



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-2020-003949**  
**SI-2020-00430**  
**Application for Certificate of**  
**Appropriateness**

**Design Plus LLC, agent for Sundance Village LTD**, requests approval of a Certificate of Appropriateness for new construction at 2500 Central SW, described as, Tract A-1, A-2 & A3 Traction City Addition (A Re-Plat of Tract A).El Vado, City Landmark (J-12)

**On July 8, 2020 the Landmarks Commission voted to Approve, Project PR-2020-003949 SI-2020-00430, based on the following findings and conditions.**

### Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for the property described as Tract A1, Traction City Addition, located at 2500 Central Avenue NW and zone MX-M.
2. The subject property is approximately 1.32 acres and contains the historic El Vado Motel. It is listed on the National Register of Historic Properties, the New Mexico State Register of Cultural Properties and is a City of Albuquerque Landmark.
3. The proposal is for the installation of a free-standing shade structure to be located over the sunken amphitheater area of the El Vado Motel central court area.
4. The proposed project is consistent with the landmark designation ordinance. The proposed work complies with a number of the relevant development guidelines for the historic landmarks and ABC Comp Plan goals and policies as described in the staff report.
5. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City landmark, the appearance of any structure, including but not limited to interior and

exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

6. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. 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 the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located”*

The installation of the proposed shade canopy. As a free-standing structure it can be completely removed without leaving damage to the property. It utilizes a light steel frame to create a large expanse of shade without cluttering the space with supports.

7. 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”*.

A shade structure will assist in keeping the space a hub of activity. which is consistent with the designating ordinance as it is meant to protect the historic feature of the building and make it into a vibrant location. The proposal will cause no harm to the significance characteristics of the El Vado.

8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“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.”*

The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

### **Conditions of Approval Recommended for Case No. SI-2020-00430/ Project # 2020-003949**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approval
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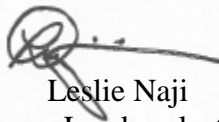
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.

Leslie Naji  
Senior Planner, Landmarks Commission