



Landmarks Commission

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

Date: January 10, 2019

## OFFICIAL NOTICE OF DECISION

**PR-2018-001889 SI-2018-00274**  
**Application for Certificate of**  
**Appropriateness**

**Mark Mico – Delinzio Builders**, requests approval of a Certificate of Appropriateness for Alteration at 514 High St. SE described as Lot 10 Block 39 in the Huning Highland Historic Protection Overlay Zone. (K-14)

On January 9, 2019 the Landmarks Commission voted to **Approve, Project PR-2018-001889, SI-2018-00274**, based on the following findings and conditions.

### **Findings for Approval:**

1. This application is a request for a Certificate of Appropriateness for replacement windows and a rear addition to a contributing building, located at 514 High Street, described as Lot 10, Block 39, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.16 acres.
3. Replacement windows and a new addition to the rear of a contributing building in the Huning Highland HPOZ are proposed.

The replacement windows fit within existing openings, and they are of historically appropriate design and good quality materials. The new addition is 591 sq. ft. and it is discretely located to the rear, where it will be barely visible from the street. Although amendments to the proposed roof form are strongly recommended, the addition remains subservient to the primary building and it is clad with complementary, matching materials.

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 redesign of the new roof to achieve a more complementary form the proposed work is consistent with designation ordinance R-132-1980. Subject to the above condition, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.

7. Subject to redesign of the new roof to achieve a more complementary form, the proposal is consistent with the Guidelines for Huning Highland Historic District.

The replacement windows are of complementary design and materials, and effectively preserve the distinctive character of the simplified Queen Anne style building. The new addition is discretely located to the rear, where it will be barely visible from the street. It is clad with complementary, matching materials and subject to the above condition, the project will cause no harm to the distinguishing qualities of the contributing building and its site.

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, 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.

## ***RECOMMENDATION***

***Case SI-2018-00274 / Project # PR-2018-001889, January 9, 2019.***

**APPROVAL subject to condition, of Case SI-2018-00274 / Project # PR-2018-001889, an application for a Certificate of Appropriateness for replacement windows and a rear addition to a contributing building, located at 514 High Street, described as Lot 10, Block 39, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following conditions.**

## **Recommended Conditions of Approval**

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

2. Approval is contingent upon the following design amendment:

The roof to the addition must be redesigned to a more complementary form which references distinguishing characteristics of the historic roofscape. Redesign to be approved by staff.

3. Applicant shall provide LC staff with a drawing detailing the required design amendment.

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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.

ALL CASES THAT RECEIVED APPROVAL ON **January 9, 2019** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **January 24, 2019**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji  
Planner, Landmarks Commission