



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

Date: May 14, 2020

OFFICIAL NOTIFICATION OF DECISION

PR-2020-003505
SI-2020-00060
Application for Certificate of
Appropriateness

Kenneth Sandoval, requests approval of a Certificate of Appropriateness for new construction at 2004 Old Town Rd., described as MRGCD 38 tract 153 in the Old Town Protection Overlay Zone. (J-13)

On May 13, 2020 the Landmarks Commission voted to **Approve Project # PR-2020-003505, SI-2020-00060**, based on the following findings and conditions.

1. This application is a request for a Certificate of Appropriateness for the property described as Lot 153 of the Old Albuquerque Town site, MRGCD Map 38, in the Old Town Historic Protection Overlay (HPO-5) Zone.
2. The subject property is approximately 0.07 acres and contains an existing building. It is listed as a contributing building in the state registered Old Albuquerque Historic District.
3. The proposal is for three 1-bedroom townhomes extending east from the rear addition of the original adobe house. Units range in size from approximately 440 square feet to 560 square feet.
4. Section 14-16-3-5(D) of the Integrated Development Ordinance states that within the boundaries of an HPO 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. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. 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 the designation

ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located”.

6. This application is consistent with the specific design guidelines of the Old Town HPO. Materials and details are similar to those of the original house on the site.
7. Subject to conditions of approval, the proposed project is consistent with designation ordinance R-46-1991. The proposed work complies with a number of the relevant development guidelines for the historic zone as described in the staff report.
8. 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”.
9. The IDO Section 14-16-6-6(D)(3)(d) 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.
10. The architectural style of the new buildings are common to the historic zone and compatible with the surroundings. Traditional exterior details and materials are used throughout. The overall character of the historic area will not be diminished.

Conditions of Approval Recommended for *SI-2020-00060/ Project # 2020-003505*

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals, including but not limited to the additional front wall height requested.
2. Applicant shall provide LC staff with floor plans and elevations as drawn for building permit.
3. Final selection of windows are subject to LC staff review and approval.

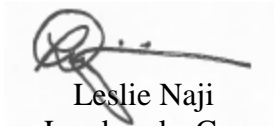
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Naji", is written over a light gray rectangular background.

Leslie Naji
Planner, Landmarks Commission