



Landmarks Commission



Agenda Item: 5
Case # SI-2018-00274
Project # PR-2018-001889
January 9, 2019

Staff Report

Agent	--
Applicant	Delinzio Builders
Request	Certificate of Appropriateness for Rear addition and replacement windows
Legal Description	Lot 10
Address/Location	514 High Street NE
Size	0.16 Acres
Zoning	R-1A
Historic Location	Huning Highland Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2018-00274, Project # PR-2018-001889, a request for a Certificate of Appropriateness for replacement windows and a new rear addition, based on the Findings beginning on page 9 and subject to the conditions on page 10.

Angela Behrens
Historic Preservation Planner

Summary of Analysis

The application for a Certificate of Appropriateness is for replacement windows and a new addition to the rear of a contributing building in the Huning Highland HPOZ.

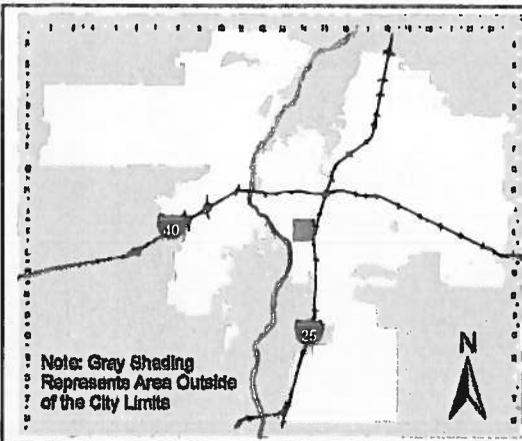
The simplified Queen Anne style house was built in 1907 and while the wrap-around front porch has been enclosed and some informal structures (now removed) were once attached to the rear, the building is little altered and retains much historic integrity.

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.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.



For more current information and details visit: www.cabq.gov/gis



Note: Gray Shading
Represents Area Outside
of the City Limits

Address Map Page:

K-14-Z

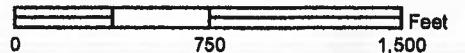
Map Amended through:
3/17/2017

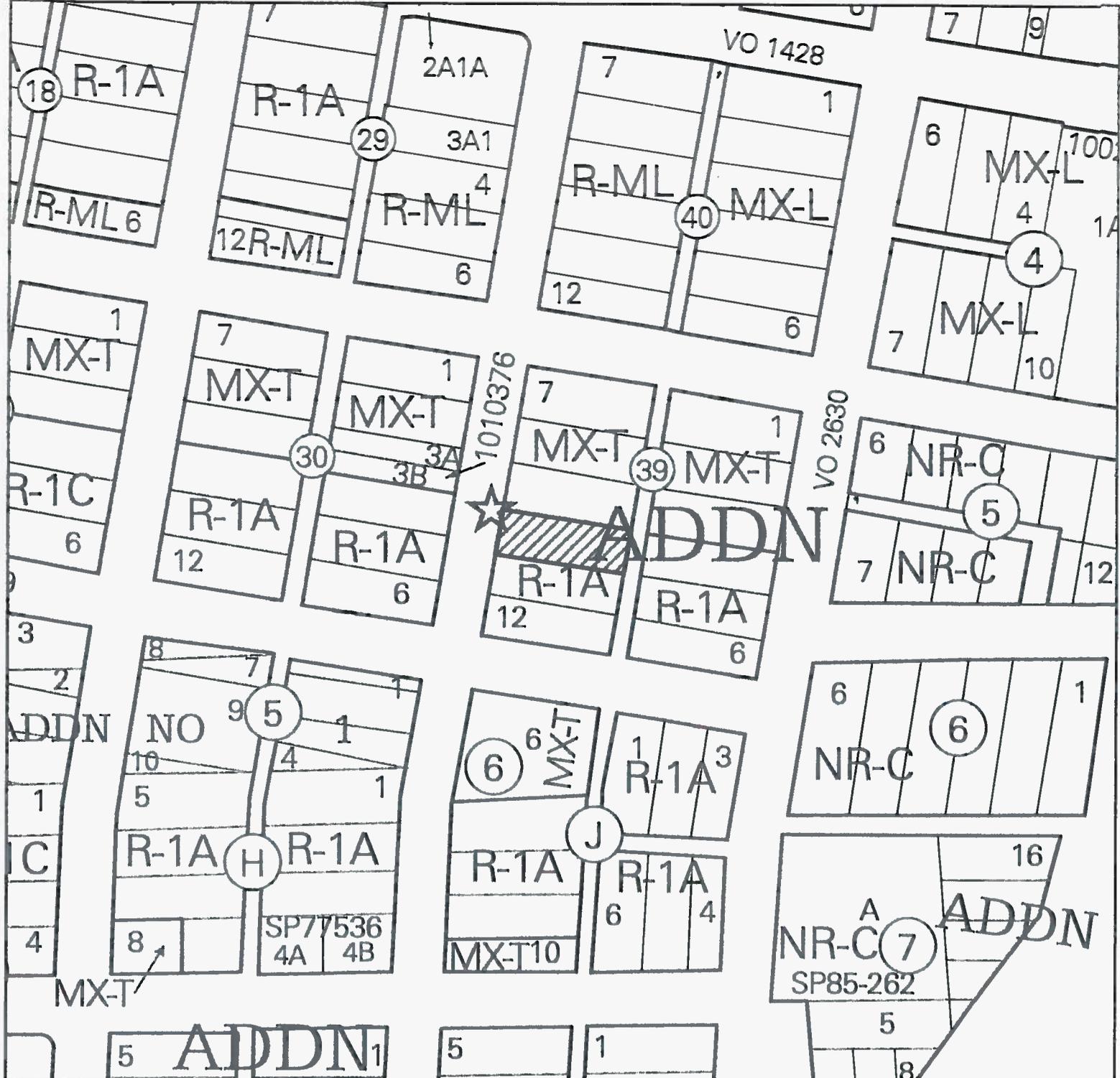
SITE:
514 High St.
SE



Albuquerque Geographic Information System

These addresses are for informational
purposes only and are not intended
for address verification.





IDO ZONING MAP

Note: Gray shading indicates County.



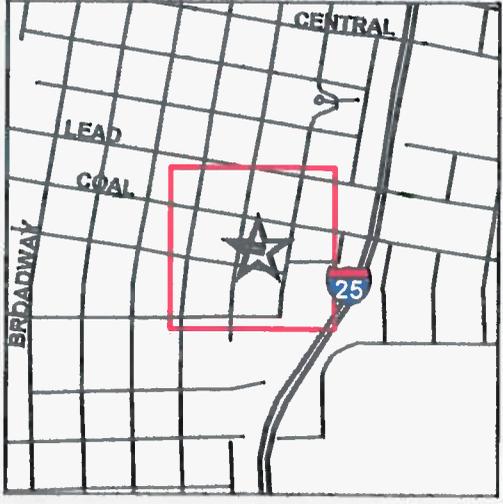
1 inch = 150 feet

Project Number:
PR-2018-001889

Hearing Date:
1/9/2019

Zone Map Page:
K-14

Application Case Numbers:
SI-2018-00274



LAND USE MAP

Note: Gray shading
Indicates County.

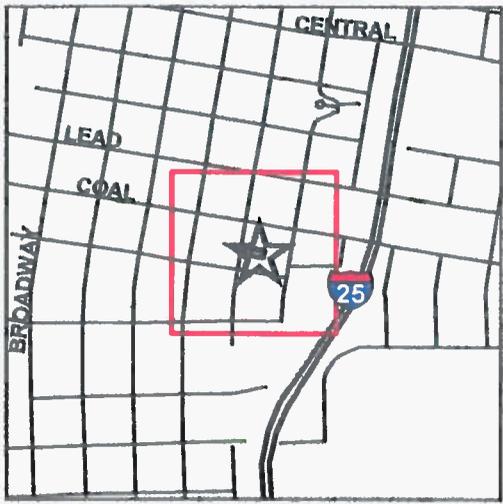
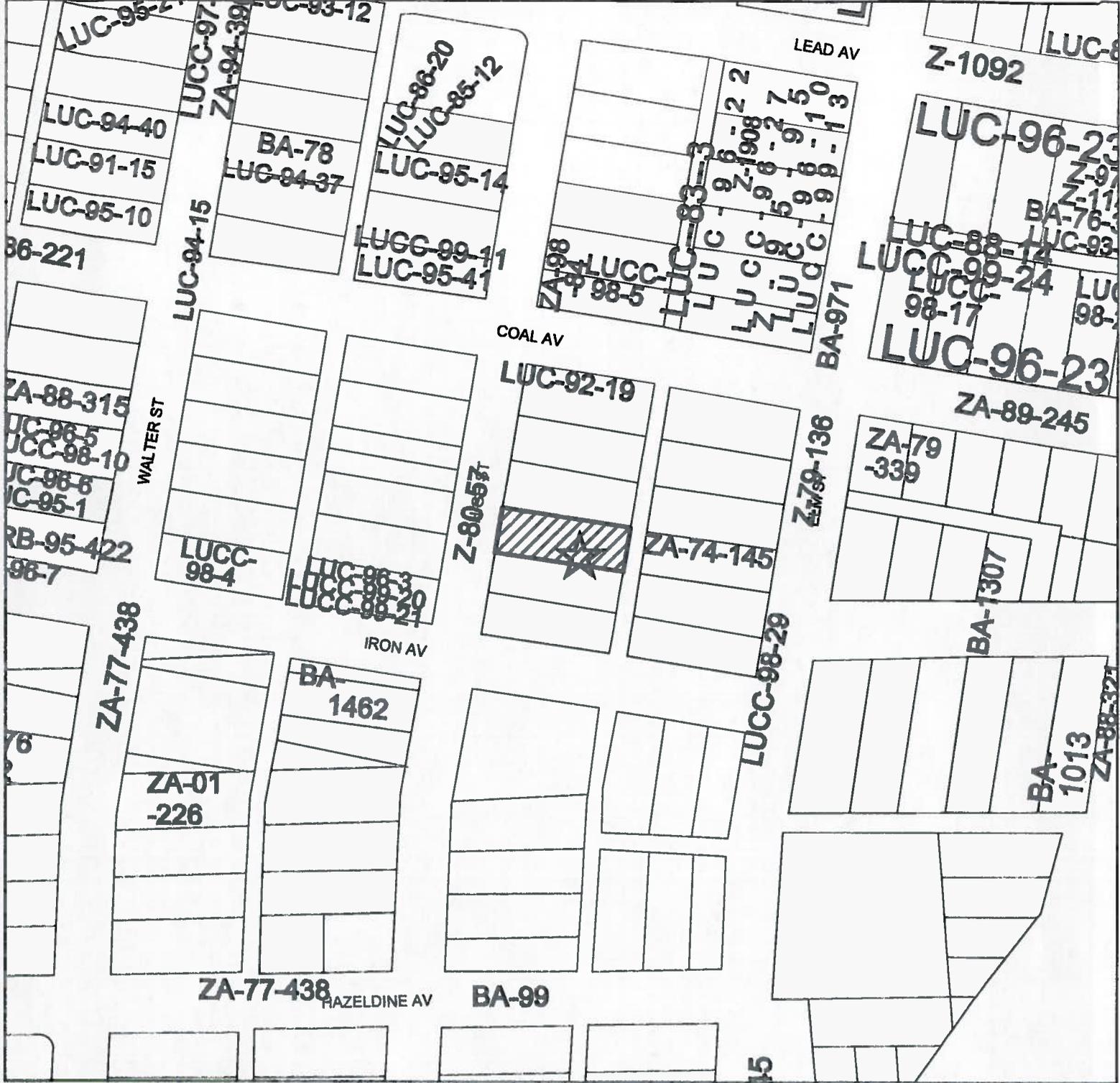
KEY to Land Use Abbreviations

- 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 = 150 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
1/9/2019
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PR-2018-001889
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Zone Map Page:
K-14

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for replacement windows and new rear addition to a contributing building</i>
Historic Location	<i>Huning Highland Historic Preservation Overlay Zone</i>

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	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
Site to the North	1	Southwest Vernacular	Contributing
Site to the South	1	Simplified Queen Anne	Contributing
Sites to the East	1	Accessory buildings (accessed from alley)	Non-contributing
Site to the West	1	New Mexico vernacular	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for replacement windows and a new addition to the rear of a contributing building in the Huning Highland HPOZ.

The simplified Queen Anne style house was built in 1907 and while the wrap-around front porch has been enclosed and some informal structures (now removed) were attached to the rear, the building is little altered and retains much historic integrity. It is clad with original wood drop siding and diamond pattern, wood shingles, and the pyramidal hip roof and prominent, intersecting gable are characteristic features of the 1½ story house.

To the rear of the property, a garage building with stepped parapets is accessed from a back alley and this small accessory structure is to be repaired in a 'like for like' manner.

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.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth-century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design.

Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High

Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in 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 R-1A.

The property is located within the Huning Highland 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 (I) identifies standards and guidelines for HPO 4: Huning Highland.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) 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.

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 redesign of the new roof to achieve a more complementary form, it will cause no harm to the significance of the contributing building.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Subject to redesign of the new roof to achieve a more complementary form, the proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will remain undiminished.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Subject to redesign of the new roof to achieve a more complementary form, the proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The building as a whole is dilapidated and the existing windows are in poor condition. Complete replacement is therefore justified in this case. The new windows fit within existing openings and they are of historically appropriate design and good quality materials, with traditional opening mechanisms.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable - Subject to redesign of the new roof to achieve a more complementary form, the addition references historic characteristics of the host building.

Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

Subject to design amendments to the proposed roof, the proposal is consistent with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, and 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 neighborhood character.

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 further revised

and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

POLICY – Additions

Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and style of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features and elements.

The eastern façade has been insensitively altered in the past and no significant features and elements are lost as a result of the proposed works.

2. Design new additions to be in proportion, but subordinate to, the original building.

At 591 sq. ft., the footprint of the rear addition is extensive. However it is discretely located to the rear of the contributing building, and reasonable space remains between the new structure and the site boundaries. Subject to redesign of the new roof to achieve a more complementary form, an addition of this size could be accommodated on the site without undue harm to the significance of the contributing building.

3. Design new additions to be compatible yet discernible from the original building.

The addition is clearly discernible as a new wing to the rear of the contributing building. It is of compatible materials and subject to redesign of the new roof to achieve a more complementary form, it will reference characteristic features of the original building.

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

The exterior materials complement those of the host building and they are similar to those used on comparable additions to other contributing buildings in the area.

5. New windows should be similar in character to those of the historic building.

The new windows have good quality, clad wood frames and complement the fenestration of the host building.

6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

There is some evidence to suggest that minor additions once existed to the rear of the simplified Queen Anne style house. However the secondary structures were removed in the past and the significance of the contributing building is unaffected by their loss.

POLICY – Windows & Doors

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. New windows and doors must be in character with the historic building and this is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

The replacement windows fit within existing openings, and they are of historically appropriate design and good quality materials.

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

Not applicable

3. Retain and preserve functional and decorative features such as transoms and sidelights.

The new windows have traditional opening mechanisms and they effectively replicate the style of the historic windows.

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is unavoidable, consider replacing only the deteriorated feature in kind rather than the entire unit.

The building as a whole is dilapidated and the existing windows are in poor condition. Complete replacement is therefore justified in this case. The new windows fit within existing openings and they are of historically appropriate design and good quality materials, with traditional opening mechanisms.

Neighborhood Notification

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

Conclusions

As discussed in the analysis above and subject to redesign of the new roof to achieve a more complementary form, the project complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for replacement windows and a rear addition to a contributing building - Case SI-2018-00274 / Project # PR-2018-001889, (January 9, 2019)

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.

Angela Behrens

**Angela Behrens, Historic Preservation Planner
Urban Design and Development Division**



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

APPLICATION INFORMATION

Applicant: MARK MICO - DELINZIO BUILDERS	Phone: 805-907-7378
Address: 3240 SUANTABO BLVD NE BLDG C	Email: mark@delinziobuilders.com
City: ALBUQUERQUE	State: NM
Professional/Agent (if any):	Zip: 87111
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

Siding repairs, window replacement, addition

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

Lot or Tract No.: 10	Block: 39	Unit:
Subdivision/Addition: Hunings Highland Addition	MRGCD Map No.:	UPC Code: 101405750420343511
Zone Atlas Page(s): K14	Existing Zoning: R-1A	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.16

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 514 High St SE	Between: Coal	and: Iron
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>[Handwritten Signature]</i>	Date: 12-12-2018
Printed Name: MARK MICO	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00274		\$195
-		
-		
Meeting/Hearing Date: January 9, 2019	Fee Total: \$195	
Staff Signature: <i>[Handwritten Signature]</i>	Date: 12-12-18	Project # PR-2018-001889

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	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input checked="" type="checkbox"/> Huring Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 1		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures: 1		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property?	<input type="checkbox"/> Yes <input type="checkbox"/> 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: <i>Mark Mico</i>	Date: <i>12-12-2018</i>
Printed Name: <i>Mark Mico</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
<i>PR-2018-001889</i>	<i>SI-2018-00274</i>
	-
	-
Staff Signature: <i>[Signature]</i>	
Date: <i>12-12-18</i>	



DESIGN. BUILD. MAINTAIN.

Commercial and Residential
Licensed, Bonded and
Insured NM #391999

Delinzio Builders , Inc. 11005 Spain NE #4, Albuquerque, NM 87111 505-907-7378

To whom it may concern:

We have purchased the home at 514 High Street SE in the Huning Highland District of Albuquerque. My company, Delinzio Builders, has drawn plans to renovate the existing home and add a master suite to the rear of the existing property, while preserving the historical attributes of the home and neighborhood. The windows will be replaced with traditional sash clad-wood double hung windows, ordered to fit existing openings and trimmed, to match the original. The new addition will be 591 sq. ft. on a concrete slab and wood frame. We will be using 1x6 custom milled pine shiplap to match siding on existing structure. Roofing materials will match the color and style of what currently exists.

We have applied for a Certificate of Appropriateness and expect to make the Jan. 9 2019 hearing. If you have any questions or need any additional information please contact us at 505-907-7378 or 865-244-7696. We appreciate your time and look forward to doing our part in contributing to the restoration and preservation of this historic neighborhood with care and quality craftsmanship.

Respectfully,

Kimberly Mico

Mark Mico

Delinzio Builders Inc.

Innovation in Renovation

505-907-7378

865-244-7696



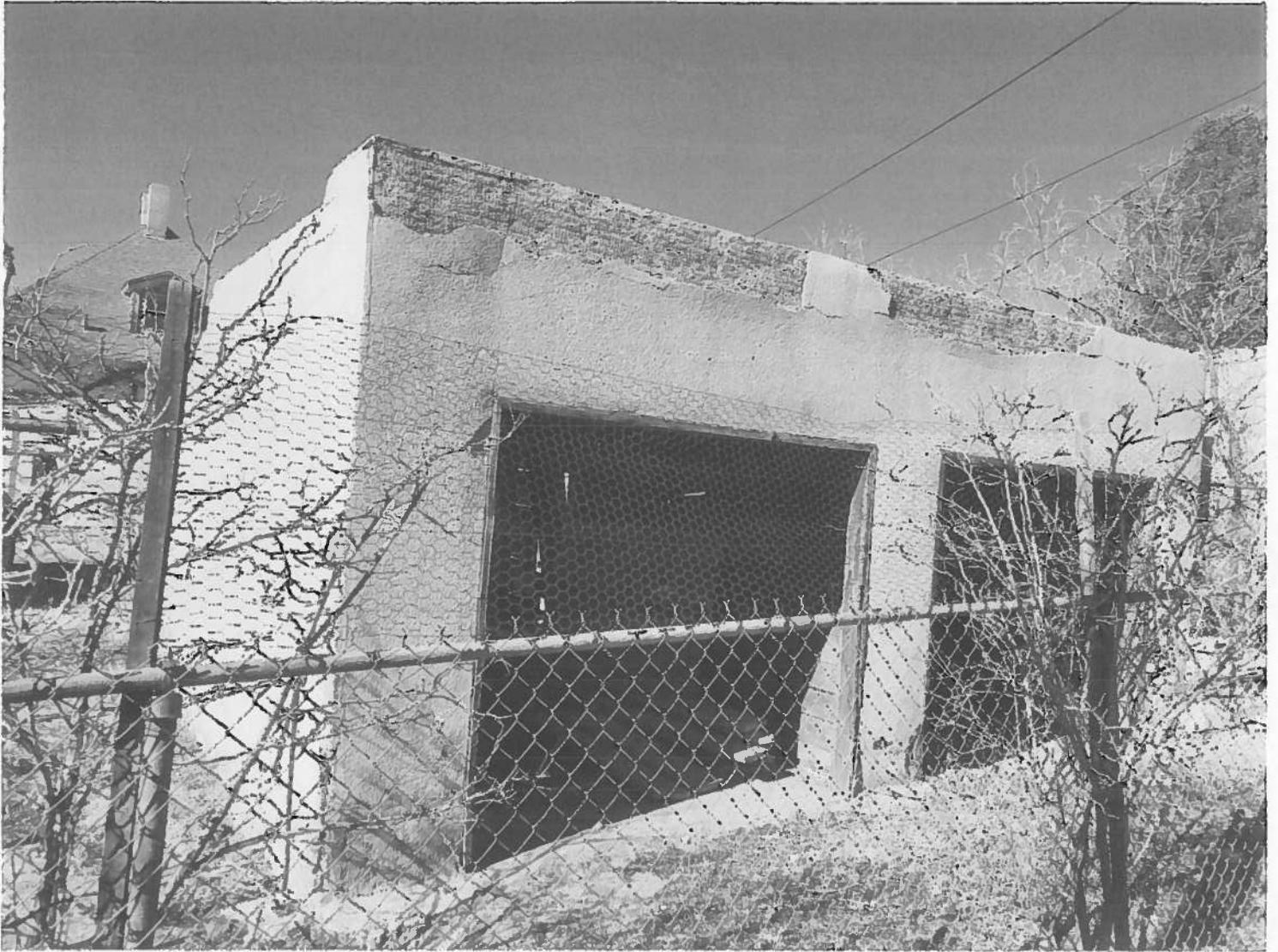
WEST - FRONT



SIDE - SOUTH

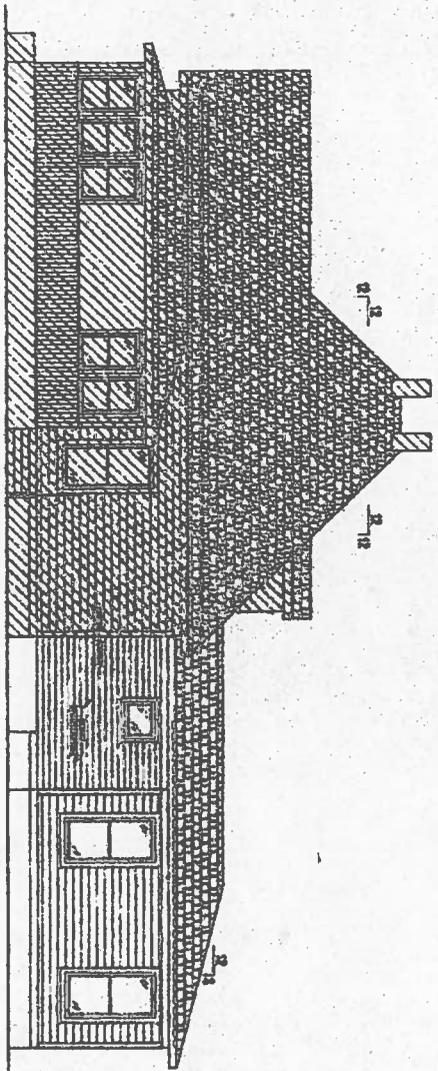


REAR - EAST

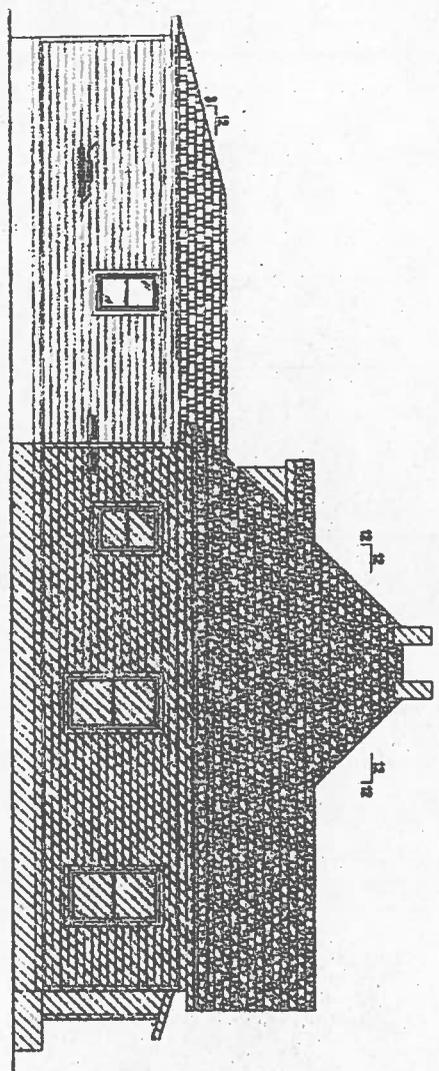




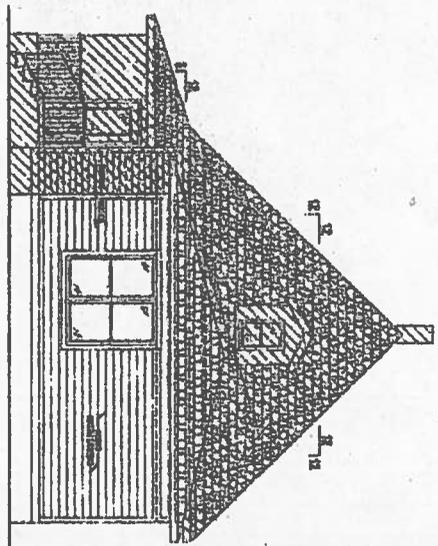
SIDE - NORTH



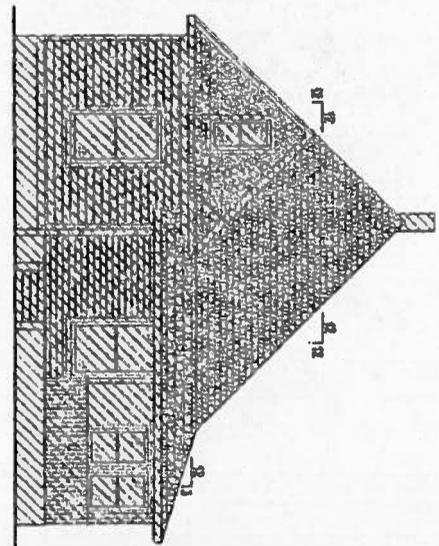
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION
NO CHANGE

514 HIGH ST.
ALBUQUERQUE, NM

ELEVATIONS

SECTION 1000
 MATERIALS LIST
 FINISHES
 TOTAL OF UNDER ROOF

A2.1
 SHEET NUMBER
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 1 1/2" = 1'-0"
 2" = 1'-0"
 3" = 1'-0"
 4" = 1'-0"
 6" = 1'-0"
 8" = 1'-0"
 12" = 1'-0"





OPENING FORMULAS

Clear Opening Formulas

Vertical

(Frame Height / 2) - 3 15/16"

Horizontal

Frame Width - 3 9/16"

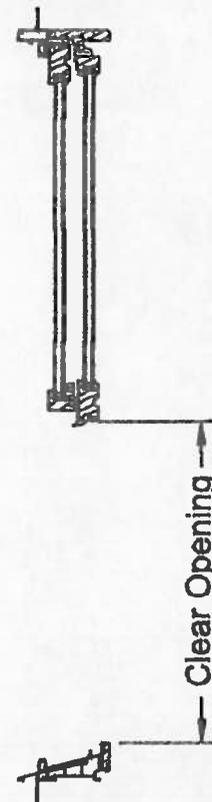
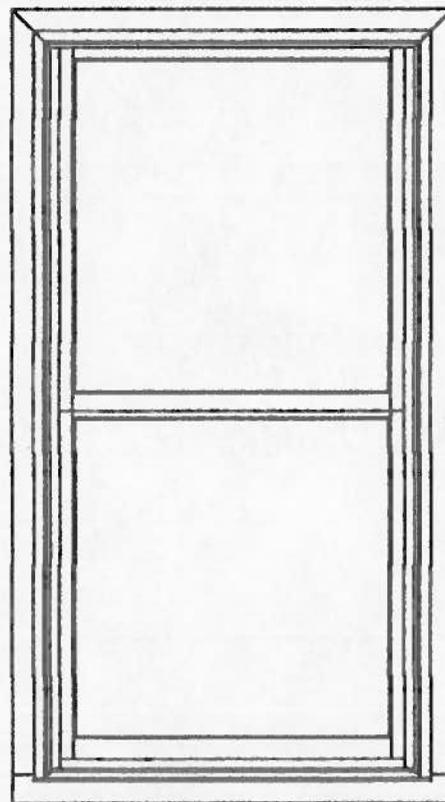
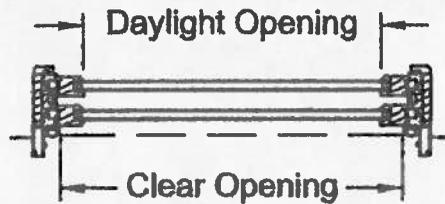
Daylight Opening Formulas

Vertical

(Frame Height / 2) - 3 5/16"

Horizontal

Daylight Opening = (Frame Width - 5 11/32")



Standard Sash



Alb - 12TH Street
 1530 12TH Street NW
 Albuquerque, NM 87104
 (505) 842-1103

Quotation

Quote No **163390**
 Quote Date **12/12/2018**

Invoice Address
 Delinzi Builders Inc.
 12700 Calle Amado NE
 Albuquerque, NM, 87111

Delivery Address
 Delinzi Builders Inc.
 Contact: KIM 865-244-7696
 HIGH STREET HOUSE
 KIM-865-244-7696

Customer CA-DELB01
Your Ref SIDING
Delivery By 12/12/2018
Taken By Bruno Bemasconi
Sales Rep Bruno Bemasconi

WOOD SIDING



Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_SO_BM_3782	SET UP FEE	1 ea	350.00	ea	350.00
2		**** FOR EACH PRODUCT MANUFACTURED ****				
3						
4	zz_SO_DL-MBFT_1158	1X8X10' SHIPLAP PINE 1/10	10 lf 5.00 lf	1,870.00	mbf	8.35
5	zz_SO_DL-MBFT_1157	1X8X10' SHIPLAP CEDAR S1S2E 1/10	10 lf 5.00 lf	3,480.00	mbf	17.45
6	zz_SO_DL-MBFT_1158	1X4X10' BEADED PINE 1/10	10 lf 1.30 lf	1,870.00	mbf	5.57
7	zz_SO_DL-MBFT_1159	1X4X10' BEADED CEDAR S1S2E 1/10	10 lf 3.02 lf	3,210.00	mbf	10.70
8	zz_SO_DL-MBFT_1160	1X6X10' SHIPLAP CEDAR S1S2E 1/10	10 lf 9.87 lf	3,630.00	mbf	24.20

Total Amount	\$416.27
Sales Tax	\$0.00
Quotation Total	\$416.27

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Buyer _____

Date _____

Note: The prices contained in this quote are good for 30 days only. Every attempt has been made to avoid mistakes despite human error. The Customer must verify all quantities and dimensions. The take-off services performed by RAKS Building Supply, Inc. are only estimates, not guaranteed quantities. RAKS Building Supply, Inc. may not be held responsible for material variances, structural issues, code variances or suitability of use. Any and all quotations given as a result of material take-offs may contain variances between estimated quantities and actual usage. RAKS Building Supply, Inc. may not be held responsible for quoted quantities.

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 December 24, 18 To January 9, 2019

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.

[Signature]
(Applicant or Agent)

12/12/18
(Date)

I issued 1 signs for this application, 12.12.18
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: _____

Naji, Leslie

From: Kim Rayman <kdrayman24@gmail.com>
Sent: Friday, December 14, 2018 7:33 AM
To: a.louisa.carson@gmail.com; andersonbonnie505@gmail.com; sbnaabq@gmail.com
Cc: Naji, Leslie
Subject: 514 High Street Renovation/Addition
Attachments: DelinzioLetterheadHighSt.docx

Please find the attached letter explaining proposed work to this historical property.

Please contact me if any additional formation is needed.

Very respectfully,

Kimberly Mico
Project Manager
Delinzio Builders, Inc.
865-244-7696

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



DESIGN. BUILD. MAINTAIN.

**Commercial and Residential
Licensed, Bonded and
Insured NM #391999**

Delinzio Builders , Inc. 11005 Spain NE #4, Albuquerque, NM 87111 505-907-7378

To whom it may concern:

We have purchased the home at 514 High Street SE in the Huning Highland District of Albuquerque. My company, Delinzio Builders, has drawn plans to renovate the existing home and add a master suite to the rear of the existing property, while preserving the historical attributes of the home and neighborhood. The windows will be replaced with traditional sash clad-wood double hung windows, ordered to fit existing openings and trimmed, to match the original. The new addition will be 591 sq. ft. on a concrete slab and wood frame. We will be using 1x6 custom milled pine shiplap to match siding on existing structure. Roofing materials will match the color and style of what currently exists. We have applied for a Certificate of Appropriateness and expect to make the Jan. 9 2019 hearing. If you have any questions or need any additional information please contact us at 505-907-7378 or 865-244-7696. We appreciate your time and look forward to doing our part in contributing to the restoration and preservation of this historic neighborhood with care and quality craftsmanship.

Respectfully,

***Kimberly Mico
Mark Mico
Delinzio Builders Inc.
Innovation in Renovation***

**505-907-7378
865-244-7696**