



Landmarks Commission

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

Date: February 15, 2020

## OFFICIAL NOTICE OF DECISION

**PR-2020-003241**  
**SI-2020-00004**  
**Application for Certificate of**  
**Appropriateness**

**Ben Sturge, agent for Bruce Redford and Dennis Crowley**, requests approval of a Certificate of Appropriateness for new construction at 202 Edith Blvd. NE, described as Huning Highland Addition lot 19 block 23 in the Huning Highland Historic Protection Overlay Zone. (K-14)

**On February 13, 2020 the Landmarks Commission voted to Approve, Project PR-2020-003241/SI-2019-00415, based on the following findings and conditions.**

### **Findings for Approval:**

1. This application is a request for a Certificate of Appropriateness for construction of a new accessory building, located at 202 Edith Blvd NE, described as Lot 19, Block 23, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1B.
2. The subject site is approximately 0.16 acres.
3. The application for a Certificate of Appropriateness is for construction of a 324 sq. ft. single story, gable roofed, accessory building, located to the rear of a contributing building in the Huning Highland HPOZ.

The proposed accessory building is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is of a scale and style appropriate to the distinctive local context.

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. 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.
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.

**Conditions of Approval:**

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent approval of conditional use application.
3. Final drawings to be approved by staff.

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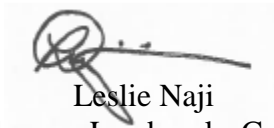
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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', is written over a light gray rectangular background. The signature is fluid and cursive, with a large initial 'L' and 'N'.

Leslie Naji  
Senior Planner, Landmarks Commission