

Agenda Item: 4
Case # SI-2021-00330
Project # PR-2021-005225
April 14, 2021

Staff Report

Agent	N/A
Applicant	Nicholas Nuccio
Request	Certificate of Appropriateness for New Construction
Legal Description	Lot 1, Block 18, Huning Highland Addition
Address/Location	401 Walter Street SE
Size	0.16 Acres
Zoning	R-1A
Historic Location	Huning Highland Historic Preservation Overlay Zone (HPO-4)

Staff Recommendation

APPROVAL of Case # SI-2021-00330, Project # PR-2021-005225, a request for a Certificate of Appropriateness for New Construction, based on the Findings beginning on page 16 and subject to the conditions on page 17.

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

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.



IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
 4/14/2021
 Project Number:
 PR-2021-005225
 Case Numbers:
 SI-2021-00330

Zone Atlas Page:
 K-14



LAND USE MAP

Note: Gray shading indicates County.

- | | |
|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |



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SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for New Construction</i>
Historic Location	<i>Huning Highland Historic Preservation Overlay Zone</i>

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>
General Area	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
Site to the North	2	Queen Anne	Contributing
Site to the South	1	Simplified Queen Anne	Contributing
Sites to the East	2	Empty Lot Simplified Queen Anne	Contributing
Site to the West		(rear alley)	

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. Certificates 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 neighbourhood organizations are the Edo Neighbourhood 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 Neighbourhood 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. New

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.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: nicholas nuccio		Phone: 505 803 4939
Address: 829 ponderosa nw		Email: nick@scatterfarm.com
City: albuquerque	State: nm	Zip: 87107
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> 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.:	UPC Code: 101405745826443708
Zone Atlas Page(s): K-14-Z	Existing Zoning: R1A	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	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:	Date: 03/10/2021
Printed Name: nicholas nuccio	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
SI-2021-00330 -	COA	\$55
-		
-		
Meeting/Hearing Date:	Fee Total: \$55	
Staff Signature: <i>Vanessa A Segura</i>	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.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input checked="" type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 0		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures: 0		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures: 0		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***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)

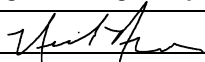
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing


- ___ 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	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

SCATTERFARM

March 10, 2021

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.

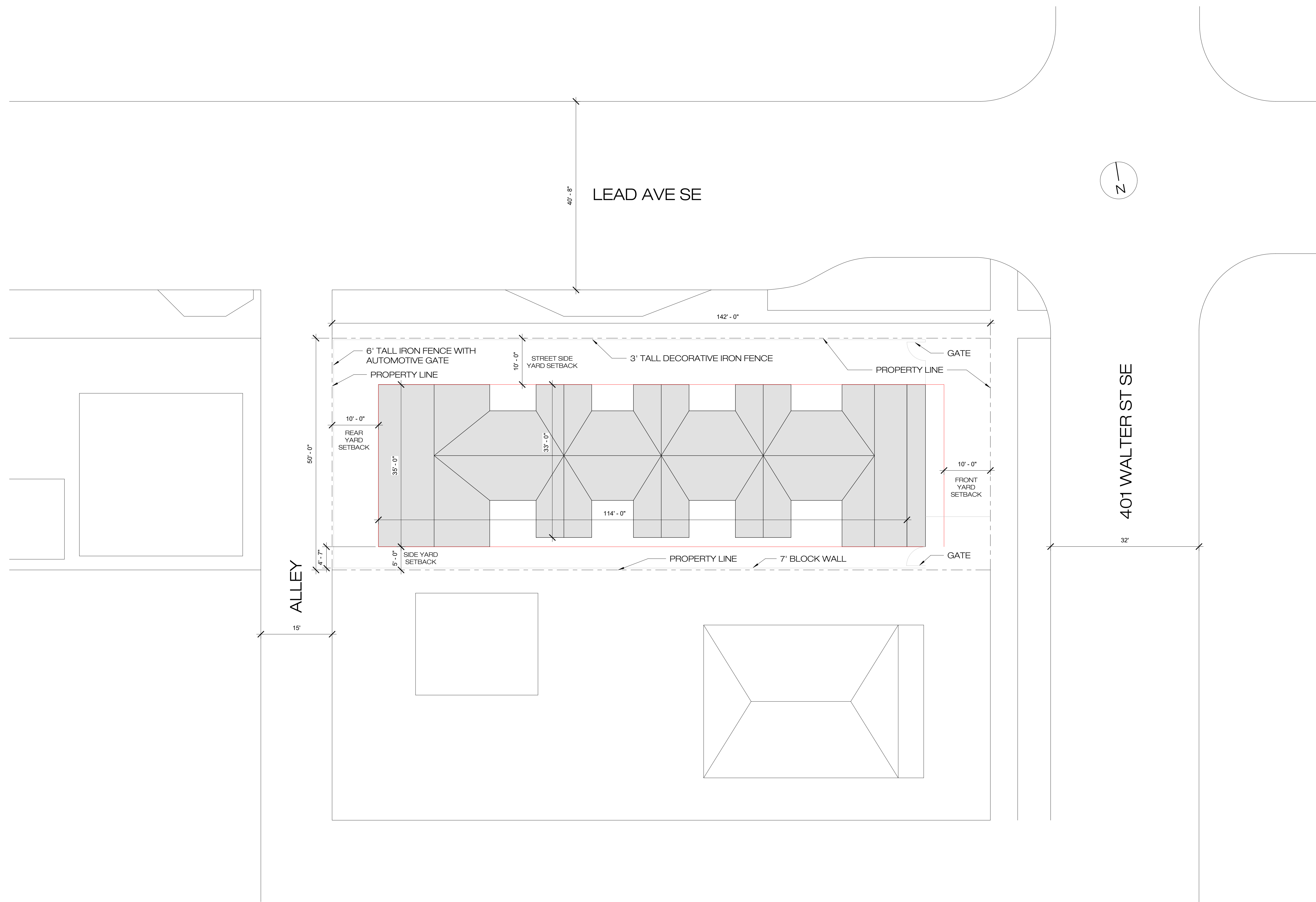
Thank you for your time and I look forward to adding to the charm of Huning's Highland,

nicholas nuccio

Project Name:
VILLAGE HOUSE

Project Address:
401 WALTER ST SE
ALBUQUERQUE, NM 87102

Client:
Catherine Noble & Nicholas Nuccio



1 Site Plan
1" = 10'-0"

Mark	Date	Description
NMN	03/09/2021	LANDMARKS COMMISSION

SITE PLAN

AS101

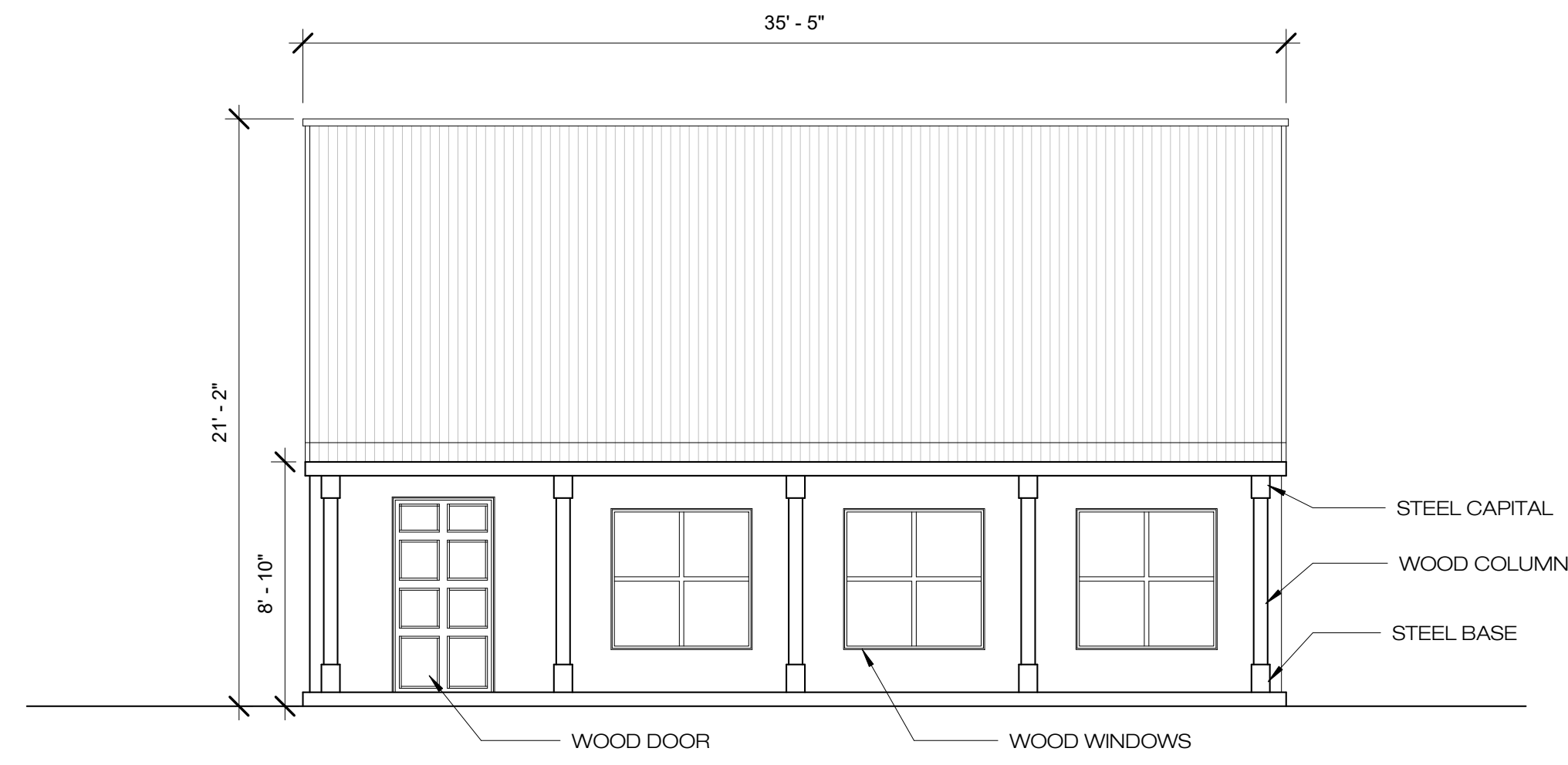
GENERAL SHEET NOTES

SCATTERFARM

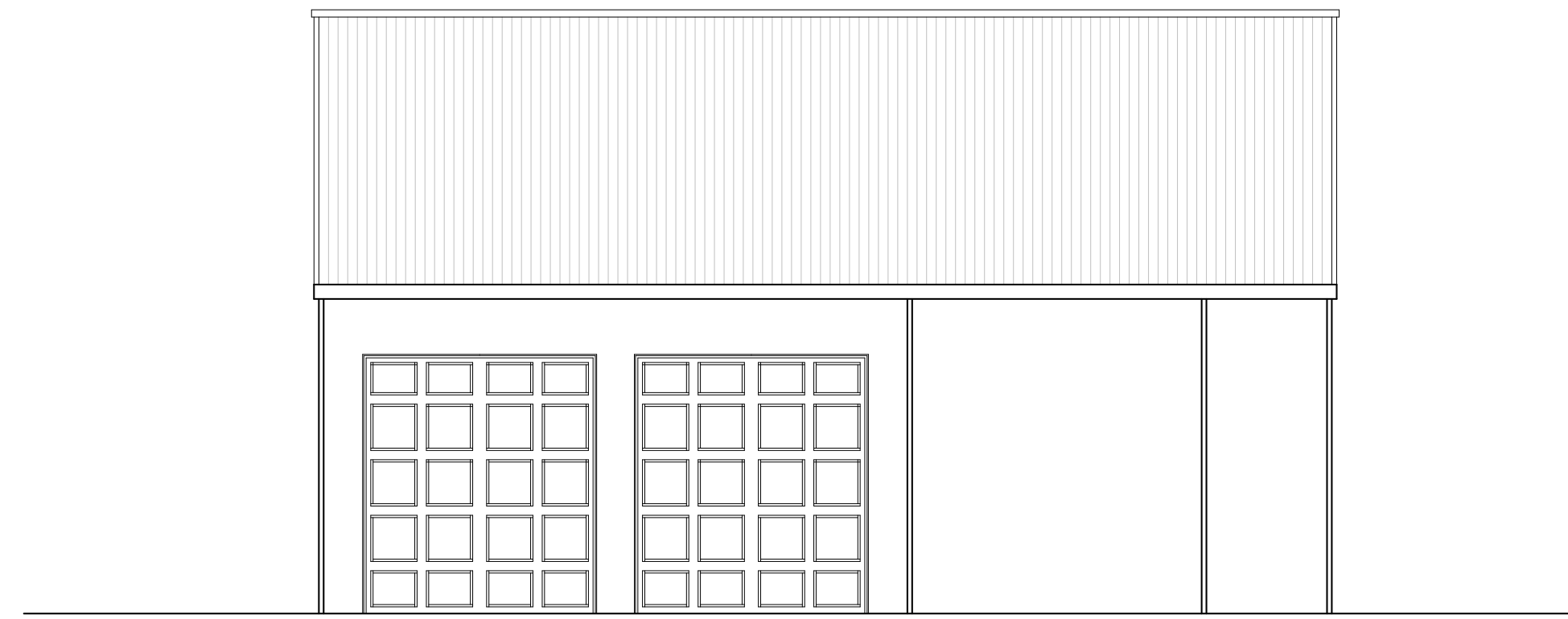
Project Name:
VILLAGE HOUSE

Project Address:
401 WALTER ST SE
ALBUQUERQUE, NM 87102

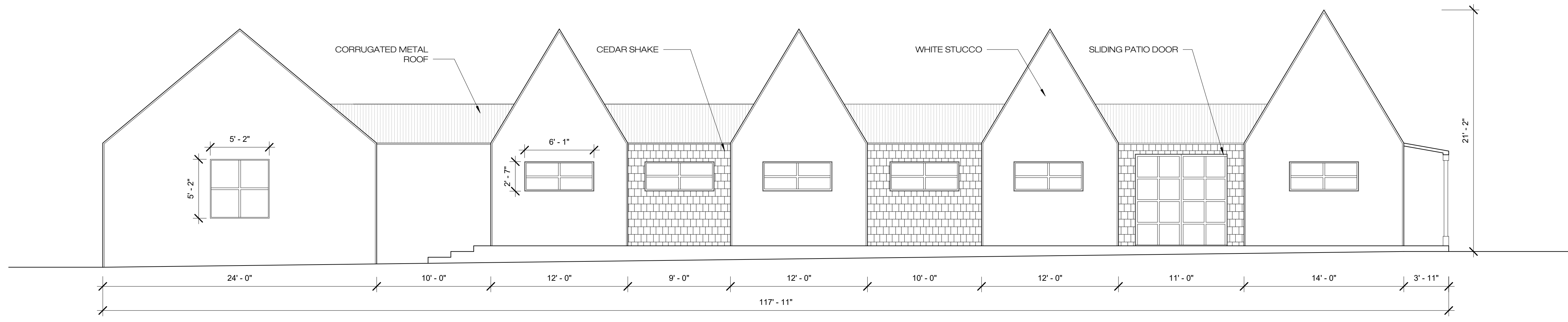
Client:
Catherine Noble & Nicholas Nuccio



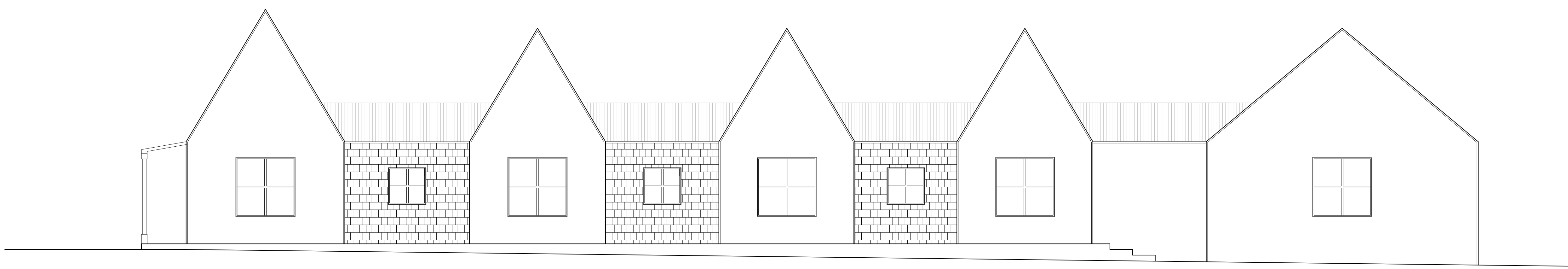
④ Elevation - East
3/16" = 1'-0"



② Elevation - West
3/16" = 1'-0"



① Elevation - South
3/16" = 1'-0"



③ Elevation - North
3/16" = 1'-0"

Mark	Date	Description
NMN	03/09/2021	LANDMARKS COMMISSION

EXTERIOR
ELEVATIONS

A201

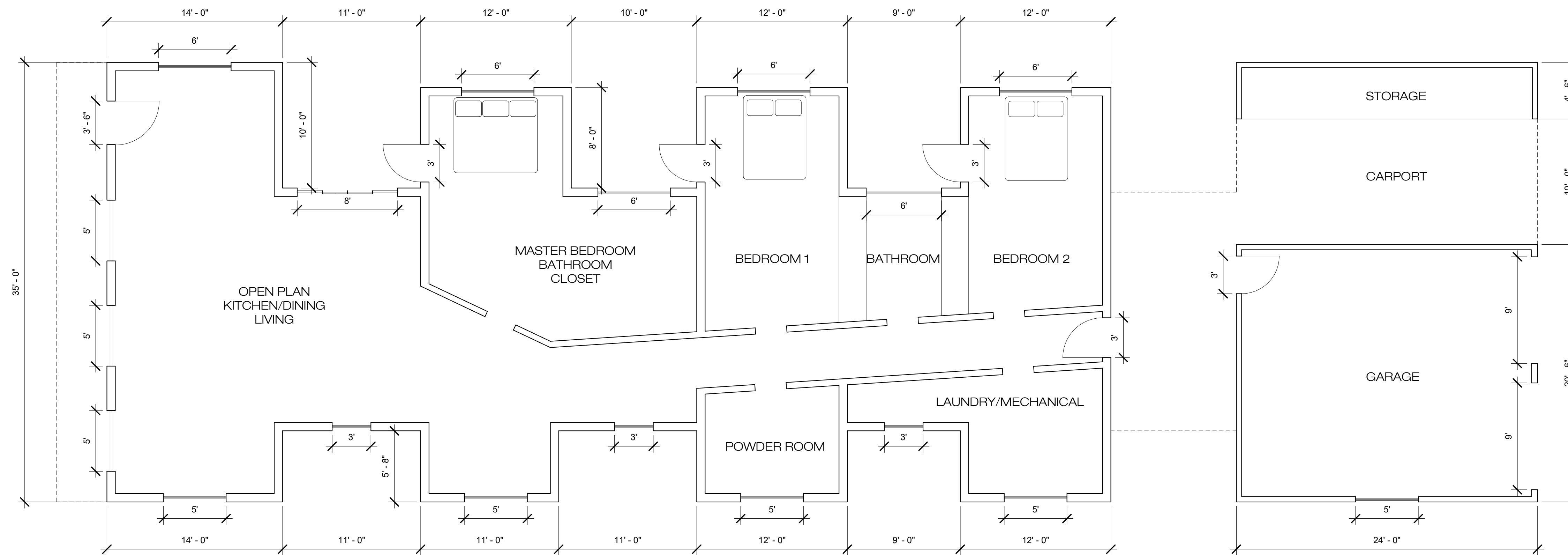
GENERAL SHEET NOTES

SCATTERFARM

Project Name:
VILLAGE HOUSE

Project Address:
401 WALTER ST SE
ALBUQUERQUE, NM 87102

Client:
Catherine Noble & Nicholas Nuccio



① Floor Plan
3/16" = 1'-0"

Mark	Date	Description
NMN	03/09/2021	LANDMARKS COMMISSION

PLANS

A101

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.



(Applicant or Agent) 03/10/2021

(Date)

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

PROJECT NUMBER: _____



NOTIFICATION

Naji, Leslie

From: Nicholas Nuccio <nick@scatterfarm.com>
Sent: Wednesday, March 10, 2021 10:33 AM
To: Naji, Leslie
Subject: Fwd: 401 Walter St SE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_K-14-Z.PDF

External

Leslie - Here is the email I received from the ONC. I have included the contacts in my mailing list.

nick nuccio

----- 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.

Association Name	First Name	Last Name	Email	Address Line 1	City
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard SE	Albuqu
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway Boulevard NE	Albuqu
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuqu
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuqu

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>

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

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, March 01, 2021 2:11 PM

To: Office of Neighborhood Coordination <nick@scatterfarm.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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:

coner 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.

SCATTERFARM

March 10, 2021

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.

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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	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> 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.



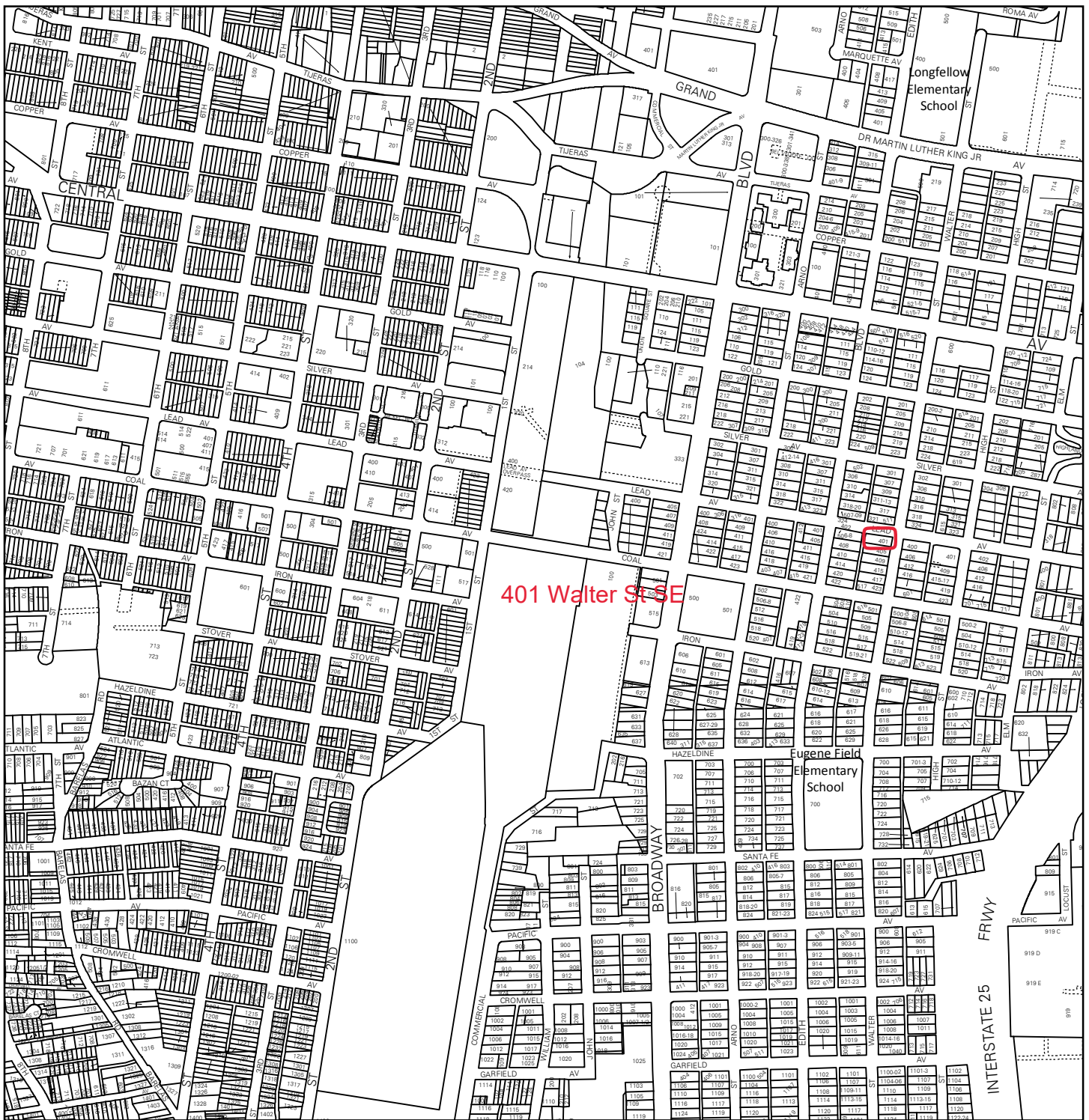
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

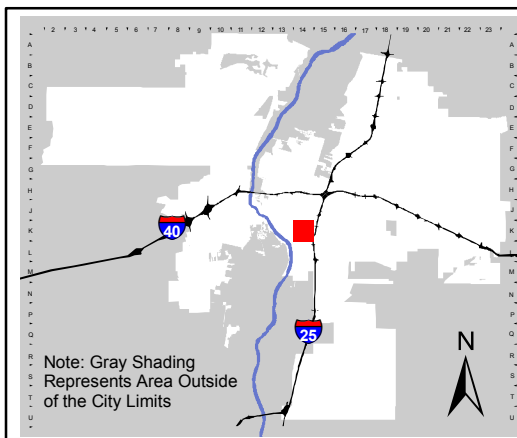
Provide a site plan that shows, at a minimum, the following:

- 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.



401 Walter St SE

For more current information and details visit: www.cabq.gov/gis

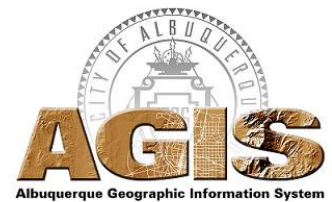


Note: Gray Shading Represents Area Outside of the City Limits

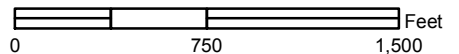
Address Map Page:

K-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



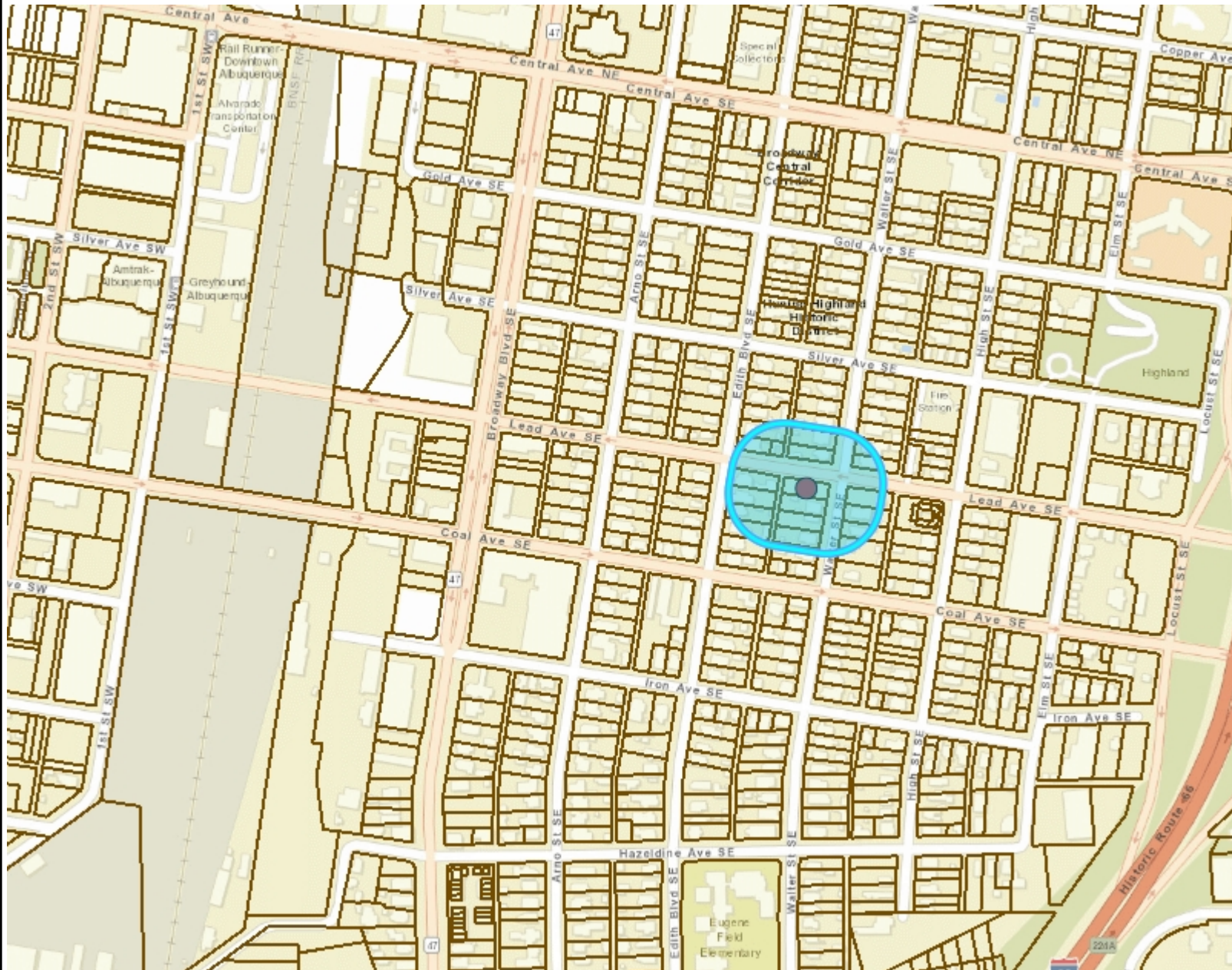


401 Walter St SE



Legend

□ Bernalillo County Parcels



Notes

Buffer Map: 165 Ft.
ROW Lead Ave: 65 Ft

908 0 454 908 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/4/2020 © City of Albuquerque

1: 5,448

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

BLADERGROEN NOREEN
1201 CALIFORNIA ST NE
ALBUQUERQUE NM 87110

WHEELLESS JASON B
311 WALTER ST SE
ALBUQUERQUE NM 87102

TAYLOR JEFFERY S
317 WALTER ST SE
ALBUQUERQUE NM 87102-3557

GRAHAM HERMAN JOE
PO BOX 746
ALBUQUERQUE NM 87102

FEDE 4 LLC
1028 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1820

GONZALES DEL REAL EDUARDO &
STUIT LORINDA
408 EDITH BLVD SE
ALBUQUERQUE NM 87102

MOD-HAB LLC
6008 RIDGECREST AVE
HANAHAN SC 29410-2212

SANCHEZ MARIA Y & MICHAEL J
410 EDITH ST SE
ALBUQUERQUE NM 87102

ZIRWAS BRIDGETTE J
405 WALTER ST SE
ALBUQUERQUE NM 87102-3569

OTERO ALBERT
321 WALTER ST SE
ALBUQUERQUE NM 87102

OLGUIN LARRY L
507 LEAD AVE SE
ALBUQUERQUE NM 87102-3567

CHAPPELL SUSAN G
318 WALTER ST SE
ALBUQUERQUE NM 87102

WARD MEGAN
415 WALTER ST SE
ALBUQUERQUE NM 87102-3569

SALAS CHARLES R & MARIAM K
PO BOX 40418
ALBUQUERQUE NM 87196-0418

SANDOVAL JENNIFER A & ESQUIVEL
ELIJAH G
420 EDITH BLVD SE
ALBUQUERQUE NM 87102-3562

PINO CHRIS
4807 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110-5805

CARSON ANN L
416 WALTER ST SE
ALBUQUERQUE NM 87102-3570

HARRISON ROBANNE
409 WALTER ST SE
ALBUQUERQUE NM 87102

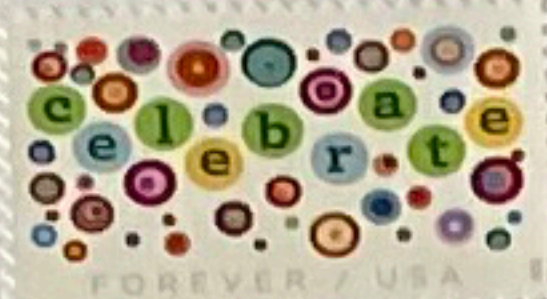
GROTHUS BARBARA J
905 SILVER SW
ALBUQUERQUE NM 87102

SALAS CHARLES R & MARIAM KYM
PO BOX 40418
ALBUQUERQUE NM 87196-0418

JULIENNE MARIE Q
324 EDITH BLVD SE
ALBUQUERQUE NM 87102

CARSON ANN L
416 WALTER ST SE
ALBUQUERQUE NM 87102-3570

Nuccio
829 Ponderosa NW
Abq, NM 87107



Ann L Carson
416 Walter St SE
Albuquerque, NM 87102-3570

Nuccio
829 Ponderosa NW
Abq, NM 87107



Jason B Wheelless
311 Walter St SE
Albuquerque NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Fede 4, LLC
1028 Camino Del Rio NW
Albuquerque, NM 87114-1820

Nuccio
829 Ponderosa NW
Abq, NM 87107



Barbara J Grothus
905 Silver SW
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Chris Pino
4807 Constitution Ave NE
Albuquerque, NM 87110-5805

Nuccio
829 Ponderosa NW
Abq, NM 87107



Megan Ward
415 Walter St SE
Albuquerque, NM 87102-3569

Nuccio
829 Ponderosa NW
Abq, NM 87107



Bonnie Anderson
321 High St SE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



David Tanner
124 Edith Blvd SE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



John Freisinger
101 Broadway Blvd NE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Noreen Blader-Groen
1201 California St NE
Albuquerque, NM 87110

Nuccio
829 Ponderosa NW
Albuquerque, NM 87107



Herman Joe Graham
Po Box 746
Albuquerque NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Albert Otero
321 Walter St SE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Bridgette J Zirwas
405 Walter St SE
Albuquerque, NM 87102-3569

Nuccio
829 Ponderosa NW
Abq NM 87107



Susan G Chappell
318 Walter St SE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Jennifer Sandoval & Elijah G Esquivel
420 Edith Blvd SE
Albuquerque, NM 87102-3562

Nuccio
829 Ponderosa NW
Abq NM 87107



Robanne Harrison
409 Walter St SE
Albuquerque, NM 87102

Nuccio
829 Ponderosa NW
Abq, NM 87107



Marie & Julienne
324 Edith Blvd SE
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