



Landmarks & Urban Conservation Commission



Agenda Number: 4
Case No.: 13-LUCC-50063
Project # 1004967
March 13, 2013

Staff Report

Agent	Dekker/Perich/Sabatini (Chris Gunning)	Staff Recommendation DEFERRAL of Case # 13-LUCC-50063, Project #1004967, a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 13. Maryellen Hennessy, Senior Planner Staff Planner
Applicant	Old Town Plaza LLC	
Request	Certificate of Appropriateness for alteration	
Legal Description	Tract B Plat of the Lands of Casa de Armijo and Plaza Hacienda	
Address/Location		
Size		
Zoning	H-1	
Historic Location	Old Town Historic Zone	

Summary of Analysis

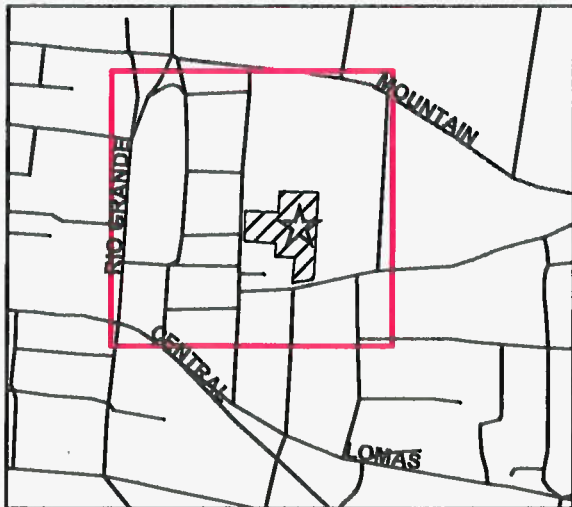
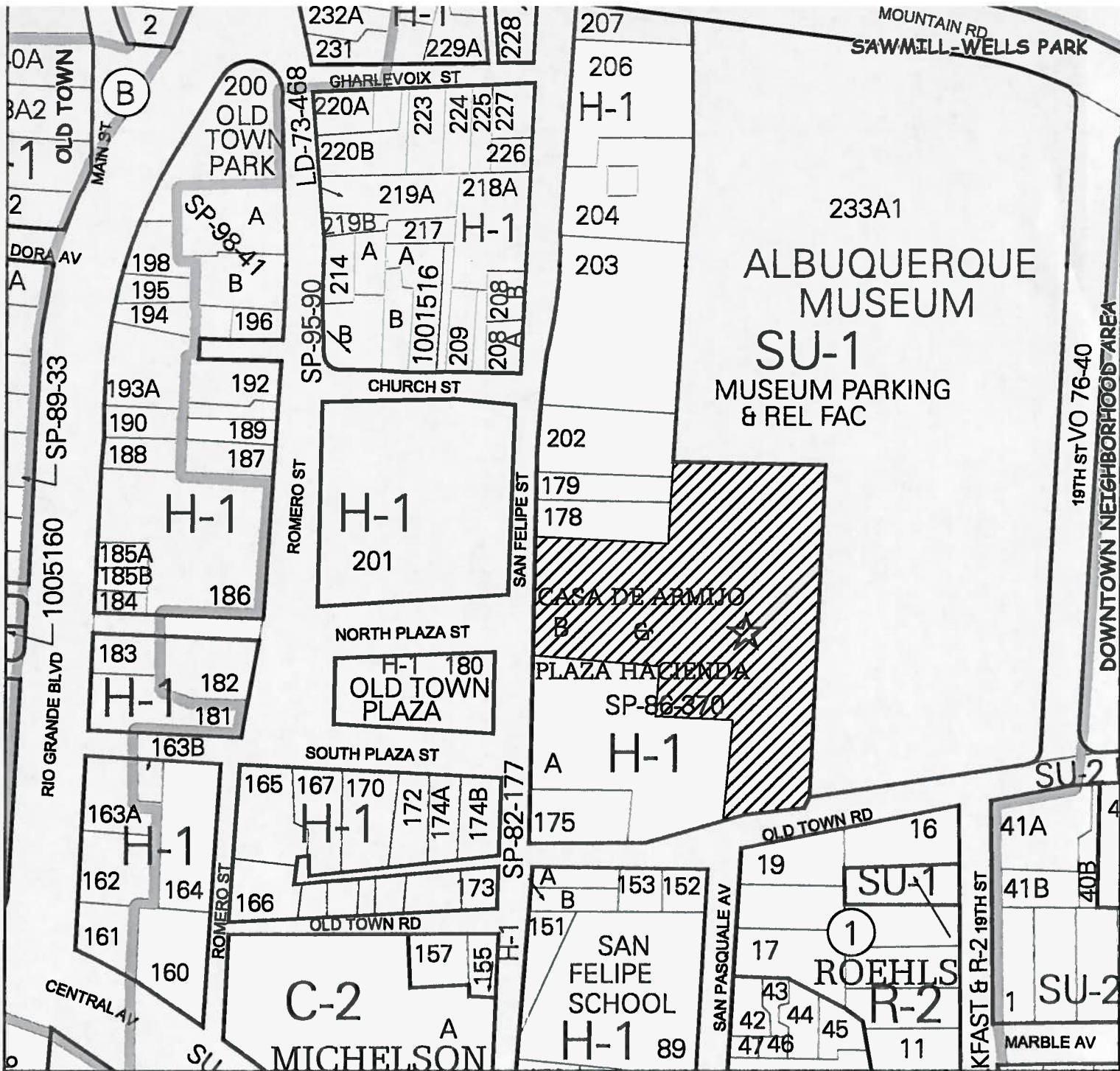
The request is for a Certificate of Appropriateness to make alterations to the building to enhance the appearance of the rear of the buildings, create more outdoor seating areas and connectivity on the east (or rear). The building is set way to the rear of the property and behind other buildings on San Felipe Street and has little visibility from Old Town Plaza area. The proposed alterations are intended to improve tenant spaces and to create a more inviting interface between the Museum/Tiguex Park area and Old Town. The subject building is part of a complex of buildings associated with Herman Blueher, who established a truck farm and nursery on the fields northeast of Old Town in 1896, in the area that now includes Tiguex Park.

The applicants proposes alterations to the existing building and site that include adding new door and window openings to improve tenant spaces, constructing a new portal to replacing the existing wood balcony at the northeast corner. New landscaping would include a new fountain.

This request for a Certificate of Appropriateness for alteration has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. While a number of the proposed alterations conform to the development guidelines and can be considered appropriate, several do not comply as stated. With modifications to certain details of the proposal, the application could conform with the development guidelines and the criteria for approval of a Certificate of Appropriateness.

REFERENCES:

City of Albuquerque Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Zone.



ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 172 feet

Project Number:

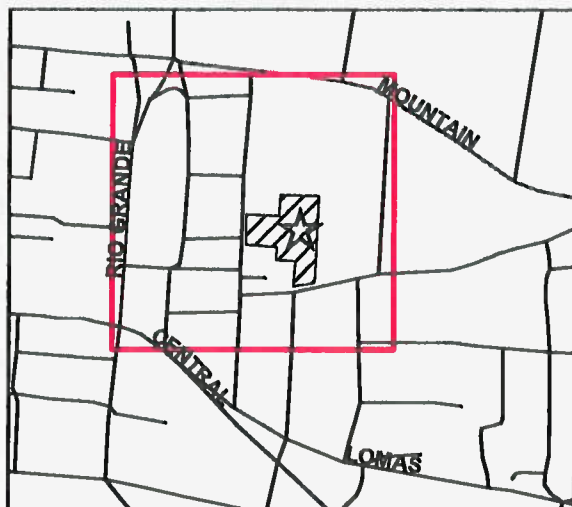
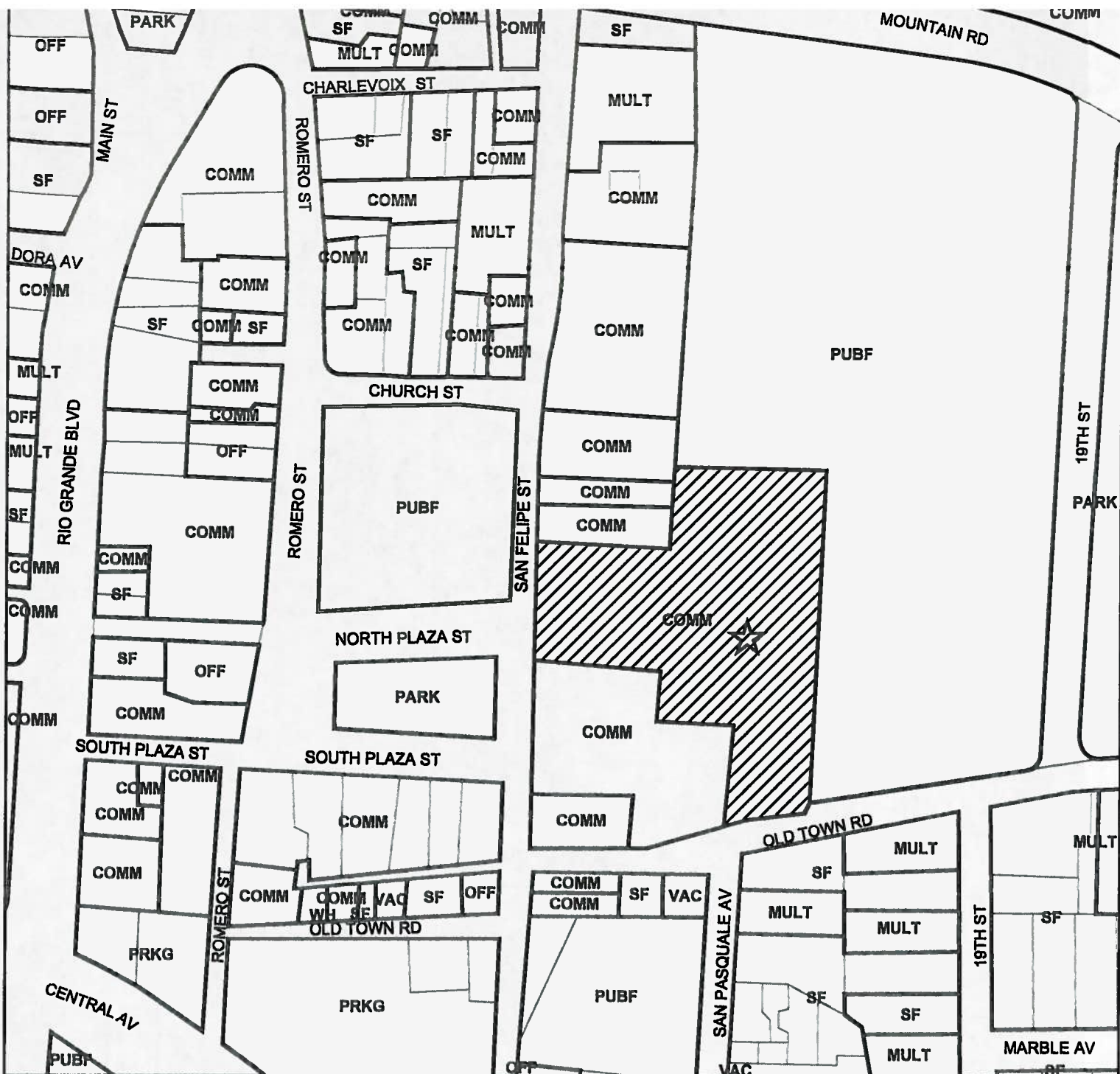
1004967

03/13/2013

Zone Map Page: J-13

Additional Case Numbers:

12LUCC 50063



LAND USE MAP

Note: Grey shading
Indicates County.

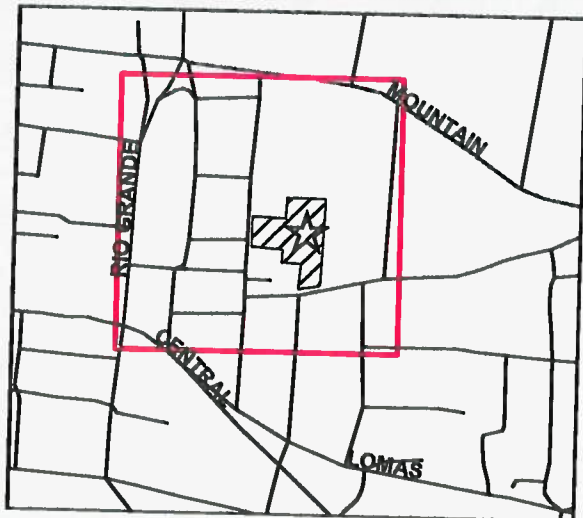
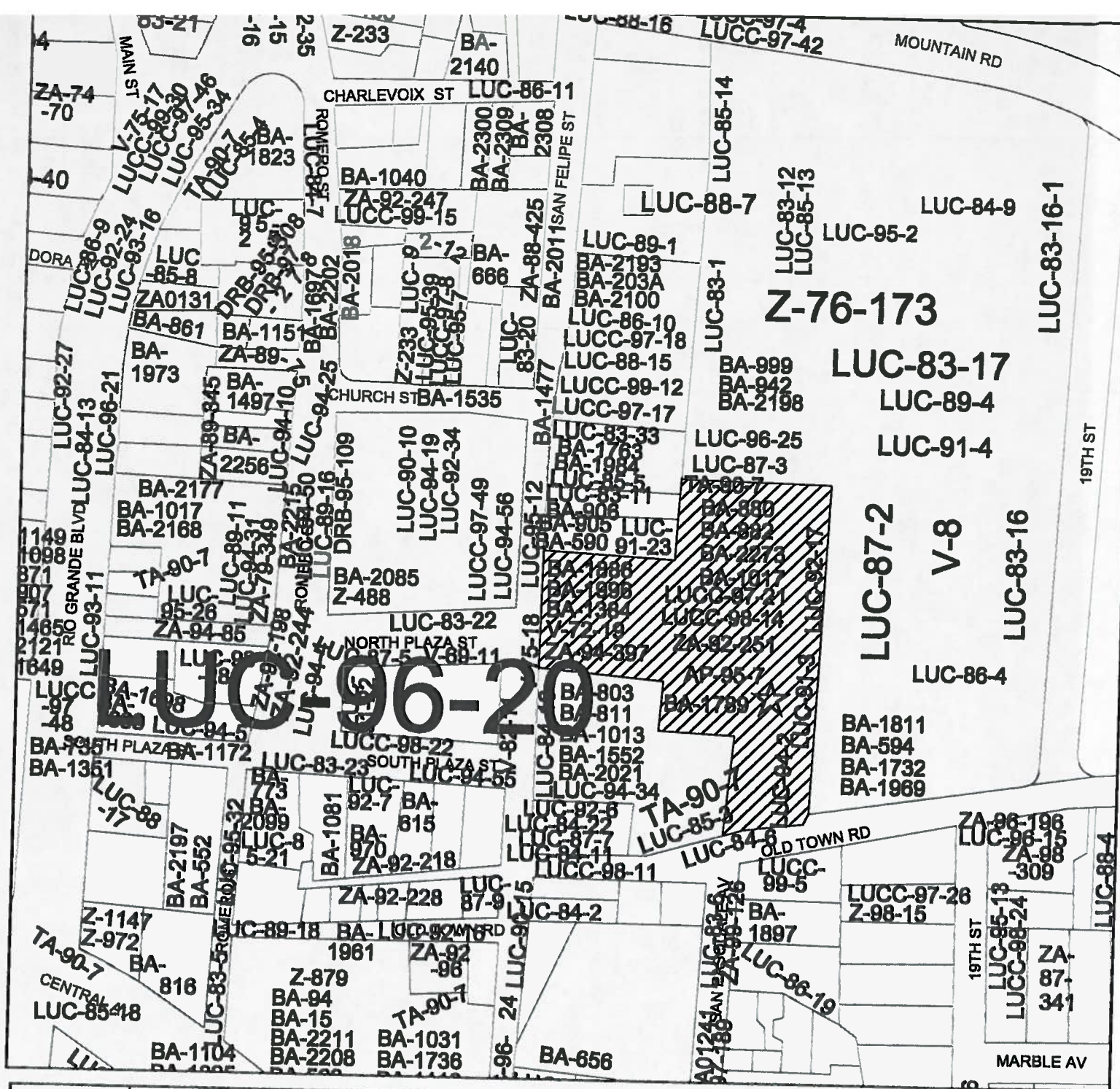
KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



1 Inch = 172 feet

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HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 172 feet

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Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Old Town Historic 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	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 -- 1990's.	Contributing, Unclassified Residential and Commercial
<i>Site to the North</i>	1	Flat, Spanish Pueblo Revival, 1860's - present	Contributing; Unclassified
<i>Sites to the South</i>	1	Old Town Road/parking lot	
<i>Sites to the East</i>		Parking lot	
<i>Site to the West</i>	2	Pitched, New Mexico Vernacular	Contributing

II INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness to make alterations to the building to enhance the appearance of the rear of the buildings, create more outdoor seating areas and connectivity on the east (or rear). The building is set way to the rear of the property and behind other buildings on San Felipe Street and has little visibility from Old Town Plaza area. The proposed alterations are intended to improve tenant spaces and to create a more inviting interface between the Museum/Tiguex Park area and Old Town.

The subject building is part of a complex of buildings associated with Herman Blueher, who established a truck farm and nursery on the fields northeast of Old Town in 1896, in the area that now includes Tiguex Park. His Italianate mansion, built between 1898 and 1902, was drastically altered in the mid-twentieth century, it lost its original hipped roof and is now encapsulated within Pueblo Revival style additions. A historic photo is attached that shows the mansion and the subject building with board and batten siding circa 1900. The evolution of the property associated with Blueher's Market Gardens is illustrated on the attached Sanborn maps.

Portions of the subject building first appear on those maps in 1898 as a farm produce storage building. The 1902 map shows the addition of a two-story, hip roofed office building at the north end of the one-story flat roofed storage building. These two building elements constitute the historic core of the building that exists today. The building is within the State registered Old Albuquerque Historic District and is designated as a contributing building.

The 1924 Sanborn map illustrates the complex of farm structures at its zenith. Storage and other utility structures supported the Blueher agricultural operation. Between 1931 and 1942, the buildings were converted to residential use as apartments as the farming operation faded away along with many of the auxiliary structures. During the 1930's and 1940's, Old Town had become a predominantly residential area with the plaza as the quiet commercial center of its immediate neighborhood. The maps show us that in 1942 the one-story produce story building now sported a hipped roof and the two-story portion on the north had a second story open portal/balcony on the east side. This portal/balcony was replaced with a new structure within the last eight years due to deterioration.

Between 1950 and 1957, the drastic alterations to the historic Blueher house were made and the subject farm building converted to "shops", consistent with Old Town's growth as a tourist oriented commercial district in the mid-twentieth century. The portion of the building at the southeast corner (shown as the *Old Town Café in the photos*) and the open portal on the east side of the building were added after 1957.

The various alterations proposed for the building and the site are detailed in the analysis section below, but they generally include adding new door openings to improve tenant spaces, a new balcony to replace the existing wood balcony at the northeast corner and new landscaping that includes a fountain.

Context

The H-1 Historic Old Town Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Zone.

Inside of this historic zone is the state registered "Old Albuquerque Historic District". The Old Albuquerque Historic District is a sub-set of the Old Town Historic Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

History

In late 2012, the LUCC and other departments of the City approved the applicant's proposal to make alterations to the existing wall between the subject property and the museum parking lot to enhance connectivity between the museum and Tiguex Park area and the property. The alterations will result in more visibility for the east side of the subject building and the property.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code

The Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. The H-1 Zone was later amended to include a 300 foot "buffer" zone surrounding Old Town to ensure a coherent visual character for the surrounding neighborhood. Signage, architectural style, and permissive uses are controlled through the H-1 Zoning. The code provides for Certificates of Appropriateness for development with the H-1 and the Buffer zones. Relevant sections of the H-1 Zone (§14-16-2-25, R.O.A., 1994) are attached.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission has approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone. The Specific Design Guidelines for the Old Town Historic District also apply to the buffer zone within 300 feet of the historic district. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in

composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
7. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.
9. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
10. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.
11. Any security device that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
12. Property owners are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.
13. An application for a Certificate of Appropriateness for work, which does not require any type of building or construction permit, may be approved by staff.

The proposed alterations are broken down into the components for analysis purposes.

- 1) Remove screening from the northwest balcony and make it open air.

The open air porch on the west side of the two story northern portion of the building appears to be original to the two story addition, built between 1898 and 1902 as shown on the Sanborn maps. There is no reason to assume that the porch was originally screened, it probably was not as evidenced by the open wood railing and the historic photograph. This building was constructed as an ancillary building and not a house. The screening does not contribute to the architectural character of the building and conceals the railing. No conflict with the guidelines is identified. Removing the screening will enhance this architectural feature by exposing the porch structure.

- 2) Add a full light set of double doors in an existing window opening on the ground floor on the west side toward the north end to accommodate a new tenant layout within.

The subject window is a steel casement window with a post WWII configuration (fixed picture pane flanked by operable casements with "landscape" format panes). Undoubtedly part of the 1940's alterations for dwelling units, staff does not think that the existing window rises to the level of a building "change" that is evidence of the history of the building as contemplated in guideline #5. Other steel casement windows from this era have been replaced with fixed glass display windows. Unfortunately, the introduction of the full light double doors interrupts the existing pattern of single door openings along the west façade. There is variety in the window and door styles along this facade – but the pattern is half-lite wood doors. Introducing full lite double doors is inconsistent with this pattern. Staff recommends using half lite wood doors to continue the existing pattern and better reflect the historic character of this facade. Full lite doors are not characteristic of the pre-1912 period in Albuquerque.

- 3) Remove the existing portal on the northeast corner and replace it with a new portal with a deck above.

This element of the proposed alterations conflicts with the development guidelines # 3, #6 and #7. The new portal with its masonry supports is not based on any available evidence and is out of character with the historic building. The 1902 Sanborn map shows a covered storage area in this location. The larger covered storage area remained until the 1942 map shows a much smaller narrow open porch or portal. It is not known if this was a balcony like the structure that is there now.

Since there was a covered area in this location during the historic period (1880-1912), a new portal should reflect the design options possible and commonly chosen at the time of the building's construction (guideline #7). It should be consistent with the building's historic character (guideline #6), which would protect its status as a contributing building in the Old Albuquerque Historic District.

According to the Secretary of the Interior's Standards for Rehabilitation and guideline #3, a missing feature should be designed based upon historical, pictorial, and physical documentation. If such information is not available, a new feature should be compatible

with the historic character of the building. In accordance with the Standards, creating a false historical appearance or introducing a new feature that is incompatible in scale, design, and materials is inappropriate. The proposed new portal creates a false sense of history and is a contemporary interpretation of traditional adobe architecture that is incompatible with the historic building; it alters the distinguishing character of the building.

The existing balcony is not original and was constructed without a Certificate of Appropriateness. The early feature was most likely a simple wood framed structure consistent with the buildings character as a simple wood framed building. Any new feature should be a simple wood structure.

4) Open up two former window openings on the east side of the ground floor under the new balcony and create two new plate glass display windows and one new entry door.

While wide plate glass windows dominate the west façade of the building, currently there are no storefront windows on this east façade. The east façade retains original two over two sash windows on the two story portion and smaller six over six wood windows on the one-story portion of the building. Keeping the windows on this façade vertically oriented would complement the architectural character. Physical evidence indicates previous openings and reviving those window openings is justified, however; keeping the vertical orientation of the extant windows would be more in character with this façade.

5) Replace one existing window on the east side of the second floor with a door that leads out onto the new portal. The new door would match two adjacent existing doors.

This alteration keeps the existing pattern of window and door openings and is appropriate.

6) Demolish an existing ramada on the east side that conceals an existing entry door and windows.

This structure has no historic significance and is obviously a latter day alteration. Removing it is consistent with the guidelines.

7) Demolish an existing shed structure adjacent to the ramada on the east side.

This structure has no historic significance and is obviously a latter day alteration. Removing it is consistent with the guidelines.

8) Add a new half-lite door on the east side.

This alteration on the second story "balcony" maintains the existing pattern of half-lite doors on this façade and is appropriate.

9) Remove two of the existing aluminum windows on the north side of the post 1957 addition, located on the south end of the building and replace it with a glass-panel aluminum overhead door for access to an outdoor dining area.

A glass paneled aluminum overhead door in a wide opening is not within the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in 1880 or 1880-1912 as required by guideline # 6 and as such is not

appropriate. Staff finds that this alteration affects a post 1957 portion of the building. A new opening with a "roll-up" operation can be accommodated, however; the glass and metal door proposed is not compatible with the character of the historic building. An overhead door with wood and some glass could be considered appropriate if it were of a utilitarian design consistent with barn or carriage house doors.

10) Replace the existing composite shingle roofing on the east side of the gabled roof on the second story with metal roofing to match roofing on west side of building.

It makes sense for both roof planes to have the same roofing material. There is a problem with this alteration however because the existing metal roof on the easterly roof planes is an inappropriate type of metal roofing for the H-1 zone. Staff does not find a record of approval for the existing metal roof. Appropriate metal roofs are generally corrugated (tin or other) or V-crimp roofing panels, materials that have a lower profile and are similar in appearance to historic metal roofing in the Old Albuquerque Historic District.

Expanding the use of this roofing material to the east façade, facing the improved public right-of-way is not appropriate.

11) New paving, landscaping, gate and fencing to match the recently approved new east garden wall, adding a fountain in the new courtyard area on the east side.

The majority of the new landscaping will enhance the appearance of the site significantly. Existing trees are to remain. The proposed fountain's shape suggests Spanish Colonial Revival style out of character with the historic building and the site. This building is vernacular or perhaps Western Victorian.

The fountain is not sufficiently described, we see only a footprint. Materials, height and other details are unknown. While a fountain with a similarly shaped base graced the front court of the Alvarado Hotel, fountains were not a landscape feature in Old Albuquerque between 1880 and 1912. Any new water feature should be designed in a utilitarian manner consistent with this building's agricultural character, not to dominate the site or create a false sense of history. More information is required.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Old Town Historic 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."

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B- (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, many of the proposed alterations do not conflict with the designation ordinance and the development guidelines. Alterations numbers 2,3,4,9,10 and 11 as detailed above are not consistent with the development guidelines numbers 3,5,6, and 7 as discussed in the above analysis.

§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 of the structure, the site and the historic zone would be significantly impaired or diminished by the majority of the proposed alterations as proposed and as analyzed above. Several new features are inconsistent with the historic and character of the building and the site.

§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 structure's distinguished original quality and character will be altered by the alterations as proposed as discussed in the analysis above.

§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.

The proposed new portal is not similar in design to a feature that would have been constructed originally as discussed in the analysis above.

§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 if it is determined that the property is incapable of producing a reasonable 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.

Not applicable.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. Two signs were posted on the property was posted with notice of the application.

The applicant notified the Historic Old Town Property Owners Association and the Downtown Neighborhood Association were notified of the request.

No comments have been received regarding this request.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. While a number of the proposed alterations conform to the development guidelines and can be considered appropriate, several do not comply as presented.

The subject building is classified as a contributing building in the Old Albuquerque Historic District, it was built at the turn of the twentieth century as an ancillary building on the Blueher Farms property. The building has seen many alterations over the intervening one hundred plus years. The use of the building has evolved from a utility building to residential use and finally to the retail shops that we see today. Despite the alterations made to accommodate those changes in use, the Blueher farm building still conveys its historic significance.

This is a simple vernacular building that has retained historic and architectural integrity. As discussed in the analysis, the proposed portal is not consistent with applicable guidelines and should be redesigned to much more simple wood structure. The proposed fountain has the potential to create a false sense of history and should be designed as a low profile water feature, more information is required. The proposed overhead glass door on the post 1957 addition will be quite visible from the public right-of-way and as proposed, introduces a contemporary feature that is not compatible with the historic buildings. Staff finds that the overhead door could be accommodated if designed to reflect more of the historic character of the site. The new roofing material on the east side should be an appropriate material and staff finds that the metal roofing

panels on the east side of the two story portion of the building is not appropriate. A few additional details discussed in the analysis should be reconsidered.

While in concept, the proposed alterations could be determined consistent with the guidelines, the details render them inconsistent, and the cumulative effect of the changes will alter the architectural character of the historic building significantly and result in a loss of historic integrity. Modifications to the details could render the project consistent with the relevant guidelines.

FINDINGS for DEFERRAL of a request for a Certificate of Appropriateness for alteration - Case 13-LUCC-50063 / Project # 1004967 (March 13, 2013)

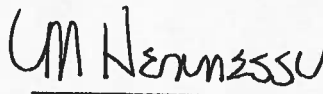
1. This application is a request for a Certificate of Appropriateness for alterations to a building at Plaza Hacienda, described as Tract B, Lands of Casa de Armijo and Plaza Hacienda MRGCD Map 38, in the Historic Old Town (H-1) Zone.
2. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
3. The subject building is the historic Blueher farm building. The State Register nomination for the Old Albuquerque Historic District notes the building as a New Mexico vernacular building with Pueblo Revival additions. A portion of the building was built between 1896 and 1898 and added to by 1902. The building was remodeled in the 1940's and 1950's to accommodate residential and commercial uses. The building is contributing to the Old Albuquerque Historic District.
4. The proposal is to make alterations to the existing building that include adding new door and window openings to improve tenant spaces, constructing a new portal to replace the existing wood balcony at the northeast corner and new landscaping that includes a fountain.
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. Removing non-historic features including the screening from the northwest balcony, the wood ramada and storage shed on the east side of the buildings is consistent with the development guidelines for the H-1 Zone.

8. The existing portal/balcony structure is not a historic feature and replacement in whole is not inconsistent with the development guidelines, however; the design of the proposed new portal is a contemporary interpretation of traditional adobe architecture that is incompatible with the historic building; it alters the distinguishing character of the building and is inconsistent with guideline #3, 6 and 7.
9. Removal of two of the existing aluminum windows on the north side of the post 1957 addition, located on the south end of the building and replacing them with a glass-panel aluminum overhead door for access to an outdoor dining area is inconsistent with guidelines #6. A glass paneled aluminum overhead door in a wide opening would not be considered within the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in 1880 as required by the guideline. This alteration affects a post 1957 portion of the building. A new opening with a "roll-up" door could be accommodated, however; the glass and metal door proposed is not compatible with the character of the historic building. The proposed new door could be redesigned to be more consistent with the guidelines.
10. Replacing the existing composite shingle roofing on the east side of the gabled roof on the second story with metal roofing is not inconsistent with the guidelines however; the applicant proposed to match the existing metal roof on the easterly roof plane. The existing metal roofing is an inappropriate type of metal roofing for the Old Albuquerque Historic District. Appropriate metal roofs have a simpler profile and are similar in appearance to historic metal roofing materials. Expanding the use of this roofing material to the east façade, facing the improved public right-of-way is not appropriate.
11. The new landscaping proposed will enhance the appearance of the rear of the site significantly. The proposed fountain introduces a feature that may be out of character with the historic building and the site. The fountain is not sufficiently described. Materials, height and other details are unknown. Fountains were not a landscape feature in Old Albuquerque between 1880 and 1912 as referenced in guidelines #6. Any new water feature should be designed minimally, in a utilitarian manner consistent with this building's agricultural origins so as not to dominate the site or create a false sense of history. More information is required to determine appropriateness.
12. 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 historic overlay zone. As proposed, the alterations do not meet this criterion. As established in Findings 7, 8, 9, 10 and 11 several of the proposed alterations are not consistent with the development guidelines.

13. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". As proposed, the alterations do not meet this criterion. As established in Findings 7, 8, 9, 10 and 11 above, several of the proposed alterations have the potential to diminish the historic and architectural character of the building and the site.
14. The LUC Ordinance Section 14-12-8 (B) (4) states that a Certificate of Appropriateness shall be approved if "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." As proposed, the alterations do not meet this criterion. The structure's distinguished original quality and character will be altered by the alterations as established in Findings 7, 8, 9, 10 and 11 above.
15. The LUC Ordinance Section 14-12-8 (B) (5) states that "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." The alterations as proposed do not meet this criterion. The proposed new portal is not based on available evidence and is not similar in design to a feature that would have been constructed either before 1880 or between 1880 and 1912 as established in Finding 8 above.
16. A deferral of this application would provide the applicant time to reconsider details of the proposed alterations that would render the project consistent with the applicable development guidelines and the criteria for approval of a Certificate of Appropriateness.

RECOMMENDATION - Case No. 13-LUCC-50063/ Project # 1004967 - (March 13, 2013)

DEFERRAL of an application for a Certificate of Appropriateness for alteration, located at the rear of Plaza Hacienda, described as Tract B of the Lands of Casa Armijo and Plaza Hacienda, zoned H-1 based on the above 16 Findings.



**Maryellen Hennessy, Senior Planner,
Urban Design and Development Division**

Attachments

- 1) historic photograph circa 1900
- 2) series of Sanborn Fire Insurance maps
- 3) excerpt from the Secretary of the Interior Standards re: missing features
- 4) excerpt from the State Register of Cultural Properties nomination and HCBI forms
- 5) excerpts from H-1 zoning code and LUC ordinance
- 6) excerpts from H-1 zoning code and LUC ordinance.
- 7) PHOTOS OF SITE