



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 14, 2019

OFFICIAL NOTICE OF DECISION

PR-2019-001969 SI-2019-00008
Application for Certificate of
Appropriateness

Stephen Leos Architect, LLC agent for Pam & Ric Leverick, requests approval of a Certificate of Appropriateness for Alteration at 518 Edith Blvd. SE, described as Hunings Highland Addn. lot 11 block 31 in the Hunings Highland Historic Protection Overlay Zone. (K-14)

On February 13, 2019 the Landmarks Commission voted to **Approve, Project PR-2019-001969, SI-2019-00008**, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for construction of a replacement accessory building, located at 518 Edith Blvd SE, described as Lot 11, Block 31, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1C.
2. The subject site is approximately 0.16 acres.
3. The application for a Certificate of Appropriateness is for demolition and replacement of a 490 sq. ft. single story, flat roofed accessory building, located to the rear of a contributing building in the Huning Highland HPOZ. The secondary structure is in poor condition and of no architectural or historic interest. It is barely visible from the street and makes no contribution to the distinctive qualities of the Historic District. The replacement has a similar size footprint and is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is of a scale and style appropriate to the distinctive local context.
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 LUCC 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. Subject to Staff approval of the external materials specification, the proposed work is consistent with designation ordinance R-132-1980. Subject to the above Condition, the proposed work complies with the relevant development guidelines for the historic zone as described in the Staff Report and in Findings 7 & 8 below.

7. The proposal is consistent with the Guidelines for the Huning Highland HPOZ. The replacement accessory building is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is appropriate to the local context.

8. 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 and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the proposal’s conformance with the specific development guidelines.

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon Staff endorsement of the external materials specification.

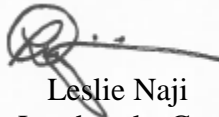
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON February 13, 2019 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON February 21, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Naji", with a long horizontal stroke extending to the right.

Leslie Naji
Planner, Landmarks Commission