Summary of Analysis

The application for a Certificate of Appropriateness is for new construction of a single family, one story home, located in the Huning Highland HPOZ (HPO-4). The subject site is currently a vacant lot of approximately 0.16 acres. The new construction will be a compatible but contemporary project that reflects an understanding of and compatibility with the character of the district. The new construction is compatible in height, form, massing, and proportion of surrounding properties.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.
SUMMARY OF REQUEST

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<th>Certificate of Appropriateness for New Construction</th>
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<td>Historic Location</td>
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I  AREA HISTORY AND CHARACTER

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

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<tr>
<th>General Area</th>
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<th>Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival</th>
<th>Contributing; Neutral; residential</th>
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<td>Queen Anne</td>
<td>Contributing</td>
</tr>
<tr>
<td>Site to the South</td>
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<td>Simplified Queen Anne</td>
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<td>Empty Lot\nSimplified Queen Anne</td>
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<tr>
<td>Site to the West</td>
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<td>(rear alley)</td>
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</table>

II  INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for new construction of a single-family home on a vacant lot. The subject site is approximately 0.16 acre, located at 401 Walter Street SE, and legally described as Lot 1, Block 18, Huning Highland Addition, (the subject site). The subject site is zoned R-1A. The applicant proposes to build a one-story home with the front entrance facing Walter Street SE and the garage access from the alley at the rear of the property. The proposed square footage for the home is 2,046 sq. ft., 454 sq. ft. for the garage for a total of 2,500 sq. ft.

The R-1A zoning for the area was established at the effective date (5/17/18) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (SU-2/MR).

Case history for the property includes case numbers 1004504 ZHE, 1004847 and LUC-95-21. Case #1004505 ZHE was to request a conditional use to allow town homes in an SU-2 zone. The request was approved. Case #1004847 was filed on 6/18/06 and was for a Certificate of Appropriateness for new construction which was approved. Certificate of Appropriateness were requested and
approved on October 14, 2015 and April 12, 2017. Although the Certificates of Appropriateness were approved, no construction was ever begun.

The affected neighborhood organizations are the Edo Neighborhood Association Inc. and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were also notified as required. The Huning Highland Neighborhood Association has indicated their support.

**Context**

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth-century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district.
multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

### APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

#### III ANALYSIS

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

**Integrated Development Ordinance (IDO)**

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1C

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (I) identifies standards and guidelines for HPO 4: Huning Highland.

**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The new construction has been designed for the elevation along Walter Street to appear smaller in scale and similar to the territorial railroad buildings. The side of the property facing Lead will appear as multiple buildings thereby giving the property a larger scale on a busy street. The home’s material palette will be of classic Cedar shake, stucco, and wood combined with steel for the columns. The applicant is proposing corrugated metal for the roof, a material that is not found in the Huning Highland HPOZ. The design has maximized the buildable space on the lot and has respected all setbacks. The new structure will be appropriate to the distinctive local context subject to Staff approval of the roof building material.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Subject to Staff approval of the roof building material, the proposal will cause no harm to the site itself and the distinctive qualities of the Historic District will be undiminished. The building materials chosen (Cedar shake, wood, and stucco with the introduction of steel on the wood columns with a steel capital and a steel base), will contribute to the traditional sense of scale of the Historic District.
and will help to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the District.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Subject to staff approval of the roofing material, the proposal will cause no harm to the original, distinguished qualities of the contributing site.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable - the request is for a Certificate of Appropriateness for new construction.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The introduction of a compatible but contemporary new structure will add depth and contribute to the interest to the district as the new design and location (corner of Walter and Lead) reflect an understanding of and compatibility with the character of the district.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed 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 LC or City Council 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. The application is for new construction on a vacant lot, not demolition.

**Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone**

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.
The proposal is consistent with the designation ordinance.

**Huning Highland Historic Preservation Overlay Zone Design Guidelines**

The development guidelines are administered by the LC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

**POLICY – NEW BUILDINGS**

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

**Guidelines**

1. Design new buildings to appear similar in scale to other buildings on the block.
   - Break large masses into smaller segments similar to other buildings.
   - The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

   *The footprint of the proposed building is large and the design has maximized the allowable building space but the building will sit comfortably on the site and is of adequate scale and appropriate to the local context. The building has been situated on its’ site in a manner similar to buildings in the area. The front entrance is oriented toward Walter Street and oriented parallel to the lot lines, maintaining the grid pattern of the block. The proposed elevation on Walter Street is for the building to be smaller in scale, similar to the territorial buildings while on the Lead Street side, the home appears as if it is multiple buildings thereby giving the project a larger scale on a busy street. The architectural language is simple with all four facades articulated with openings and a gabled roof that will complement the building. The building will be set back from both streets and will have minimal presence in the streetscape of Walter Street SE.*

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
   - Building materials of traditional dimensions
   - One-story porches
• Solid to void ratios that are similar to traditional buildings
• Windows should be recessed and similar in size to surrounding buildings.

Solid to void ratios and the fenestration pattern are similar to those found on neighboring properties. The materials palette will be classic Cedar shake, wood, and stucco with the introduction of steel on the wood columns with a steel capital and a steel base. The building will add visual interest and a sense of scale to the streetscape and will be compatible with the general characteristics of the Historic District.

3. Design the front elevation to appear similar in scale to neighboring contributing buildings.

• On a two-story building there should be a one-story element such as a porch.

The front elevation of the building will be along Walter Street SE and has been designed to appear smaller in scale, similar to surrounding properties, and will use building materials that are traditional to the area. The porch design will have steel on the wood columns with a steel capital and a steel base. The design has adhered to building setbacks, orientation, spacing and distance between adjacent buildings.

4. Infill construction should enhance the pedestrian character of the district.

• Entrances to new buildings shall be oriented towards the street
• Maintain patterns of window and door proportions and placement found in the vicinity
• Maintain the front setback most common on the block
• The space between adjacent buildings should be the same as the average space between other buildings on the block
• Parking and garages should be located towards the rear of the property.

The construction will enhance the pedestrian character of the district as the entrance has been oriented towards Walter Street SE. The proportion of the doors and windows are similar to surrounding properties and the 10’ front setback has been maintained. The two-car garage and carport have been oriented towards the alley, facing west. The siting, scale and mass of the home will be similar to buildings in the area.

5. Use building forms that are similar to those of contributing buildings on the block.

The architectural language of the building references the traditional form of the neighboring contributing buildings.

6. Use roof forms that are similar to contributing buildings on the block.

• Hip and gabled roofs are appropriate in many settings
• Flat roofs should be used only where appropriate to the context and should have a parapet.

The new building has a pitched, gabled roof to complement the district.

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

• The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap)
• Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials
• Wood is the preferred choice for window and doors, although Metal window frames may be appropriate in some contexts
• Roofing materials shall be similar in appearance to other buildings in the street.

Preliminary materials specification has been finalized at this point. The materials palette will consist of classic Cedar shake, stucco and wood with the introduction of steel for the columns. Subject to staff approval of the roofing material, the materials will complement those of the neighboring contributing buildings.

8. Imitation of older historic styles is discouraged.

• Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
• Incorporate details and ornamentation found on historic buildings within the context of new construction.

The building has been designed to be compatible with but discernable from the adjacent contributing buildings in the neighborhood and district.

9. Contemporary interpretations of traditional detail are encouraged.

• New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

The spacing, placement, scale, orientation, proportion and size of the window and door openings of the building are compatible with the surrounding area.

**POLICY – SITE FEATURES & STREETSCAPES**

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features which may include:

• Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.
• Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.
• Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public right-of-way is subject to approval by the Landmarks and Urban Conservation Commission.

Not applicable.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them should be maintained.
• Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

Not applicable.

3. Preserve the historic grading design of the site.
   • Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
   • Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site’s grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

The overall appearance of the site’s grading will be minimally impacted.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

Parking (Planting) Strips

Site and drainage plans have not been submitted but will be required as part of the conditional approval.

5. Maintain the planting strip.
   • Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.
   • City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994) for information on the removal of street trees.

The materials palette for landscape improvements has not been submitted but will be required.

Fences and Free Standing Walls

6. Preserve historic fences and yard walls when feasible.
   • Replace only those portions that are deteriorated beyond repair.

Not applicable.

7. When constructing new fences, use materials that appear similar to those used historically.
   • Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
   • Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
   • A painted wood picket fence is an appropriate replacement in most locations.
   • A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
   • Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
   • Vinyl and other synthetic fencing is reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.
   • The use of extruded vinyl fencing material is not permitted in the front yard.
   • Cellular vinyl fencing may be appropriate if painted.
A 6’ tall iron fence with an automotive gate will be installed at the rear of the property facing the alley while a 3’ tall decorative iron fence will be placed along the sides of the property.

8. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.
   • Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
   • A front yard fence should not obscure the character defining features of the house.

Not applicable.

9. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

The 6’ tall decorative fence with an automotive gate will be installed at the rear of the property facing the alley while a the 3’ tall decorative iron fence will be placed along the sides of the property.

10. CMU block walls shall be stuccoed and architecturally integrated into the building.

The design calls for stucco over the CMU block walls.

**Landmarks and Urban Conservation Ordinance**

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

> "Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that:

> "Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

Section 14-12-8 (B) 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 preservation overlay zone.
The new construction is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

§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 new construction will not impair or diminish the architectural character, historical value, or archaeological value of the neighboring contributing buildings or the Huning Highland HPOZ.

§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.

Not applicable.

§14-12-8 (B)(5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable.

§14-12-8 (B)(6) Additions to existing structures and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The building has been designed to be compatible with but discernable from the adjacent contributing buildings in the neighborhood and district.

§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.
Neighborhood Notification

The applicant notified the Huning Highland Neighborhood Association, the Edo Neighborhood Association, and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. The Huning Highland Neighborhood Association has expressed their support.

Conclusions

As discussed in the analysis above, the project complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.
FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction (single family home) - Case SI-2021-00330/Project # PR-2021-005225 (April 14, 2021).

1. The application is a request for a Certificate of Appropriateness for new construction, located at 401 Walter Street SE, described as Lot 1, Block 18, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone (HPO-4), zoned R-1A.

2. The subject site is approximately 0.16 acres.

3. The application for a Certificate of Appropriateness is for new construction of a 2500 sq. ft. single, story, gabled roof structure. The new construction will be a compatible but contemporary project that reflects an understanding of and compatibility with the character of the district.

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.

5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B)(1) states that a Certificate of Appropriateness shall be approved if “The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”.

6. Subject to Staff approval of the roofing material, the proposed work is consistent with designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the Staff Report and in Findings 7 & 8 below.

7. The proposal is consistent with the Guidelines for the Huning Highland HPOZ.

The new construction has been designed for the elevation along Walter Street to appear smaller in scale and similar to the territorial railroad buildings. On the Lead side of the property, the home will appear as multiple buildings thereby giving the property a larger scale on a busy street. The home’s material palette will be of classic Cedar shake, stucco, and wood combined with steel. The roofing material is subject to Staff approval as currently it calls for corrugated metal. The design has maximized the buildable space on the lot and has respected all setbacks. The new structure will be appropriate to the distinctive local context.

8. The LUC Ordinance Section 14-12(8) (B)(2) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.


The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the proposal’s conformance with the specific development guidelines.

RECOMMENDATION

Case SI-2021-00330/ Project # PR-2021-005225, April 14, 2021.

APPROVAL of Case SI-2021-00330/Project # PR-2021-005225, an application for a Certificate of Appropriateness for new construction of a single family home, located at 401 Walter Street SE, described as Lot 1, Block 18, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following condition:

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon Staff endorsement of the roofing materials.

Silvia Bolivar
Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: Subject site. Picture taken standing on Walter Street SE.

Figure 2: Context – property to the north of the subject site.

Figure 3: Context – entrance to alley behind subject site.
Figure 4: Context – property in front of subject site.

Figure 5: Picture taken at intersection of Lead & Walter SE facing east.

Figure 6: Context – property south of the subject site.
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

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<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
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APPLICATION INFORMATION
Applicant: nicholas nuccio
Address: 829 ponderosa nw
City: albuquerque
State: nm
Zip: 87107
Phone: 505 803 4939
Email: nick@scatterfarm.com

Professional/Agent (if any):
Address:
City:
State:
Zip:

Proprietary Interest in Site:
List all owners:

BRIEF DESCRIPTION OF REQUEST
we request design review for a new single family home at 401 walter se

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)
Lot or Tract No.: 1
Block: 18
Unit:
Subdivision/Addition: huning's highland
MRGCD Map No.: K-14-Z
Zone Atlas Page(s): K-14-Z
Existing Zoning: R1A
Proposed Zoning:
# of Existing Lots: 1
# of Proposed Lots: 1
Total Area of Site (acres): 0.16

LOCATION OF PROPERTY BY STREETS
Site Address/Street: 401 walter st se
Between: lead and: coal

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: 
Printed Name: nicholas nuccio
Applicant or Agent

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Case Numbers | Action | Fees
SI-2021-00330 - COA $55

Meeting/Hearing Date: 3/10/2021
Fee Total: $55

Staff Signature: Vanessa A Segura
Date: 3/10/2021
Project # PR-2021-005225
Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Alteration</td>
<td>☐ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ Downtown Area</td>
</tr>
<tr>
<td>☑ New Construction</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
</tr>
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<td></td>
<td>☐ Downtown Neighborhood Area – CPO-3</td>
</tr>
<tr>
<td>Number and Classification of Structures on Property</td>
<td></td>
</tr>
<tr>
<td>☑ Huning Highland – HPO-4</td>
<td>☐ East Downtown – CPO-4</td>
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<tr>
<td>☐ Contributing Structures: 0</td>
<td>☐ Old Town – HPO-5</td>
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<tr>
<td>☐ Noncontributing Structures: 0</td>
<td>☐ Nob Hill/Highland – CPO-8</td>
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<tr>
<td>Unclassified Structures: 0</td>
<td>☐ Silver Hill – HPO-6</td>
</tr>
<tr>
<td></td>
<td>☐ City Landmark</td>
</tr>
</tbody>
</table>

*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

☐ INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? ___ if yes, indicate language:
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

☐ DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☐ HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

☐ ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: ___________________________ Date: 03/10/2021
Printed Name: nicholas m nuccio □ Applicant or □ Agent

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<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

Staff Signature: ___________________________ Date: ___________________________

Effective 5/17/18
Dear Neighbors,

You are receiving this letter along with the enclosed information because I am applying to the Landmark’s Commission for approval of my design for a single-family home to be built at 401 Walter St SE.

Since the site is on the corner of Walter and Lead, I had the desire to express 2 different scales. Since Walter is a residential street, I wanted the Walter elevation to appear smaller in scale – similar to the territorial railroad buildings, which are a landmark of early New Mexico. On the Lead side of the property, I wanted the home to appear like multiple buildings – thereby giving the project a larger scale on the busy street while at the same time breaking it up into smaller pieces similar to multifamily dwellings along Lead and Coal.

Formally, the home’s two personalities are inspired by the territorial railroad buildings, and the historic service station at the corner of Coal and Walter. The home’s material palette is classic Cedar shake, Stucco and Wood, combined with the more modern material - Steel.

I am hoping this project pays respect to the scale, history, and aesthetics of the neighborhood through a modern interpretation of its contexts.

Thank you for your time and I look forward to adding to the charm of Huning’s Highland,

nicholas nuccio
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from March 30, 2021 To April 14, 2021

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

________________________________________  03/10/2021
(Applicant or Agent)  (Date)

I issued 2 signs for this application, 3.10.2021
3.10.2021
(Date)
 (Staff Member)

PROJECT NUMBER: __________________

Rev. 1/11/05
APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

TO PERFORM

New Single Family House

The Landmarks & Urban Conservation Commission of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600 2nd St. NW on April 14, 2021, at 5:00 p.m., and such additional dates as may be established. All persons have a right to appear at such hearing. For information on this case or instructions on filing written comments, you may call the City Planning Department at (505) 924-3800. Required to be posted from March 30, 2021, to April 14, 2021 by

applicant/agent

REFER TO FILE # PR-2021-005225/ SI-2021-003940

Printed by: 03/30/2021 11:00 AM
Leslie - Here is the email I received from the ONC. I have included the contacts in my mailing list.

nick nucchio

-------- Forwarded message --------
From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Date: Tue, Mar 2, 2021 at 8:07 AM
Subject: 401 Walter St SE Public Notice Inquiry
To: nick@scatterfarm.com <nick@scatterfarm.com>

Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDo NA Incorporated</td>
<td>David</td>
<td>Tanner</td>
<td><a href="mailto:david@contextabq.com">david@contextabq.com</a></td>
<td>124 Edith Boulevard SE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>EDo NA Incorporated</td>
<td>John</td>
<td>Freisinger</td>
<td><a href="mailto:john@innovateabq.com">john@innovateabq.com</a></td>
<td>101 Broadway Boulevard NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Bonnie</td>
<td>Anderson</td>
<td><a href="mailto:andersonbonnie505@gmail.com">andersonbonnie505@gmail.com</a></td>
<td>321 High St. SE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Ann</td>
<td>Carson</td>
<td><a href="mailto:a.louisa.carson@gmail.com">a.louisa.carson@gmail.com</a></td>
<td>416 Walter SE</td>
<td>Albuquerque</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)
If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

nicholas m nuccio

Telephone Number

5058034939

Email Address

nick@scatterfarm.com

Company Name

SCATTERFARM
Company Address
   829 Ponderosa ave NW

City
   albuquerque

State
   NM

ZIP
   87107

Legal description of the subject site for this project:
   Lot 1, Block 18, Huning's Highland Addition, Albuquerque, Bernalillo County, New Mexico

Physical address of subject site:
   401 Walter St SE, Albuquerque, NM 87102

Subject site cross streets:
   Walter and Lead

Other subject site identifiers:
   corner of lead and walter just west of i25

This site is located on the following zone atlas page:
   K14

=======================================================================
This message has been analyzed by Deep Discovery Email Inspector.

=======================================================================
This message has been analyzed by Deep Discovery Email Inspector.
Dear Neighbors,

You are receiving this letter along with the enclosed information because I am applying to the Landmark’s Commission for approval of my design for a single-family home to be built at 401 Walter St SE.

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Thank you for your time and I look forward to adding to the charm of Huning’s Highland,

nicholas nuccio
# OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

## PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

### Application Type: Certificate of Appropriateness Major

<table>
<thead>
<tr>
<th>Decision-making Body: Landmarks Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Application meeting required: □ Yes □ No</td>
</tr>
<tr>
<td>Neighborhood meeting required: □ Yes □ No</td>
</tr>
<tr>
<td>Mailed Notice required: □ Yes □ No</td>
</tr>
<tr>
<td>Electronic Mail required: □ Yes □ No</td>
</tr>
</tbody>
</table>
| Is this a Site Plan Application: □ Yes □ No | **Note:** if yes, see second page

## PART II – DETAILS OF REQUEST

| Address of property listed in application: 401 Walter ST NW |
| Name of property owner: Nick Nuccio |
| Name of applicant: |
| Date, time, and place of public meeting or hearing, if applicable: April 14, 2021 3 PM via ZOOM |
| Address, phone number, or website for additional information: 924-3927 |

## PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

| □ Zone Atlas page indicating subject property. |
| □ Drawings, elevations, or other illustrations of this request. |
| □ Summary of pre-submittal neighborhood meeting, if applicable. |
| □ Summary of request, including explanations of deviations, variances, or waivers. |

**IMPORTANT:** PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_______________________________ (Applicant signature) 03/10/2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.
### PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- **a.** Location of proposed buildings and landscape areas.
- **b.** Access and circulation for vehicles and pedestrians.
- **c.** Maximum height of any proposed structures, with building elevations.
- **d.** For residential development: Maximum number of proposed dwelling units.
- **e.** For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLADERGROEN NOREEN</td>
<td>1201 CALIFORNIA ST NE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87110</td>
</tr>
<tr>
<td>WHEELESS JASON B</td>
<td>311 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>TAYLOR JEFFERY S</td>
<td>317 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3557</td>
</tr>
<tr>
<td>GRAHAM HERMAN JOE</td>
<td>PO BOX 746</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>FEDE 4 LLC</td>
<td>1028 CAMINO DEL RIO NW</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87114-1820</td>
</tr>
<tr>
<td>GONZALES DEL REAL EDUARDO &amp; STUIT LORINDA</td>
<td>408 EDITH BLVD SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>MOD-HAB LLC</td>
<td>6008 RIDGECREST AVE</td>
<td>HANAHAN</td>
<td>SC</td>
<td>29410-2212</td>
</tr>
<tr>
<td>SANCHEZ MARIA Y &amp; MICHAEL J</td>
<td>410 EDITH ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>ZIRWAS BRIDGETTE J</td>
<td>405 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3569</td>
</tr>
<tr>
<td>OTERO ALBERT</td>
<td>321 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
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<tr>
<td>OLGUIN LARRY L</td>
<td>507 LEAD AVE SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3567</td>
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<tr>
<td>CHAPPELL SUSAN G</td>
<td>318 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
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<tr>
<td>WARD MEGAN</td>
<td>415 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3569</td>
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<tr>
<td>SALAS CHARLES R &amp; MARIAM K</td>
<td>PO BOX 40418</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87196-0418</td>
</tr>
<tr>
<td>SANDOVAL JENNIFER A &amp; ESQUIVEL ELIJAH G</td>
<td>420 EDITH BLVD SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3562</td>
</tr>
<tr>
<td>PINO CHRIS</td>
<td>4807 CONSTITUTION AVE NE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87110-5805</td>
</tr>
<tr>
<td>CARSON ANN L</td>
<td>416 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3570</td>
</tr>
<tr>
<td>HARRISON ROBANNE</td>
<td>409 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>GROTHUS BARBARA J</td>
<td>905 SILVER SW</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>SALAS CHARLES R &amp; MARIAM KYM</td>
<td>PO BOX 40418</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87196-0418</td>
</tr>
<tr>
<td>JULIENNE MARIE Q</td>
<td>324 EDITH BLVD SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>CARSON ANN L</td>
<td>416 WALTER ST SE</td>
<td>ALBUQUERQUE</td>
<td>NM</td>
<td>87102-3570</td>
</tr>
</tbody>
</table>
Bridgette J. Zink
905 Walter St SE
Albuquerque, NM 87102-3564

Jennifer Sandau & Elliot G. Espinal
120 Edith Blvd SE
Albuquerque, NM 87102-5562

Marie A. Juliennne
329 Edith Blvd SE
Albuquerque, NM 87102

Larry L. Olguin
657 Loma Ave SE
Albuquerque, NM 87102-3567

Jeffery S. Taylor
317 Walter St SE
Albuquerque, NM 87102-3557

Susan G. Chappell
313 Walter St SE
Albuquerque, NM 87102

Rachele Harrison
409 Walter St SE
Albuquerque, NM 87102

Maria J. Michael J. Sanchez
410 Edith St SE
Albuquerque, NM 87102

Moriam K & Charles Salas
P.O. Box 40418
Albuquerque, NM 87196-0418

Lorinda Stutz & Eduardo Gonzales
408 Edith Blvd SE
Albuquerque, NM 87107