

# Distinctive Characteristics & General Preservation Guidelines

## Proposed Silver Hill Historic Overlay Zone

The City of Albuquerque Comprehensive City Zoning Code specifies that a resolution to apply the Historic Overlay Zone to an area of the city shall identify the area's distinctive characteristics and general preservation guidelines. The following lists are for public comment and use by the Landmarks and Urban Conservation Commission.

### Distinctive Characteristics (draft)

1. A group of buildings, streets, and related features that comprise a historic district listed in the National Register of Historic Places and New Mexico Register of Cultural Properties
2. Albuquerque's best preserved suburban subdivision of the early post-World War I period with a high percentage of historic district buildings built before 1940
3. A largely consistent pattern of lot sizes and building setbacks enlivened by architectural and topographic variety
4. Single-family houses, duplexes, and apartment buildings in the following historic styles and types, among others:
  - Pueblo Revival
  - Southwest Vernacular
  - Craftsman Bungalow
  - Mediterranean
  - English Cottage
  - Hipped Cottage
  - Prairie Style Bungalow (Sears, Roebuck and Company mail-order house)
5. Historic-period affiliations between the area's owners and nearby sanitariums, the University of New Mexico and other local schools, institutions, and businesses
6. Historic accessory buildings including many garages, which show the evolution of this building type and its gradual integration with the house

7. Hilly topography with retaining walls where many yards meet street rights-of-way
8. The Silver Avenue boulevard design

### **General Preservation Guidelines (draft)**

1. In keeping with the demolition test in the Landmarks and Urban Conservation Ordinance, prevent the unnecessary demolition of historic buildings of the Silver Hill Historic District, with an emphasis on historic houses, duplexes, and apartments.
2. Ensure that in building alterations, additions, and new construction, the historic architectural character of the Silver Hill Historic Overlay Zone will not be significantly impaired or diminished.
3. Ensure that in the alteration of historic accessory buildings, the architectural character and historic value of the historic zone will not be significantly impaired or diminished.
4. Respect and maintain the historic pattern of lot sizes, setbacks, and buildings of similar scale as these define the character of the Silver Hill Historic Overlay Zone.
5. Ensure that in site work, additions, and new construction, the topographic character of the Silver Hill Historic Overlay Zone will not be significantly impaired or diminished.
6. Protect the distinctive design of Silver Avenue.
7. Allow appropriate alterations and new construction that serve owner needs, including water and energy management.
8. Consult The Secretary of the Interior's Standards for Rehabilitation, along with the City of Albuquerque's specific development guidelines when adopted for the Silver Hill Historic Overlay Zone, in order to balance the public interest in preservation of the area with the interests of private property owners in altering their properties.

