



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



Date: July 15, 2011

OFFICIAL NOTIFICATION OF DECISION

Project #1008859/11LUCC-50027
Decision for a Certificate of Appropriateness

Lee Gamelsky, Architects P.C., agent for City of Albuquerque requests approval of a Certificate of Appropriateness for alterations at the Kimo Theatre 423 Central NW, Lots 22, 23, 24 of Block 11 of the Original Townsite. (K-14)

Lee Gamelsky Architects
2412 Miles Rd SE
Albuquerque, NM 87106

On July 13, 2011 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1008859/11-LUCC-50027 based on the following findings and conditions:

FINDINGS OF APPROVAL:

1. This is a request for an alteration of the Lobby at the KiMo Theater, a City Landmark at 423 Central Avenue NW.
2. The exterior grille mentioned in 4.B. of the agent's letter has been deleted from the project, and no other exterior alterations are included in this request except the replacement of a mechanical unit on the roof with a larger unit.
3. The lobby alteration is part of a larger project that affects interior spaces not covered in the KiMo Development Guidelines.
4. The work proposed meets applicable KiMo development guidelines, the criteria for issuance of certificates in the Landmarks and Urban Conservation Ordinance, and Standard 3 of the Secretary of the Interior's Standards for Rehabilitation.
5. This request alters features of the KiMo Lobby that date to the 1982 and 1999 rehabilitations, making the Lobby floor plan asymmetrical while connecting it to a new bar in the building.

CONDITIONS OF APPROVAL:

1. This approval allows the applicant to either retain or remove the section of wall between the two existing alcoves in the west end of the lobby, provided that all scars are patched and finishes are restored to match existing if the wall is removed.
-

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 **July 13, 2011** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **July 28, 2011**.

Sincerely,

Maryellen Hennessy
LUCCS