



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



Date: March 10, 2011

OFFICIAL NOTIFICATION OF DECISION

Project #1001246
11-LUCC-50007
Certificate of Appropriateness

Jake Rodriguez, ORR Architects, agent for San Felipe De Neri Parish, requests approval of a Certificate of Appropriateness for alterations at **2005 North Plaza NW, Lot 201, M.**

On March 9, 2011 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1001246/11-LUCC-50007 based on the following findings and conditions:

FINDINGS OF APPROVAL:

1. This application is a request for a Certificate of Appropriateness for alteration at 2005 North Plaza NW, described as Tract 201 MRGCD Map 38 in the H-1 Historic Zone and a contributing property in the Old Albuquerque Historic District.
2. The subject property contains the San Felipe de Neri church and associated church buildings.
3. The applicant proposes to rehabilitate the sacristy portion of the church building, rectory building, parish hall and interior courtyard to include re-roofing of the sacristies, north wing offices and parish hall, rebuilding the courtyard portals, interior renovation of the sacristies, offices and parish hall including floor level changes to accommodate ADA access, repair and/or replacement of selected doors and windows in the rooms surrounding the courtyard and improvements to the courtyard.
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”. The proposed alterations comply with 14-12(8)(B)(1).

6. The proposed alterations are consistent with the specific development guidelines for the Old Town Historic Zone as analyzed in the staff report. Current conditions on some roofs and in the Courtyard are detrimental to the physical integrity of the complex. The proposed drainage improvements are needed to prevent structural deterioration. Proposed security and privacy alterations also support the ongoing use of the San Felipe complex for its original purpose and complementary role as a heritage site.
7. 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 proposed alteration comply 14-12(8)(B)(2). The proposed new building does not impair or diminish the historical value and architectural character of the historic zone due to its compatibility with the development guidelines. The proposal does not impair or diminish the character of the structure.
8. The Albuquerque/Bernalillo County Comprehensive Plan Established Urban Area policies include: Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.” The proposed new building supports Established Urban Area Policy d because the alteration conserves the historic value and architectural character of the historic buildings while providing for new development to meet the needs of the San Felipe parish.
9. The Albuquerque/Bernalillo County Comprehensive Plan contains goals and policies related to Environmental Protections and Heritage Conservation. Section 11.C.5 Historic Resources goal is to protect reuse or enhance significant historic districts and buildings. The proposed alterations support the Historic Resources goal or policy b and c because the alteration conserves the historic value and architectural character of the resources and is consistent with the development guidelines.
10. The Albuquerque/Bernalillo County Comprehensive Plan Section 11.C.9 Community Identity and Urban Design goal is “to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.” Policy b states “In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon (3) Local history, specifically architectural styles and traditions and current and historic significance to Albuquerque. The Community Identity and Urban Design goal is supported by the proposed alterations because they reflects the building traditions of the historic zone and preserves the built characteristics and historical features that characterize the Old Albuquerque historic district.

CONDITIONS OF APPROVAL:

1. Painted wood replacement windows and repaired windows shall be utilized in restoration versus metal clad or metal windows and submitted to staff for review and approval.
2. A detailed landscape plan shall be submitted to staff for review of the courtyard and approved by staff.

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 (LUCC) 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 **March 9, 2011** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **March 25, 2011**.

Sincerely,

Maryellen Hennessy
LUCCS