



Landmarks & Urban
Conservation Commission



Agenda Number: 4
Case No.: 50010
Project # 1008706
April 13, 2011

Staff Report

Agent	
Applicant	Moises Gonzales
Request	Certificate of Appropriateness for alteration
Legal Description	Lot 4 Block 22 Huning's Highland Addition
Address/Location	111 Walter NE
Size	
Zoning	SU2/SF
Historic Location	Huning Highland Historic Overlay Zone

Staff Recommendation

APPROVAL of Case # 10LUCC50010, Project #1008706, a request for a Certificate of Appropriateness for alteration, based on the Findings 1-16 beginning on page 11 and subject to Conditions on page 13.

Maryellen Hennessy
Staff Planner

Summary of Analysis

This application is a request for a Certificate of Appropriateness for alteration to a contributing building reconfiguring the entry to the house at the south side. New wood siding, new windows and other exterior finish details would be added. The request also includes replacing the existing shingle roof material with a standing seam metal roof material.

The house reflects little of its original character due to numerous alterations through the years. The house could be described as eclectic, with its prominent bay window on the primary façade reminding us of its Victorian beginnings, but with Pueblo Revival style features both on the house and landscape.

With the exception of the proposed metal roofing, the alterations are consistent with the development guidelines for the historic overlay and the historic architectural character of the Huning Highland Historic District is sufficiently preserved to meet applicable guidelines.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Development Guidelines for the Huning Highland Historic Overlay.

City Departments and other interested agencies were given the opportunity to review this application from 3/11/11 to 4/4/11. Agency comments that were received were used in the preparation of this report, and begin on page 15.

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of appropriateness for alterations</i>
<i>Historic Location</i>	<i>Huning Highland Historic Overlay Zone</i>

I. AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-3	Gabled, hipped, and flat, flat with decorative parapets; Queen Anne, Simplified Queen Anne, Bungalow, contemporary; 1898-2000.	Contributing, non-contributing Residential and Commercial
<i>Site to the North</i>	1	Hipped, Queen Anne by 1902	Contributing, Residential
<i>Sites to the West</i>	2	Hipped and gabled, Queen Anne, 1898-1902	Contributing, Residential
<i>Sites to the East</i>		Vacant (site of old Gaslight Motel)	
<i>Site to the South</i>	1	Flat, one-part commercial block, 1941	Non-contributing, commercial

II. Proposal

This a proposal to alter a contributing building by moving an exterior wall section on the south facade, relocating the main entry door and providing new siding and windows on the altered exterior wall section. These alterations affect a secondary façade.

The submittal also proposes a standing seam metal roof for the entire building.

Context

The subject property is a one-story, cross-gabled, modified Folk Victorian house built between 1898 and 1902. The house is located just north of Central Ave. in the Huning Highland Historic Overlay Zone.

Huning’s Highland was one of New Town Albuquerque’s earliest subdivisions, platted by Franz Huning in the 1880’s, just east of the newly arrived railroad tracks. It quickly became home to many of Albuquerque’s business and professional citizens. Huning’s Highland historic district was listed on the National Register of Historic Places in 1978 and the historic overlay zone was created by the City Council in 1979 to protect the resources of the district.

The architectural environment of the Huning's Highland, including its streetscape and landscaping, is significant not only for its 19th and early 20th century style of buildings, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial houses and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of the 20th century. Many of the buildings are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, corners decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials.

History

Although one of the early houses in the Huning's Highland Addition, the house reflects little of its original character due to numerous alterations through the years. The house could be described as eclectic, with its prominent bay window on the primary façade reminding us of its Victorian beginnings, but with Pueblo Revival style features both on the house and landscape. A former owner (ca. 1940's) who favored a more "southwestern" style of building tradition added adobe archways, protruding vigas and a heavy textured stucco exterior finish. River rock decorates the street facing façade.

The attached 1902 Sanborn Fire Insurance map indicates that an open porch was originally located on the south elevation. This is atypical of the development pattern in the historic district, but this is probably associated with the vacant lots to the south providing the opportunity for a main entry oriented towards Central Ave.

Several twentieth century additions at the west provided space for multiple rental units, and later a bed and breakfast facility over the years. It is currently used as a single-family residence.

On February 8, 1996 the LUCC considered case 96-1, a request for a Certificate of Appropriateness for alteration at this address. The applicants were requesting a corrugated metal roof for the building. The request was denied based upon a finding that it was inappropriate due to incompatibility with the development guideline A.6.e "*The use of plastic, metal and other unsympathetic materials is discouraged*" and also based on comments from the State Historic Preservation Office that "*a metal roof would misrepresent the educational value regarding the history of this particular house*" (see attachment).

The property was designated as contributing to the historic district in the register nomination in 1978, however; a subsequent re-survey of the historic district in 1999 by Van Citters Historic Preservation, recommended a change in status to non-contributing for 111 Walter NE due to loss of integrity (see attachment). The City did not implement recommendations from the consultant for revising the nomination at the State and Federal levels.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Albuquerque-Bernalillo County Comprehensive Plan of 1988, amended 2003

The plan sets out goals and policies concerning land use, environmental protection and heritage conservation.

LAND USE

Section II.B.5 This site is located in the Established Urban Area as defined in the Comprehensive Plan. The Goal of the Established Urban Area is to "create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable 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."

Policy o: "Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened."

ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

Section II.C.5 The goal for Historic Resources is "to protect, reuse or enhance significant historic districts and buildings." Applicable Historic Resources policies include:

Policy b: "Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate."

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: "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.

Huning Highland Sector Development Plan

The Huning Highland Sector Development Plan was first adopted in 1977, and revised in 1988. The Plan generally encompasses properties between Martin Luther King Boulevard and Coal Avenue and Broadway Boulevard and Locust Avenue; specific boundaries are shown on Map 2 on page 4 in the Plan. It sets forth goals and policies regarding land use:

The Goal of the Plan is “the continued development of Huning Highlands into a viable residential and commercial area, building on its unique historic character and location.” Plan objectives include, as related to this proposal:

1. To protect and enhance the unique residential character of the area.
2. To encourage appropriate neighborhood-oriented use of vacant lands and buildings.
3. To represent fairly all interests in the Huning Highland Sector Plan area.

Huning Highland Historic Overlay Zone Development Guidelines

The subject site is contained within the Huning Highland Historic Overlay Zone. The Huning Highland Historic District (SR # 464) was listed on the State of New Mexico Register of Cultural Properties on August 27, 1976 and was listed on the National Register of Historic Places on December 9, 1978. The Huning Highland Historic Overlay Zone was adopted by the Council and established under Resolution (R-117-1980) on June 2, 1980. The Resolution also approved the Design Guidelines. The design guidelines were revised and included in the 1988 *Huning Highland Sector Development Plan*. The specific development guidelines for the historic overlay zone were amended in 2010.

The Huning Highland Historic Overlay Zone protects the historic and architectural characteristics of the individual buildings. The Landmarks and Urban Conservation Commission (LUCC) retains jurisdiction over the exterior appearance of the buildings within the Historic Overlay Zone, both contributing and non-contributing buildings, residential and non-residential. The development guidelines are administered by the LUCC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, etc.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

“Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.” Section 14-12-8 (A) of the LUC ordinance provides that: "Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, 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."

IV. ANALYSIS

Huning Highland Historic Overlay Zone Development Guidelines

This building is unique in that it is currently designated as a contributing historic building, however; the degree of alteration may warrant a change in status to non-contributing as recommended by the consultants in the 1999 re-survey as noted in the history portion of this report.

The proposed alteration to the façade affects only a non-historic portion of the building; any historic porch was obliterated in previous remodeling. No character-defining features of the historic house are affected. The proposal complies with the development guidelines for contributing buildings in the following ways:

- Exterior Materials: No historic exterior materials are affected and the new exterior finish includes both wood siding and stucco. Both materials are used on the existing building, and the addition of the clapboard compliments the siding in the south gable end and adds visual interest to the facade. A new entry gable features a fixed lite at the peak, again reflecting the existing gable end.
- Foundations: Not affected.
- Roofs and Roof Features: The shed roof proposed on the alteration is consistent with the overall architectural character of the building. The alteration proposed complies with the guidelines in that the original roof form is retained and no character defining roof features such as dormers or chimneys are affected.

The proposed new roofing material is a more dramatic alteration that requires special consideration. The applicant proposes standing seam metal replacement roof material. Guideline #1 states that *original roof materials should be retained and preserved when feasible and that replacement materials shall be similar to the original material in appearance and consistent with the architectural style of the building.*

Roofing materials available in Albuquerque at the turn of the nineteenth century included metal roofing, both shingle and sheet, rolled roofing and wood shingle. Metal roofing, when available, was often used when converting flat roofed vernacular buildings to pitched roofs (New Mexico Vernacular style) and in the combination of the vernacular building style with the Victorian styles, the so-called “Western Victorian” style.

An examination of the 1908 Sanborn Fire Insurance map demonstrates that the predominant roofing material in the Huning Highland Historic District at that time was wood shingle. The texture of the wood shingle roofs was often repeated in the gable ends of the buildings. Composite roofing and metal roofing are seen on a very limited basis, and metal roofing, when used, was typically on an ancillary portion of the building such as a porch or a rear addition. This was most likely because the building styles of this New Town neighborhood were based on the eastern style houses that the residents of this neighborhood remembered and replicated.

The 1908 Sanborn Map indicates that the house at 111 Walter NE had shingle on both the main house and the porch. The National Park Service and the New Mexico State Historic Preservation Division have established that contemporary asphalt or fiberglass shingles

are appropriate as replacement material for wood shingles. Therefore, such investments are eligible for their tax credit programs.

Based upon this information it appears that the proposed metal roofing material is not an appropriate alteration in that it is not *similar to the original material*. The second part of the guideline statement *and consistent with the architectural style of the building*, also does not seem to allow room for to consider its appropriateness based upon the architectural style of this particular building, as the word *and* is used rather than the word *or*.

It has already been noted in this report that this building no longer readily conveys its significance as a Victorian period building, so much so that a change in status has been recommended. It has been altered in a manner that incorporates New Mexico vernacular building details and the result is a hybrid building, one where a metal roof as proposed could be considered reasonably consistent with the style of the building.

Exploring such a line of thinking, suppose such a change in status were to be implemented and this building was determined to be non-contributing. One would then look to the development guidelines for non-contributing buildings for guidance on roofing materials. Guidelines #7 states that *Roofing materials should be similar in appearance to other buildings in the district*. There are few, if any, authentic New Mexico Vernacular buildings in this historic district; hence there are few, if no other metal roofs.

The applicant presents two examples of Simplified Queen Anne houses with metal roofing, one at 120 Edith SE and the other, similar in appearance to the original house at 111 Walter NE, is located in Santa Fe. Background research indicates that the original roof at 120 Edith was shingle and the corrugated metal roof was added sometime before 1983 (see attachment). There is no record of an approval of a metal roof by the LUCC at this address. It is more than likely that the roof was added before the creation of the historic district and overlay in 1978/1979.

While these examples demonstrate that metal roofs such as these are aesthetically pleasing, and certainly were used on some buildings of this style and in this period, they were not typical in this particular neighborhood. Staff must conclude that the introduction of metal roofing material in this neighborhood, where no such other roofs exist would be inconsistent with both the guidelines for contributing and non-contributing buildings.

- Porches and Entrances: The attached 1902 Sanborn Fire Insurance map indicates that an open porch was originally located on the south elevation. Such porch was eliminated (or modified to the extent that it is no longer discernable) between 1957, the date of the last Sanborn Fire Insurance maps and 1983, the date of the first inventory photo. As such, the porch is consistent with the guidelines neither affecting a primary character defining feature nor introducing a new feature.
- Windows and Doors: No original window or door openings are affected. New windows are painted wood windows that compliment other wood windows on the house. The main entry door will remain on the south façade of the building as it was historically.

- Details and Ornamentation: A new entry gable features a fixed lite at the peak, again reflecting the existing gable end. It is proposed to include river rock on the new façade, mirroring the rock found on the street facing façade. This detail was added sometime after 1983 as evidenced by the 1983 survey photo. The proposed rock detail will not be visible from the street with the existing fencing.

In the interest of considering how the proposal would measure if a change in status were to be implemented, staff offers this short analysis. The proposed alteration complies with the developments guidelines for non-contributing buildings in the following ways:

- It is similar in scale to other buildings on the block;
- It reinforces a sense of human scale;
- The front elevation is similar in scale to other contributing buildings on the block;
- It uses building and roof forms that are similar to contributing buildings on the block;
- The exterior material compliment materials found on contributing buildings in the neighborhood;
- It does not imitate a historic style and finally;
- It includes the fixed window in the gable, a contemporary interpretation of a traditional detail.

The proposed alteration does not complies with the developments guidelines for non-contributing buildings in the following way:

Guidelines #7 states that *Roofing materials should be similar in appearance to other buildings in the district*. There are very few, if any, authentic New Mexico Vernacular buildings in this historic district; hence there are few, metal roofed buildings.

The applicant notes in his letter of introduction that the use of the metal roofing material is desired because of its energy saving properties and suitability for water harvesting, both qualities that are desirable in today's lifestyle choices. The development guidelines are silent on such issues.

LUC Ordinance

The table below provides an evaluation of the submittal as it relates to the LUC Ordinance and the specific development guidelines as analyzed above.

LUC Ordinance (§14-12) Guidelines for New Construction	Analysis	Does the application satisfy the ordinance criteria?
§14-12-8-B-(1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone	As analyzed above, with the exception of the metal roofing material, the change is consistent with the designation ordinance and development guidelines.	YES and NO
§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished	The architectural character and historical value of this property was impaired and diminished in previous remodeling. The new alteration will not further impair the character but rather add continuity and improve the appearance of the original “front” façade overall.	YES
§14-12-8 (B) (3) The change qualified as a certified rehabilitation pursuant to the Tax Reform Act of 1976	Not applicable	
§14-12-8 (B) (4) 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.	See number (1 & 2) above. This proposal does not affect original features.	YES
§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design;	Not applicable	
§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located	Not applicable	
§14-12-8 (B) (7) Demolition shall only be permitted. . . .	Not applicable	

IV. AGENCY AND NEIGHBORHOOD CONCERNS

The Huning Highland Historic District Association and the Broadway Central Corridor Partnership were notified of this application. No comments have been received as of the preparation of this report.

V. CONCLUSION

As analyzed above, with the exception of the metal roofing material, the proposed alteration is consistent with the development guidelines for contributing buildings in the Huning Highland Historic Overlay. Staff also considered the questionable status of the building and assessed the project against the development guidelines for non-contributing buildings to determine if a change in status would affect the analysis and conclusion. The proposal meets both sets of guidelines with the one critical exception. The absence of metal roofed buildings in this historic district, when they are common to many areas in Albuquerque as well as throughout New Mexico is due to the nature of this particular historic district. As evidenced on the Sanborn Fire Insurance maps, the common roofing material in this historic district was almost exclusively wood shingle. Hence, a standing seam metal roof cannot be determined to be similar to other material in the area.

The maps do indicate that metal roofs were used on secondary portions of buildings such as porches and shed roofed additions, so the use of the proposed metal roof material could be considered appropriate on the new work. This new work is a secondary façade, and is not visible from the public right-of-way due to the existing fence.

FINDINGS for a request for a Certificate of Appropriateness for Case # 11LUCC50010 - / Project # 1008796 (April 13, 2011)

1. This application is a request for a Certificate of Appropriateness for alteration at 111 Walter NE, described as Lot 4, Block 22 of the Huning Highland's Addition, a contributing property in the Huning Highland Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a one-story Folk Victorian house built between 1898 and 1902. Several twentieth century additions to the building and alterations that include the addition of Spanish Pueblo Revival details and stucco finish on the exterior walls have affected the historic and architectural integrity of the contributing building.
3. The property was designated as contributing to the historic district in the register nomination in 1978, however; a subsequent re-survey of the historic district in 1999 by Van Citters Historic Preservation, recommended a change in status to non-contributing for 111 Walter NE due to loss of integrity. The City has not implemented the recommendations from the consultant for revising the nomination at the State and Federal levels.
4. The applicant proposes to alter a contributing building by moving an exterior wall section on the south facade, relocating the main entry door and providing new siding and windows on the altered exterior wall section. These alterations affect a secondary façade. The submittal also proposes a standing seam metal roof for the entire building.
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 Contributing Buildings* as analyzed in the staff report, with the exception of the proposed metal roofing material.

8. Guideline #1 states that *original roof materials should be retained and preserved when feasible and that replacement materials shall be similar to the original material in appearance and consistent with the architectural style of the building*. The original roofing material on this historic house was shingle. The proposed metal roofing is not similar in appearance to the original roofing material.

9. The proposed addition reflects the mass, shape and scale of the contributing building. If altered as proposed and subject to the conditions of approval below, the contributing building would retain its existing historic value and architectural character.

10. 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.

11. 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”.

12. With the exception of the proposed metal roofing material, the proposed alteration does not impair or diminish the historical value and architectural character of the historic zone due to its compatibility with the development guidelines.

13. The proposed alteration, subject to the conditions of approval, 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.

14. 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, subject to the conditions of approval, 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.

15. 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 alteration, subject to the conditions of approval, supports the Historic Resources goal or policy b and c because the alteration conserves the existing historic value and architectural character of the resource (contributing building) and is consistent with the development guidelines.

16. 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, subject to the conditions of approval, 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.

RECOMMENDATION - Case # 11LUCC50010 - / Project # 1008796 (April 13, 2011)

APPROVAL of 11LUCC50010/ Project # 1008796, an application for a Certificate of Appropriateness for alteration located 111 Walter NE. This property is more specifically described as described as Lot 4, Block 22 of the Huning Highland’s Addition, a contributing property in the Huning Highland Historic Overlay Zone, zoned SU-2/SF.

Conditions of Approval Recommended for Case # 11LUCC50010/ Project # 1008796

1. The proposed standing seam metal roof is appropriate only on the portion of the building subject to the alteration.

Maryellen Hennessy, Senior Planner, Urban Design and Development Division

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

APPROVED. Permit submittal required.

HISTORIC PRESERVATION/ADVANCED PLANNING

NO COMMENT

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS