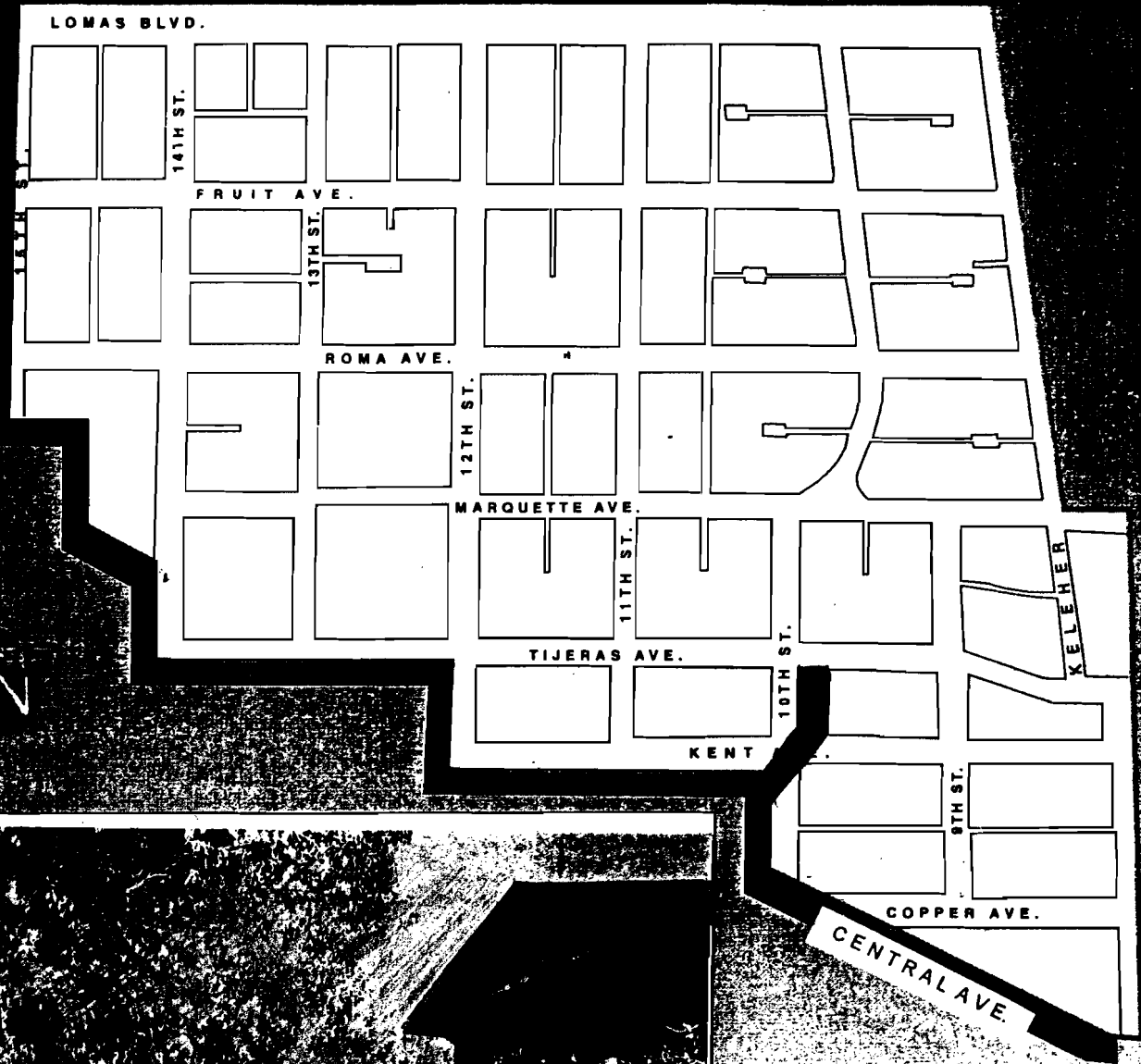


FOURTH WARD HISTORIC OVERLAY ZONE

Design Guidelines



Approved by the LUCC
June 2002



City of Albuquerque
PLANNING DEPARTMENT

BOUNDARIES OF THE FOURTH WARD HISTORIC OVERLAY ZONE

Beginning at the east right-of-way line at the intersection of the northeast corner of Lomas Boulevard and Keleher Street,

Thence along the east right-of-way line of Keleher Street south to Marquette Avenue;

Thence east on the north right-of-way line of Marquette Avenue to the intersection of the north-south alley between Keleher and Eighth Streets;

Thence south along the centerline of the north-south alley between Keleher and Eighth Streets to the north right-of-way line of Tijeras Avenue;

Thence west to the, west right-of-way line of the north-south alley between Keleher and Eighth Streets;

Thence south along the east right-of-way line of Eighth Street to the northeast corner of the intersection of Eighth Street and Central Avenue;

Thence west on the north right-of-way line of Central Avenue to the west right-of-way line of 10th Street at the northwest corner of the intersection of 10th Street and Central Avenue;

Thence north on the west right-of-way line of 10th Street to the southwest corner of the intersection of 10th Street and Kent Avenue NW;

Thence west on the south right-of-way line of Kent Avenue to the northwest corner of the intersection of Kent Avenue and Central Avenue;

Thence north on the west right-of-way line of 12th Street to the southwest corner of the intersection of 12th Street and Tijeras, Avenue;

Thence west on the south right-of-way line of Tijeras Avenue to the northwest corner of the intersection of Tijeras Avenue and Central Avenue;

Thence north on the west right-of-way line of 14th Street to the northwest corner of the intersection of 14th Street and the Middle Rio Grande Conservancy District acequia;

Thence west on the south right-of-way line of the acequia to the southwest corner of the intersection of the acequia and the north-south alley between 14th and 15th Streets;

Thence north on the west right-of-way line of the north-south alley between 14th and 15th Streets to the northwest corner of the intersection of the north-south alley between 14th and 15th Streets and the east-west alley between Marquette and Roma Avenues NW;

Thence north on the south right-of-way line of the east-west alley between Marquette and Roma Avenues NW to the centerline of 15th Street;

Thence north on the centerline of 15th Street to the southeast corner of the intersection of 15th Street and Lomas Boulevard;

Thence east on the south right-of-way line of Lomas Boulevard to the southeast corner of the intersection of Lomas Boulevard and Keleher Street to the point and place of beginning.

Except for Lot 12A Block 54, NM Town Company's Original Townsite, on the east side of 10th Street between Kent and Tijeras; containing approximately .024 acres.

INTRODUCTION

Fourth Ward is one of the City of Albuquerque's designated historic overlay zones. The City has recognized this area for preservation due to the architectural and cultural significance that the buildings and neighborhood possess. The Historic Overlay Zone, as the name implies, overlays existing zoning requirements with added design requirements for the buildings, sites, and other features of this important Albuquerque neighborhood.

This document is both a user's guide for the property owners and a written policy and regulatory tool, containing design requirements that are used by the Landmarks and Urban Conservation Commission (LUCC) when evaluating development projects in the Fourth Ward. The LUCC has jurisdiction to oversee all development within the boundaries of the Fourth Ward Historic Overlay Zone.

Appendix A contains the LUCC's Rules for procedures on obtaining a Certificate of Appropriateness for development projects in Fourth Ward. The Certificate of Appropriateness is the approval given by the LUCC that allows the project to be submitted for both permits and construction.

This document was prepared by the Downtown Neighborhood Association (DNA) and the Planning Department. The LUCC reviewed this at several public hearings, meetings, and workshops. The LUCC adopted the guidelines on March 13, 2002, with additional revisions, findings, and conclusions adopted on May 8, 2002.

The joint development of this document has encouraged both the neighborhood residents and other concerned citizens to participate and support the planning and public review process, culminating in regulations for use by both the property owners and the City for implementing exterior alterations to Fourth Ward properties.

The approval of this revision does not constitute any change to either the boundaries of the Fourth Ward Historic Overlay Zone or to the adopting resolution establishing the Fourth Ward Historic Overlay Zone.

I. HISTORY OF THE NEIGHBORHOOD

The Fourth Ward Historic Overlay Zone is part of a wonderful neighborhood, truly unique in Albuquerque, a friendly and fascinating place in which to live, a vital area to preserve. This district contains fine examples of early Albuquerque residences, reflecting development of the City in the decades following the arrival of the railroad. The Fourth Ward Historic District is listed on both the National Register of Historic Places and the State Register of Cultural Properties.



The George Breece House at 809 Copper NW, was built c. 1908 in World's Fair Classic Style. Its exterior walls are concrete blocks shaped to mimic stone. In 1950 the house became a fraternal club's headquarters. Later, after an addition and rehabilitation project, it was converted to office use. This photo (left) was taken in the 1920s and is used by permission, Albuquerque Museum.

The Fourth Ward was the fourth residential area in the city of New Town Albuquerque. This neighborhood grew up between the original Villa de Albuquerque, now known as Old Town, situated near the Rio Grande River, and the New Town, which had grown up around the railroad tracks a mile and a half to the east in 1880. Most of the Fourth Ward Historic Overlay Zone is in a portion of the Perea Addition. Other development areas were the New Mexico Town Company's Original Townsite of Albuquerque on the eastern portion of the Fourth Ward Historic Overlay Zone. A small central portion is the Luna Place Addition. The entire area hosted orchards, and pastures until it was platted. In 1881 Jose Leandro Perea platted the Perea Addition with a regular grid pattern of numbered north-south streets and east-west avenues. The Luna Addition was platted later, in curved streets with pie-shaped lots. The Original Townsite was part of the New Town development, and focused on the areas close to Central Avenue. The first construction in the overlay zone area focused on the western side, from 14th Street to 11th Street. This area has some of the finest houses in the overlay zone, where they were built with accordance to the standard set by Castle Huning for building quality and size. Other than a few houses, this area remained undeveloped until about 1905.

Known primarily for its architecture, this district contains a variety of fine houses built between 1880-1930. Many of these were home to early influential Albuquerque citizens, such as Stover, Keleher, Huning, Fergusson, and Hesselden.

The greatest concentration of fine houses in the neighborhood is along 11th and 12th Streets, an area once known as Judge's Row, well known for its great old cottonwood trees and gardens as well as for its handsome buildings.

This overlay zone includes a variety of architectural styles such as Queen Anne, Bungalow, Hipped Box, Prairie, Federal Style, Territorial Revival, Mission Revival, Spanish Pueblo Revival, Dutch Colonial Revival, Tudor Revival and Foursquare.

The Spitz House is located at Marquette and 10th Street. It was designed in the Prairie Style by Trost and Trost, a prominent architectural firm based out of El Paso.



Map of Albuquerque, New Mexico

Compiled by W.C. Willits, Civil Engineer,
Denver, Colorado, for the Albuquerque
Abstract Company, February 1898.

Interspersed between the large, fine houses of the prominent citizens, were smaller, traditional style houses, such as cottage styles or Southwest Vernacular, which blended elements from different styles or traditions. Throughout the neighborhood, large houses and smaller cottages and bungalows sit side-by-side. One of the pleasures of this district is the frequent change of style and scale.

Today, this district can still pride itself on good houses from a wider variety of historical periods and architectural styles than are found in any other district of the City. Many homes have extensive ornamentation, prominent front entries (usually on a porch), inviting front facades with a prominence of windows and doors, and various building heights, ranging from single-story structures to 2 ½ story structures.

This area has some old style apartment complexes, often with a central landscaped courtyard. There are few commercial structures and a small number of multi-family residences. Fourth Ward developed as a mainly residential area, with very few of the corner stores and meeting halls typical of historic districts in center cities nationwide. This exclusion of commercial and institutional uses appears to be a choice by the high cost of the lots, making small-scale establishments less easy to open.

The Fourth Ward Historic Overlay Zone is characterized by fine streetscapes. Street characteristics include a clearly defined planting strip between the sidewalks that contain mature deciduous trees. Most homes have unfenced front yards. These street features set this area apart, qualities that enhance the architecture and lend a somewhat Midwestern flavor to the neighborhood.

Most homes are single-family dwellings, with a 20-foot setback on north-south streets and a 15-foot setback on east-west streets. The district has two parks within its boundaries: Mary Fox Park, at 13th Street and Roma, and Robinson Park, the oldest existing city park, between Copper and Central and 8th and 10th Streets.

(History compiled from the Fourth Ward Historic District National Register of Historic Places Nomination, prepared by the City of Albuquerque Planning Department. The Fourth Ward Historic District was nominated to the New Mexico Register of Cultural Properties in 1979 and the National Register of Historic Places in 1980.)



El Portal, a complex of apartments at 11th Street and Marquette, is a typical courtyard apartment development, with a Mission style influence.



View of 11th Street north of Marquette. Note the setback, the sidewalk location, and the planting strip, all of which compose a pedestrian-friendly neighborhood environment.



The Biltmore Apartments, at 1107 Tijeras Street NW, are an example of apartment design in the first half of the 1900s. The apartments have a beautiful tiled entry with a sign reminding the viewer of 1930s architecture.



This house at 12th and Fruit, 424 12th Street, is a two story Hipped Box style, with hipped dormers of a wide proportion. These dormers are a very visible feature on this house. Note the front yard setback and the side yard setback, with mature Siberian Elm trees in the planting strip.

Design Guidelines

II. DESIGN GUIDELINES FOR CONTRIBUTING BUILDINGS

Policy: All alterations shall preserve the overall form and detail character of contributing buildings so that they continue to contribute to the character of the overlay zone.

A. General Guidelines

1. **Original** materials and architectural features **shall be retained** wherever possible.
2. If the original materials cannot be used, **new materials shall be identical** to the original in size, proportion, texture and finish.
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. **Approval shall be obtained before proceeding with the substitution.** The new material and/or feature shall convey the same visual appearance as the original.
4. **Replacement of inappropriate modern materials** with materials matching the original is encouraged. The replacement shall be based on historical, physical, or pictorial evidence.

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.
2. Materials that are appropriate to the style of the structure.

Not Appropriate:

1. Plastic, vinyl and aluminum siding.
2. Materials that are inappropriate to the style of the structure.



C. Windows, Screens, Shutters, Awnings, Security, and Vents

1. **Retention and repair of original windows is the preferred option.** If 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.
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.
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.
5. Such exterior items, if approved, shall match the existing doors and windows and shall be painted to match existing items.
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.
7. **Awnings:** If awnings are acceptable, the use of canvas or other woven materials is encouraged. Metal awnings are not acceptable. 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.
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.
9. **Vents**
 - a. Vents shall be retained wherever possible.
 - b. When it is demonstrated to be necessary to convert a vent to a window, the exterior shape and moldings are to be maintained.

- c. Complete removal of vents from the façade is not appropriate.

Not Appropriate:

1. Replacing historic windows that could be repaired or restored.
2. Shiny, or raw aluminum window frames.
3. Horizontal moving (“sliders”) or horizontally oriented windows.
4. Replacement windows that do not fit the size of the original opening.
5. Replacement of historic window openings with glass block.
6. Reflective glass in any window on the front façade or publicly visible side.
7. Addition of window openings on the front façade or publicly visible side that include non-functional shutters, metal awnings, raw aluminum storm

D. Doors

1. **New door panels**, if approved, shall be consistent in style and materials.
2. **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.
3. **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.

Not Appropriate:

1. Removal of historic door.
2. Addition of new door openings to the front façade or publicly visible side.
3. Exposed (raw) aluminum doors.
4. Flat doors with no decorative features or doors inappropriate to the style

E. Porches

1. Porches were originally designed as outdoor spaces. **Opening up** previously enclosed porches is encouraged.
2. The **original lines** of the porch roof and all original materials and decorative elements **shall be retained** whenever possible.
3. 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.
4. 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.

Not Appropriate:

1. Demolition of historic porches is not appropriate unless deterioration is severe and the proposal includes a matching replacement plan.
2. Enclosing porch with masonry or other solid material.
3. Removal of primary porch features and details.

F. Roof Shapes and Materials

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.
2. Original **parapet** height and design shall be maintained.
3. **Pitched roof** materials shall be replaced with a material that is identical in appearance. Replacement shall be visually consistent in composition, size, shape, color, and texture to the original or historically appropriate



This house at 1404 Roma follows a Craftsman style with an unusual flared gable. The porch has been enclosed.

roofing material.

4. **Skylights** may be approved as appropriate if located at the rear of the house and not visible from the street.



The contributing, multi-unit Mercier House at 422 11th Street NW is Dutch Colonial Revival Style, rare in Albuquerque. Its open porches and intact exterior details in wood and brick give the house strong historic architectural integrity.

Not Appropriate:

1. Metal roofs, excepting historically accurate metal Spanish tiles or replications thereof on Mission or Mediterranean style buildings, or corrugated tin or steel roofs on New Mexico Vernacular Style houses. Metal roofs shall never be used to replace shingle roofs.
2. **Skylights** on street facing pitched or hipped roofs.

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.
2. **Preserve** significant unusual and unique forms and features wherever possible.
3. Proposed new features shall be outside of the view from the public right of way wherever possible.



At 216 12th Street NW, Mediterranean Style is evident in the barrel tile roof, round arch window openings with metal casements, and twisting relief pilasters at the windows.

Not Appropriate:

1. Removal of, or hiding from public view, original architectural features.
2. Addition of architectural features incompatible with the overall historical aspect of the building.

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.
2. The general scale, style, height, proportion and massing of the addition **shall be consistent with and not dominate the existing structure visually**
3. Exterior materials and features of the addition shall **match those of the original structure**. This includes the roof pitch, style and material.
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.

Not Appropriate:

1. Additions larger than the original structure.
2. Additions located at the front third of the building.
3. Additions inconsistent with the contributing structure in architectural scale, style, proportion, massing, or material.



223 14th Street NW, a contributing building, has had multiple alterations including a *porte cochere* and front porch infill. The porch infill retained certain details but lost the appearance of an open porch.



This house at 315 Luna Avenue contributes to the character of the district despite several alterations. A sunroom has been enclosed at the left, as has the front porch, and a dormer was added at the upper right.



The much-altered building at 1018 Marquette does not contribute to the character of the district. Windows have been changed drastically and the house and garage, once separate, are joined by new construction.

III. DESIGN GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

Changes to non-contributing buildings shall allow flexibility in design to meet the needs of property owners. Major non-contributing buildings, while not the focus of the historic district, often contribute to the streetscape. Therefore, they should be maintained as companions to significant historical buildings, while still representing their own style and period in history. Alterations and additions to non-contributing buildings shall further their compatibility within the historic district's streetscape, but not copy or recreate, in detail or whole, historic building designs.

A. Additions to non-contributing Buildings

1. The scale, height, and massing of the addition shall not contrast greatly with the existing structure or surrounding contributing properties. The addition shall not overpower or overshadow surrounding contributing properties.
2. Rooflines shall not be significantly taller than surrounding contributing structures.
3. The standard street setback of the block shall be maintained.
4. The building shall remain oriented to the street.



This house at 208 13th Street has undergone extensive remodeling and is non-contributing to the historic character of the neighborhood.

B. Accessory Buildings

1. Accessory buildings shall be **compatible with surrounding contributing primary structures on neighboring properties** in scale, height, and massing.
2. The rooflines of accessory buildings **shall not be significantly taller** than surrounding contributing structures.



This accessory building at 406 15th Street has an apartment above two garage bays and an upstairs apartment. It's noncontributing, built in the 1950s, and compatible with neighboring buildings.

IV. DESIGN GUIDELINES FOR NEW CONSTRUCTION

These guidelines are designed to encourage new development that is compatible to the historic buildings in the district. Because the area contains a wide variety of buildings, including some of the oldest in the downtown area, the guidelines allow for flexibility of design, but do not allow duplication of existing structures. Compatibility and individuality are the driving concepts of these guidelines.

A. Standards for New Construction

1. **Public facades** of proposals for new buildings shall be more carefully reviewed than other sides. Street appearance is vital.
2. New construction should add **visual interest and a sense of scale** at the street level, and at the same time be **compatible** with predominant general characteristics of contributing buildings in the vicinity. The new structure should reflect designs traditionally used in the area.
3. New buildings shall not be imitations of contributing buildings or of other new buildings, but shall be unique in design. Compatibility is appropriate, **but imitation is not appropriate.**
4. New construction shall have a scale, proportion, and massing similar to that of contributing buildings on the same block. If none exist, then it shall be similar to that of contributing buildings in the area. In all cases, the scale, proportion and massing of new construction will be compared with the scale of contributing buildings.



This double-car garage was built behind the house at 12th and Marquette. Although the proportion of the doors and the setback of the garage is different from the house, the materials and colors work to blend this newer construction with the existing historic house.



The early 1980s rowhouses at 13th and Marquette are compatible with neighboring buildings in their compound gabled roof and massing, wood and brick detailing, and a variety of window shapes. Certain details and the frontal carports set them apart as non-historic, recently constructed buildings.

B. Scale, Proportion, and Massing

1. **Scale:** **Scale** is how we perceive the size of a building element or space relative to other forms. It can also be defined as the size of a new building and its mass in relation to open spaces. "Human Scale" is a dimension that relates to our own size.
2. **Proportion:** **Proportion** is the relationship between the height and width of a building or opening, or the amount and placement of openings compared to the amount of solid walls.
In the Fourth Ward, the relationship between the height and width of a building is usually 1:1 or 2:1. There is a high proportion of windows and doors to walls.
3. **Massing:** **Mass** is the geometric bulk of the structure, usually rectangular in form. In the Fourth Ward, buildings are made up of regular larger masses, with smaller masses attached, such as porches or pitched roofs.

C. Pattern and Rhythm

Pattern and Rhythm: **Pattern** is the form of the building, space, or object grouped together. **Rhythm** is the regular occurrence of those patterns that organize and harmonize a series of like forms or spaces. In Fourth Ward, lot sizes, building sizes, pitched roofs, porches, window and door openings, and street trees all create rhythm. Other patterns and rhythms are window configuration (such as 6/1 panes, grouped in threes) that are repeated throughout the house. Rhythms can be formed using more than one pattern.

1. New construction shall conform to established rhythms on the buildings and on the sites.
2. New construction shall employ at least two of the following methods:
 - (a) Incorporate similar patterns of **architectural details** from existing

contributing buildings. Texture and scale of those details are important



This Southwest Vernacular style house at 14th and Roma is a good example of pattern and rhythm. The parapet steps up and down rhythmically and the one-over-one, double hung windows set a pattern repeated all around.

considerations, without duplicating a historically accurate detail.

- (b) Match patterns of **exterior materials** with those of contributing buildings.
- (c) Match **rooflines** with those of contributing buildings.
- (d) Incorporate historically accurate **patterns** of existing doors and windows from contributing buildings.



At 1123 Tijeras Avenue NW, details to be preserved include the turret, diamond-pattern window muntins, projecting roof with exposed rafter ends, and siding of wood shingle and clapboard.

D. Siting and Setback

The underlying zoning category controls the setbacks on the parcel. In the Fourth Ward, the setbacks are traditionally 20 feet on north-south streets and 10-15 feet on east-west streets. These setbacks determine the building's siting, or position on the lot. Lot widths vary considerably in the Fourth Ward. The underlying zoning category setback may be different than the original setback. These guidelines shall be used where the traditional setback already exists on the site.

1. The established, traditional setback shall be maintained, unless demonstrated by the applicant to be unattainable.
2. If there is no established setback for the block, the setback for new construction shall be determined by using the average setback of the block. If between two buildings, new construction shall match the setback of the adjacent buildings. Where the adjacent buildings do not have a uniform setback, the average setback between the two adjacent buildings shall be used.
3. Where no setback is required in the underlying zoning category, none shall be required on that parcel.

E. Height

The Zoning Code underlying zoning category controls height requirements for the parcel.

1. The height of any new construction shall be as controlled by the Zoning Code and compatible to nearby properties.
2. Where the allowable height as controlled by the underlying zoning exceeds that traditionally found in the neighborhood, incorporate design features that are compatible with surrounding properties.

F. Exterior Materials

1. The use of **traditional materials** and those newer materials compatible with contributing buildings in the area is strongly encouraged. Traditional materials include wood, stucco, brick, adobe, stone and cast stone.
2. Plastic, vinyl, aluminum siding or other metals shall not be used, with the exception of metal window frames.

G. Architectural Details

1. New construction shall not duplicate or replicate any contributing buildings, but rather use them as examples of appropriate style and design features.
2. Large blank walls are not appropriate.
3. Details and massing shall be on a human scale.
4. Front porches are encouraged on all residential structures.



Large blank walls are not appropriate, and the remaining façade (photo at left) of the former Unity Center building (photo above) at 1215 Tijeras Avenue NW shows why. Its blankness detracts from a streetscape of buildings with windows and a door in

H. Windows

All buildings in the district are marked by an abundance of openings, because when these buildings were constructed, electric lighting was a luxury. The pattern of a high proportion of windows and doors, regularly placed, creates a pleasing rhythm and maintains a human scale.

1. Residential properties shall have approximately 30% of the wall surface in windows on the ground floor façades (specifically, the front façade).
2. Commercial, office, or multi-family structures shall allow approximately 50% of the ground-floor front façade to window and door openings.
3. Use of traditional window shapes and types is encouraged, with clear glass predominating. Lightly tinted glass may be used on upper stories.
4. Stained glass, beveled glass, or other architectural glass may be used.

Not Appropriate:

1. Unpainted metal windows are not allowed.
2. Darkly tinted or reflective glass is not allowed.



The front porch (left side of photo) at 1015 Roma NW has been enclosed with glass set in wood framing. The porch enclosure's design is appropriate in its materials and similarity to the pattern of the house's original windows.

I. Entries and Doors

A defining feature of the district is the emphasis on entries of the historic houses. They are always oriented to the street and are one of the most significant elements of the house. Entries of single-family houses are usually defined and enhanced by a porch.

1. Primary building **entrances** shall be oriented to the street. The use of architectural detail to highlight the entry is preferred.
2. Front entry **porches** are strongly encouraged on single-family dwellings.
3. Use a combination of wood and glass **door** with an historic design is encouraged.

Not Appropriate:

1. Shiny **aluminum doors** are not allowed for front entry or any entry visible from any street.

J. Rooflines

Existing Conditions: Single-family homes traditionally had intricate rooflines and facades punctuated by porches, dormers, and other elements. Historic roof shapes include: flat with a parapet, gabled, gambrel, hipped, or a combination of some of these shapes. Multi-family dwellings and nonresidential buildings traditionally had flat roofs. However, since both flat and pitched roofs are historically present, either may be appropriate on a new structure, depending on location of the new structure.

1. Historic roof shapes shall be used on all new structures. Both flat and pitched roofs are historically correct, depending upon the overall design of the structure.

Not Appropriate:

1. Hyperbolic, partial mansard, or barrel vault roofs are not allowed.
2. Metal roofing is not allowed.



The proportion of the roofline to the structure is out of character with this historic overlay zone and would not be appropriate today. This house, located at 424 15th Street, has a higher than average wall height and parapet. This parapet is overly tall in proportion to its windows and door openings, including the one shown. A past alteration added height to the wall and resulted in the inappropriate proportioning. Such alterations should not be

K. New Accessory Structures (on any site)

1. Accessory buildings are most commonly **garages or storage sheds**. Zoning determines the setback and maximum size, **but the style must be consistent with the style of the house**. Access to these structures, such as driveways, should be compatible with other existing driveways/entries in the neighborhood.
2. Accessory structure must be subordinate to the main structure and located to the rear of the lot. An accessory structure is **never permitted in the front yard**.
3. Portable, mass-produced storage sheds shall not be visible from the public right of way.

VI. PARKING FOR MULTI-FAMILY OR COMMERCIAL STRUCTURES

1. Service and parking areas shall be located to the rear of the property.
2. Parking shall not be visible from the public right of way, if possible. If this is not possible, visible parking lots shall have a wall or well-maintained landscaped screen to buffer them from the public right of way.
3. When a parking lot borders a residential structure, there shall be an opaque wall and landscaped screen between the properties.
4. Eliminate or reduce parking on the street-facing side of corner buildings.



The Bond-Lovelace house, at 12th and Tijeras is used for offices today. The parking area is separated from the sidewalk and the 6' wall is architecturally integrated with the building style.

VII. MECHANICAL AND GROUND LEVEL EQUIPMENT

1. Roof or building mounted **mechanical or solar equipment** shall be screened and not visible from the sidewalk or street across from the building.
2. **Refuse containers** and ground level mechanical or solar equipment shall be located at the rear of the structure and screened with an appropriate wooden or stucco wall and/or landscaping. Satellite dishes shall be placed so as to be minimally visible from the front street. Rolling trash receptacles shall be contained in a screened area, to either the side or rear of the structures. Front yard locations are not appropriate.

VIII. MISCELLANEOUS FEATURES

As with other aspects of both Contributing and non-contributing buildings in the Fourth Ward, compatibility is the major focus of the guidelines. The size, scale, proportion and materials used should be compatible with the style and character of the neighborhood.

A. Area Features to be preserved

- Original sidewalk paving
 - Buggy steps
 - Horse rings
 - Lawn curbs
1. All site and right-of-way alterations shall be reviewed by the LUCC for a Certificate of Appropriateness.

B. Fences and Walls

1. **Front yard fences are not encouraged.** If a fence is necessary in the front yard, it shall be no taller than 3 feet, as established by zoning, and shall continue to the rear of the yard. Please consult with the Zoning Code and with LUCC Staff for fencing. The Zoning Hearing Examiner hears special exception variances to the height of front yard fences.
2. If a taller, privacy fence is desired, it shall be located in the rear yard, with the fence beginning at the rear edge of the house.
3. Concrete blocks walls shall be stuccoed and architecturally integrated to the building.

Not Appropriate:

1. Unstuccoed, smooth-faced block walls, chain link fencing, chicken wire and coyote/patio fencing shall not be approved.

C. Landscaping

Landscaping is a matter in which the LUCC has an advisory role. These guidelines are recommendations for property owners, but they are not requirements.

1. Retention and maintenance of existing **street trees** is highly encouraged, unless the trees are seriously diseased. If a diseased tree must be removed, replacement with an appropriate type of tree is encouraged. A planting list is available from the City of Albuquerque Parks Department for appropriate plants for disease resistance and drought tolerance. Before landscaping, please check with a local nursery/gardening center for important information on appropriate trees for this climate and for restrictions regarding pollen producing plants and high water use plants.
2. Where evidence of an historic landscape can be demonstrated through documentary evidence, maintenance and restoration of that historic landscape is appropriate (i.e. conversion to drought-tolerant or other planting schemes is inappropriate)
3. Front and sideyard improvements should not include total coverage with concrete, gravel, stone, or other hard, non-plant material. A **minimum of 50% of the front and side yards should consist of live plant material** such as shrubs, flowering plants, trees, and grass. Although xeriscaping is not required, the use of appropriate low water use plants is strongly encouraged
4. Evergreen trees, shrubs and low-branching trees are not recommended for the planting strip between street and sidewalk.

D. Lighting

Site lighting is addressed in the Zoning Code under the General Provisions: Area Lighting Requirements section. All lighting must meet Federal, State and local regulations regarding wattage, lighting spill, reflectance, and night sky protection.

IX. DEMOLITION

The demolition of any building in the Fourth Ward requires a Certificate of Appropriateness from the LUCC, as well as a demolition permit from the City.

Demolition criteria are contained in the LUC Ordinance. Please refer to the LUC Ordinance for demolition requirements.

APPENDIX A: RESOURCES

These programs and organizations have experience in rehabilitating historic buildings and in obtaining proper prior approval, and in some instances, financial assistance, for projects. Please feel free to contact one or more of these entities to inquire about receiving assistance.

1. Downtown Neighborhood Association

Contact the City of Albuquerque Office of Neighborhood Coordinator for current phone and address representatives

2. City of Albuquerque Office of Neighborhood Coordination

Phone: 768-3970

Address: 600 2nd Plaza Del Sol NW (basement)

3. Landmarks and Urban Conservation Commission Staff (LUCC)

Phone: 924-3860

Address: 600 2nd Plaza Del Sol NW, 3rd Floor

Email: mpiscitelli@cabq.gov
ftapia@cabq.gov

4. State Preservation Office, re: state tax credits.

Phone: (505) 827-6320

Address: 228 E. Palace Avenue

Room 321

Santa Fe, NM 87501

Website: www.museums.nm.state.us/hpd

The New Mexico Historic Preservation Division administers the state and federal programs. Please consult with the historian at the City of Albuquerque Planning Department to find out more information about the house.

5. Neighborhood Housing Services

Phone: 243-5511

Address: 1500 Lomas, NW

Albuquerque, NM 87104

This organization offers income-based assistance and strives to be user-friendly and helpful.

6. City of Albuquerque Planning Department Historic Preservation Section

Phone: 924-3860

1. *Historic Preservation Files:* There is a library of materials at the Planning Department LUCC and Historic Preservation Offices, on historic architecture, restoration technology,

survey forms of all properties in the districts, and files on preservation products and services, all of which are available to the public. Please call for an appointment. (Phone: 924-3860) website: www.cabq.gov/planning then navigate to information and links in Community Revitalization and Historic Preservation.

2. *Assistance:* As a public service, Staff members with training and experience in architecture and architectural history are available to give limited assistance and know of other available resources. They will meet with you to discuss a restoration project, maintenance problem, historically appropriate paint color, or other issues.

7. Materials available from the **City Planning Department Planning Resource Center**

Telephone: 924-3909

- ☐ Historic Albuquerque Tour Map and Guide
- ☐ Albuquerque New Mexico's Historic Route 66 Tour Guide and Map
- ☐ *Imagine...The Archeology of Albuquerque and Bernalillo County*
- ☐ Design Guidelines Handbooks for Albuquerque's Four Historic Zones
- ☐ Albuquerque's Historic Landmarks
- ☐ Albuquerque/Bernalillo County Structures, Sites and Districts Listed on the National Register of Historic Places and the State Register of Cultural Properties (in Historic Preservation Section files)
- ☐ VIDEOS:
 1. Early Albuquerque, The Railroad Boom Years 1880-1920
 2. Discover Albuquerque
 3. Albuquerque at the Crossroads
 4. Common Home Repairs

8. Relevant Books

- ☐ *Albuquerque.* Erna Ferguson. Merle Armitage Additions, 1947.
- ☐ *Albuquerque: A Narrative History*, Marc Simmons. University of New Mexico Press, 1982.
- ☐ *Albuquerque – 100 Years in Pictures.* George Fitzpatrick and Harvey Caplin. Modern Press, 1976.
- ☐ *Historic Albuquerque Today: An Overview Survey of Historic Buildings and Districts* Susan Dewitt. City of Albuquerque Planning Department, 1962.
- ☐ *Historical Background of Albuquerque, New Mexico.* Alan J. Oppenheimer. City of Albuquerque Planning Department, 1962.
- ☐ *Making the Most of It: Public Works in Albuquerque During the Great Depression 1929-1942.* Charles Biebel. Albuquerque Museum, 1986.

9. HPD Video Focuses on the Federal tax credit program with case studies of success stories in New Mexico. This video and others are available for viewing in the Planning Department Resource Center.

APPENDIX B: GLOSSARY

Accessory Building: An incidental building detached from and smaller than the main building on the same lot.

Adaptive Reuse: The process of converting a building to a new use other than that for which it was originally designed, (for example, changing a school into housing).

Addition: Expansion of an existing structure. Any new construction, which increases the height or floor area of an existing structure

Adobe: An unfired, sun-dried brick made of clay and sand. A **terrone** is made of river sod, and was often cut directly from the banks of the Rio Grande.

Alteration: Any construction, modification, addition, moving or destruction that would affect the exterior appearance of a structure which has been designated a landmark, or which is located in a historic overlay zone or urban conservation overlay zone, or which has been formally identified as worthy of preservation, or for which the city has received a preservation facade easement.

Appropriate: Especially suitable or compatible; fitting.

Balustrade: Part of a railing system that includes a hand- or top rail and its balusters. Sometimes a bottom rail is also included. A baluster is the post or spindle, which vertically supports a handrail on stairs or balcony railing.

Bay Window: A window or band of windows that protrudes from the face of a building within a structural bay.

Bracket: Any overhanging member projecting from a wall or other body possibly to support weight acting outside the wall. In the styles found in this district, they are often more decorative than functional.

Buttress: An exterior mass, typically masonry but may be wood, set at an angle to or bonded into a wall to strengthen or support the wall.

Canales: Projecting gutters or spouts built to carry rainwater away from the face of a building. Prominent in Spanish and Pueblo styles.

Casement Window: A window hung on one side that opens inward or outward. First appeared in wood and later in steel.

Cast stone: Found quite often in this district. Cast stone is a cement mortar and stone chip mixture molded into blocks to simulate stone. The New Mexico Cast Stone factory was in use from 1906-1910 and Sears sold mail-order machines.

Castellated: Bearing the external fortification elements of a castle such as battlements, turrets, etc. similar to a medieval castle. Southwest Vernacular styled houses sometimes have a castellated parapet.

Certificate of Appropriateness: The written approval of the Lucc or designated city Staff indicating that a project has been reviewed and determined to meet the applicable design criteria.

Clapboard: Overlapping horizontally laid long wood boards used on wood framed houses.

Clerestory: A series of windows placed along the upper edge of a wall.

Compatible: Capable of existing or operating together in harmony.

Contributing: A building so designated by the Landmarks and Urban Conservation Commission because it adds to the historic architectural qualities of the district and possesses historic integrity reflecting the district's characteristics

Cornice: Any molded projection which “finishes” or “crowns” the part to which it is attached.

Demolition: The complete removal of a structure or a significant portion thereof.

Dentil: Ornamentation in the form of a band of square, tooth-like blocks, usually found underneath the cornice. Brick is often used for this ornamentation on Territorial Revival buildings.

Detail: A drawing indicating location, composition and correlation of the elements and materials.

Dormer: A vertically set structure on a sloping roof containing a window or vent. There are many types of dormers which are named by their shape or roof type.

Double Hung Sash Window: A window with two vertically sliding sashes, one above another, arranged to slide vertically past each other.

Eave: The lower edge of the roof that projects beyond the wall.

Exterior Materials: The outer finish of a structure which provides protection against weather and serves as a decorative element.

Facade: The exterior face of a structure.

Fascia: A plain horizontal band or the finished edge of an eave or rafters.

Feature: A prominent architectural part or characteristic.

Guideline: An indication or outline (as by a government) of policy or conduct.

Human scale: The relationship of people to their surroundings; a dimension that relates to our own size.

Leaded Glass: A window comprised of

small panes of glass held together by lead strips called cames.

Lintel: A horizontal member (such as a beam) that spans a window or door opening in order to carry the weight of the wall above it. Often made of wood and exposed in the Spanish -Pueblo Revival style.

LUC Ordinance: The Landmarks and Urban Conservation Ordinance of the City of Albuquerque’s Revised Ordinances, Chapter 14, Article 12. This ordinance provides for the intent of historic preservation in the city, creation and duties of the Landmarks and Urban Conservation Commission, establishment of City Landmarks, historic zones, and urban conservation overlay zones, procedures for alteration, new construction, demolition, public hearing notification and procedures, appeal procedures, limits and penalties.

Masonry: The art of shaping, arranging and uniting stone, brick, adobe or concrete block to form walls and other parts of a structure.

Massing: The arrangement of structural volumes in order to create an overall proportionally interrelated form or series of forms.

Mullion: The primary vertical member separating and often supporting two window sashes or fixed panes of glass. Mullions and muntins are often confused.

Muntin: Secondary member separating fixed panes of glass within a window sash.

National Register of Historic Places: The official list of the Nation’s cultural resources worthy of preservation. The National Register is administered by the National Parks Service under the Office of the Secretary of the Interior. The associated programs for the National Register are administered by the NM Historic Preservation Division. Properties listed on the Register include districts, sites,

buildings, structures, and objects that are significant in United States History, architecture, archaeology, engineering, and culture. These resources contribute to the historical and cultural foundations of the Nation. The National Register does not control the use, alteration, or demolition of any privately owned property, unless Federal money is used in the project.

New Mexico Register of Cultural Properties: The official State of New Mexico list of cultural resources worthy of conservation and preservation. This list and associated programs are managed and administered by the State of New Mexico Office of Cultural Affairs, Historic Preservation Division. The NM Register does not control the use, alteration, or demolition of any privately-owned property unless public money is used in the project.

Non-contributing: A building that does not add to the historic architectural qualities of the district because it was built after 1945, or because it no longer possesses historic integrity reflecting the district's character due to alterations, additions or changes.

Orientation: The direction the front facade of a building faces.

Original: (As written in the LUC Ordinance) at the time of initial construction or developed over the course of history of the structure.

Palladian Window: A three-part window grouping. The central window is arched, wider and often taller, and is flanked by two smaller windows, either flat or arched.

Parapet: The extension or short wall above the roof line of a flat roof. In some styles, like Southwest Vernacular, found in creative shapes, like crenelated, stepped or undulating.

Pitch: The angle of a sloping roof. A low pitch is under 30°, normal pitch is 30-45°, a steep pitch is over 45°.

Porch: The covered entrance to a building, sometimes called a Veranda.

Porte Cochere: A covered entrance porch for carriages or cars to drive through. Also called a carport.

Primary Structure: A structure that functions as the primary living or working height to width.

Proportion: 1. Harmonious relation; balance; symmetry. 2. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Public Right Of Way: Publicly owned streets and walkways. For the sake of the guidelines, alleys are not considered a public right of way.

Quoin: Units of masonry used to accentuate the corners of a building.

Rafter: A roof support, sometimes exposed as a decorative detail.

Roof:

Flat- A roof with no pitch, or a slight pitch.

Gable- A style of roof with one ridge. The gable is also the triangular wall area at the end of a gabled roof.

Gambrel- A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

Hipped Roof- A roof with four uniformly pitched sides.

Mansard Roof- A roof with two slopes on all four sides.

Shed- A pitched roof with no ridge.

Rhythm: The use of recurring patterns to organize a series of like forms. Repetition organizes forms.

Scale: 1. How we perceive the size of a building element relative to other forms. Immediate surroundings to the subject site determine the scale of the site. 2. The size of a new building and its mass in relation to open spaces 3. the spatial relationship between buildings, open spaces, structures, and human beings.

Security Bars (Wrought Irons): Bars placed on the interior or exterior of a house over windows and/or doors for security.

Setback: The distance of a building from the road. Also, the situation in which the upper stories of a building are stepped back from the lower story.

Shall: In this publication, *shall* means *mandatory* in accordance with these guidelines.

Should: What must happen unless circumstances illustrate why an alternative may be appropriate in accordance with these guidelines.

Shiny metal: Unpainted metal, particularly modern metal like aluminum.

Standard: Something set up and established by authority as a rule for the measure of quantity, weight, extent, value, or quality; criterion; rule; requirement; mandate.

Turret: A circular or polygonal projecting bay or structure usually with a steep pointed roof.

Unusual Details: Details that are not typical of the style or era due to exceptional originality or workmanship, making them especially valuable. The Landmarks and Urban Conservation Commission will determine the treatment for unusual details.

Vigas: A projecting timber roof beam, now often decorative.

Visible from the Street: That portion of a structure that is visible to a person standing on any publicly maintained street. For the purposes of design review, that portion of any structure that is not visible due only to vegetation is still considered visible from the public right of way.

(This glossary of definitions was developed from common knowledge, dictionaries, and architecture and preservation texts.)

X. SEVERABILITY

If any section, paragraph, sentence, clause, word or phrase of these design guidelines is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of these design guidelines.

