

Buffer Map: 165 Ft.
ROW Coal : 65 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
2/25/2021 © City of Albuquerque

1: 1,304

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MORA ADAM RUDY
416 ARNO ST SE
ALBUQUERQUE NM 87102-3560

GRAVES ANDREW D & SANDOVAL
ORIANA
419 EDITH BLVD SE
ALBUQUERQUE NM 87102

COOPER STEPHAN
411 ARNO ST SE
ALBUQUERQUE NM 87102

YU PERCY P C & MARIA
417 ARNO ST SE
ALBUQUERQUE NM 87102

EYSTER TIMOTHY
206 SOLANO DR NE
ALBUQUERQUE NM 87108

MANZANARES PATRICK A
317 EDITH BLVD SE
ALBUQUERQUE NM 87102-3532

CUMMINGS MARK KIMBALL
409 ARNO ST SE
ALBUQUERQUE NM 87102-3559

MERCER DONALD
400 ARNO ST NE
ALBUQUERQUE NM 87102

MERCER ROBERT & HANSON JULIE A
406 ARNO ST SE
ALBUQUERQUE NM 87102-4271

SMART STACI L
413 LEAD AVE SE
ALBUQUERQUE NM 87120-3565

OSOFSKY ROBIN
415 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

WOMENS HOUSING COALITION INC
3005 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

GONZALES FELIPE P & JOSIE
415 ARNO ST SE
ALBUQUERQUE NM 87102-3559

MAIETTA DENNIS M & DOW MAIETTA
VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102-3515

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

DEBERG ERIC L
323 EDITH BLVD SE
ALBUQUERQUE NM 87102

FORRESTER PHOENIX E
1225 8TH ST NW
ALBUQUERQUE NM 87102

KNOLL HARRIET C & RUDOLPH J &
DOUGLAS C
405 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

MONTANO ALEAH A
321 ARNO ST SE
ALBUQUERQUE NM 87102

SANDOVAL BRIAN LEE
318 ARNO ST SE
ALBUQUERQUE NM 87102-3515

LUCERO MICHAEL T
316 LEAD AVE SE
ALBUQUERQUE NM 87102-3564

RODRIGUEZ ADAM G & ANA G
709 LA VEGA RD SW
ALBUQUERQUE NM 87105

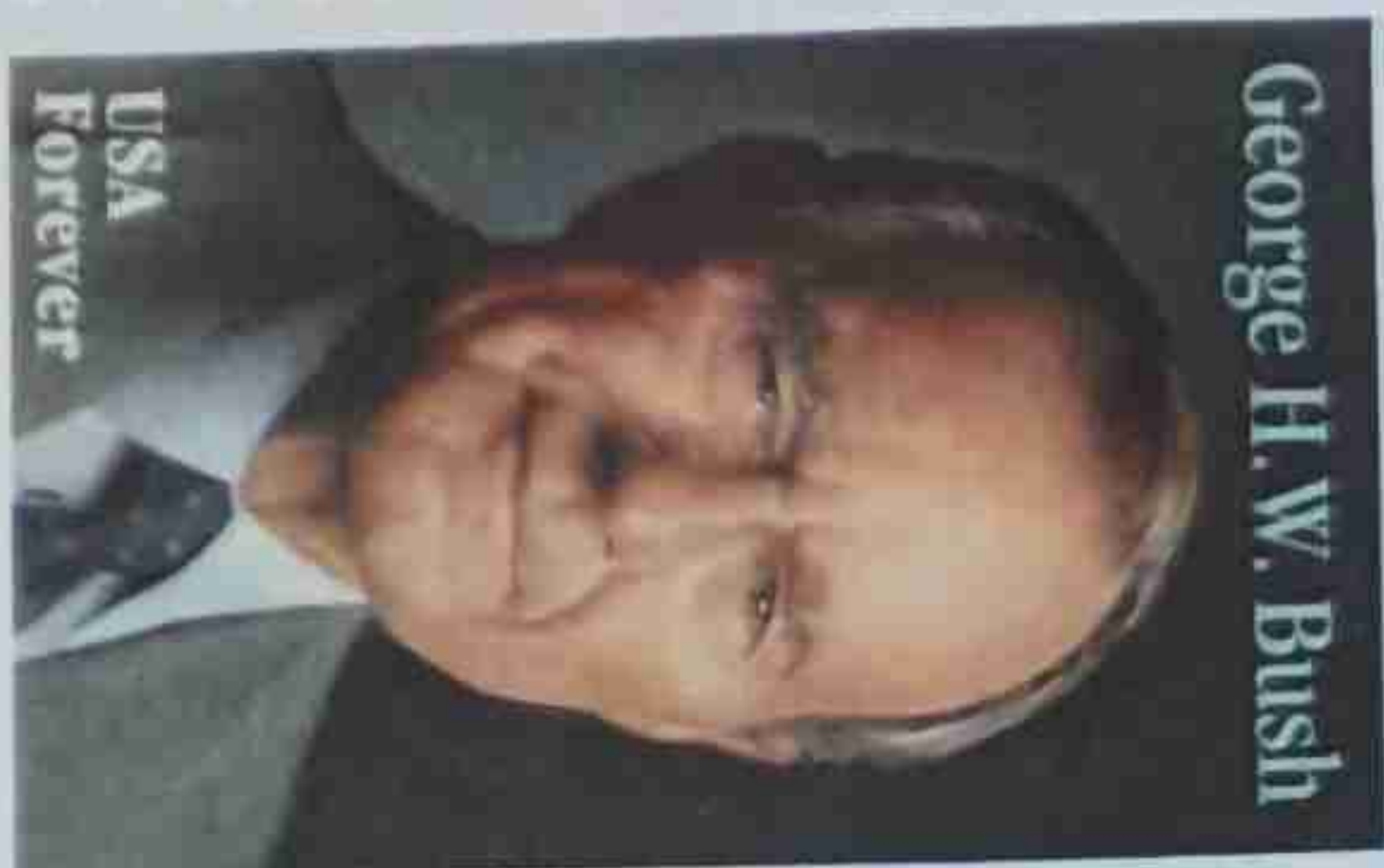
TAPIA LORELLA
401 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

SANCHEZ MICHAEL J & MARIA Y
410 EDITH BLVD SE
ALBUQUERQUE NM 87102

MURRAY JONATHAN C & ANGELA M
412 LEAD AVE SE
ALBUQUERQUE NM 87102-4292

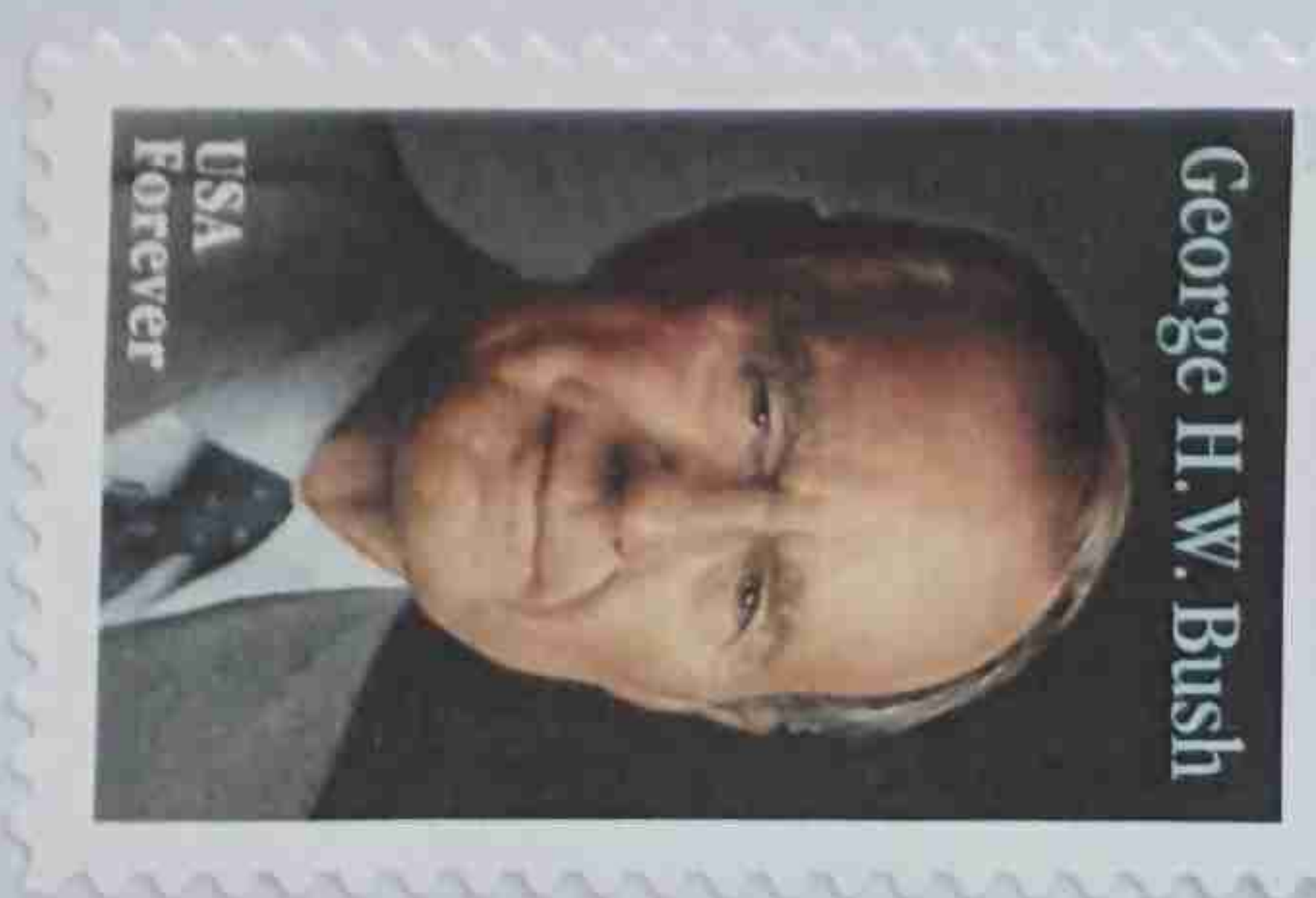
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

KNOLL HARRIET C & RUDOLPH J & DOUGLAS C
405 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561



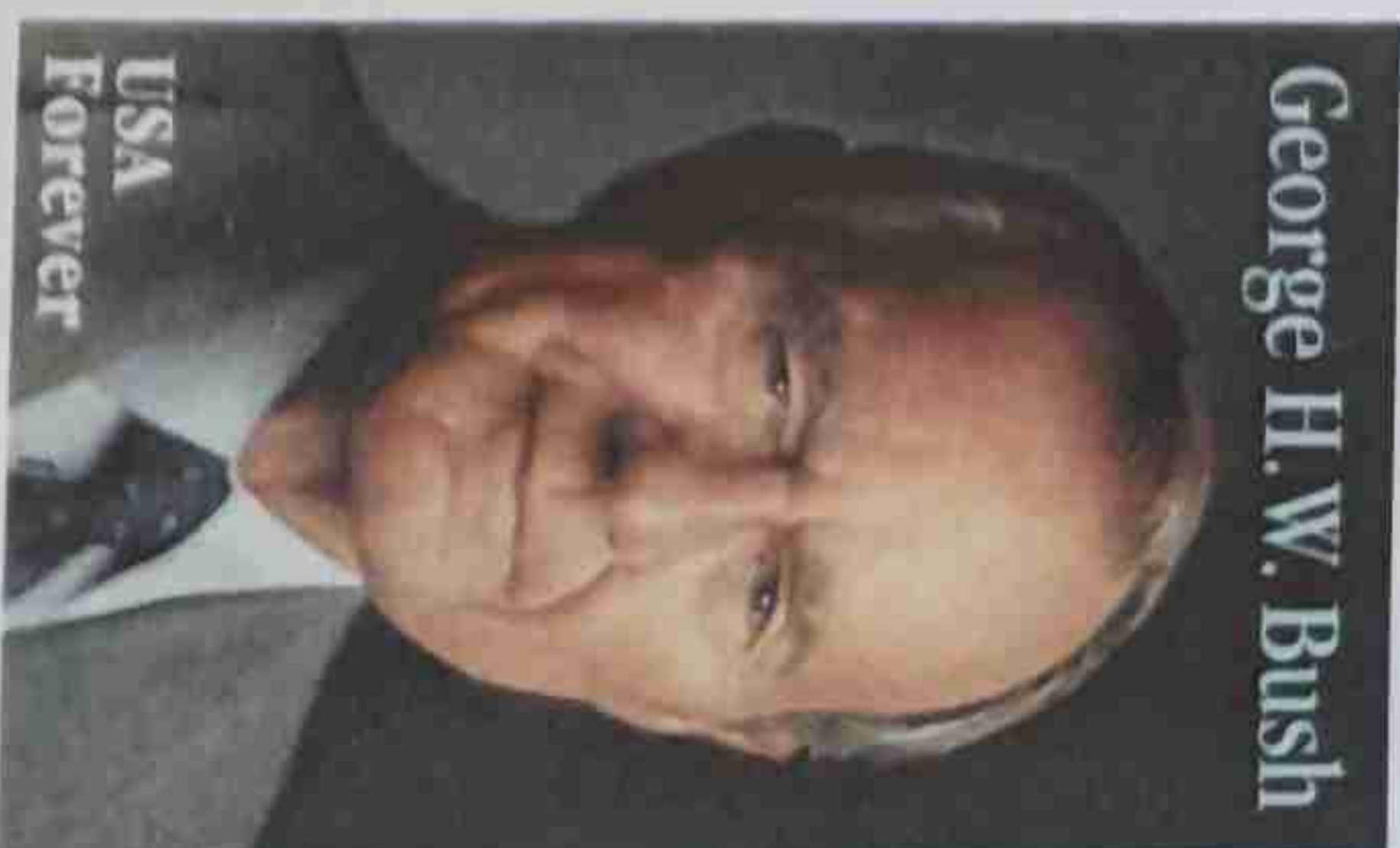
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

LUCERO MICHAEL T
316 LEAD AVE SE
ALBUQUERQUE NM 87102-3564



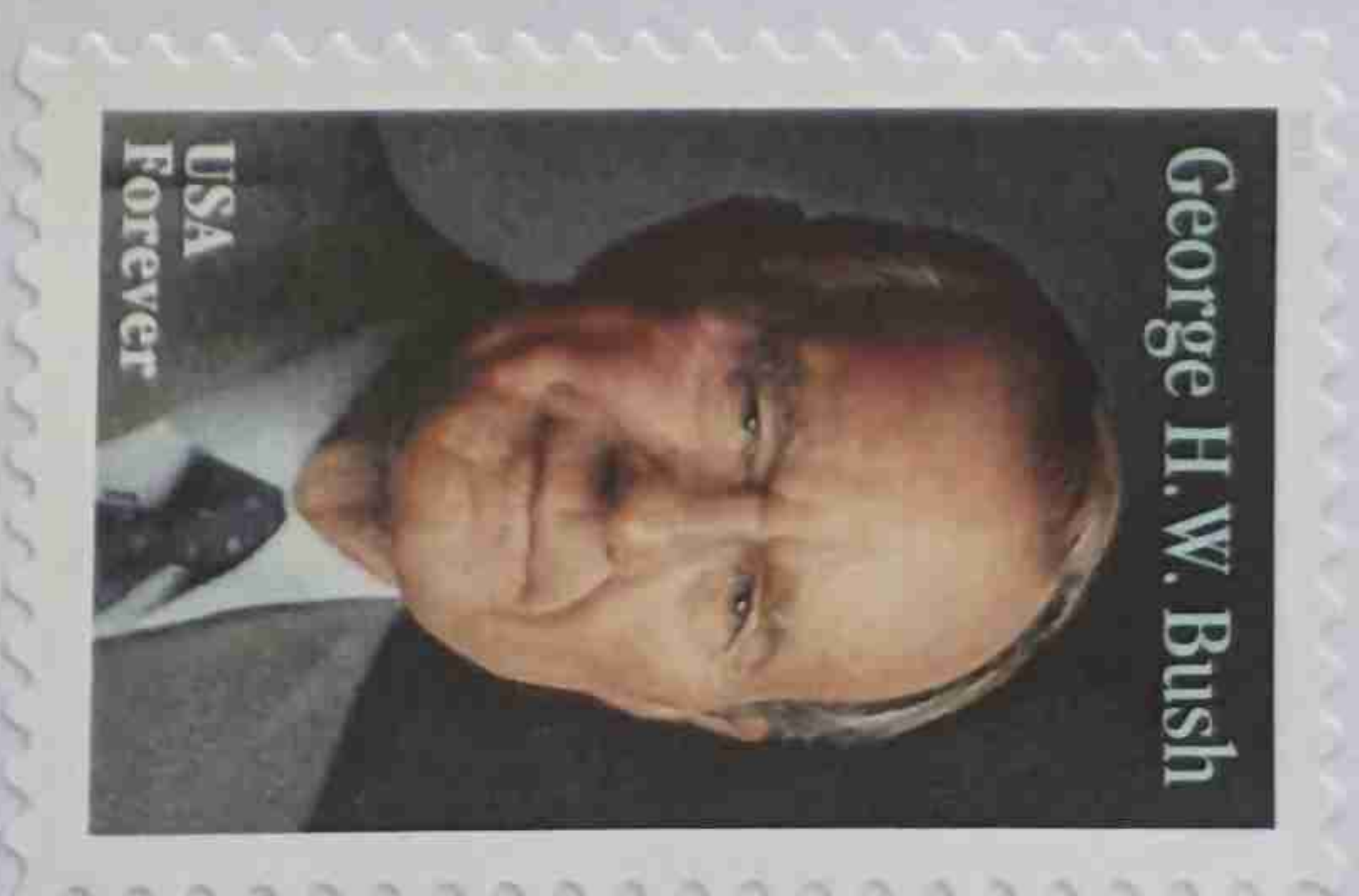
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

SANCHEZ MICHAEL J & MARIA Y
410 EDITH BLVD SE
ALBUQUERQUE NM 87102

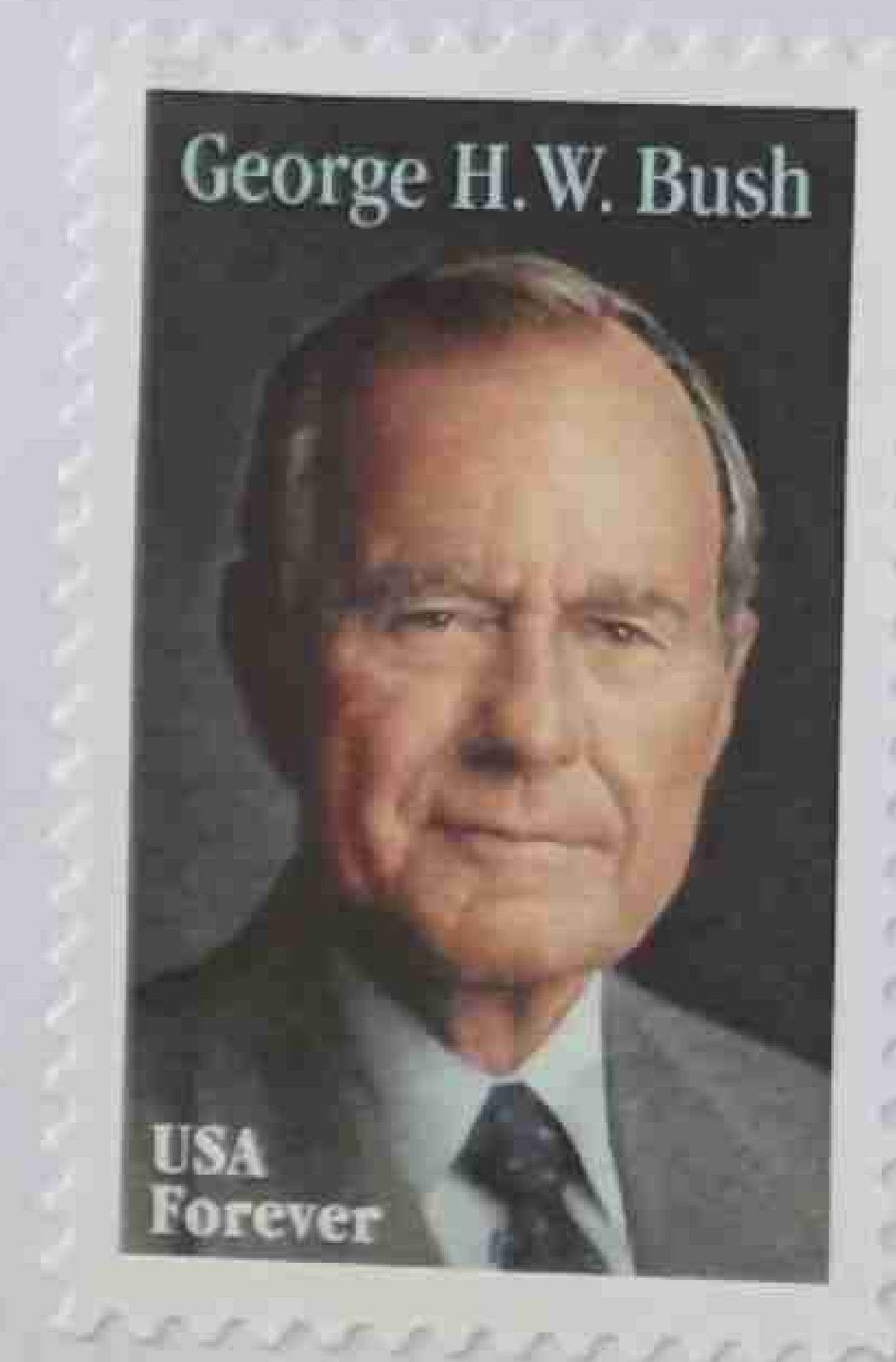


Donald Mercer & Christina Brigrance
1409 Jefferson ST NE
Albuquerque, NM
87110

GRAVES ANDREW D & SANDOVAL ORIANA
419 EDITH BLVD SE
ALBUQUERQUE NM 87102



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

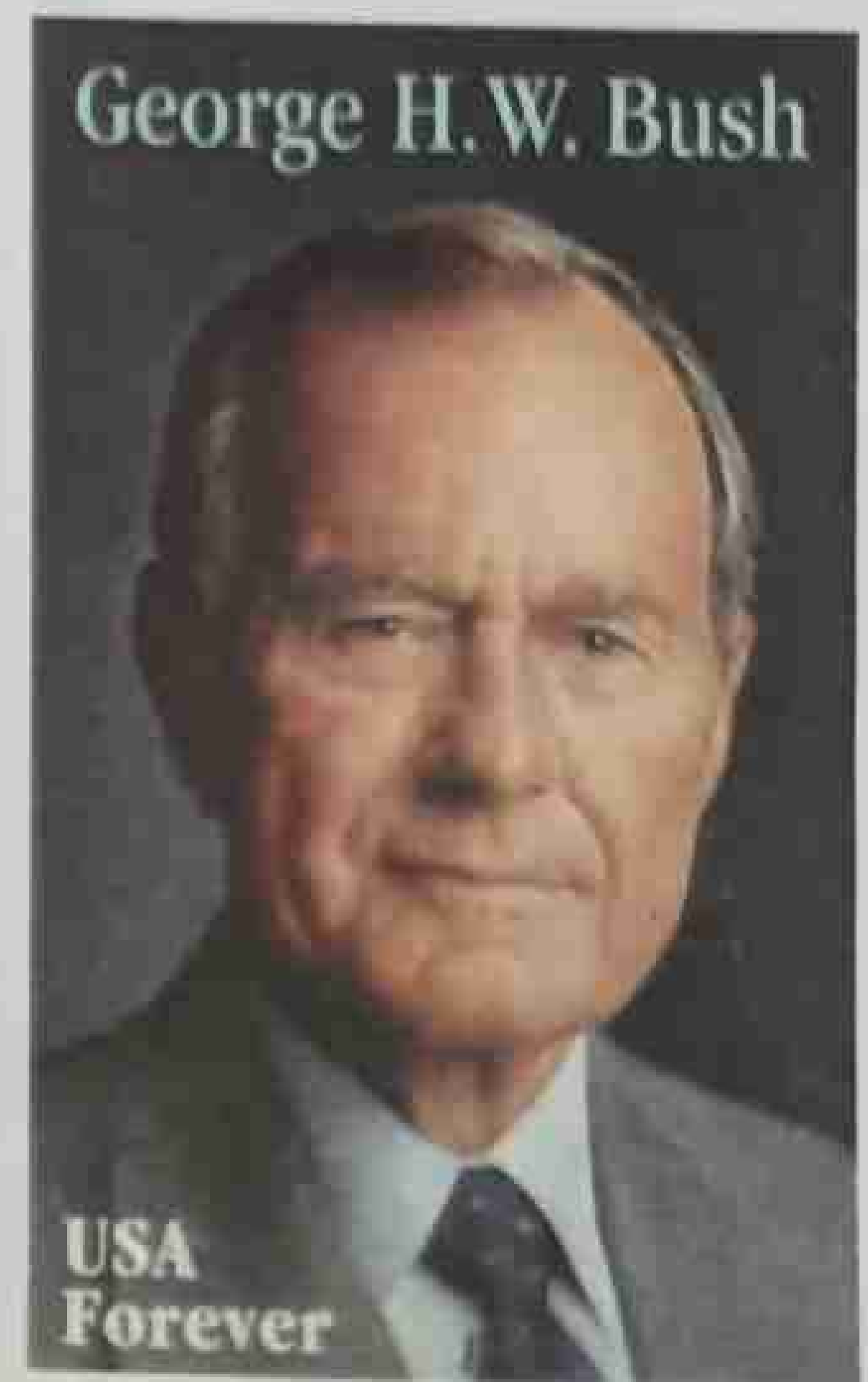


EYSTER TIMOTHY
206 SOLANO DR NE
ALBUQUERQUE NM 87108

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

EYSTER TIMOTHY
206 SOLANO DR NE
ALBUQUERQUE NM 87108

Donaid Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

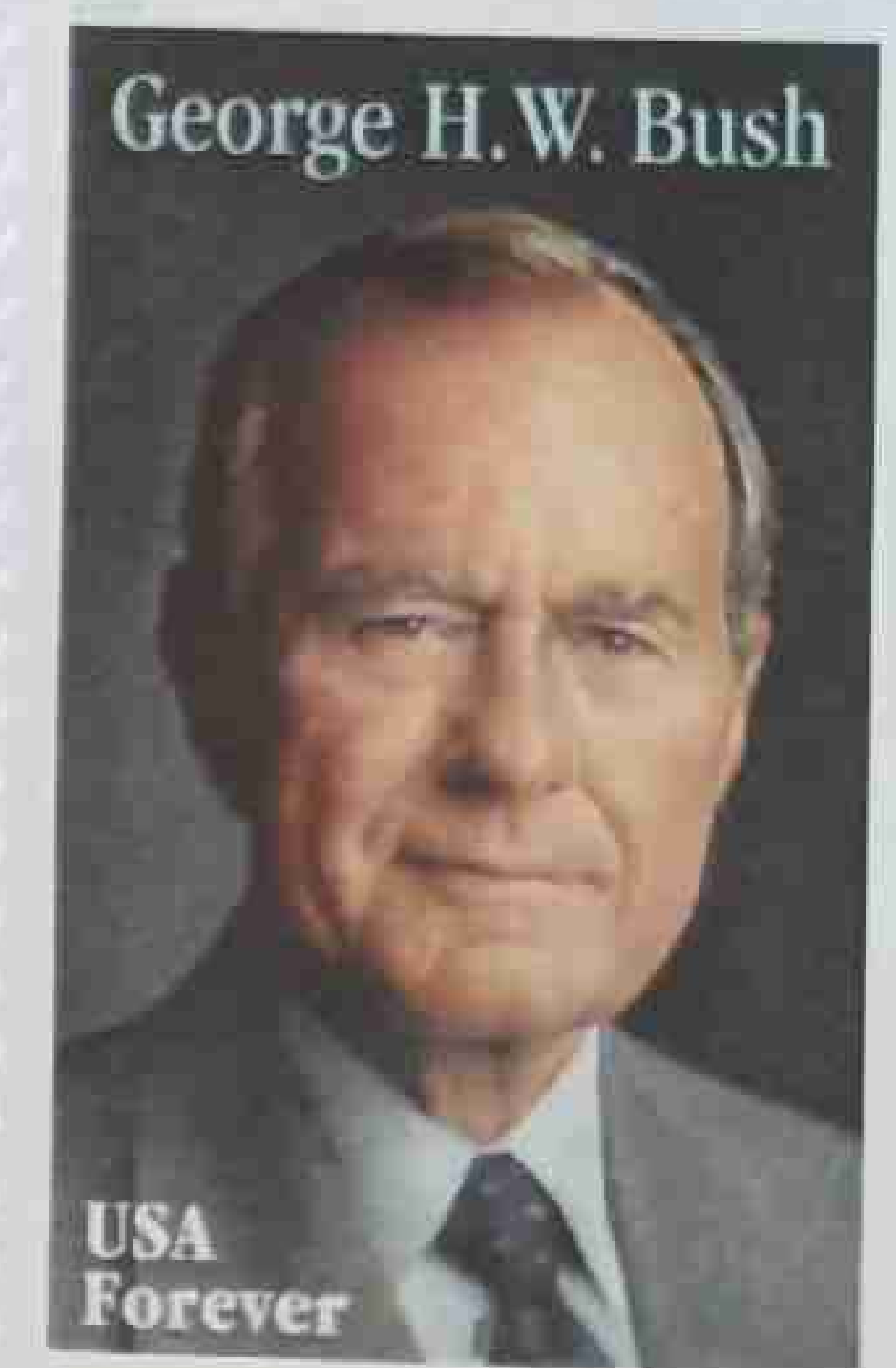


OSOFSKY ROBIN
415 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

Donaid Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

OSOFSKY ROBIN
415 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

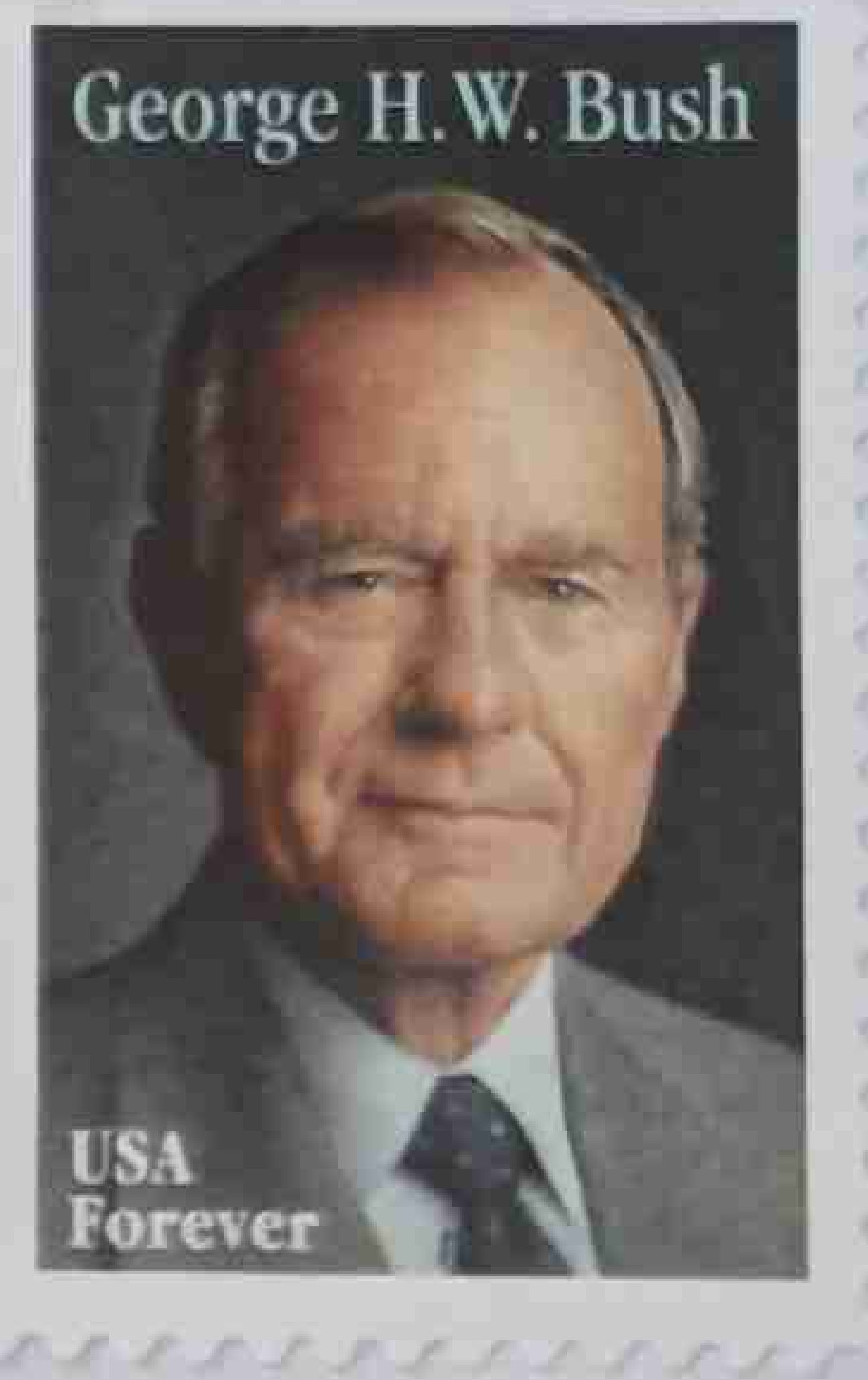


GONZALES FELIPE P & JOSIE
415 ARNO ST SE
ALBUQUERQUE NM 87102-3559

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

GONZALES FELIPE P & JOSIE
415 ARNO ST SE
ALBUQUERQUE NM 87102-3559

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110



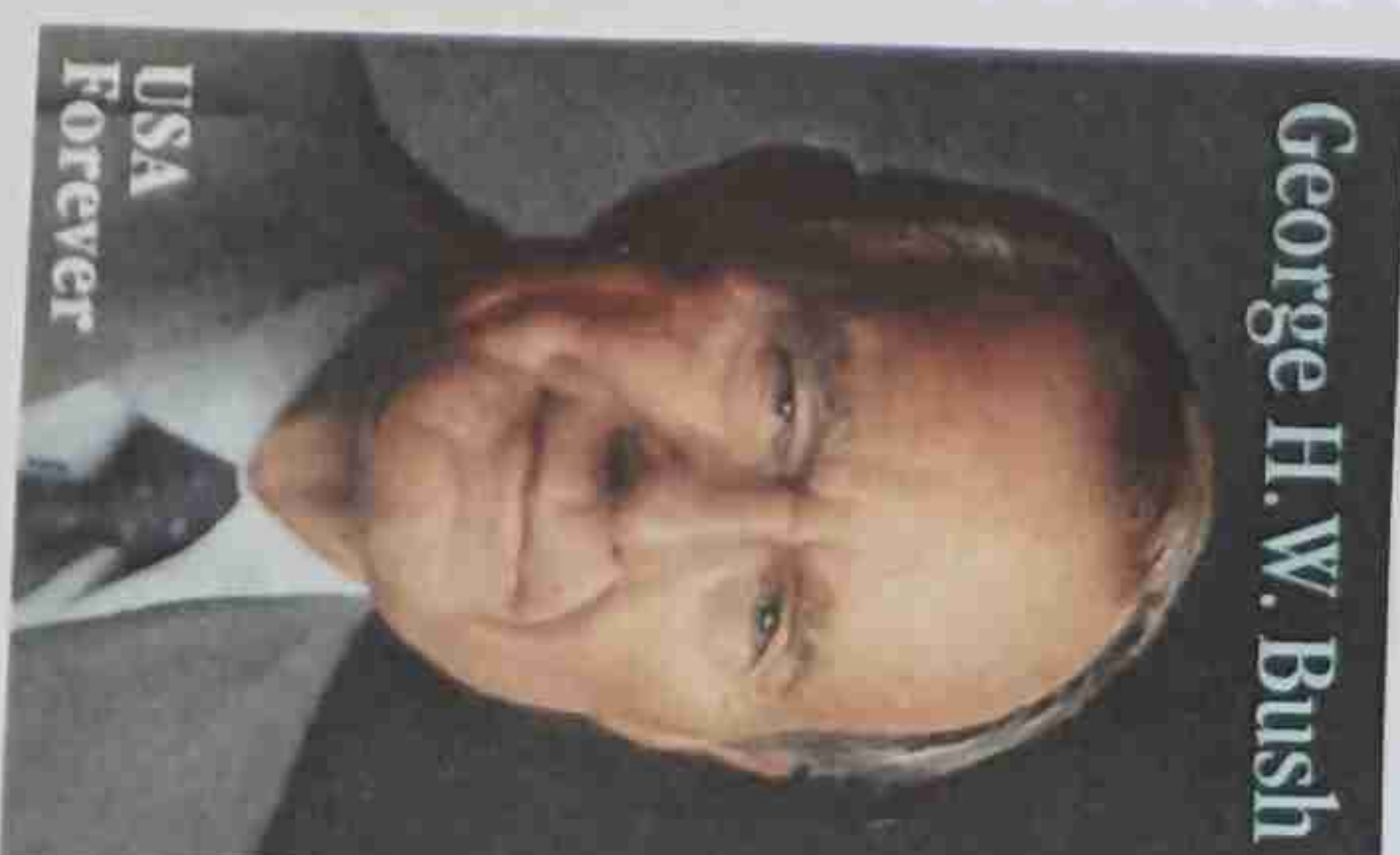
DEBERG ERIC L
323 EDITH BLVD SE
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

DEBERG ERIC L
323 EDITH BLVD SE
ALBUQUERQUE NM 87102

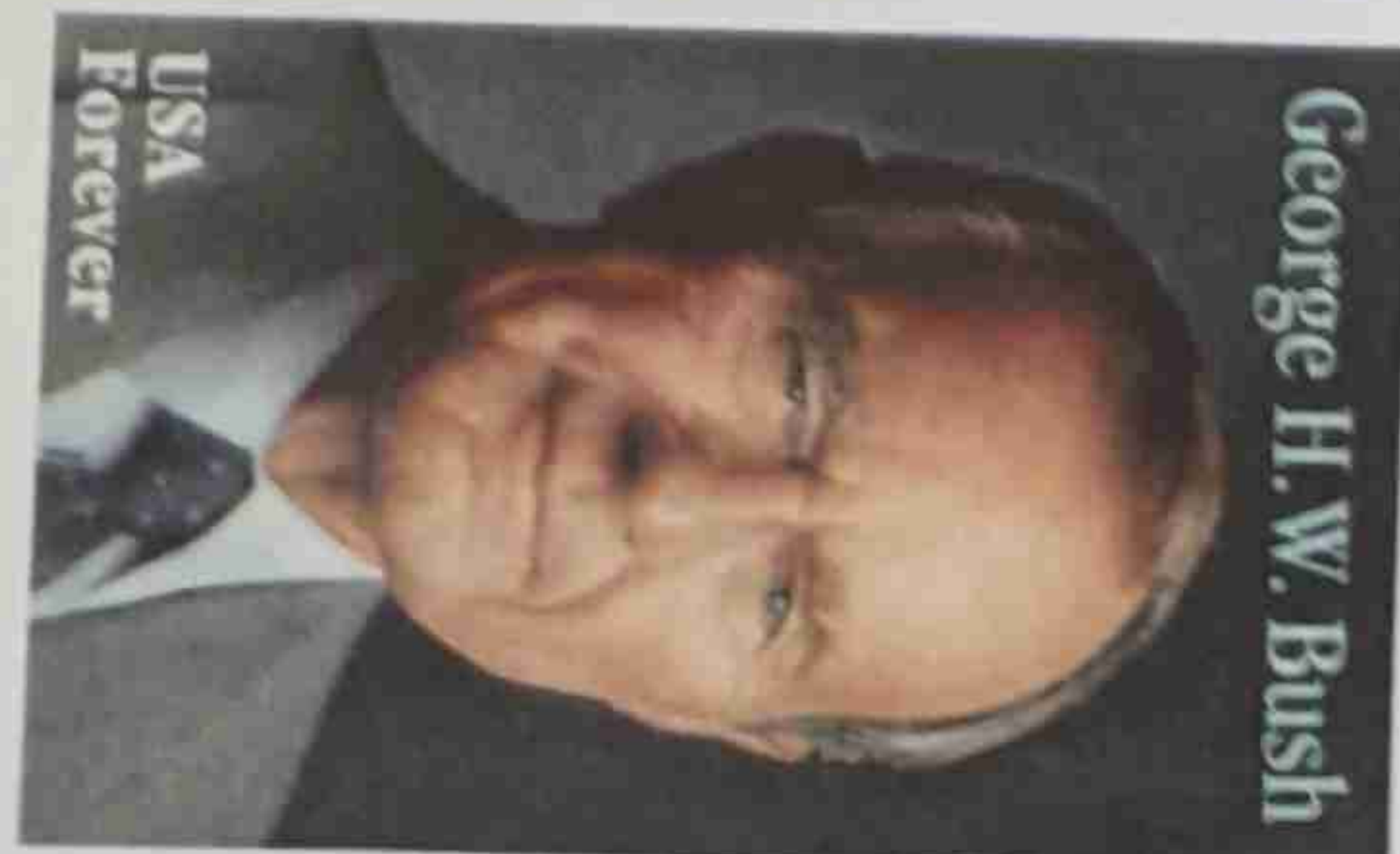
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MONTANO ALEAH A
321 ARNO ST SE
ALBUQUERQUE NM 87102



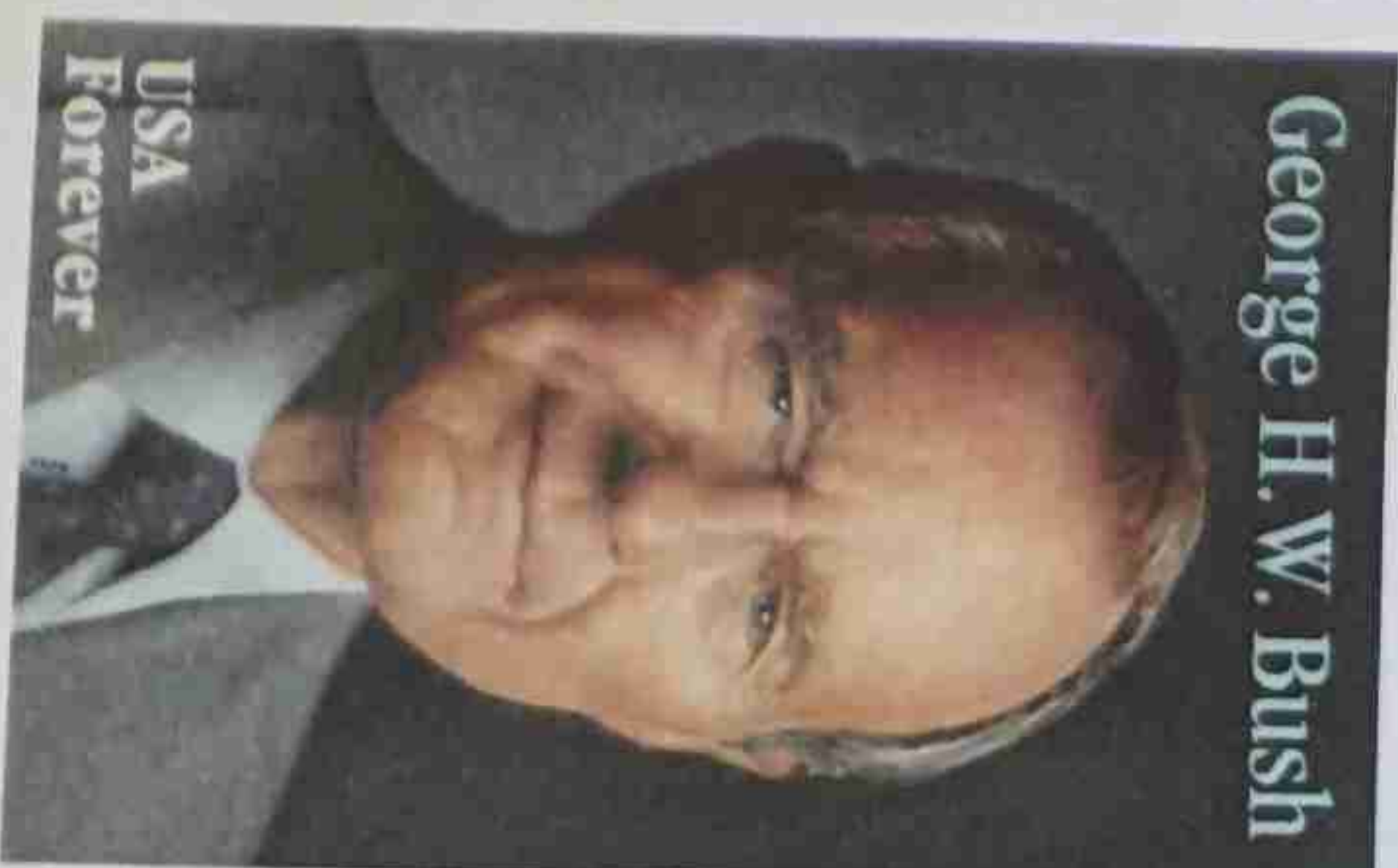
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

RODRIGUEZ ADAM G & ANA G
709 LA VEGA RD SW
ALBUQUERQUE NM 87105



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MURRAY JONATHAN C & ANGELA M
412 LEAD AVE SE
ALBUQUERQUE NM 87102-4292



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

COOPER STEPHAN
411 ARNO ST SE
ALBUQUERQUE NM 87102



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110



MANZANARES PATRICK A
317 RD TR BLDG SE
ALBUQUERQUE NM 87102-2932

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

SECURITY

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

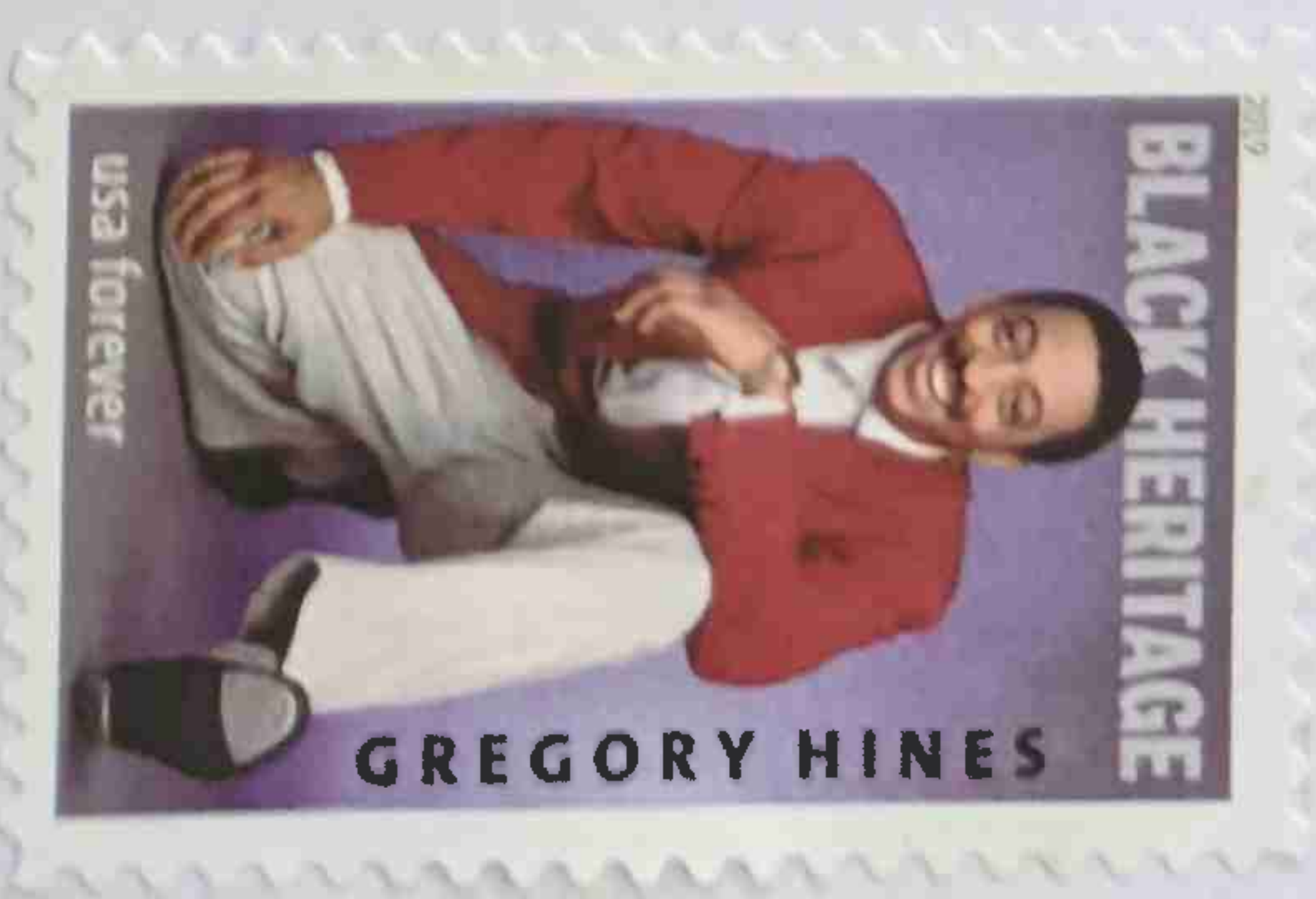
MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102



GREGORY HINES

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MAIETTA DENNIS M & DOW MAIETTA VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102-3515



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110



FORRESTER PHOENIX E
1225 8TH ST NW
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

FORRESTER PHOENIX E
1225 8TH ST NW
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

SANDOVAL BRIAN LEE
318 ARNO ST SE
ALBUQUERQUE NM 87102-3515



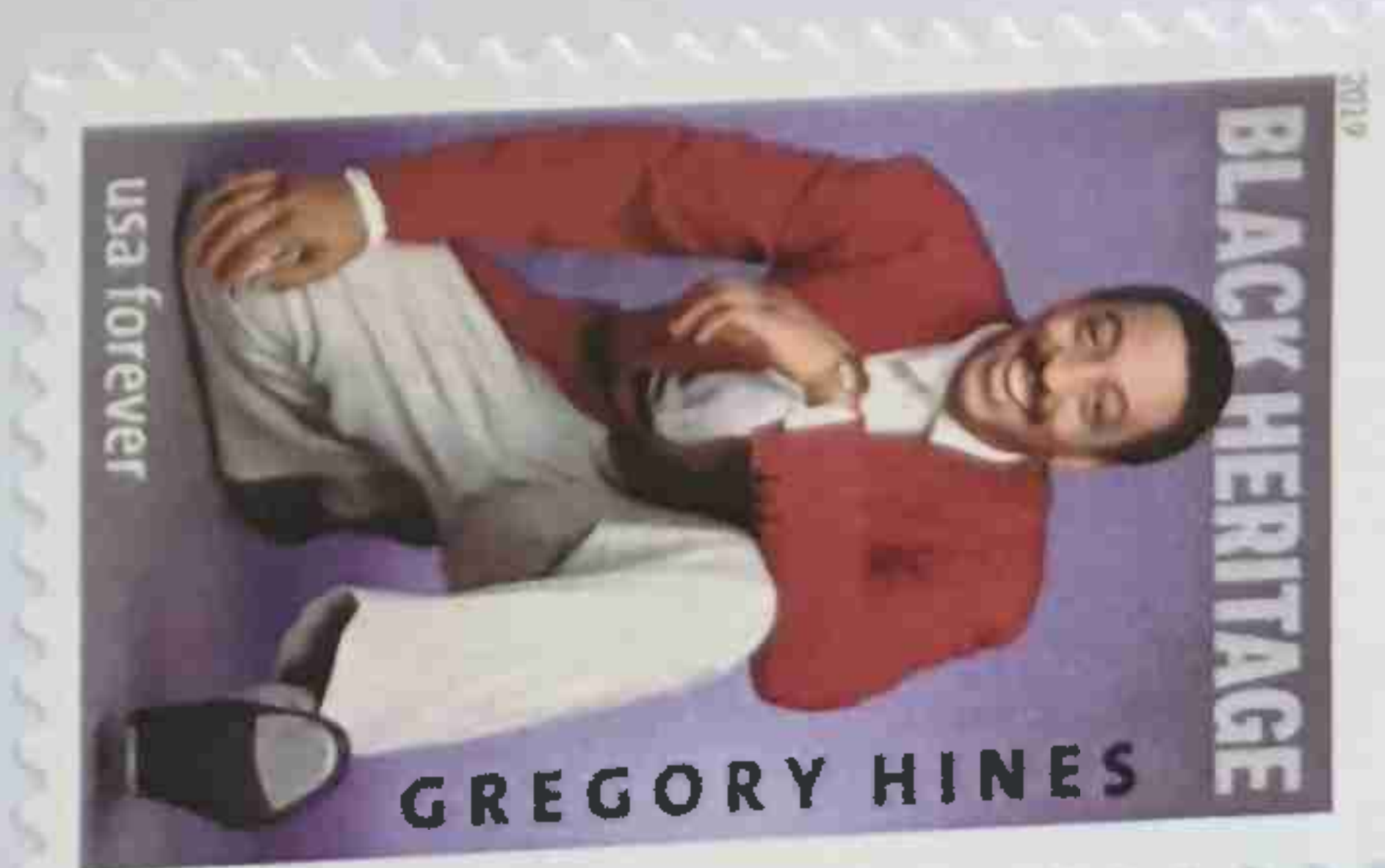
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

SANDOVAL BRIAN LEE
318 ARNO ST SE
ALBUQUERQUE NM 87102-3515

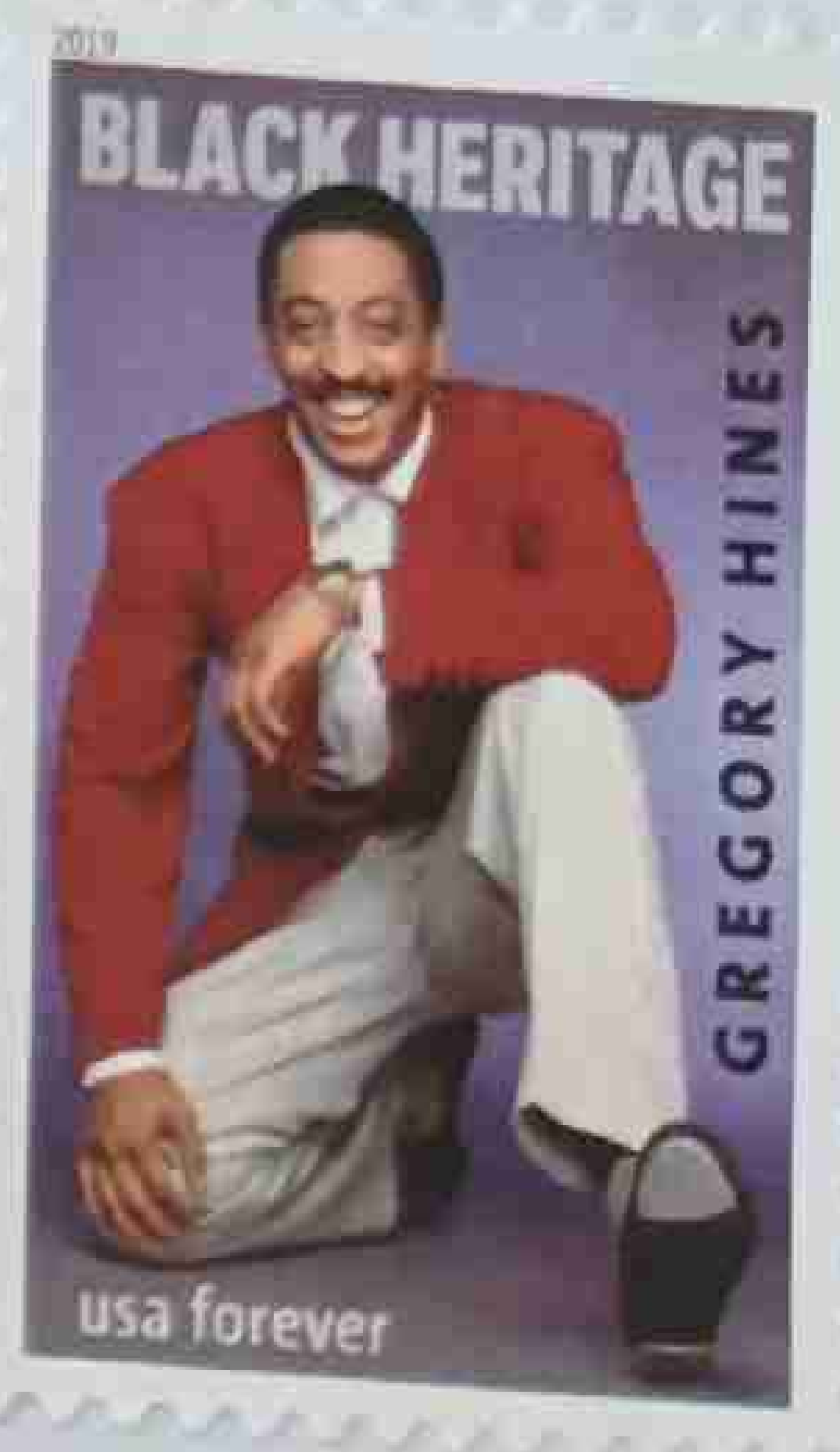
B C I G
GREGORY HINE

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

TAPIA LORELLA
401 EDITH BLVD SE
ALBUQUERQUE NM 87102-3561



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110



SMART STACI L
413 LEAD AVE SE
ALBUQUERQUE NM 87129-3565

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

SMART STACI L
413 LEAD AVE SE
ALBUQUERQUE NM 87120-3565

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

CUMMINGS MARK KIMBALL
409 ARNO ST SE
ALBUQUERQUE NM 87102-3559



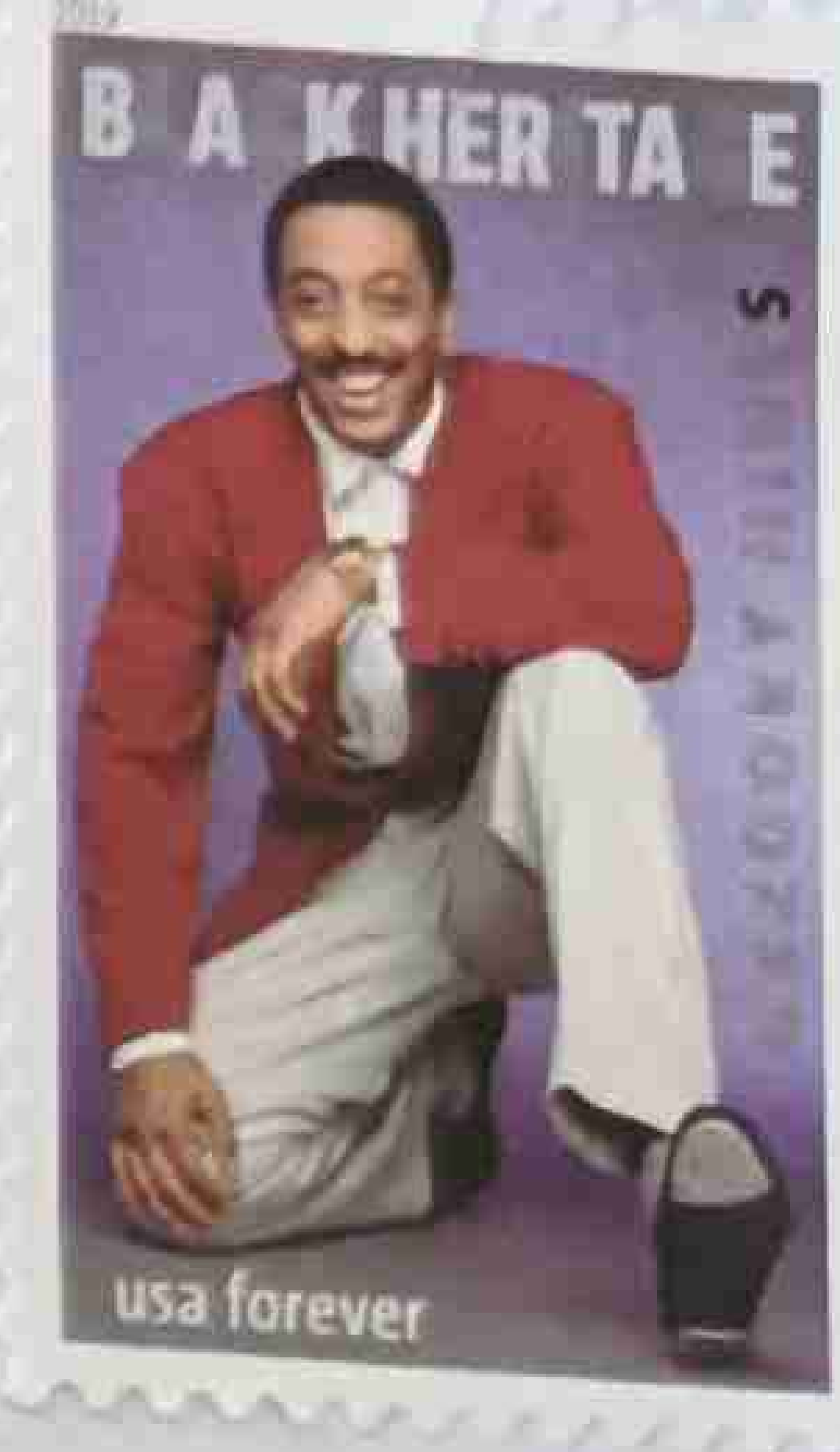
Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

YU PERCY P C & MARIA
417 ARNO ST SE
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

YU PERCY P C & MARIA
417 ARNO ST SE
ALBUQUERQUE NM 87102

BLACK HERITAGE



Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

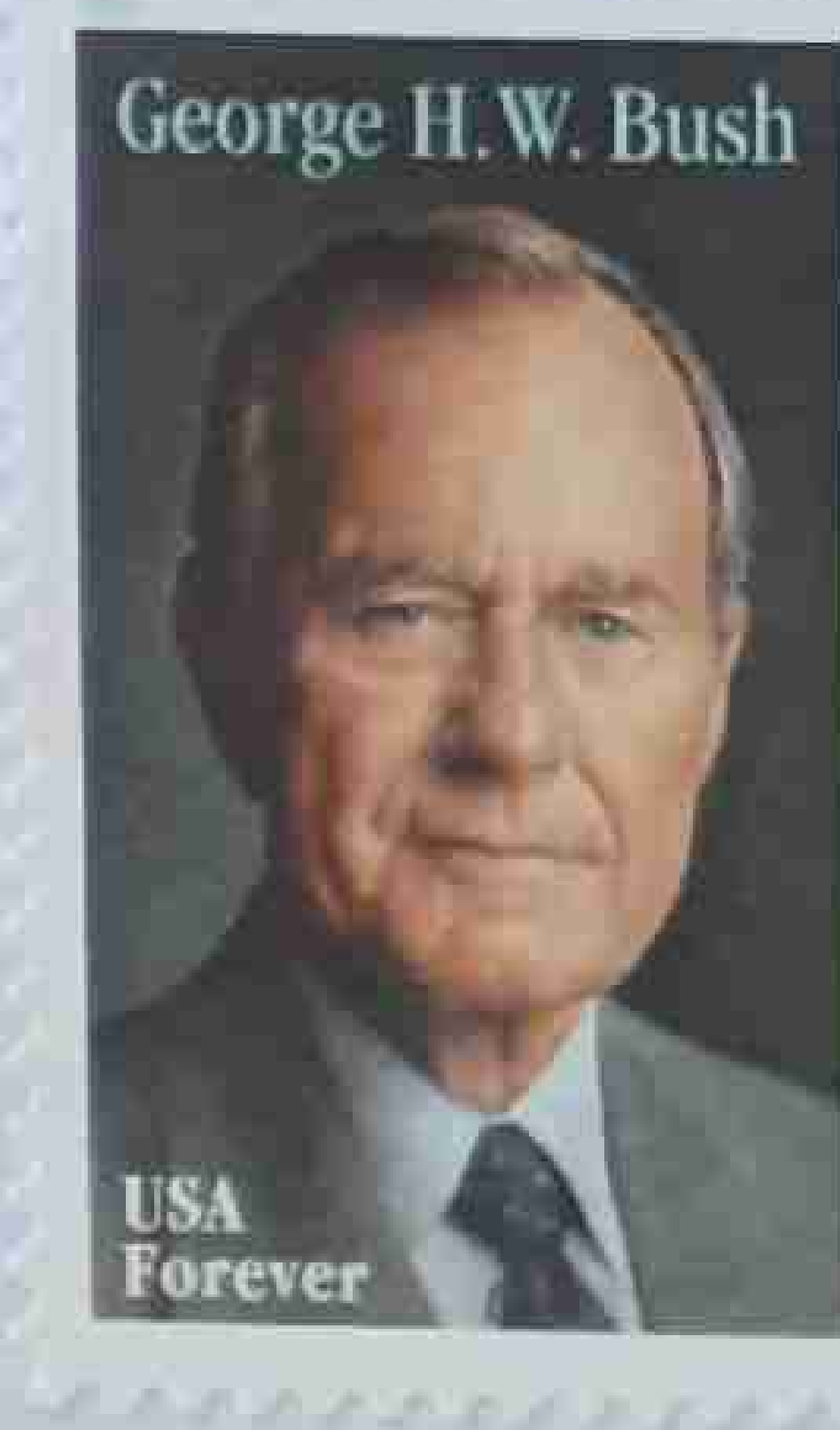


MORA ADAM RUDY
416 ARNO ST SE
ALBUQUERQUE NM 87102-3560

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MORA ADAM RUDY
416 ARNO ST SE
ALBUQUERQUE NM 87102-3560

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

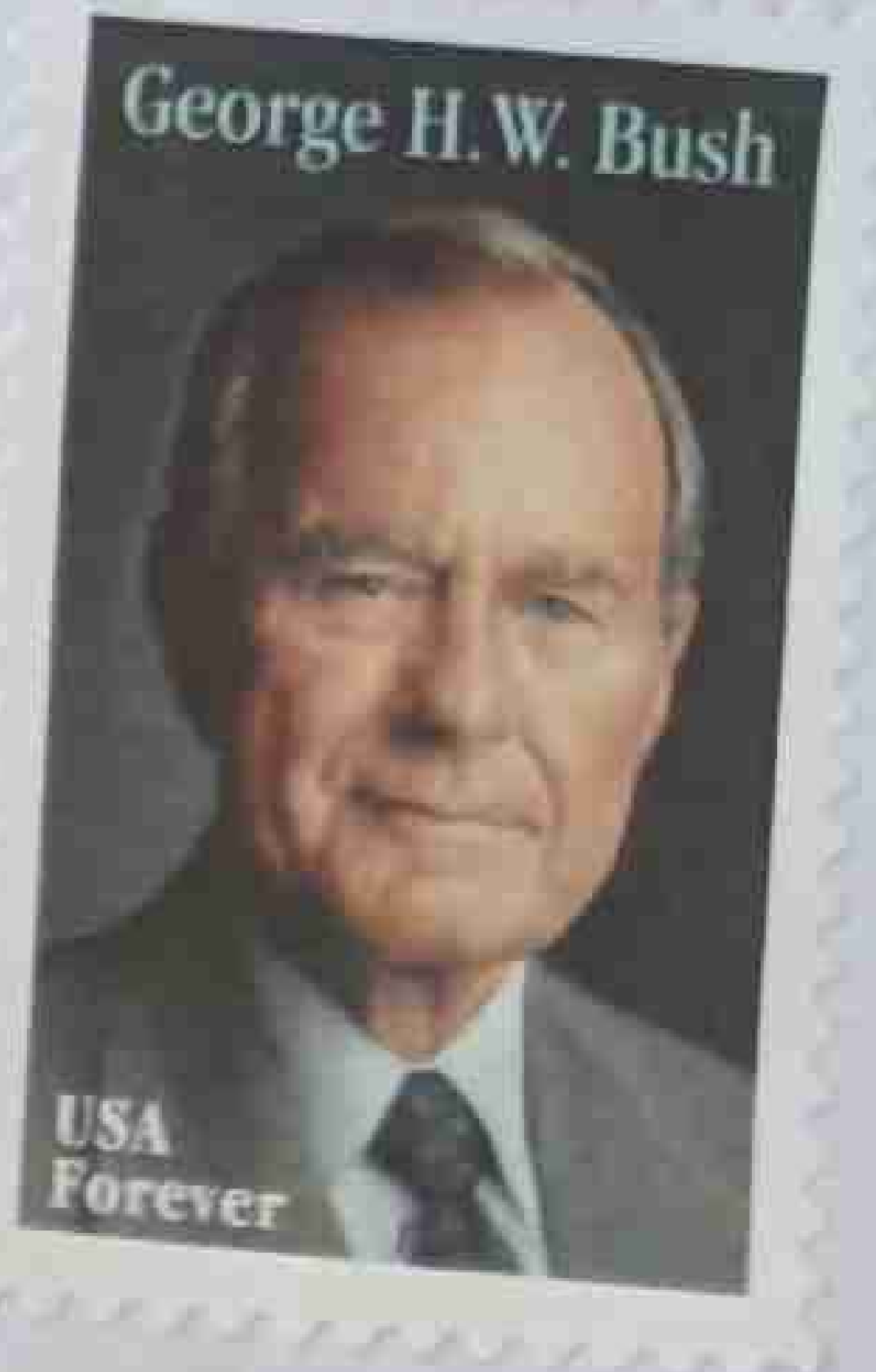


WOMENS HOUSING COALITION INC
3005 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

WOMENS HOUSING COALITION INC
3005 SAN PEDRO DR NE

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110



MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance
1409 Jefferson ST NE
Albuquerque, NM
87110

MAIETTA DENNIS & VICTORIA
314 ARNO ST SE
ALBUQUERQUE NM 87102

ATTACHMENTS



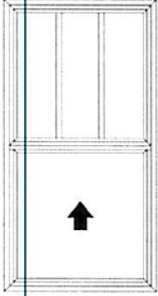
ORIGINAL APPEARANCE



CURRENT APPEARANCE

ATTACHMENTS

Line: 1	Location:		
Quantity: 3	Ultra, 3210U, SH, No Fin (Block Frame), Ext Bark / Int Bark, U-Factor: .34, SHGC: .27, VT: .49		\$547.79
	Narrow Vintage, Ext Bark/Int Painted Wood, Colonial Top Only 3W1H		\$93.46
	Tariff		\$1.62
		Item Total:	\$642.87
		Line Total:	\$1,928.37



Viewed From Exterior

Model = Single Hung
 Size = Net Frame: 28" x 53 3/4"
 Dimensions = Sash Height: One Half
 Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
 Glazing = Dual Glaze with Breather Tube
 Grids = Narrow Vintage, Ext Bark / Int Painted Wood, Colonial Top Only 3W1H
 Hardware = Black, Positive Action Lock
 Other Options = Glass Breakage Warranty
 Screen = Standard with Fiberglass Mesh
 Ratings = STC: 28, OITC: 22, PG: LC30
 Clear Opening = W 25 13/16" x H 23 1/4" Sq. Ft. 4.17
 Other Ratings = CPD: MIL-A-157-06063-00002

Customer Approval: _____

Window selection (with 4 top panes)