Landmarks Commission

Agenda Item: 4

Case # SI-2018-00195

Project # PR-2018-001685

December 12, 2018

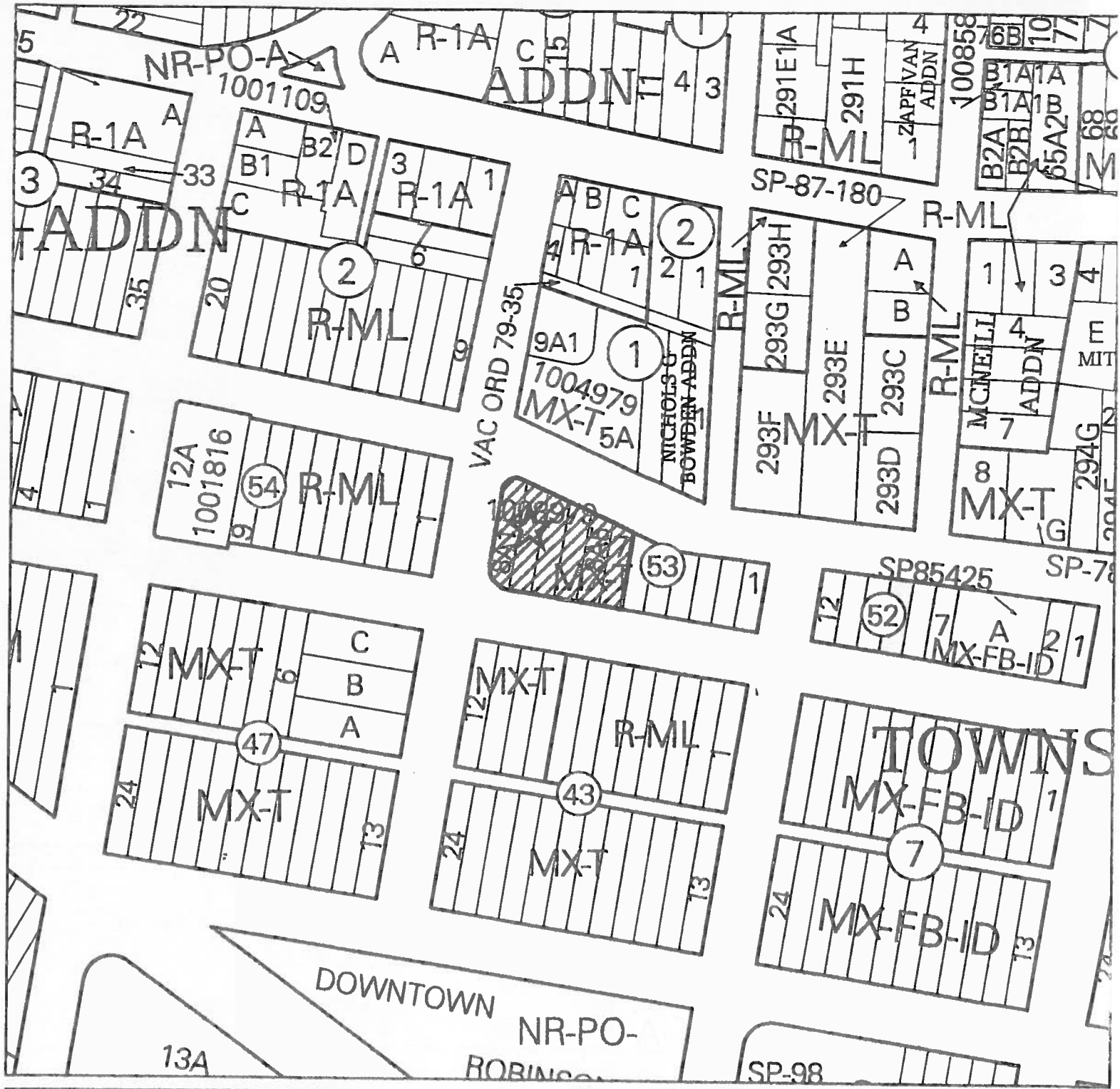
Agent	-
Applicant	Clear Vision Construction
Request	Certificate of Appropriateness for residential duplex development
Legal Description	Lot/Tract 7 & 8A
Address/Location	814, 832, 840, 844 & 848 Tijeras Ave NW
Size	0.3735 Acres
Zoning	MX-T
Historic Location	Fourth Ward Historic Preservation Overlay Zone

Summary of Project

The application for a Certificate of Appropriateness is for new residential duplex development on a vacant lot, on the eastern edge of the Fourth Ward Historic Preservation Overlay Zone.

Six, two-story Duplexes fronting Tijeras Avenue are proposed. The western and central duplexes have a private, open courtyard to the rear and accessory buildings containing garages with studios above. The second floor studios are accessed via an external stair from the courtyard area. The easternmost duplex units have connected garages to the rear and the garages to all six units are accessed from Kent Avenue.

This project has been reviewed for compliance with the Fourth Ward Development Guidelines and LC ordinance. Staff analysis follows.

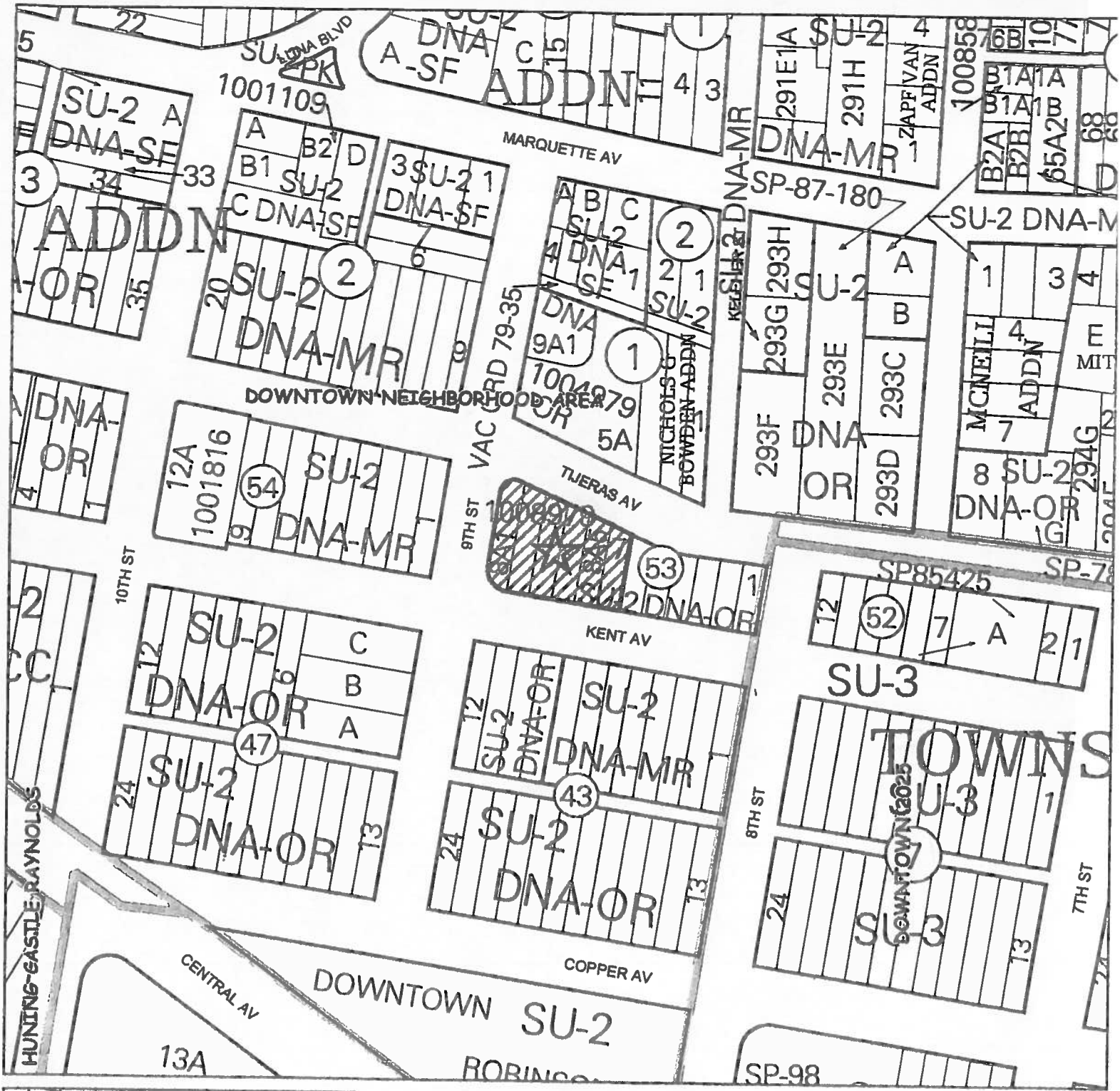


IDO ZONIN MAP

Note: Gray shad indicates County

1 inch = 150 feet

Project Number:
PR-2018-001685
Hearing Date:
11/14/2018
Zone Map Page:
J-13
Application Case Numbers:
SI-2018-00195

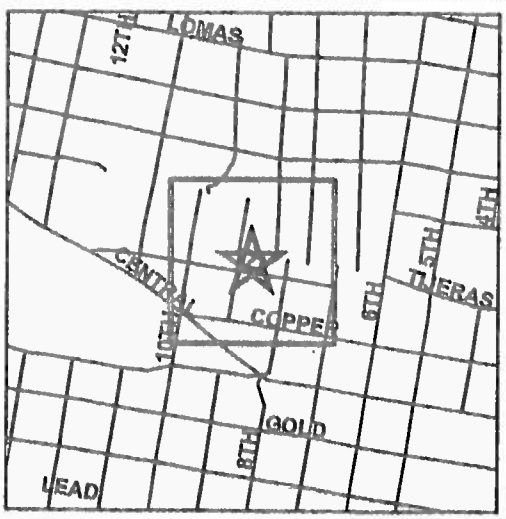


OLD ZONING MAP

Note: Gray shading indicates County.

1 inch = 150 feet

Hearing Date:
11/14/2018
Project Number:
PR-2018-001685
Case Numbers:
SI-2018-00196
Zone Map Page:
J-13



LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

1 inch = 1 fe

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PR-2018- 01685
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HISTORY MAP

Note: Gray shading indicates County.

1 inch = 150 feet

Hearing Date:
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Zone Map Page:
J-13

SUMMARY OF REQUEST

Request	*Certificate of Appropriateness for new residential development*
Historic Location	*Fourth Ward Historic Preservation Overlay Zone*

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	# of Stories	***Roof Configuration, Architectural Style and Approximate Age of Construction***	***Historic Classification & Land Use***
General Area	1 - 2	Spanish Pueblo Revival; Territorial Revival; Tudor Revival; Colonial Revival; Italianate; Queen Anne; Neoclassical; Modern Commercial	Contributing; Neutral; residential & commercial.
Site to the North		Vacant (parking lot)	
Site to the South	2 1 1	NHR O'Reilly House, pitched hip & gable, Queen Anne 1904. Flat roof, Pueblo Revival, 1925 Pitched gable, small Cottage 1925	Registered, residential. Contributing, residential. Contributing, residential.
Sites to the East		Vacant (parking lot)	
Site to the West	1	Flat roof, Pueblo Revival, Stucco 1936	Multi-family, residential, contributing

II INTRODUCTION

Proposal and History

The prominently located 0.3735 acre development site fronts Tijeras Avenue, 9th Street and Kent Avenue, on the eastern edge of the Fourth Ward Historic Preservation Overlay Zone.

The site was originally divided into lots in 1898 and in the first decade of the 20th century, two single story houses and a two story, Queen Anne style house were constructed. By 1960, the properties were unoccupied and they were subsequently demolished.

The site is currently vacant and used informally as a parking lot. It has no aesthetic merit and new development of locally appropriate form could make a positive contribution to the special qualities of the Historic District.

Construction of six duplex fronting Tijeras Avenue is proposed. Each unit is approximately 1800 sq. ft., with a double garage. The duplexes are two story, painted stucco buildings, styled to present a contemporary interpretation of the traditional 'Pueblo' form. A variety of architectural styles exists in the vicinity and the proposed approach references local examples of the Pueblo Vernacular without attempting historicist replication.

The principal frontages have varying set-backs and they are active and well-articulated. The second floor of each unit is stepped back 6', allowing for a small open balcony, enclosed by a parapet wall. The balcony is covered with a small, concrete tiled canopy and a similar feature covers the main entrance to the unit.

The western and central duplexes have a private, open courtyard to the rear and accessory buildings containing garages with studios above. The second floor studios are accessed via an external stair from the courtyard area. The easternmost duplex units have connected garages to the rear and the garages to all six units are accessed from Kent Avenue.

The proposed pattern and intensity of development correspond with those elsewhere in Fourth Ward and the new built form is domestically scaled to complement local models. The materials - albeit modern - are of good quality and visually compatible with traditional materials typical of the historic district.

Context

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as "primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque's finest residential area between about 1905 and 1923, it also has cultural significance as the home of many of the city's most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district."

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into 4 quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential, contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, "The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed.

While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941."

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-T.

The property is located within the Fourth Ward Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (H) identifies standards and guidelines for HPO 3: Fourth Ward. The area's distinctive characteristics shall be protected and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. The Landmarks Commission shall adopt specific development guidelines for each Historic Preservation Overlay Zone. Any construction, alteration or demolition that would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks Commission have approved a Certificate of Appropriateness. The Ordinance also provides that the adopted specific development guidelines may provide exemptions to the requirement, or provide for City staff approval in lieu of Landmarks Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

Resolution -046 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the site contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, from which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

Subject to the submission and approval of window & door details, the proposal is consistent with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Fourth Ward Historic Overlay Zone

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution-46-1991. The guidelines were revised in 1998, and again in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

POLICY – New Buildings

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block.

- Break large masses into smaller segments similar to other buildings.
- The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

- The site is vacant and there are no other buildings on the block, although contributing buildings in the immediate vicinity are domestically scaled structures of one and two stories. The six duplex units have open space between them and they are scaled and massed to complement local models

- The Tijeras and Kent Avenue building frontages are well articulated with varied set-backs in relation to the street, stepped back second floor elements, projecting tiled canopies and rhythmic fenestration.

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:

- Building materials of traditional dimensions
- One-story porches
- Solid to void ratios that are similar to traditional buildings
- Windows should be recessed and similar in size to surrounding buildings.

The duplexes are 23'-4" at parapet level and clearly designed to the human scale. Solid to void ratios and fenestration patterns are similar to those of contributing, Pueblo style houses in the vicinity and each unit has a modest, covered porch.

3. Design the front elevation to appear similar in scale to neighboring contributing buildings.

- On a two-story building there should be a one-story element such as a porch.

Contributing buildings in the vicinity are domestically scaled structures of one and two stories and the new built form is complementary in scale. Each unit has a small porch and due to second floor step-backs, the Tijeras and Kent Avenue building frontages all include one story, ground floor components.

4. Infill construction should enhance the pedestrian character of the district.

- Entrances to new buildings shall be oriented towards the street
- Maintain patterns of window and door proportions and placement found in the vicinity
- Maintain the front setback most common on the block
- The space between adjacent buildings should be the same as the average space between other buildings on the block
- Parking and garages should be located towards the rear of the property.

The project is a neighborhood in-fill, but it is not an infill site, as a paved and fenced parking lot abuts the site to the east.

In terms of the Tijeras and Kent Avenue frontages, the development it is compatible with the pedestrian character of the district in that:

- ***The frontages are active and accessible to pedestrians.***
- ***The fenestration pattern is similar to that of other contributing, Pueblo style houses in the historic district.***
- ***Set-backs form the street vary, but are consistent with local norms, which also vary.***
- ***The space between the attached units is approximately 10' and that is similar to the space typically existing between single family houses in the district.***
- ***Garages are located to the rear of the residences and accessed from the Kent Avenue.***

The side facades of the western-most unit of the new development front 9th Street. While the western facades are articulated to some extent, they are nevertheless inactive and present a 'closed' appearance to the street. Historic buildings enclosing 9thStreet typically have active frontages that are accessible to pedestrians and in this context, the impermeable, inactive side facades of the new development appear somewhat alien. While this may not cause actual harm to the special qualities of the Historic District as a whole, a more sensitive design approach could result in greater enhancement of the streetscape.

5. Use building forms that are similar to those of contributing buildings on the block.

- Rectangular building masses are the typical building form

Pueblo Vernacular style buildings are well represented in the Fourth Ward. The clean lines and orthogonal forms of the simplified Pueblo style development clearly reference the rectangular building masses typical of the local built form.

6. Use roof forms that are similar to contributing buildings on the block.

- Hip and gabled roofs are appropriate in many settings
- Flat roofs should be used only where appropriate to the context and should have a parapet.

The duplexes and accessory buildings present a contemporary interpretation of the traditional 'Pueblo' form, which is well represented in the local context and the proposed roof treatment is stylistically appropriate.

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

- The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as bevelled (clapboard) or drop (shiplap)
- Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials
- Wood is the preferred choice for window and doors, although Metal window frames may be appropriate in some contexts
- Roofing materials shall be similar in appearance to other buildings in the street.

The materials palette is appropriate to the contemporary interpretation of the traditional 'Pueblo' form and similar materials are found throughout the Historic District. The palette includes:

Painted Stucco
Aluminum clad, wood window frames
Wood front doors
Dark colored, concrete tiles for the projecting canopies
Metal railings and gates.
(See page 10 for review of boundary wall materials)

8. Imitation of older historic styles is discouraged.

- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
- Incorporate details and ornamentation found on historic buildings within the context of new construction.

The duplexes and accessory buildings are styled to present a contemporary interpretation of the traditional 'Pueblo' form. A variety of architectural styles exists in the vicinity and the proposed approach references local examples of the Pueblo Vernacular without attempting historic replication.

9. Contemporary interpretations of traditional detail are encouraged.

- New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

The fenestration, projecting canopies and parapet walls reference traditional Puebloan detailing, while avoiding historic replication.

POLICY – Accessory buildings

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.

Guidelines

3. New garages and accessory buildings should complement the historic resource.

- Accessory buildings must be subordinate to the main building.
- The main building should inspire design for new garages with building details derived from the main building.
- Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding.

Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

The parapet level of the accessory buildings is just below that of the primary buildings and the footprint is considerably less than that of the principal building.

A unified aesthetic is maintained throughout the development and the accessory buildings complement the primary duplex units.

4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

The accessory buildings are located to the rear of the duplexes. The garages are accessed from Kent Avenue and the studios above are accessed via an external stair from the courtyard between the primary and secondary buildings.

5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

Driveway cuts are one for every two units, resulting in a total of three and thereby reducing to a minimum their intrusive visual presence in the streetscape. Driveway cuts allowing access from Kent Avenue to private garages/carports fronting the street are typical of the streetscape and the proposed access arrangements do not appear out of context.

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

- Stamped metal or vinyls are not considered to be appropriate materials.

A materials specification for the garage doors has not been provided and acceptable details are required by condition.

POLICY – Site Features & Streetscapes

Historic site features should be retained and new site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features.

Not applicable: the site is vacant and has no historically significant features

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

- Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

The duplexes have approximately 10' of open space between them and the ratio of buildings to open spaces is similar to that of traditional, single family housing development in the district.

3. Preserve the historic grading design of the site.

Not applicable: the site as it presently exists is flat and has been informally used as a parking lot.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

Not required for this previously developed, flat site.

5. Maintain the planting strip.

The site plan includes street trees on all three street frontages and planters on the principal Tijeras Avenue frontage.

6. Preserve historic fences and yard walls. Replace only those portions that are deteriorated beyond repair.

Not applicable

7. Materials for new fences must appear similar to those used historically.

The Tijeras Avenue frontage is enclosed by a low, 'terracotta' colored CMU wall with metal railings above, while the eastern and western boundaries of the site are enclosed with similarly colored CMU walls 5' 8" high. Although these boundary treatments may be appropriate in the context of new development in this location close to the edge of the historic district, they are not similar in style or materials to those traditionally found in the Fourth Ward.
See further discussion in point 9.

8. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

The boundary wall fronting 9th Avenue is 5' 8" high, while that fronting Tijeras Ave is 3' 8" high with a 2' railing above. However the point at which the juncture between the two forms of enclosure occurs is not identified on the site plan and approval of the project is subject to a condition requiring acceptable design details.

9. CMU block walls shall be stuccoed and architecturally integrated into the building.

The applicant proposes 'terracotta' colored CMU walls and states that they will relate visually to the colored concrete tiles of the projecting canopies of the buildings. The proposal is thus contrary to the requirement for CMU walls to be stuccoed and the Commission should decide whether the deviation is acceptable in this case.

10. Any existing retaining wall within the front yard setback area that faces a public right-of-way shall be maintained, repaired or restored in place. Retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials. Railroad ties are not an appropriate material for new retaining walls or fencing.

Not applicable

11. Maintain the historic height of a retaining wall.

Not applicable

12. Preserve the materials and the historic finish of a historic masonry boundary or retaining wall when feasible.

Not applicable

13. Parking and driveways

- Avoid large expanses of parking
- Divide large parking lots (five or more spaces) with planting areas.
- Locate parking areas to the rear of the property when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.
- An alley should serve as the primary access to parking when conditions permit.

- The spatial constraints of the site do not allow for garages to be accessed from an alley.
- Each duplex unit has a two-car garage located to the rear and accessed from Kent Avenue.
- The garages are set well back from the street (due to a wide right of way to the north of Kent Avenue) and accessed via a paved driveway.

Landmarks and Urban Conservation Ordinance

The site is on the eastern edge of the Fourth Ward Historic Preservation Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

> *"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."*

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, 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."

Section 14-12-8 (B) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8 (B)(1) The change is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

Subject to conditions, the development is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

§14-12-8 (B)(2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

Subject to conditions, the proposed development will make a positive contribution to the distinctive qualities of the Fourth Ward Historic Preservation Overlay Zone.

§14-12-8 (B)(3) The change qualified as a "certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable

§14-12-8 (B)(4) 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.

Not applicable

§14-12-8 (B)(5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable

§14-12-8 (B)(6) Additions to existing structures and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The duplexes and accessory buildings are styled to present a contemporary interpretation of the traditional 'Pueblo' form. A variety of architectural styles exists in the vicinity and the proposed approach references local examples of the Pueblo Vernacular without attempting historic replication.

§14-12-8 (B)(7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable

Neighborhood Notification

The applicant notified the Downtown Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite signs were posted at the property giving notification of this application. No comments have been received to date.

Conclusions

As discussed in the analysis above, the project is compliant with the applicable guidelines for the Fourth Ward Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness. However prior to approving the application subject to conditions, Staff recommends that the Commission give careful consideration to the following:

a) The side facades of the western-most unit of the new development front 9th Street. While the western facades are articulated to some extent, they are nevertheless inactive and present a 'closed' appearance to the street. Historic buildings enclosing 9thStreet typically have active frontages that are accessible to pedestrians and in this context, the impermeable, inactive side facades of the new development appear somewhat alien. While this may not cause actual harm to the special qualities of the Historic District as a whole, a more sensitive design approach could result in greater enhancement of the streetscape.

b) The applicant proposes 'terracotta' colored CMU walls and states that they will visually relate to the colored concrete tiles of the projecting canopies of the buildings. The proposal is contrary to Policy requirements and the Landmarks Commission should decide whether the deviation is acceptable in this case.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new duplex development - Case SI-2018-00195 / Project # PR-2018-001685, December 12, 2018

1. This application is a request for a Certificate of Appropriateness for new duplex development fronting Tijeras Ave, 9th Street & Kent Ave, described as Lots 7 & 8A, Block 53, Original Townhouse Site, in the Fourth Ward Historic Preservation Overlay Zone and zoned MX-T.

2. The subject site is approximately 0.3735 acres.

3. Construction of six duplex fronting Tijeras Avenue is proposed. Each unit is approximately 1800 sq. ft., with a double garage. The duplexes are two story, painted stucco buildings, styled to present a contemporary interpretation of the traditional 'Pueblo' form. A variety of architectural styles exists in the vicinity and the proposed approach references local examples of the Pueblo Vernacular without attempting historic replication.

The principal frontages have varying set-backs and they are active and well-articulated. The second floor of each unit is stepped back 6', allowing for a small open balcony, enclosed by a parapet wall. The balcony is covered with a small, concrete tiled canopy and a similar feature covers the main entrance to the unit.

The western and central duplexes have a private, open courtyard to the rear and accessory buildings containing garages with studios above. The second floor studios are accessed via an external stair from the courtyard area. The easternmost duplex units have connected garages to the rear and the garages to all six units are accessed from Kent Avenue.

The proposed pattern and intensity of development correspond with those elsewhere in Fourth Ward and the new built form is domestically scaled to complement local models. The materials - albeit modern - are of good quality and visually compatible with traditional materials typical of the historic district.

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. Subject to conditions, the project is compliant with designation ordinance -46-1991.

7. Subject to conditions, the project is compliant with the Guidelines for the Fourth Ward Historic Preservation Overlay Zone.

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".

Subject to conditions, the proposed development will make a positive contribution to the distinctive qualities of the Fourth Ward Historic Preservation Overlay Zone and the key characteristics of the district will remain undiminished. However prior to approving the application subject to conditions, Staff recommends that the Commission give careful consideration to the issues described in paragraphs a) and b) above.

RECOMMENDATION

Case SI-2018-00195 / Project # PR-2018-001685, December 12, 2018.

APPROVAL, subject to conditions, of *Case SI-2018-00195 / Project # PR-2018-001685,* an application for a Certificate of Appropriateness for new duplex development fronting Tijeras Ave, 9th Street & Kent Ave, described as Lots 7 & 8A, Block 53, Original Townhouse Site, in the Fourth Ward Historic Preservation Overlay Zone, based on the above eight (8) findings.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

2. Design details of all windows and doors shall be submitted and approved by LC staff prior to commencement of construction works.

3. A materials specification for the garage doors shall be submitted and approved by LC staff prior to commencement of construction works.

4. CMU garden walls shall be stuccoed.

Angela Behrens, Historic Preservation Planner
Urban Design and Development Division

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*
☐ Archaeological Certificate *(Form P3)*	☐ Historic Design Standards and Guidelines *(Form L)*	**Policy Decisions**
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Alternative Signage Plan *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ WTF Approval *(Form W1)*	☐ Site Plan – DRB *(Form P2)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Subdivision of Land – Minor *(Form S2)*	☐ Annexation of Land *(Form Z)*
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major *(Form S1)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Conditional Use Approval *(Form ZHE)*	☐ Vacation of Easement or Right-of-way *(Form V)*	☐ Amendment to Zoning Map – Council *(Form Z)*
☐ Demolition Outside of HPO *(Form L)*	☐ Variance – DRB *(Form V)*	**Appeals**
☐ Expansion of Nonconforming Use or Structure *(Form ZHE)*	☐ Variance – ZHE *(Form ZHE)*	☐ Decision by EPC, LC, DRB, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: CLEAR VISION CONSTRUCTION JOHN LOPEZ		Phone: 505 991 3386 505 273 5012
Address: 10701 COORS NW		Email: clearvisionnewmexico@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87114
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

RESIDENTIAL TOWNHOUSE DEVELOPMENT OF VACANT SITE

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 7 + 8A	Block: 53	Unit:
Subdivision/Addition: ORIG TOWNHOUSE SITE	MRGCD Map No.:	UPC Code: 101405701601525109
Zone Atlas Page(s): J13	Existing Zoning: MX-T	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): .3735

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 814, 832, 840, 844, 848 TIJERAS AVE NW	Between: 9th ST	and: 8th ST

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1008979. 1010966. 1009733. 1010753. 1011205. 1009742. 1010965

Signature:	Date: 10-9-2018
Printed Name: JOHN M LOPEZ	☑ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00195		$205
Meeting/Hearing Date:		Fee Total: $205
Staff Signature:	Date: 10-9-18	Project # PR-2018-001685

001685

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
☐ Alteration	☐ Sign (see note below)	☐ East Downtown – HPO-1	☐ Downtown Area
☐ Demolition	☐ City Landmark Designation	☐ Eighth & Forrester – HPO-2	☐ Downtown Neighborhood Area – CPO-3
☑ New Construction	☐ City Overlay Designation	☑ Fourth Ward – HPO-3	
Number and Classification of Structures on Property		☐ Hunting Highland – HPO-4	☐ East Downtown – CPO-4
Contributing Structures:	0	☐ Old Town – HPO-5	☐ Nob Hill/Highland – CPO-8
Noncontributing Structures:	0	☐ Silver Hill – HPO-6	☐ City Landmark
Unclassified Structures:	0	Residential Property?	☐ Yes ☐ No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.*

☐ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR** ***Administrative Decision***

- __ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- __ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- __ Zone Atlas map with the entire site clearly outlined and labeled
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- __ Sign Posting Agreement

☑ ***INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS***

- __ Interpreter Needed for Hearing? ____ If yes, indicate language: _____
- __ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- __ Zone Atlas map with the entire site clearly outlined and labeled
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - __ Proof of emailed notice to affected Neighborhood Association representatives
  - __ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- __ Sign Posting Agreement

☐ **DEMOLITION OUTSIDE OF HPO** ***Requires Public Hearing***

- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☑ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR** ***Requires Public Hearing***

- __ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- __ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☐ **HISTORIC DESIGN STANDARDS AND GUIDELINES** ***Requires Public Hearing***

- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Proposed Design Standards and Guidelines
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

☐ **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION** ***Requires Public Hearing***

- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	Date: 10-9-2018
Printed Name: JOHN M LOPEZ	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2018-001685	SI-2018-00195
Staff Signature:	
Date: 10-9-18	

Effective 5/17/18

J. Matt Myers, Chairman
Landmarks and Urban Conservation Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102
Re: Application for Certificate of Appropriateness for New Construction at 814, 832,840,844,848 Tijeras NW

Dear Mr. Chairman and Members of the Landmarks and Urban Conservation Commission and members of the surrounding neighbors:

The purpose of this letter is to request a Certificate of Appropriateness and to notify neighbors of the surrounding project, for new construction at 814, 832, 840, 844 and 848 Tijeras Avenue NW. The legal description for the property is Lot 8A and Lot 7, Block 53, Original Townsite of Albuquerque. This property falls within the Fourth Ward Historic District, as well as the Downtown Neighborhood Area Sector Development Plan (DNASDP). The property is approximately .3735 acres in size and is zoned SU-2/DNA-OR. The property is believed to be the largest vacant and undeveloped property in the Downtown Neighborhood Area.

Project Description

Clear Vision Construction is proposing to build six townhouse units on this property. The townhouses are proposed in three groups of two attached units. Each of the townhouses will be on their own individual lot that will also include a detached garage with a secondary unit above the garage. The townhouses will "front" on Tijeras Avenue, which is designated as a major roadway, and the detached garages will be located in the rear. The garages will be separated from the townhouse structure by a minimum of a 10-foot interior courtyard and will face Kent Avenue.

The townhouses are designed as two-story structures that fit well and are complementary to the adjacent development and the Fourth Ward Historic District. The structures are 23'-4" at their highest point, far shorter than the 40 feet that is allowed by the DNASDP.

The townhouses "front" Tijeras and are set close to the street. The front elevation is well-articulated and proportioned with horizontal changes in massing, 30% of its surface in windows and doors, a second story "stepback" of 6 feet, a second story balcony/deck, and a covered entry porch. The first story windows are double hung, aluminum clad wood with a slate or tile roof is provided at the covered porch as well as above the second story sliding glass doors that go out to the deck. The front entry door is wood. There are no driveway cuts along Tijeras Avenue, so the existing 8-foot public sidewalk runs uninterrupted along the front of the project.

The south elevation along Kent Street is also well-articulated with a second story balcony and horizontal stepbacks in the garage structures that are intended to breakup the plane of this elevation. Each pair of townhouses will share one driveway, so there will only be three driveway cuts on Kent Avenue. Each townhouse unit includes a two-car garage with garage doors that are offset from each other by 5 feet on Unit A and 2"-8" feet on Unit B. The Kent Street right-of-way extends approximately 18 feet north of the curb line, which allows the garage structures to be setback a minimum of 38 feet from the street pavement. This provides additional area for landscaping (street trees and shrubs) within the public right-of-way along the public sidewalk that will help break up the view of the garage doors and ensure that the garage doors do not dominate the street view area along Kent Avenue.

The west elevation along 9th Street features the side facade of the westernmost unit and detached garage structure. This facade includes windows for both stories, a horizontal (stepback) in the building massing, and a covered entry from the interior courtyard. The windows are a combination of double-hung and stationary. The garage structure also features windows in the first and second stories. The wall includes a 3-

foot inset that runs between the unit and the garage structure that features plantings. Street trees are also provided within the public right-of-way.

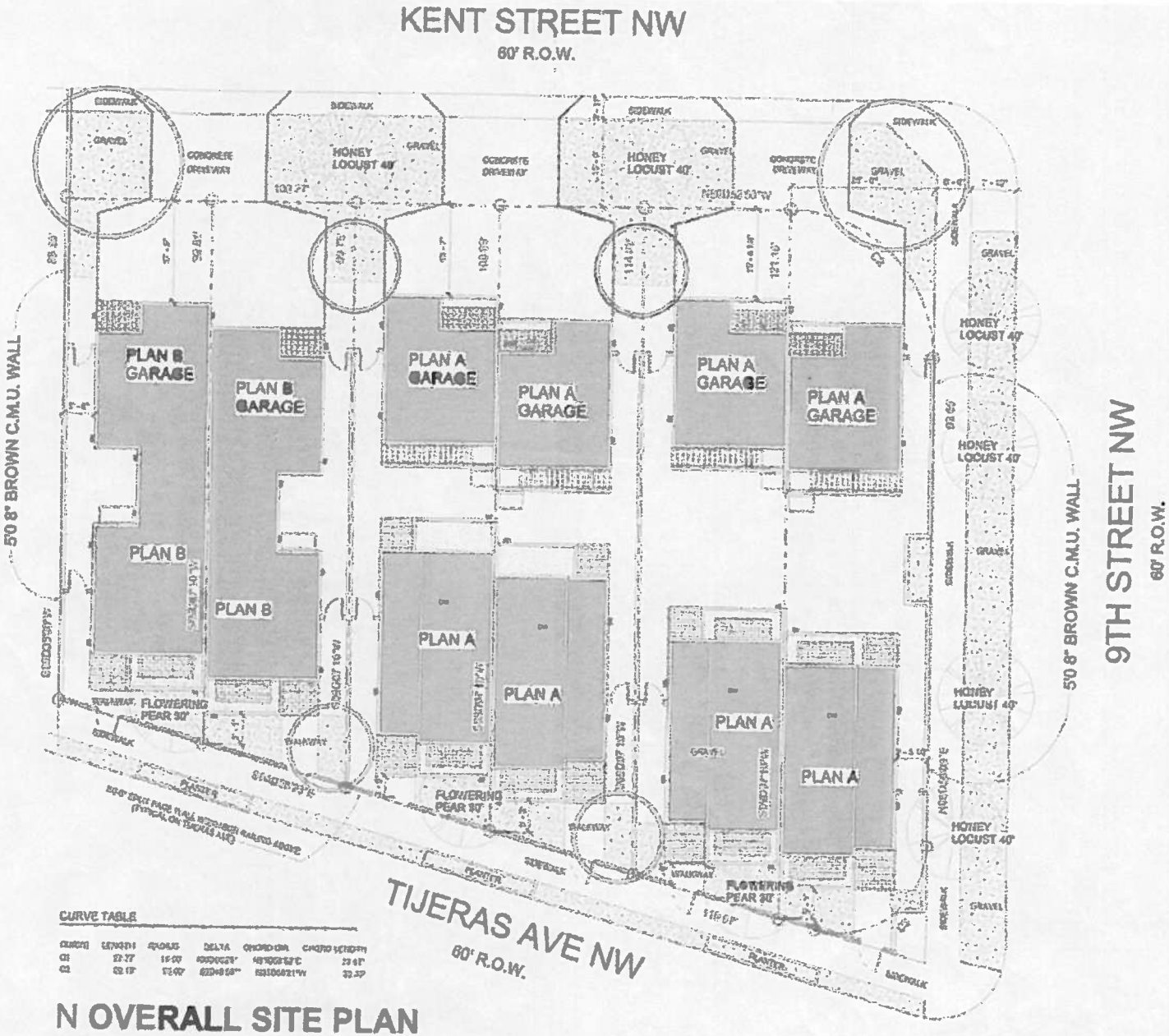
Thank you for consideration for Certificate of Appropriateness.
We appreciate your support.

Sincerely,

John M. Lopez
Clear Vision Construction

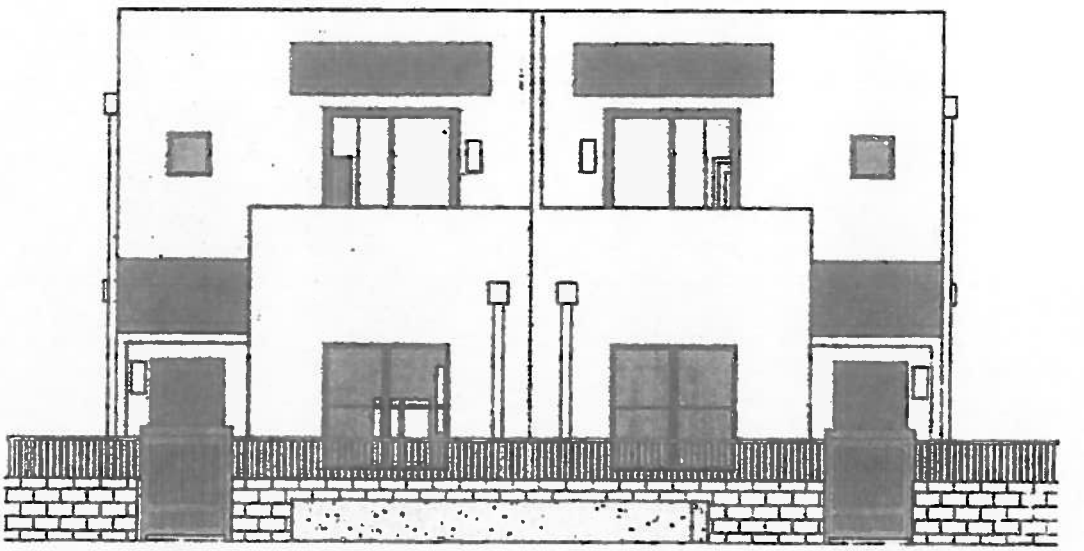
Aerial view of the site from the northwest corner

View across the site from the northwest corner
(corner of Tijeras Avenue and 9th Avenue)

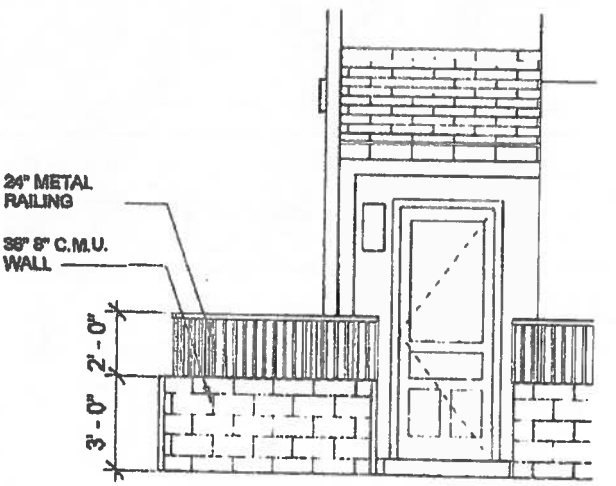


N OVERALL SITE PLAN

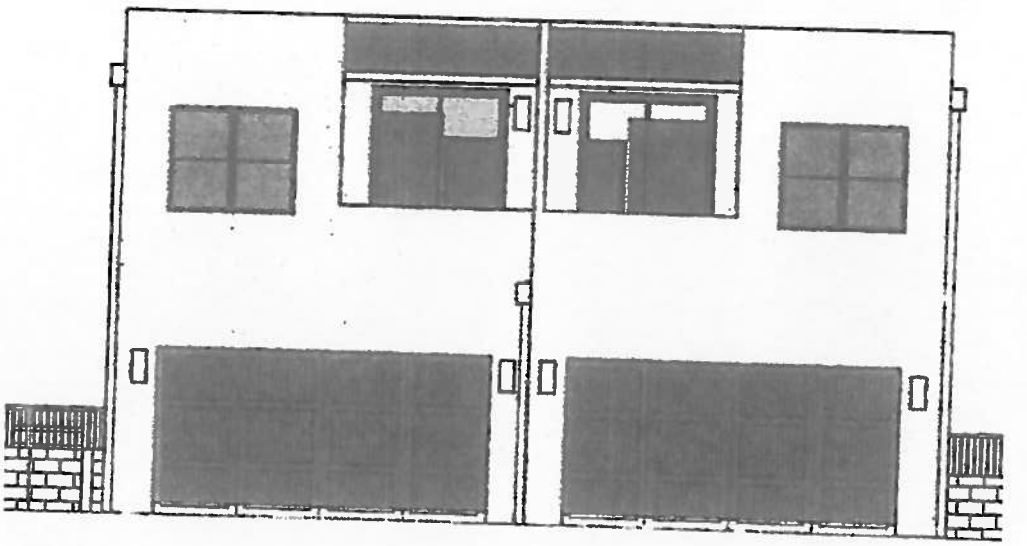
SCALE: 1/8"=1'-0"



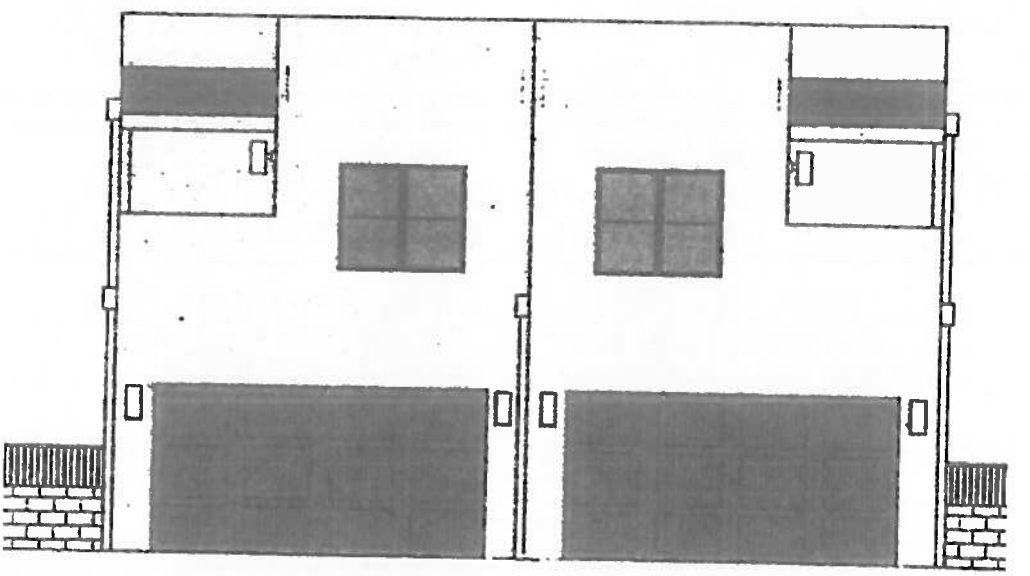
North Facade / Tijeras Avenue
(Plan form A & B)



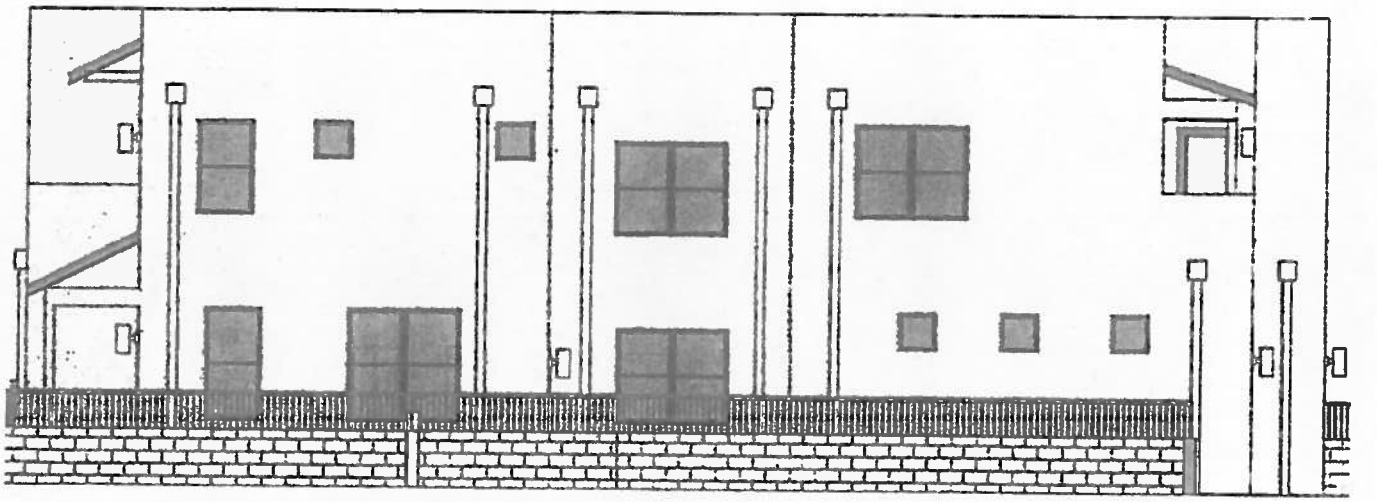
North Facade / Tijeras Avenue Wall & Gate detail
(Plan form A & B)



South Facade / Kent Avenue
(Plan form A)

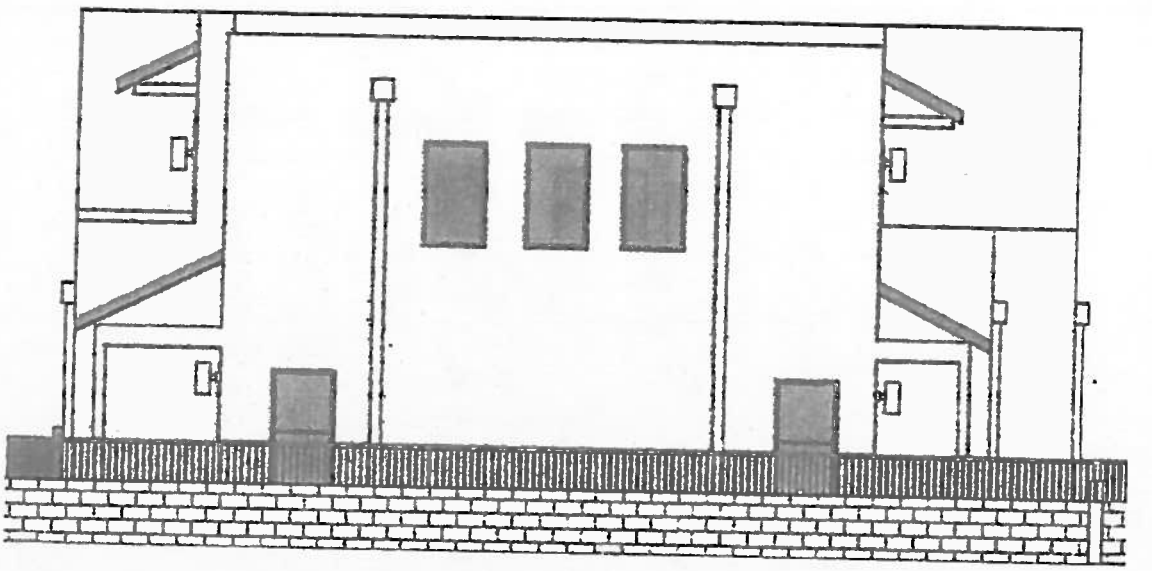


South Facade / Kent Avenue
(Plan form B)



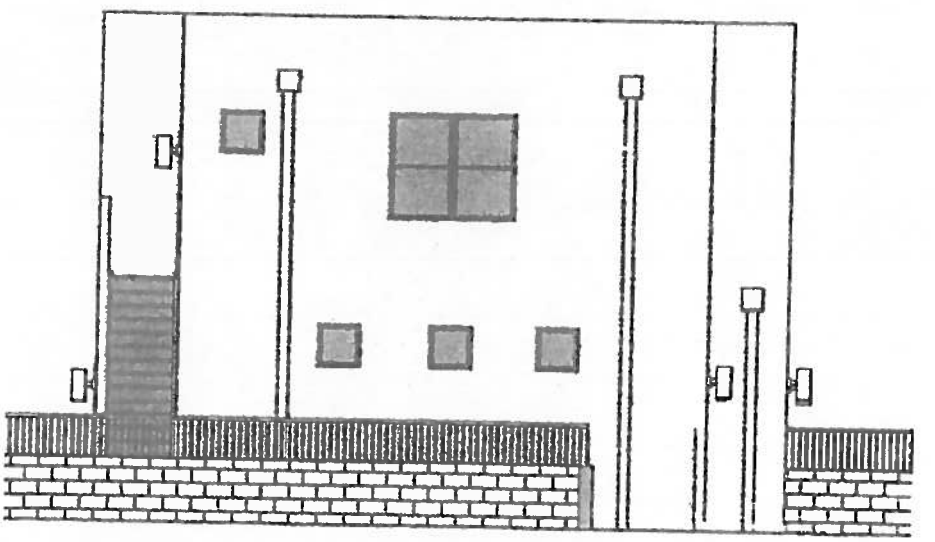
East Facade (facing parking lot)
Plan form B

Note: this visual incorrectly illustrates the boundary wall. The eastern boundary of the site is to be enclosed by a CMU wall 5' 8" high



West Facade / 9th Street
(Plan form A)

Note: this visual incorrectly illustrates the boundary wall. The 9th Street boundary is to be enclosed by a CMU wall 5' 8" high



West Facade / 9th Street - Garage/Studio
(Plan form A)

Note: this visual incorrectly illustrates the boundary wall. The 9th Street boundary is to be enclosed by a CMU wall 5' 8" high

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 10-30-2018 To 11-14-2018

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 10-9-2018 (Date)

I issued 2 signs for this application, 10-9-2018, (Date) (Staff Member)

PROJECT NUMBER: PR-2018-001685

Rev. 1/11/05

Behrens, Angela C.

From: Naji, Leslie
Sent: Thursday, October 04, 2018 12:28 PM
To: Behrens, Angela C.
Subject: FW: DNA 9th and Tijeras Project
Attachments: Project Description letter.docx

From: John Lopez [clearvisionnewmexico@gmail.com]
Sent: Wednesday, October 3, 2018 12:22 PM
To: holly.siebert@gmail.com; noellebaroody@gmail.com; mwarchitect@comcast.net; asra.imtiaz@gmail.com; djgutierrez1@gmail.com; russelljanis@ymail.com; sunnymel42@yahoo.com; jj@jjandsara.com; dmccain47@comcast.net; rbmiera@comcast.net
Cc: Naji, Leslie; ClearVisionNewMexico
Subject: DNA 9th and Tijeras Project

Dear DNA,
I and resending the info on the 9th and Tijeras Project as per the Historic Preservation and Landmarks Commission application. This project has been across your desk but unfortunately has expired. If you have any questions please let me know.

John Lopez
Clear Vision Construction

==========
This message has been analyzed by Deep Discovery Email Inspector.

902 TIJERAS APARTMENTS LLC
520 LUNA BLVD NW
ALBUQUERQUE NM 87102

AHMAD ASRA & ELLIOT LUCAS
906 TIJERAS AVE NW
ALBUQUERQUE NM 87102

FINE JOSEPH M & ANTOINETTE R
220 9TH ST NW
ALBUQUERQUE NM 87102

TIJERAS OFFICE LLC
1109 EL ALHAMBRA CIR NW
ALBUQUERQUE NM 87107

RAYMOND JOSEPH FRANCES & SUSAN DENISE
1230 STONE NE
ALBUQUERQUE NM 87102

CLAY MARION KELEHER ETAL C/O D & M RENTALS
1205 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

MARTINEZ ANTHONY K & MONICA
214 16TH ST SW
ALBUQUERQUE NM 87104

MARTINEZ KEVIN & OROZCO-MARTINEZ MONICA
214 16TH ST SW
ALBUQUERQUE NM 87104

LIAGHAT MARILYN J
818 KENT AVE NW
ALBUQUERQUE NM 87102

800 KENT LLC
933 SAN MATEO BLVD NE SUITE 500-154
ALBUQUERQUE NM 87108

MARTINEZ ANTHONY KEVIN & MONICA
219 9TH ST NW
ALBUQUERQUE NM 87102

FOX NATHAN ARI
216 9TH ST NW
ALBUQUERQUE NM 87102

RICHARDS CLEON FENTON JR
816 KENT AVE NW
ALBUQUERQUE NM 87102-3032

WILLIAMS CHARLES W
2444 LOUISIANA BLVD NE SUITE 225
ALBUQUERQUE NM 87110-4387

WILLIAMS CHARLES W
2444 LOUISIANA BLVD NE SUITE 225
ALBUQUERQUE NM 87110-4387

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069

302 8TH STREET LLC
8814 HORIZON BLVD NE SUITE 400
ALBUQUERQUE NM 87113

DREADNAUGHT-RAPIER LTD LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7069