



Landmarks Commission

City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: July 15, 2020

## Notice of Decision

**PR-2019-002438**  
**SI-2020-00428**  
**Application for Certificate of**  
**Appropriateness**

**Holly & Peter Siebert**, requests approval of a Certificate of Appropriateness for alteration at 408 11<sup>th</sup> Street NW described as, Tracts 7, 8, & 9, Block 4, Perea Addition in the Fourth Ward Historic Protection Overlay Zone. (J-13-Z)

**On July 8, 2020 the Landmarks Commission voted to Approve, Project PR-2019-002438 SI-2020-00428, based on the following findings and conditions.**

### Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for construction of an addition at 408 11<sup>th</sup> St. NW, described as Lot 9, Block 4 of the Perea Addition and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned R-1A.
2. The single-storey building is wood framed bungalow with stucco exterior and an asphalt shingle roof and was constructed c. 1910. It is classified as a contributing building in the Fourth Ward HPO.
3. The proposed addition to the building is situated to the rear and south side of the existing building. It comprises a 444 sq. ft. for a fourth bedroom and new bathroom.
4. The existing house is 1800 square feet, making the proposed addition just under 25% of the current square footage.
5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "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.”

6. The proposed addition utilizes exterior finishing materials that match the existing building.
7. The proposed roof pitch will be an extension of the existing roof and continuing the same pitch with the exception of the side gable that incorporates a lower pitch.
8. The IDO Section 14-16-6-6(D)(3)(b) 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”.
9. The request to relocate the front door will significantly affect the historic character of the original house and is not recommended.
10. The proposed addition is located to the rear of the house and would not adversely affect the historical integrity or value of the adjacent house, or those of the site and the wider neighborhood.
11. The IDO Section 14-16-6-6(D)(3)(e) states “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 in which it is to be located.”
12. The proposed addition is substantially compatible with the HPO design standards.

### **Conditions of Approval**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Trim details of relocated door and new window shall match existing trim and be approved by planning staff prior to permitting.
3. Eaves depth shall match that of the original house.

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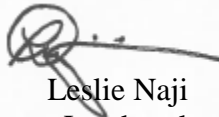
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE

CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji  
Senior Planner, Landmarks Commission