



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



Landmarks & Urban  
Conservation Commission

Date: November 11, 2010

## OFFICIAL NOTIFICATION OF DECISION

Project #1008499  
10-LUCC-50042  
Decision for a Certificate of Appropriateness

**Charles Brownell, Agent for Dylan Brownell,**  
request approval of a Certificate of Appropriateness for  
alterations at **318-320 Mesa Street SE**, Lot 7, Block  
72, S45FT Lot 7&8Terrace Addition, Silver Hill  
Historic Overlay Zone. (K-15)

Dylan Brownell  
318 Mesa St. SE  
Albuquerque, NM 87106

On November 10, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1008499/10-LUCC-50042 based on the following findings:

### FINDINGS:

1. This application is a request for a Certificate of Appropriateness for alteration at 318 - 320 Mesa SE, described as **Lot 7, Block 72, S45FT Lot 7& 8Terrace Addition**, a contributing property in the Silver Hill Historic Overlay Zone, zoned SU-2/DR .
2. The subject property contains a one-story residential duplex building in the Southwest Vernacular style with Mission Revival details built in 1927.
3. The Silver Hill Historic Overlay Zone was designated by the City Council on June 21, 2010 by resolution R-2010-083. All property owners within the overlay zone were notified by mail regarding the pending designation.
4. The applicant has testified that he purchased the property in April of 2010 but did not arrive in Albuquerque to take possession of the property until mid-June 2010. The applicant was not the owner of record due to the recent transfer of the property and would not have received notification from the City.

5. A building/work permit was applied for on July 9<sup>th</sup> and issued on July 27<sup>th</sup> by City Building and Safety Division without notation of the new Historic Overlay Zone.
6. Nine windows were removed and replaced before City Zoning issued a stop work order pending approval of a Certificate of Appropriateness.
7. The original windows were wood sash and casement with a divided lite pattern on the upper sashes. The replacement windows were vinyl sash and sliding windows with no divided lites. The new windows did not meet the general preservation guidelines.
8. The applicant subsequently modified the installed windows to reflect the appearance of the original windows. Wood molding was added to the exterior of the sashes and also applied on the upper sashes to simulate the original pattern of divided lites. This is an application for LUC approval to retain the modified windows and for approval to install the remaining windows in a similar manner.
9. This project was partially completed prior to adoption of the specific development guidelines and in this case the solution proposed is more desirable than a mix of window styles.
10. 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.
11. 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*”.
12. The proposed new windows, while not exactly replicas of the original windows, are reasonably similar in appearance. As such, they are consistent with the specific development guidelines for the Silver Hill Historic Overlay Zone *Guidelines for Contributing Buildings* as analyzed in the staff report.
13. 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”.
14. If altered as proposed, the contributing building would retain its historic value and architectural character. The proposed alteration does not impair or diminish the historical value and architectural character of the historic zone due to its compatibility with the preponderance of the development

guidelines. The criteria for approval of a Certificate of Appropriateness in the LUC Ordinance Section 14-12(8)(B)(1,2,4 and 5) are satisfied.

15. 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 contributing building and the design of the new development are compatible with the cultural resources of the Silver Hill historic district.
  
16. 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 supports the Historic Resources goal or policy b and c because the alteration conserves the historic value and architectural character of the resource (contributing building) and is consistent with the development guidelines.
  
17. 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 alteration because it reflects the building traditions of the historic neighborhood and preserves the built characteristics and historical features that characterize the Silver Hill historic district.

#### **CONDITIONS OF APPROVAL:**

1. Applicant is to comply with all other applicable City rules and regulations and obtain all necessary permits.
  
2. The applicant shall work with staff to provide wood window trim to match existing window trim and apply the new trim to the exterior of the windows. The trim shall be painted to match the window units.

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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 November 10, 2010 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON November 29, 2010.**

Sincerely,

Maryellen Hennessy  
LUCCS

cc: Charles Brownell, 25322 Las Bolsas, Laguna Hills, CA 92653



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



Date: November 11, 2010

## OFFICIAL NOTIFICATION OF DECISION

Project #1003827  
10-LUCC-50052  
Decision for a Certificate of Appropriateness

**Andrew Gomez, Agent for Kathryn Jaramillo,**  
request approval of a Certificate of Appropriateness for  
construction at 214 Arno Street N.E., Lot 10&11,  
Block 12, Huning Highlands Addition, Huning  
Highland Historic Overlay Zone. (K-14)

Kathryn Jaramillo  
214 Arno St. NE  
Albuquerque, NM 87102

On November 10, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1003827/10-LUCC-50052 based on the following findings and condition:

### FINDINGS:

1. This application is a request for a Certificate of Appropriateness for alteration at 214 Arno NE, described as Lots 10, Block 12 of the Huning Highland's Addition, a contributing property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject property contains a one-part commercial block building with a corner entry. The building was built between 1902 and 1908 of cast stone with alternating rusticated and smooth courses, and can be considered Richardsonian Romanesque in style. Architectural details include arched windows and dentil parapet.
3. Typical of the corner stores that once dotted the downtown neighborhoods, the building is now used residentially. The property is designated as contributing to the Huning Highland Historic District.
4. The applicant proposes to add an attached addition of 660 square feet at the rear of the building to accommodate a two-car garage and laundry room. The new work would be of wood frame construction, with pitched roof with parapets and stucco or hardboard panel siding. The only windows proposed are to be glass block in the north and south walls.

5. 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.

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 Huning Highlands Historic Overlay Zone *Guidelines for Additions to Contributing Buildings* as analyzed in the staff report. If altered as proposed, the contributing building would retain its historic value, architectural character and materials.

8. The proposed addition reflects the mass, shape and scale of the contributing building and is attached at the rear.

9. As modified in the recommended conditions of approval, the altered building design reflects designs traditionally used in the area and is compatible with the contributing building and other buildings in the area in its exterior materials and roof shape.

10. 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”.

11. 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.

12. The proposed alteration supports the goal of the Huning Highland Sector Development Plan to “continue the development of Huning Highlands into a viable residential and commercial area, building on its unique historic character and location” and the policy “To encourage appropriate neighborhood-oriented use of vacant lands and buildings” in the Huning Highland Historic Overlay Zone.

13. 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 contributing building and the design of the new development are compatible with the cultural resources of the Huning Highland historic district.

14. 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 supports the Historic Resources goal or policy b and c because the alteration conserves the historic value and architectural character of the resource (contributing building) and is consistent with the development guidelines.

15. 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 alteration because it reflects the building traditions of the historic neighborhood and preserves the built characteristics and historical features that characterize the Huning Highland historic district.

16. The proposed glass block windows are inconsistent and not in character with the architecture of the main house which is Richardsonian Romanesque style.

17. Garage doors of the era of the original structure are typically single car garage doors.

#### **CONDITIONS OF APPROVAL:**

1. Exterior finish material is to be stucco.
2. Overhead garage door is to be changed to two single garage doors and subject to LUCC staff review and approval. The width of the new garage may be increased approximately two feet to accommodate two garage doors.
3. Glass block in the middle of the north and south facades are not traditional in design and are to be changed to fixed windows with wood or metal frames.
4. The fascia on the south façade of the new work is to match the fascia on the existing building.
5. The stucco on the new work shall cover the rigid insulation at the footing.
6. The parapet on the new work is not to exceed the height of the parapet on the existing building at any point.
7. The applicant shall label all materials on the elevation drawings and resubmit all drawings to staff.

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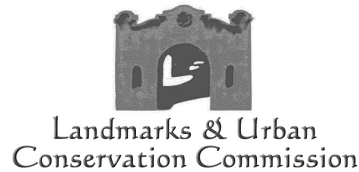
Sincerely,

Maryellen Hennessy  
LUCCS

cc: Andrew Gore, 2034 Lakeview Rd. SW, Albuquerque, NM 87105



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



Date: November 11, 2010

## OFFICIAL NOTIFICATION OF DECISION

Project #1000026  
10-LUCC-50054  
Decision for a Certificate of Appropriateness

**City of Albuquerque**, requests approval of a Certificate of Appropriateness for alterations at “Kimo Theatre” 423 Central NW, Lots 22, 23, 24 of Block 11 of the Original Townsite. (K-14)

On November 10, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1000026/10-LUCC-50054 based on the following findings and condition:

1. This is a request for a Certificate of Appropriateness for façade conservation work and installation of a neon sign to replicate the missing original at the KiMo Theater, a City Landmark at 423 Central Avenue NW.
2. The work proposed meets all applicable KiMo development guidelines, the controls in the Landmarks and Urban Conservation Ordinance, and The Secretary of the Interior’s Standards for Rehabilitation.
3. Certain details of the neon sign design, including colors, warrant further study and decision-making.
4. Certain work items in the submittal, such as repainting stucco, doors, and windows, do not require LUCC approval.
5. The neon sign constitutes an alteration subject to approval under the Downtown 2010 Sector Development Plan and sign regulations in the Comprehensive City Zoning Code, and staff consultations as to its compliance indicate that it will comply as proposed.
6. The proposed signage is a reversible application to the building façade to which it is applied.

**CONDITIONS OF APPROVAL:**

1. The neon sign design details and color selections shall be subject to review and approval of the Landmarks and Urban Conservation Commission at a subsequent hearing.
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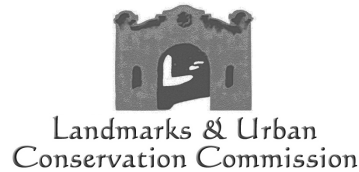
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Sincerely,

Maryellen Hennessy  
LUCCS



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P.O. Box 1293  
Albuquerque, New Mexico 87103



Date: November 11, 2010

## OFFICIAL NOTIFICATION OF DECISION

Project #1008088  
10-LUCC-50055  
Decision for a Certificate of Appropriateness

**Mike Putnam, Agent for Richard Braziel**, request approval of a Certificate of Appropriateness for alterations at **1900 Silver SE**, Lot 6 N89 Ft Lot 6, Block 72, Terrace Addition, Silver Hill Historic Overlay Zone. (K-15)

Richard Braziel  
1900 Silver S.E.  
Albuquerque, NM 87106

On November 10, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1008088/10-LUCC-50055 based on the following findings and condition:

1. This application is a request for a Certificate of Appropriateness for alteration at 1900 Silver SE, described as Lot 6, Block 72 of the Terrace Addition, a contributing property in the Silver Hill Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a one-story house in the Southwest Vernacular style built in 1927 with later additions including a two-story addition and a one-story garage addition at the rear.
3. The applicant proposes to install low profile photovoltaic solar panels on south roof face of the two-story gabled roofed addition and on the south-facing shed roof of the garage. Both of the locations are at the rear of the building.
4. The proposed alteration is consistent with the specific development guidelines for the Silver Hill Historic Overlay Zone relevant to *Solar Panels and Equipment* in that the installation does not affect any historic building fabric or detail and is to be located on a rear-facing roof and not on the primary façade.
5. The proposed alteration is consistent with the specific development guidelines for the Silver Hill Historic Overlay Zone relevant to *Solar Panels and Equipment* in that the installation utilizes low

profile fixed panels in a pattern that matches the configuration of the roof and are consistent with the slope of the roofs.

6. The specific development guidelines for *Solar Panels and Equipment* encourage placing solar equipment on flat roofs, however, the flat roofed portion of the building has existing ducting and roof mounted equipment making this alternative impractical.

7. 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.

8. 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*”.

9. The proposed alteration is consistent with the specific development guidelines for the Silver Hill Historic Overlay Zone *Solar Panels and Equipment* as stated in Findings No.’s 4, 5 and 6 above.

10. 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”.

11. If altered as proposed, the contributing building would retain its historic value and architectural character. The proposed alteration does not impair or diminish the historical value and architectural character of the historic zone due to its compatibility with the preponderance of the development guidelines. The criteria for approval of a Certificate of Appropriateness in the LUC Ordinance Section 14-12(8)(B)(1,2,4 and 5) are satisfied.

12. 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 contributing building and the design of the new development are compatible with the cultural resources of the Silver Hill historic district.

13. 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 supports the Historic Resources goal or policy b and c because the alteration conserves the historic value and

architectural character of the resource (contributing building) and is consistent with the development guidelines.

14. 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 alteration because it reflects the building traditions of the historic neighborhood and preserves the built characteristics and historical features that characterize the Silver Hill historic district.

15. The proposed panels mounted to the roof are a reversible application and could be easily removed at a later date.

#### **CONDITIONS OF APPROVAL:**

1. Applicant is to comply with all other applicable City rules and regulations and obtain all necessary permits.
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Sincerely,

Maryellen Hennessy  
LUCCS

