



Landmarks & Urban
Conservation Commission



Agenda Number: 7
Case No.: 09-LUCC-50006
Project # 1000886
March 17, 2010

Staff Report

Agent	Remodel Inc.	<p>Staff Recommendation <i>DENIAL of Case # 09-LUCC-50006, Project #1000886, a request for a Certificate of Appropriateness for alteration, based on the Findings 1-13 beginning on page 13.</i></p> <p style="text-align: right;">Maryellen Hennessy Staff Planner</p>
Applicant	Steven Sacks	
Request	Certificate of Appropriateness	
Legal Description	Lots 1, Block 24, Perea Addition	
Address/Location	609 11 th St. NW	
Size		
Zoning	SU2/SF	
Historic Location	Fourth Ward Historic Overlay Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness to alter and construct an addition to an accessory building designated as contributing in the Fourth Ward Historic Overlay Zone.

The alteration would essentially eliminate the historic value and architectural character of the contributing building.

The design of the proposed new building uses an architectural vocabulary that is dissimilar to the contributing buildings in the Fourth Ward Overlay Zone. The design does not reference the traditional forms and patterns of the district. The roofline and window patterns are dissimilar to the buildings in the district.

The proposed alteration demonstrates substantial incompatibility with the specific design guidelines for the Fourth Ward.

The proposal is sufficiently out of conformance with established policies and guidelines to conclude that it does not protect or enhance the historic zone in which it is located.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Fourth Ward Historic Overlay Zone.

City Departments and other interested agencies were given the opportunity to review this application from 1/29/10 to 2/12/10. Agency comments that were received were used in the preparation of this report, and begin on page 16.

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Fourth Ward Historic Overlay Zone</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>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<i>Site to the North</i>	2	Pitched roofed, Southwest style; ca. 1980's-1990's	Non-Contributing; residential
<i>Sites to the South</i>	1	Pitched roof, Modified bungalow; ca. 1921	Contributing; residential
<i>Sites to the East</i>	1	Flat roof Mediterranean ca. 1927	Contributing; residential
<i>Site to the West</i>	1	Flat roof Mediterranean ca. 1926	Contributing; residential

Background, History and Context

The subject site at 609 11th St. NW contains a modified bungalow style house built circa 1922 and a flat roofed garage at the rear that was built between 1924 and 1931. Both buildings are designated as contributing buildings on the Fourth Ward Historic Overlay building map. The applicant proposes to alter the 486 sq. ft. accessory building to make a studio/office of approximately 797 sq. ft. The project would completely alter the appearance of the garage building.

The Fourth Ward historic district is a neighborhood of fine homes that grew up between the original *Villa de Albuquerque* "Old Town" and the "new town" that had grown around the railroad tracks over a mile to the east. The Perea Addition was platted in 1881, less than a year after the arrival of the railroad. Properties were sold slowly, often by the half-block. Some of the earliest fine homes were built on these larger parcels, but only a few houses were built in the area in the nineteenth-century. The Fourth Ward began to fill with large new homes after the turn of the century; and by about 1905 it had become the preferred neighborhood for members of the city's mercantile and professional elite. The second subdivision in the Fourth Ward, the Luna Place Addition, was platted in 1907. Planned as a self-contained boulevard, it ended in the half-moon Luna Circle on the north

side of what is now Lomas Blvd. The eastern edge of the historic district also includes portions of the New Mexico Town Company's Original Townsite.

The Fourth Ward was never exclusively upper-middle class. Modest cottages sat side by side with the substantial homes of Albuquerque's influential citizens. A streetcar line ran along Central Ave. from Downtown to Old Town, and a second line running along Lomas, made transportation to jobs and stores easy.

The neighborhood boasts a variety of finely executed styles and forms. Styles represented include Italianate; Queen Anne; Classic, Neo-Classic; Tudor Revival; Colonial Revival; Mediterranean, Mission, and Spanish Colonial Revival. Many houses blend elements from a variety of styles or traditions, including the continuing New Mexican Vernacular tradition.

The character of the buildings in the Fourth Ward Historic District is enhanced by the fine streetscapes of the neighborhood. Houses on the north-south streets are set back about 20 feet from the road, allowing a deep front yard as well as sidewalk planting strips; on the east-west streets, the setback is often less, but the planting strips remain. The neighborhood is also noted for its fine, large street trees and good gardens, qualities that enhance both its architecture and its somewhat mid-western flavor.

The Fourth Ward Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

Although the primary building makes the strongest contribution to the character of the historic district, accessory buildings also have a significant impact on the streetscape. Accessory buildings include garages, carriage houses or sheds. Both carriage houses and garages were built to shelter transportation. When the automobile first arrived, it was often stored in the carriage house. Later, as the auto became more prevalent, the garage took on a building form of its own. Like its earlier counterpart, it was detached from and located some distance from the main house, likely due to concerns about flammability. Traditionally, garages and storage buildings were oriented towards the alleys at the rear of properties. Materials, details and construction techniques often matched the primary building. Originally, garage doors were similar to those found on barns — double doors that slide horizontally. By the 1920's safety was less of a concern and garages were built to the side of the house.

The development guidelines for the Fourth Ward Historic Overlay Zone are organized into seven main categories: Guidelines for Contributing Buildings, Guidelines for Non-contributing Buildings, Guidelines for New Construction, Parking, Mechanical and Equipment, Miscellaneous features and Demolition. Although this project has an effect similar to creating a new building, it is presented as a "remodel and addition" to a contributing building. The Guidelines for Contributing Buildings are applicable to this application.

In the letter of introduction the applicant states that the garage is not visible from the street, but as shown in the photographic evidence appended, although screened by a picket fence across the driveway, the building is still visible.

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."

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."

Policy c: Increase public and inter-agency awareness of historic resources and preservation concerns."

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.

Downtown Neighborhoods Sector Development Plan

It is noted on page 13 of the Downtown Neighborhood Area Sector Development Plan, that the purpose of the Sector Plan is reach the objectives of the 1975 Albuquerque / Bernalillo County Comprehensive Plan and specifically cites the following 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."

Resolution –46-1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines.

Resolution –07-287 Amending resolution number R-46-1991 which designated the Fourth Ward and Eighth and Forrester historic overlay zones, adopting specific design guidelines for the Fourth Ward historic overlay zone and approving guidelines for the Eighth and Forrester historic overlay zone (2007)

The specific development (design) guidelines for the Fourth Ward Historic Overlay Zone were amended and adopted by the LUCC in 2002. In 2007, the City Council ratified the adoption of these guidelines in this resolution. Section 3. ENACTMENT AMENDED states that “Any provision in R-246-1991 that is inconsistent with the guidelines approved by this resolution is superceded.”

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution –046-1991*. These guidelines were revised in 2002. The guidelines were adopted by the City Council in R-07-287 (see above). Section III Guidelines for New Construction are applicable to this case.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Fourth Ward 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."

ANALYSIS

4TH Ward Guidelines

The table below provides an evaluation of the submittal as it relates to pertinent aspects of the 4th Ward Guidelines as approved by the LUCC in 2002.

Design Guidelines for Contributing Buildings	Analysis	Does the submittal satisfy the design guidelines?
1.A. General Guidelines		
1. Original materials and architectural features shall be retained wherever possible.	With the proposed remodel and addition, no original exterior materials or architectural features will remain.	No
2. If the original materials cannot be used, new materials shall be identical to the original in size, proportion, texture and finish.	Not applicable	
3. If a material or feature is too deteriorated to be repaired, and an identical material or feature is not technically feasible, a compatible substitute material may be submitted for consideration and approval. The new material shall convey the same visual appearance as the original.	Not applicable	
4. Replacement of inappropriate modern material with materials matching the original is encouraged. The replacement shall be based on historical, physical, or pictorial evidence.	Not applicable	
B. Exterior wall materials		
1. Materials original to the building and materials that match the original as closely as possible in size, proportion and pattern	Not applicable	
2. Materials that are appropriate to the style of the structure.	The style of the structure is completely altered in this proposal.	NO
C. Windows, Screens, Shutters, Awnings, Security, and Vents.		
1. Retention and repair of original windows is the preferred option. If	Not applicable	

replacement is necessary, the replacement shall match the originals as closely as possible in size, proportion, operation (sash or casement), mullion pattern and material. The size of the window opening shall not be altered.		
2. Glass shall be clear in the majority of windows, but small amounts of stained or beveled glass may be appropriate and approved on a case-by-case basis.	Some glass block is included	NO
3. The addition of new window openings is discouraged . When new windows are necessary, they shall be placed only on the side of the building that does not face the street. The new windows shall be consistent with the design of the building's existing windows in size, design and materials.	The new building has many new window openings. Relationship to existing windows is not applicable.	NO
4. The use of interior screens, storm windows and shutters is encouraged. If this is not possible, exterior screens, storm windows, and shutters may be approved on a case-by-case basis.	Not applicable	
5. Such exterior items, if approved, shall match the existing doors and windows and shall be painted to match existing items.	Not applicable	
6. Exterior shutters are generally not acceptable. The addition of shutters is only acceptable if evidence exists that shutters were historically in use on the house. If so, replacement shutters shall replicate the original shutters.	Not applicable	
7. Awnings: If awnings are acceptable, the use of canvas or other woven materials is encouraged. Metal awnings are not appropriate. Awnings shall not hide important architectural features, nor obscure the shape of the window. Awning fixtures shall conform to the shape of the window opening.	Not applicable	
8. Security bars: The use of security bars is discouraged. Property owners are urged to contact LUCC Staff for advice on how to increase security with minimal impact to the historic character of a building.	Not applicable	

<p>9. Vents Vents shall be retained wherever possible. When it is demonstrated to be necessary to convert a vent to a window, the exterior shape and moldings are to be maintained. Complete removal of vents from the façade is not appropriate.</p>	<p>Not applicable</p>	
<p>D. Doors: New door panels, if approved, shall be consistent in style and materials. New storm or screen doors visible from any street shall be simple in style and constructed of wood or material with a similar appearance to wood. New door openings, if approved, shall not be placed on the front façade or publicly visible side of the building, and shall be consistent with the original rhythm of the building’s existing door opening.</p>	<p>Not applicable</p>	
<p>E. Porches: Porches were originally designed as outdoor spaces. Opening up previously enclosed porches is encouraged. The original lines of the porch roof and all original materials and decorative elements shall be retained whenever possible. Enclosing porches is discouraged. If a porch must be enclosed, transparent materials (glass or screen) that preserve the shape of the openings shall be used. The addition of opaque walls or materials is not appropriate. If a porch is to be enclosed with screen wire and requires a door, the new porch screen door shall be simple and constructed of wood or metal.</p>	<p>Not applicable</p>	<p>N/A</p>
<p>F. Roof Shapes and Materials:</p>		
<p>1. Retain the original style, pitch, and proportion of the roof. If these have been altered, rehabilitation shall be based on historical physical or pictorial documentation.</p>	<p>The roof on the new building is completely different from the original building. It is also atypical of the district and dissimilar in character to other buildings in the district.</p>	<p>NO</p>
<p>2. Original parapet height and design shall be maintained.</p>	<p>As noted above, the roof is completely altered.</p>	<p>NO</p>
<p>3. Pitched roof materials shall be replaced with material that is identical in appearance. Replacement shall be</p>	<p>Not applicable</p>	

visually consistent in composition, size, shape, color, and texture to the original or historically appropriate roofing material		
4 Skylights may be approved as appropriate if located at the rear of the house and not visible from the street.	The proposed skylights are located on both north and south roof planes and would not be readily visible from street.	YES
G. Architectural Features		
1. Retain and repair all architectural features rather than demolish. This includes the form, materials, or details. If this is not possible, replace with forms or details that are identical (or as close to identical as possible) to the original in size, shape and material.	Every feature of the contributing building will be altered to the extent that no evidence of the original building will remain.	NO
2. Preserve significant unusual and unique forms and features wherever possible.	See above	NO
3. Proposed new features shall be outside of the view from the public right of way wherever possible.	The alterations introduce all new features. No existing features of the contributing building remain.	NO
H. Additions to Contributing Buildings		
1. Additions to the building shall be located to the rear of the original building whenever possible. The orientation of the building to the street shall not be altered by the addition.	The additions are to the front and side of the original building. The orientation of the building to the street is altered.	NO
2. The general scale, style, height, proportion and massing of the addition shall be consistent with and not dominate the existing structure visually.	The scale, style and massing of the addition dominates and completely alters the existing structure visually.	NO
3. Exterior materials and features of the addition shall match those of the original structure. This includes roof pitch, style and material.	The additions introduce a completely different design concept. It transforms a 1920's early garage building into a contemporary building.	NO
4. Additions shall be subordinate to the historic structure. Additions may be appropriate if the proportion, scale, massing, and exterior materials are compatible to the original structure.	The scale, style and massing of the addition dominates and completely alters the existing structure visually.	NO
Not appropriate: 1. Additions larger than the original structure 2. Additions located at the front third of the building. 3. Additions inconsistent with the	The scale, style and massing of the additions dominate and completely alter the existing structure visually. The additions introduce a completely different design concept. It transforms a 1920's early garage building into a	NO

contributing structure in architectural scale, style, proportion, massing or material.	contemporary building.	
II. Design Guidelines for Non-Contributing Buildings	Not applicable	
III. Design Guidelines for New Construction	Not applicable	
IV. Parking for Multi-Family or Commercial structures	Not applicable	
V. Mechanical and Ground Level Equipment	Not applicable	
VI. Miscellaneous Features		
A. Area features to be preserved: Original sidewalk paving, buggy steps, horse rings, lawn curbs.	Not applicable	
1. All site and right-of-way alterations shall be reviewed by the LUCC for a Certificate of Appropriateness.	Not applicable	
B. Fences and Walls	Not applicable to this submittal Although fences or walls are shown on the drawings, they should be disregarded for the purpose of this application. No new fencing is proposed.	
1. Front yard fences are not encouraged. If a fence is necessary in the front yard, it shall be no taller than 3 feet and shall continue to the rear of the yard.		
C. Landscaping	These guidelines are advisory to the LUCC and so are not used for decision-making. Landscape requirements are as per the Zoning Code.	
D. Lighting	Not applicable	
VII. Demolition	Not applicable	

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)	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 detailed in the table above, the change is not consistent with the development guidelines for contributing buildings in the overlay zone.	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 historic value of the early garage is completely diminished by the proposal. The compatibility of the remodeled building with the historic zone is questionable as could be demonstrated if the guidelines for new buildings were applied.	NO
§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.	The structures original quality and character are completely altered.	NO
§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	The proposed addition can be considered of contemporary design. The proposed new construction is not compatible with the historic zone due to the roof shape and windows.	NO

<p>§14-12-8 (B) (7) Demolition shall only be permitted 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. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including but not limited to, income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.</p>	<p>Not applicable</p>	
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Additional Considerations

The applicant of this request notified the Downtown Neighborhood Association. No comment has been received as of the preparation of this report.

Conclusions

Although the primary building makes the strongest contribution to the character of the historic district, accessory buildings also have historic significance and affect the character of the district. Several accessory buildings were designated as contributing historic buildings when the overlay zone was created in 1991.

The subject building is an early garage, built between 1924 and 1931. It is a simple flat roofed building with sliding doors, a type of door that was common on early automobile garages.

It would appear as though the concept to develop a new studio/office space from the existing garage was not considered in light of the building's status as a contributing building in the overlay zone. The guidelines for contributing buildings are oriented towards the preservation of these buildings. This proposal does not seem to have any relationship to the intent of the guidelines, that is, to preserve existing contributing buildings.

This is not an application for approval of a Certificate to demolish the existing building, however, the effect of the proposed "alteration" would be similar to the complete removal of the contributing building. The altered building would have no resemblance to the original garage.

This request for a Certificate of Appropriateness to alter an existing contributing accessory building has been reviewed against the *Fourth Ward Historic Overlay Zone Design Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. The proposal demonstrates substantial incompatibility with both.

The proposal does not meet the goals and policies of the Comprehensive Plan in that the design of the new development does not respect existing neighborhood values and resources of other social, cultural, and recreational concern. The alteration of the contributing accessory building and the introduction of the proposed development has the potential to negatively impact the Fourth Ward historic district.

FINDINGS for a request for a Certificate of Appropriateness for alteration - Case 10-LUCC-50006 / Project # 1000886 (March 10, 2010)

1. This application is a request for a Certificate of Appropriateness for alteration 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 remodel and add to 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 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 specific development guidelines for the Fourth Ward Historic Overlay Zone Section 1.A. *Guidelines for Contributing Buildings* as analyzed in the staff report. If altered as proposed, the contributing building would retain none of its historic value, architectural character or materials.
7. The altered building design does not reflect designs traditionally used in the area and is not compatible with contributing buildings in the area in its roof shape or window patterns.
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*".

9. 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.
10. The proposed alteration does not support 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 proposed alteration does not preserve, enhance or reuse the contributing historic building in the Fourth Ward Historic Overlay Zone.
11. 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 alteration destroys the historic value and architectural character of the contributing building and the design of the new development is not compatible with the cultural resources of the Fourth Ward historic district.
12. 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 or policy b and c because the alteration destroys the historic value and architectural character of the resource (contributing building) and is inconsistent with the development guidelines.
13. 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 alteration because it does not reflect the building traditions of the historic neighborhood and does not preserve the built characteristics and historical features that characterize the Fourth Ward historic district.

RECOMMENDATION - Case No. 10-LUCC-50006/ Project # 1000886 –March 10, 2010.

DENIAL of *Case No. 10-LUCC-50006/ Project # 1000886*, an application for a Certificate of Appropriateness for alteration, located at 609 11th St. NW. This property is more specifically described as Lots 1, Block 24, Perea Addition, a contributing property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF, based on the above 13 Findings.

**Maryellen Hennessy, Senior Planner,
Current Planning Division**

Attachments

**Building inventory form
Sanborn Fire Insurance maps
R-246-1991 and Attachment A, designation map
Fourth Ward Historic Overlay Zone Design Guidelines
LUCC Ordinance
Site photographs**

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

The SU2/SF zone corresponds to the R-1 Zone in the Zoning Code, with specific exceptions as listed on Page 15 of the governing Sector Development Plan
Current Use: Garage

1. Use – The proposed renovation and addition consisting of the removal of the existing garage and renovation/addition of a new private home office/studio clearly creates a new use and structure on the property. This new use meets the Comprehensive City Zoning Code definition of "Accessory Living Quarters", per Section 14-16-1-5, "Living quarters within an accessory building having no kitchen". Therefore, the applicant must first obtain a Conditional Use approval to be allowed to construct an accessory living quarters on the property.
2. Height - The height of the proposed structure exceeds the permitted height of 18 feet, per Section 14-16-3-3(B)(2)(a), "An accessory structure on in any required yard shall not exceed either 18 feet in height or any applicable height limitations imposed". Therefore, the applicant must first obtain a Variance approval to the permitted height to be allowed to construct an accessory structure at 18' – 4 ¾" on the property.

BUILDING & SAFETY SERVICES DIVISION

APPROVED. Permit submittal required.

HISTORIC PRESERVATION/ADVANCED PLANNING

NO COMMENT

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

***PNM
ENVIRONMENTAL HEALTH DEPARTMENT
SOLID WASTE MANAGEMENT DEPARTMENT
FIRE DEPARTMENT/Planning***

***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***