



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



Date: May 13, 2010

OFFICIAL NOTIFICATION OF DECISION

Project #1007470
09-LUCC-50054
Decision for a Certificate of Appropriateness

Jon Anderson, requests approval of a Certificate of Appropriateness for demolition and new construction at **908 Roma Ave. NW**, described as Lots 4 & 5, Block 4 of the Luna Place Addition, in the Fourth Ward Historic Overlay Zone. (J-13)

Jon Anderson
912 Roma Ave NW
Albuquerque, NM 87104

On May 12, 2010 the Landmarks and Urban Conservation Commission voted to **DENY** Project #1007470/09-LUCC-50054 based on the following findings:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for demolition and new construction at 908 Roma Ave. NW, described as Lots 4 and 5, Block 4 of the Luna Place Addition, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/RO.
2. The subject property contains a one-story concrete block house of approximately 700 square feet. This building is designated on the State and National Registers forms as neutral to the Fourth Ward historic district and on the overlay zone designation map as a contributing building.
3. The applicant proposes to demolish the existing 700 sq. ft. building and construct a new 2,00 sq. ft. single-family residence.
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”.

6. The proposed new building is not consistent with the designation ordinance R-46-1991 Section 4.C which states that new construction should have parking located to the rear of the structure. There is an existing three-car garage at the rear of the property but the proposal includes another garage at the front of the house facing the street.
7. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.A.2, 3 and 4. The new building does not reflect design traditionally used in the area, it is not compatible with contributing buildings in the area in its massing, roof shape, materials or window patterns as analyzed in the staff report.
8. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.C.1 and 2.a., b, c and d. The proposed building does not match or replicate patterns of exterior materials, rooflines or patterns of existing doors and windows from contributing buildings as analyzed in the staff report.
9. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.D. 2 because the block wall in the front yard intrudes on the setback space.
10. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.G.1, 2,3,and 4. The proposed building does not incorporate styles and design features of contributing buildings, it includes large blank walls and no front porch is provided.
11. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.H.3. The proposed new building does not use traditional window shapes or types.
12. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.I.1, 2 and 3. The entry door is not defined by a porch or enhanced with architectural detail.
13. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section III.J.1 because it does not utilize a historic roof shape.
14. The proposed new building is not consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section VI.B.1 because a four-foot tall block wall is proposed in the middle of the front yard.
15. 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”.
16. The proposed new building has the potential to impair or diminish the historical value and architectural character of the historic zone due to its incompatibility with the development guidelines.

17. 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 does not support Established Urban Area Policy d because the design of the new development is not compatible with the cultural resources of the Fourth Ward historic district.
18. 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 new building does not support the Historic Resources goal because the historic district is not protected from new development that is incompatible with the development guidelines.
19. 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 not supported by the proposed new building because it does not reflect the building traditions of the historic neighborhood thereby not preserving the built characteristics and historical features that characterize the Fourth Ward historic district.

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.

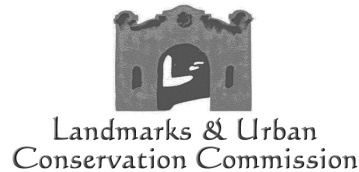
ALL CASES THAT RECEIVED APPROVAL ON **May 12, 2010** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **May 27, 2010**.

Sincerely,

Maryellen Hennessy
LUCCS



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



Date: May 13, 2010

OFFICIAL NOTIFICATION OF DECISION

Project #1000886
10LUCC-50006
Decision for a Certificate of Appropriateness

REMODEL INC. agent for STEVEN SACKS,
requests approval of a Certificate of appropriateness
for construction and alterations at **609 11th Street NW**,
described as Block 24, Lot 1, of the Perea Addition,
the Fourth Ward Historic Overlay Zone. (J-13)

Remodeling
3708 Commercial St. NE
Albuquerque, NM 87107

On May 12, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1000886/10-LUCC-50006 based on the following findings and condition:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for demolition and new construction at 609 11th St. NW, described as Lots 1, Block 24 of the Perea Addition, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a one-story modified bungalow style house built circa 1922 and an accessory garage building at the rear built between 1924 and 1931. Both buildings are designated as contributing to the historic overlay zone.
3. The applicant proposes to demolish the existing 486 sq. ft. garage/accessory building to develop a 797 sq. ft. studio/office building.
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 Section 14-12(8)(B)(6) states that a Certificate of Appropriateness for demolition shall only be approved if it is determined that the property is incapable of producing an economic return as presently controlled and that no means of preserving the structure has been

found. The existing accessory building is in disrepair, and does not contribute economically to the property. Rehabilitation of the building to its historic character would involve a financial investment, which would not add economic value to the property.

6. 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.
7. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.A. Guidelines for new construction as analyzed in the April 14, 2010 staff report. The new building is compatible with predominant general characteristics of contributing buildings in the vicinity and the massing and proportions are similar to contributing buildings. This accessory building is subordinate to the main building.
8. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.C. Pattern and Rhythm as analyzed in the April 14, 2010 staff report. The new construction conforms to established rhythms on the buildings and on the sites. The new construction incorporates similar patterns of architectural details from existing contributing buildings and matches patterns of exterior materials and rooflines with those of contributing buildings.
9. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.F. Exterior materials as analyzed in the April 14, 2010 staff report. The design uses traditional materials and those newer materials compatible with contributing buildings in the area.
10. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.G. Architectural Detail as analyzed in the April 14, 2010 staff report. The new building does not duplicate a contributing building but utilizes similar shapes and materials.
11. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.H. Windows as analyzed in the April 14, 2010 staff report. The building has both traditional and non-traditional window shapes. Those windows on the façade visible from the street are sash windows of traditional proportion. Other windows, including the use of glass block are not going to be visible from the right-of-way.
12. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.J. Rooflines as analyzed in the April 14, 2010 staff report. The building has a pitched roof similar to the primary building and other contributing buildings in the vicinity.
13. The proposed new building is consistent with the specific development guidelines for the Fourth Ward Historic Overlay Zone Section V.K. New Accessory Structures as analyzed in the April 14, 2010 staff report. The style of the proposed building is generally consistent with the style of the house. It uses similar massing and materials and is subordinate to the primary building.
14. 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 removal of the contributing accessory building and the introduction of the proposed development will not significantly impact the Fourth Ward Historic District.

15. The proposal supports the purpose of the Downtown Neighborhood Area Sector Development Plan or the policy “Selected buildings and areas which explain our past and which give Albuquerque identity, individuality, and cultural richness shall be preserved, enhanced, and reused where appropriate.” The primary contributing building is preserved and the property owner has no appropriate re-use for the accessory building.
16. 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 design of the new development is compatible with the cultural resources of the Fourth Ward historic district.
17. 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 proposal supports the Historic Resources goal or policy b and c because the primary contributing building is preserved and the new development is consistent with the specific development guidelines.
18. 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 proposal because the new development reflects the building traditions of the historic neighborhood and the built characteristics and historical features that characterize the Fourth Ward historic district are not negatively affected.
19. There is no known opposition to the request. The Downtown Neighborhood Association submitted a letter and testimony in support of the proposal.

CONDITION:

1. The applicant is to comply with all other relevant City plans, policies and permits requirements.

PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWING THE LUCC’S DECISION.

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.

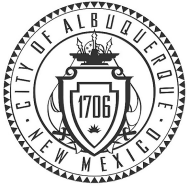
The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed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

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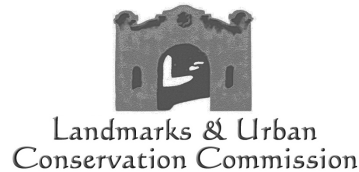
Sincerely,

Maryellen Hennessy
LUCCS

cc: Steven Sacks, 609 11th St. NW, Albuquerque, NM 87102



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



Date: May 13, 2010

OFFICIAL NOTIFICATION OF DECISION

Project #1006616
10LUCC-50011
Decision for a Certificate of Appropriateness

Clint Wilsey-Studio SW Architects, agent for Rumi Muenala, requests approval of a Certificate of Appropriateness for new construction at 424 San Felipe Street NW, Tract 206, M.R.G.C.D. Map 38, in the H-1 Zone. (J-13)

Rumi Muenala
P.O. Box 67
Pacific, MO 63069

On May 12, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1006616/10-LUCC-50011 based on the following findings and conditions:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for new construction at 224 San Felipe, described as Tract 206, MRGCD Map 38, in the H-1 Historic Zone.
2. The subject site is unclassified and not within the boundaries of the State registered Old Albuquerque Historic District.
3. The proposal is to construct a new building of approximately 2550 sq. ft. The building is designed in a modified Pueblo Revival style and is one-story at the front and two-stories towards the rear.
4. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
5. There are four existing buildings on the site. The new building at 224 San Felipe is one of a group of buildings on the site.

6. An existing building at 224 San Felipe is a New Mexico Vernacular style building, built as a dwelling, circa 1918. The building retains the characteristic architectural features of the style and period of construction.
7. Three smaller buildings at 222 San Felipe were constructed circa 1947 and were remodeled to reflect a Pueblo Revival style of architecture.
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 proposed new development is generally consistent with the applicable specific development guidelines for the Old Town Historic Zone numbers seven and ten.
9. The proposal, subject to the stated conditions of approval, complies with LUCC Ordinance sections 14-12-8-(B)(1) and (B)(2) as analyzed in the staff report.
10. 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 proposal subject to the stated conditions of approval supports the Historic Resources goal.
11. 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 proposal subject to the stated conditions of approval supports the Community Identity and Urban Design goal.

CONDITIONS:

1. The trellis at the south façade of the new building is to be deleted.
2. Applicant is to submit a revised landscape plan, together with further detail concerning the building facade facing San Felipe Street, subject to approval of staff with concurrence of the Chair Robert Campbell, and Phyllis Taylor, Vice Chair.
3. Applicant is to comply with all other relevant City plans, policies and permit requirements.

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Sincerely,

Maryellen Hennessy
LUCCS

cc:
Studio Southwest Arch. Clint Wilsey, 2101 Mountain Road NW, Albuquerque, NM 87107

