



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

Date: October 24, 2019

OFFICIAL NOTICE OF DECISION

PR-2019-002864 SI-2019-00306
Application for Certificate of
Appropriateness

Jim Clark, Masterworks Architects Inc., agent for Minerva Law, requests approval of a Certificate of Appropriateness for new garage and fence at 217 13th St. NW, described as Lot 32, Block 16 of the Perea Addition in the Fourth Ward Historic Protection Overlay Zone. (J-13)

On October 9, 2019 the Landmarks Commission voted to **Approve, Project PR-2019-002864, SI-2019-00306**, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for construction of an accessory building and fence at 217 13th St. NW, described as Lot 32, Block 16 of the Perea Addition Replat, and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned R-1A.
2. The principal, one and a half story building is wood framed bungalow with horizontal wood siding and a diamond shaped asphalt shingle roof and was constructed in 1906. It is classified as a contributing building in the Fourth Ward HPO.
3. The new accessory building is well sited and remains subordinate to the principal building. It comprises a 576 sq. ft. garage in contrast to the 1500+ square feet house.
4. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "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.”

5. The IDO Section 14-16-6-6(D)(3)(b) 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”.

6. The proposed accessory building and fence would not adversely affect the historical integrity or value of the adjacent house, or those of the site and the wider neighborhood.

7. The IDO Section 14-16-6-6(D)(3)(e) states “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 in which it is to be located.”

8. The proposed accessory building and fence both compatible with the HPO design standards.

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits


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 October 9, 2019 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON October 24, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', is written over a light gray rectangular background. The signature is stylized with a large initial 'L' and a long horizontal stroke extending to the right.

Leslie Naji
Planner, Landmarks Commission