



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-2020-003955
SI-2020-00434
Application for Certificate of
Appropriateness

Affordable Solar, agent for Joyce Gentry, requests approval of a Certificate of Appropriateness for alteration at 1100 Tijeras Ave. NW described as Lots 1 Thru 4, Block 57, Original Town Site. Fourth Ward Historic Protection Overlay Zone. (J-13-Z)

On July 8, 2020 the Landmarks Commission voted to Approve, Project PR-2020-003955 SI-2020-00434, 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 1100 Tijeras Ave. NW, described as 057n M T Add Original N 57ft X 4 1/2in of Lots 1 Thru 4 and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned MX-T.
2. The two-storey building is wood framed hipped box style with additions. The exterior is stucco with tall wooden shutters and an asphalt shingle roof. It was constructed in 1908 and is classified as a contributing building in the Fourth Ward HPO.
3. The proposed alteration is for roof mounted solar panels.
4. The location of the house results in the panel layout placing some panels on roof planes facing the side street of 11th St.
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 solar panel installation would not damage any architectural fabric of the house and would be completely removable. Designating ordinance is silent on solar panels.
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”.
8. The request will not diminish the historic integrity of the building nor impair the character
9. The proposed installation is substantially in compliance with guidelines for solar panel placement.

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
 2. No solar panels shall be installed on the second-floor roof plane facing 11th Street resulting in a reduction of the number of solar panels by eight (8).
 3. Solar panels should use the lowest profile available.
 4. If available, panel color should be in the gold range to better blend with the existing roof color.
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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