



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

Date: May 14, 2020

OFFICIAL NOTIFICATION OF DECISION

PR-2020-003617
SI-2020-00129
Application for Certificate of
Appropriateness

Martica Casias, agent for Amy Stewart, requests approval of a Certificate of Appropriateness for new construction at 510 11th street, described as Perea Addition lot 8 block 6 in the Eighth & Forrester NW Protection Overlay Zone. (J-13-Z)

On May 13, 2020 the Landmarks Commission voted to **Approve Project # PR-2020-003617, SI-2020-00129**, based on the following findings and conditions.

1. This application is a request for a Certificate of Appropriateness for construction of an addition at 510 11th St. NW, described as Lot 8 Block 6 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 in 1905. It is classified as a contributing building in the Fourth Ward HPO.
3. The proposed addition to the building is situated to the rear of the existing building. It comprises a 580 sq. ft. for a second bedroom and bathroom, and a utility room.
4. The existing house is 1196 square feet, making the proposed addition just under 50% 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.
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 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.
10. 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.”
11. 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. Front porch must maintain all openings at their current size. Sash windows may replace screens but must be of the same dimensions as the screen openings. No changes shall be made to the existing column and pilaster.
3. Window items 0008 and 0011 shall be replaced with double sash windows as currently in the dining room and bedroom.
4. Office window must remain or be replaced with double sash windows to match existing.
5. Casement windows 0012, 0013, 0014 shall have visual dividers to suggest sash windows.
6. New doors shall be submitted for approval. Metal doors are not permitted.
7. Eaves depth shall match that of the original house.
8. Gabled ends shall have wood shingle detailing to reflect existing gables.
9. Metal roof as noted is not permitted. Roof shall be asphalt shingle or metal shingle that resemble shingles.
10. All changes must be presented to staff for approval.

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,



Leslie Naji
Planner, Landmarks Commission