



Landmarks Commission



Agenda Item: 4
 Case # SI-2018-00270
 Project # PR-2018-001880
 January 9, 2019

Staff Report

| | |
|--------------------------|--|
| Agent | Masterworks Architects Inc. |
| Applicant | Robert S Simon |
| Request | Certificate of Appropriateness for Alterations and Additions |
| Legal Description | Lot/Tract 232B |
| Address/Location | 524 Romero St NW |
| Size | 0.1 Acres |
| Zoning | MX-T |
| Historic Location | Old Town Historic Preservation Overlay Zone |

Staff Recommendation

APPROVAL of Case # SI-2018-00270, Project # PR-2018-001880, a request for a Certificate of Appropriateness for alterations and additions, 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 additions to the eastern façade of a contributing building in the Old Town Historic Preservation Overlay Zone. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However the building has been much altered and it is now of mixed materials, with a bulky second floor addition and various partially constructed additions to the eastern facade.

The unfinished works will be demolished and new additions providing 286 sq. ft. of floor space at ground floor level and 96 sq. ft. at second floor level are proposed, together with associated minor alteration to the northern boundary wall. New semi-glazed, wood doors will replace the aluminum shopfront on the Romero St. frontage and there will be minor alteration to the fenestration of the southern façade.

This request was reviewed against the relevant guidelines for the Old Town 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 details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes_policies_regulations/integrated-development_ordinance

IDO Zone Atlas

May 2018

524 ROMERO ST. NW

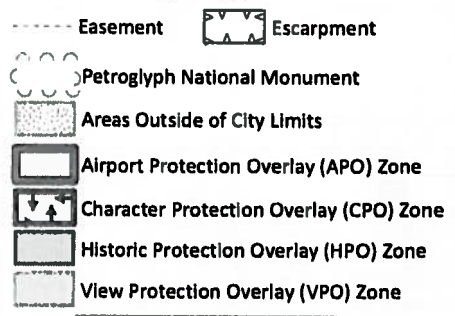


IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

J 13



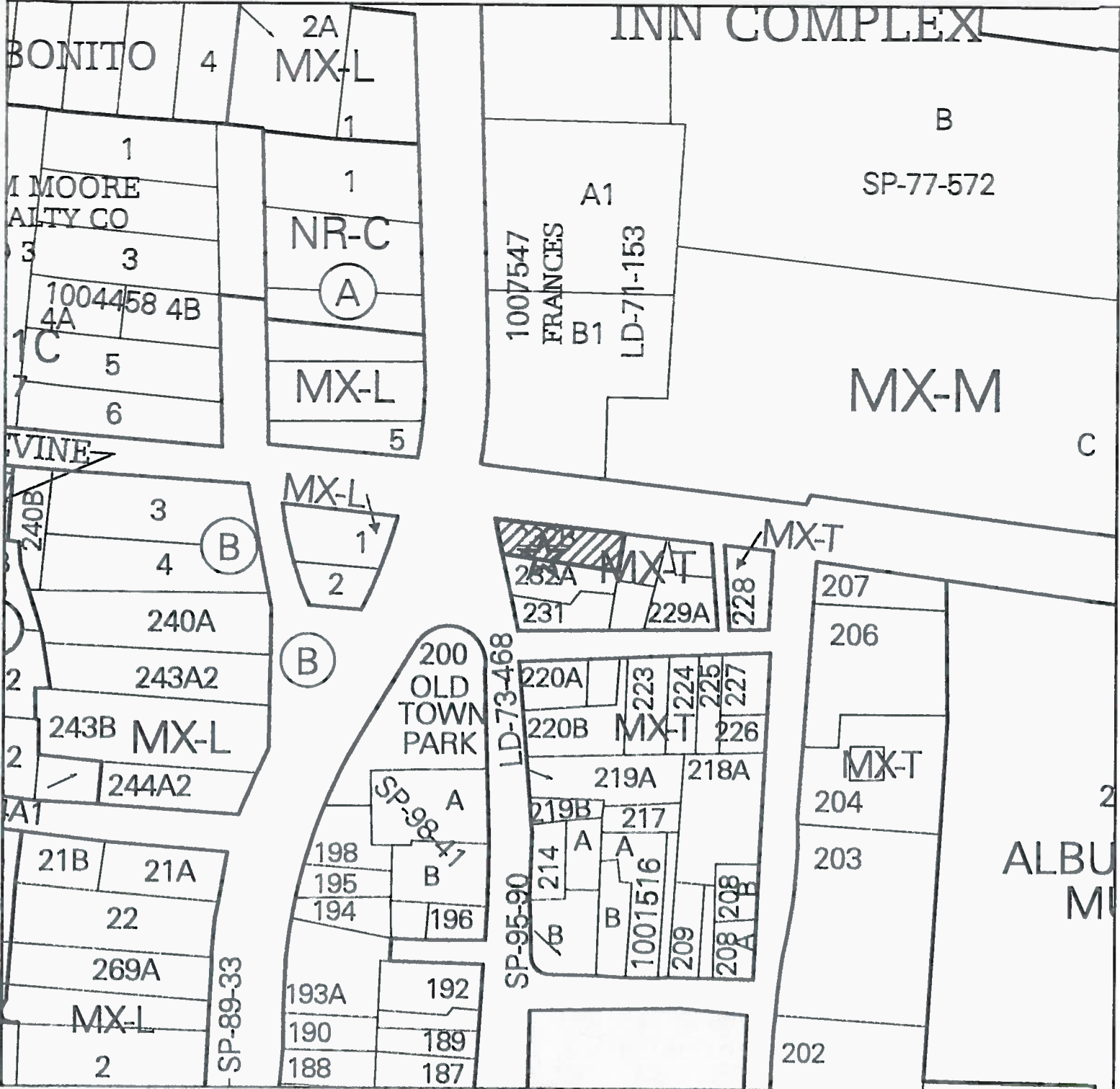
Legend:

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Feet

0 250 500 1,000



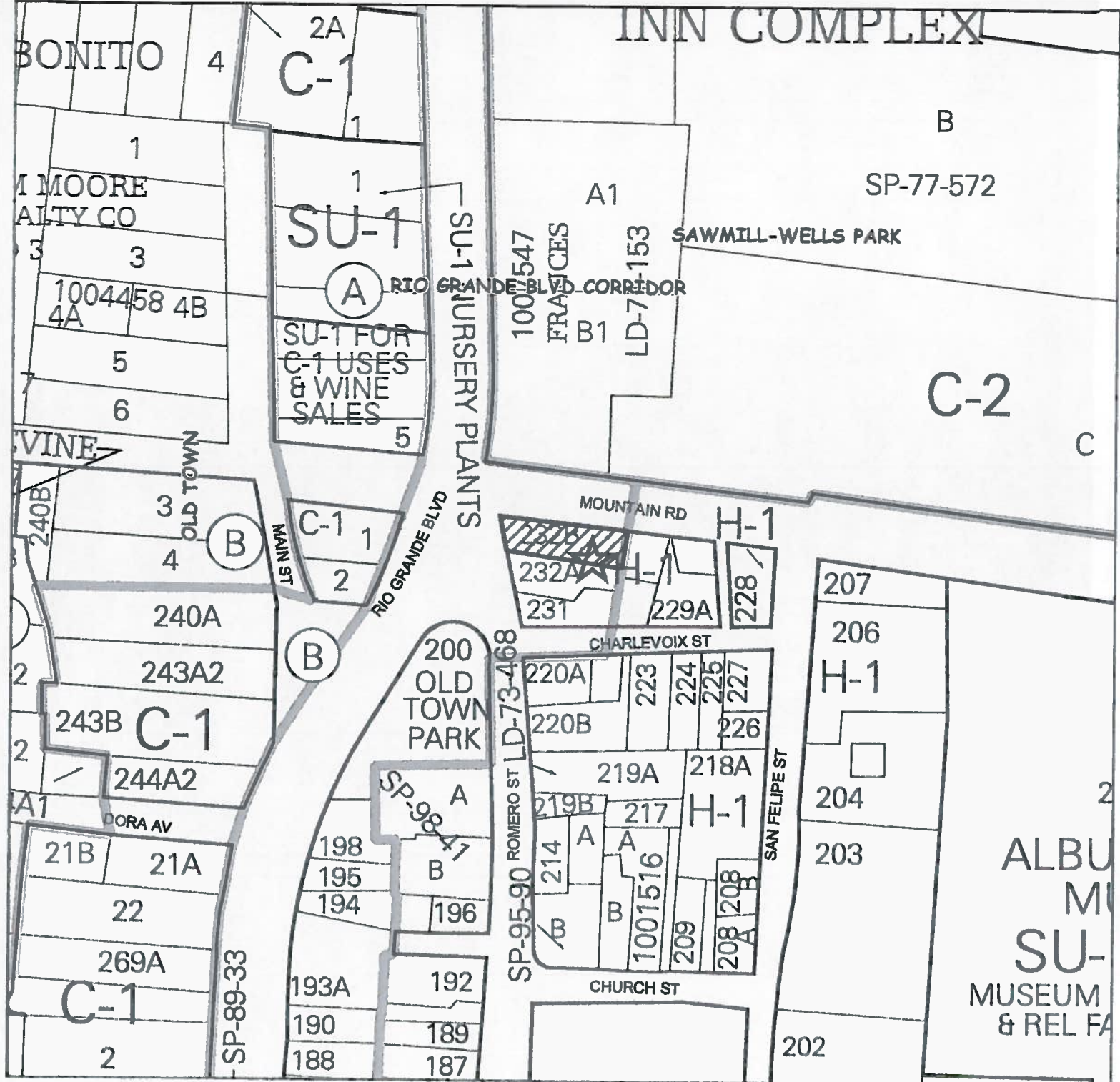
IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Project Number:
PR-2018-001880
Hearing Date:
1/9/2019
Zone Map Page:
J-13
Application Case Numbers:
SI-2018-00270



OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
1/9/2019
Project Number:
PR-2018-001880
Case Numbers:
SI-2018-00270
Zone Map Page:
J-13



LAND USE MAP

Note: Gray shading indicates County.

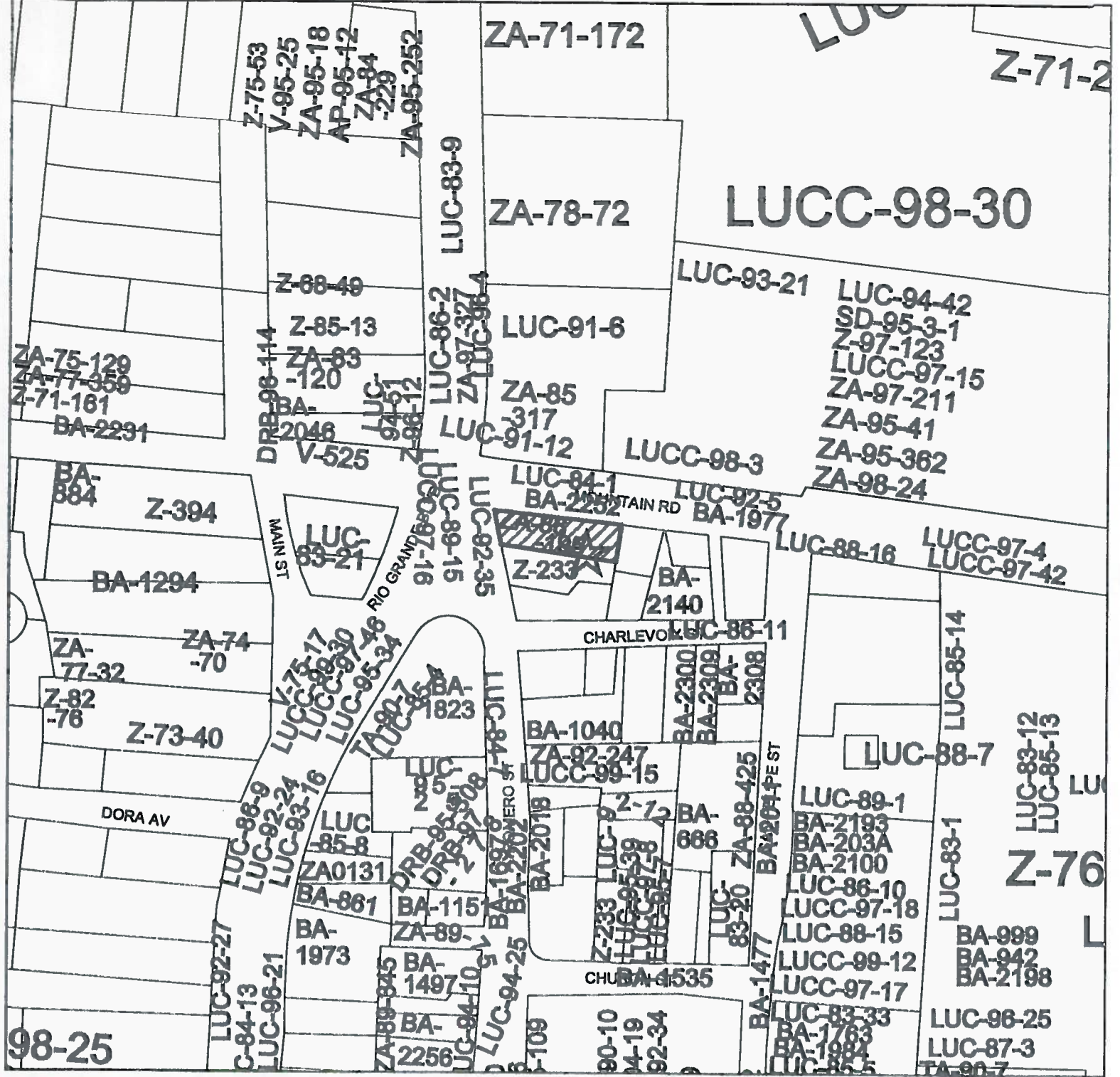
KEY to Land Use Abbreviations

- 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 = 150 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
1/9/2019
Project Number:
PR-2018-001880
Case Numbers:
SI-2018-00270
Zone Map Page:
J-13

SUMMARY OF REQUEST

| | |
|--------------------------|---|
| Request | <i>Certificate of Appropriateness for Alterations and Additions</i> |
| Historic Location | <i>Old Town 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 | | New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990's. | Contributing; Neutral; residential & commercial |
| Site to the North | 1 | Pueblo Revival | Contributing |
| Site to the South | 1 | New Mexico Vernacular | Contributing |
| Sites to the East | - | Vacant | - |
| Site to the West | - | (Romero St & Rio Grande Blvd) | - |

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for additions to the eastern façade of a contributing building in the Old Town Historic Preservation Overlay Zone. It is a 'gateway' building prominently located on the corner of Romero Street and Mountain Road, and it has a strong presence in both streetscapes.

The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However the building has been much altered and it is now of mixed materials, with a bulky second floor addition and various partially constructed additions to the eastern facade.

The unfinished works will be demolished and new additions providing 286 sq. ft. of floor space at ground floor level and 96 sq. ft. at second floor level are proposed, together with associated alteration to the northern boundary wall. New semi-glazed, wood doors will replace the aluminium shopfront on the Romero St. frontage and there will be minor alteration to the fenestration of the southern façade.

Context

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico, comprise the traditional architectural character of the Old Town Historic Preservation Overlay Zone (MX-T). Inside this historic zone is the state registered "Old Albuquerque Historic District". The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

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 MX-T. The Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the south-east. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5: Old Town.

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.

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

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 Conditions, the proposal will not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

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.

The original building was a simple, one story house of stuccoed adobe and its original spatial qualities have been obscured by an existing, bulky second floor addition. Sequential phases of development thus characterize this contributing property and the complementary addition now proposed forms the latest phase and continues the building narrative.

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.

Various partially constructed, modern additions presently mar the eastern façade of the building and no significant architectural features are affected by the proposal. Demolition of the unfinished works and replacement with a new addition of sympathetic design and complementary materials considerably enhances the appearance of the contributing building.

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 in which it is to be located.

Not applicable - the design of the addition is traditional and references characteristic features of the original building.

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

Old Town Historic Preservation Overlay Zone Development Guidelines

Design Guidelines (as amended April, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. 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. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

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.

Not applicable - historic windows and doors are not affected by the proposal.

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

Replacement of the existing, unsympathetic aluminum store-front with a pair of good quality, semi-glazed, wood doors of traditional design is welcomed as an enhancement of the principle façade.

The southern façade is secondary and the minor alteration to the existing fenestration does not cause the loss of any historically significant features.

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

Not applicable.

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.

Not applicable - historic windows and doors are not affected by the proposal.

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.

Although clearly visible from Mountain Road, the new work is attached to the eastern façade, which functions as the rear of the building and it is complementary in both design and scale. The addition remains subordinate to the principal building and it is consistent with the scale and massing of similar additions to other contributing buildings in the area.

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

The original building was a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However it has been much altered and now includes a bulky second floor addition. Sequential phases of development thus characterize this building and the proposed addition constitutes the latest, with each phase being clearly discernable.

The addition is of compatible materials and references characteristic features of the original building. While avoiding historic replication, the proposed complementary architectural treatment links the various disparate elements of the much altered building into a cohesive whole.

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 fenestration of the eastern façade of the addition complements that of the host building and the replacement of the existing aluminum store-front with a pair of semi-glazed, wood doors of traditional design is welcomed as an enhancement of the principle façade. However, it is strongly recommended that the opportunity be taken to further enhance the primary frontage by including a

one-over-one sash window at second floor level. The existing blank wall has an inappropriately austere appearance and the proposed interior layout could accommodate the additional opening without disruption, as the new window could serve the bathroom and be obscure-glazed for privacy.

A sub-section of Guideline 5 states that ' On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to that of the historic building'. Although the northern façade of the addition is not primary, it will be experienced in conjunction with the northern frontage of the contributing, 'Gateway' building and feature prominently in streetscape views in many directions. The proposed blind wall to the northern side of the addition has an inappropriately forbidding appearance and in order to comply with Policy requirements, it should be articulated with a pair of one-over-one sash windows.

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.

Various partially constructed, modern additions presently mar the eastern façade of the building. Demolition of the unfinished works and construction of a new addition of sympathetic design and complementary materials considerably enhances the appearance of the contributing building.

POLICY – Site features

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

Guidelines

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

The proposed addition to the east of the contributing building requires minor alteration to the boundary wall fronting Mountain Road. The wall is of limited historic interest and the proposed alteration and installation of a pedestrian gate do not impair or diminish any significant features.

Neighborhood Notification

The applicant notified the Old Town Business Association Inc., the Historic Old Town Property Owners 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 and subject to minor design amendment, the project complies with the applicable guidelines for the Old Town 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 alteration and addition - Case SI-2018-00270 / Project # PR-2018-001880, (9 January 2019)

1. This application is a request for a Certificate of Appropriateness for alteration and addition to a contributing building, located at 524 Romero St NW, described as Lot 232B, Block 0000, a property in the Old Town Historic Preservation Overlay Zone, zoned MX-T.

2. The subject site is approximately 0.1 acres.

3. Alterations and additions to a contributing building are proposed. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However the building has been much altered and it is now of mixed materials, with a bulky second floor addition and various partially constructed additions to the eastern facade.

The unfinished works are to be demolished and new additions providing 286 sq. ft. of floor space at ground floor level and 96 sq ft. at second floor level will be constructed, together with associated alteration to the northern boundary wall. New semi-glazed, wood doors will replace the aluminum shopfront on the Romero St. frontage and there will be minor alteration to the fenestration of the southern façade.

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 the design amendments pertaining to guideline 5, the proposed work is consistent with designation ordinance. Subject to conditions relating to the new pedestrian gate and the fenestration of the western and northern facades, 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 conditions, the proposal is consistent with the Guidelines for new additions and alterations to boundary walls. The aesthetic quality of the prominent 'gateway' building will be much enhanced and in consequence, the proposal will make a positive contribution to the special character of the Old Town historic district.

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 Old

Town Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the amended proposal's conformance with the specific development guidelines.

RECOMMENDATION

Case SI-2018-00270 / Project # PR-2018-001880, 9 January 2019

APPROVAL subject to conditions, of Case SI-2018-00270 / Project # PR-2018-001880, an application for a Certificate of Appropriateness for alteration and addition, located at 524 Romero St NW, described as Lot 232B, Block 0000, a contributing building in the Old Town 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 amendments:
 - a) The blind wall to the northern side of the addition must be articulated with a pair of one-over-one sash windows, with wood or clad-wood frames.
 - b) A one-over-one sash window with a wood or clad-wood frame, shall be included at second floor level on the principal, western façade.
3. Submission and approval of drawings detailing the required design amendments.
4. Submission and approval of the design and materials of the pedestrian gate.

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.

| | | |
|---|--|--|
| <input type="checkbox"/> 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: **Robert S. Simon** Phone: **505-246-8136**
 Address: **1415 Park Ave. SW** Email: **rsimon7@aol.com**
 City: **Albuquerque** State: **87104** Zip: **87104**

Professional/Agent (if any): **James B Clark, Masterworks Architects Inc** Phone: **505-242-1866**
 Address: **516 11th St NW** Email: **MWArchitect@comcast.net**
 City: **Albuquerque** State: **NM** Zip: **87102**

Proprietary Interest in Site: _____ List all owners: _____

BRIEF DESCRIPTION OF REQUEST

Remodel and addition to the existing Lesmen Building

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

Lot or Tract No.: **232B** Block: **0000** Unit: **na**
 Subdivision/Addition: **MRGCD Map 38** MRGCD Map No.: **38** UPC Code: **101305813340621807**
 Zone Atlas Page(s): **J13** Existing Zoning: **IDO MX-T** Proposed Zoning: **No Change**
 # of Existing Lots: **One** # of Proposed Lots: **No Change** Total Area of Site (acres): **0.1**

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **524 Romero St NW** Between: **Rio Grande Blvd** and: **Mountain Rd**

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

Signature: *James B Clark* Date: **10 Dec 2018**
 Printed Name: **James B Clark, Masterworks Architects Inc** Applicant or Agent

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| Case Numbers | Action | Fees |
|----------------------|------------|-----------------|
| SI-2018-00270 | COA | \$195.00 |
| | | |
| | | |

Meeting/Hearing Date: **Jan 9, 2018** Fee Total: **\$195.00**
 Staff Signature: *[Signature]* Date: **12-12-18** Project # **PR-2018-001880**

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@caba.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 type="checkbox"/> Huring Highland – HPO-4 | <input type="checkbox"/> Nob Hill/Highland – CPO-8 |
| Contributing Structures: ONE | | <input checked="" type="checkbox"/> Old Town – HPO-5 | <input type="checkbox"/> City Landmark |
| Noncontributing Structures: ONE | | <input type="checkbox"/> Silver Hill – HPO-6 | |
| Unclassified Structures: | | Residential Property? <input type="checkbox"/> Yes <input checked="" 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? NO 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: <u>James B Clark</u> | Date: <u>10 Dec 2018</u> |
| Printed Name: <u>James B Clark, Masterworks Architects Inc</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| | |
|-------------------------------------|----------------------|
| Project Number: | Case Numbers |
| <u>PR-2018-001880</u> | <u>SI-2018-00270</u> |
| Staff Signature: <u>[Signature]</u> | |
| Date: <u>12-10-18</u> | |



10 December 2018

Historic Preservation and Landmarks Commission
600 2nd St NW
Albuquerque, New Mexico

Re: Landmarks Commission approval of a Certificate of Appropriateness for renovation of the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone (HPO-5).

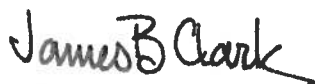
In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-6(D)(3) Review and Decision Criteria**, we are asking permission to construct an addition to and to remodel the upper level apartment as described in the accompanying drawings.

The work of this project is restricted to the north east corner of the building where an aborted remodeling effort has been left in an incomplete state that has subsequently caused additional repair work to parts of the existing structure. The project's scope is to make the needed repairs for proper stabilization of the building and to provide a minor addition to tie all the existing structure and access elements into a more cohesive whole while maintaining the character of the Old Town Area.

The design of this work and the completed appearance of the building will be based on the building's existing construction and fenestration elements. This project is not trying to remake the character of the building but only to continue and interpret what is existing in the new work. The major portion of the work will be contained in the rear courtyard which runs along Mountain Road. Only one piece of work will occur on the front Romero Street façade and that is to replace the existing aluminum storefront entry on the southwest corner with new wood doors and frames to bring the building façade fenestration into compliance with the Old Town Design Guidelines.

The replacement of the existing balcony and the enclosed porch below which face into the east courtyard will be rebuilt to maintain the existing character of these elements. The new exterior stairway to the existing upper level apartment is designed to be an integral part of the exterior building wall. The resulting appearance will certainly evoke the original building's appearance and will not impair or diminish the environmental ambience of Old Town.

Respectfully submitted,



James B Clark, President
Masterworks Architects Inc



MASTERWORKS ARCHITECTS, INC

516 Eleventh Street NW • Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1866

10 December 2018


City of Albuquerque
Zoning Enforcement Services
600 2nd Street NW
Albuquerque, NM 87102

To whom it may concern:

This letter is my authorization for James B. Clark of Masterworks Architects, Inc. to act as our agent in applying for and overseeing the Landmarks Commission Review Application for a proposed addition and remodel of the existing Lesmen Building located at 524 Romero St. NW, Old Town.

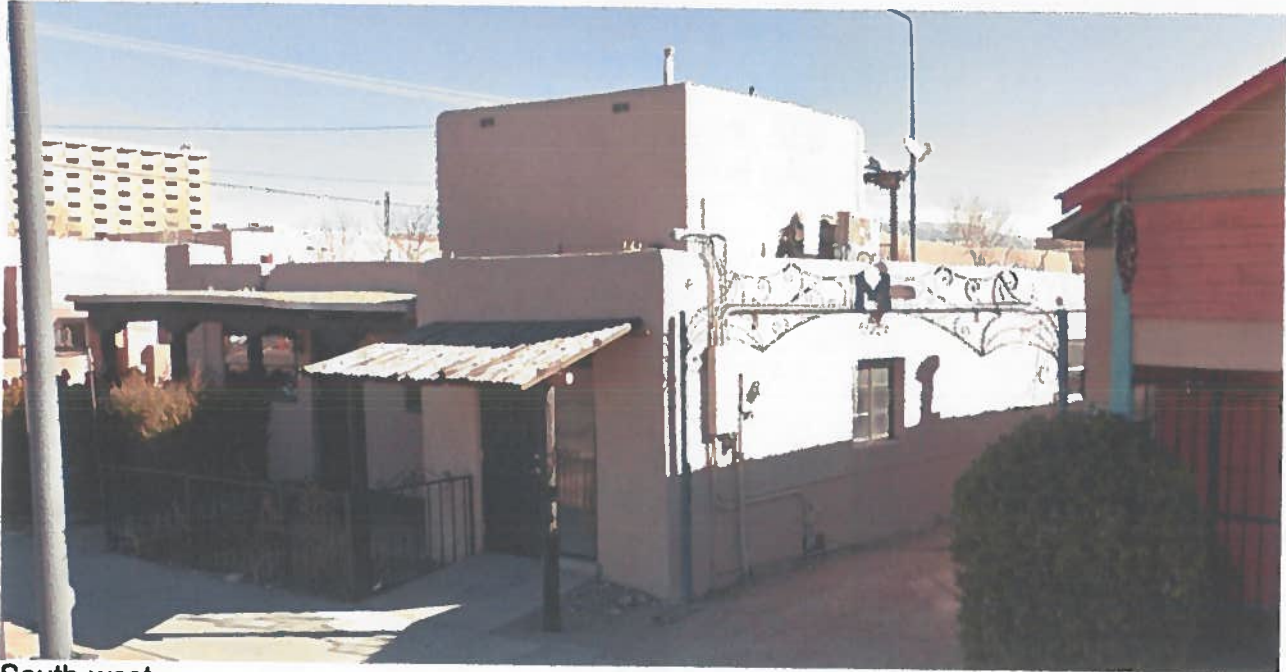
If you have any questions, please do not hesitate to contact me.

Sincerely,


Robert S. Simon
1415 Park Ave. SW
Albuquerque, NM 87104
rsimon7@aol.com



West - Romero St NW



South-west



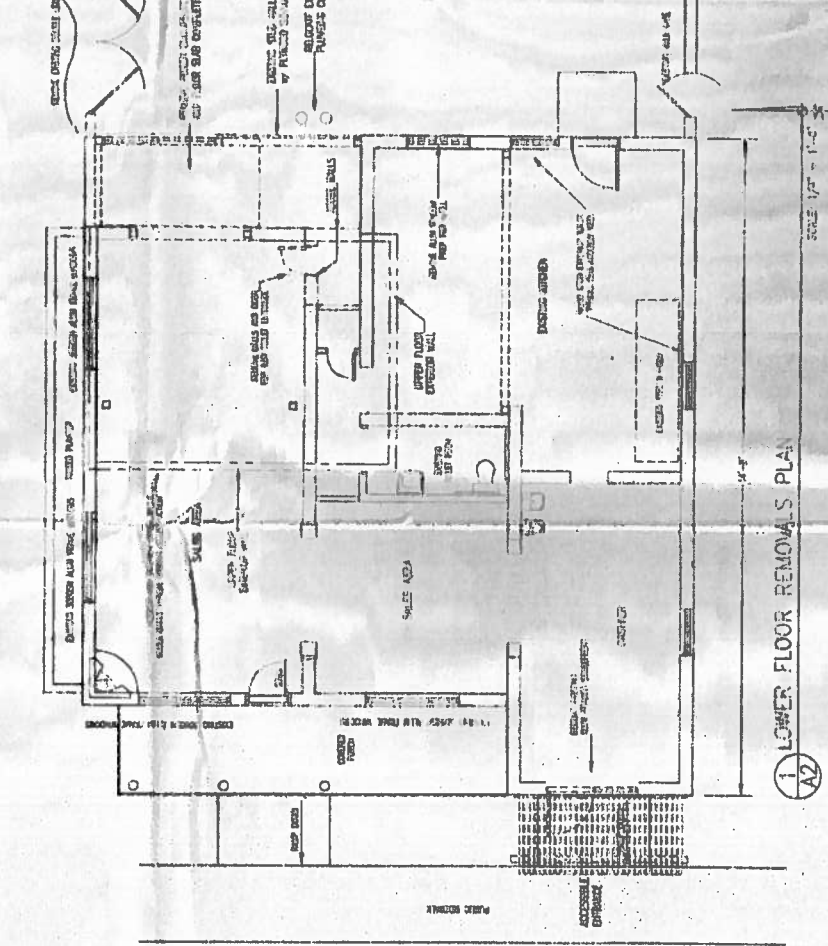
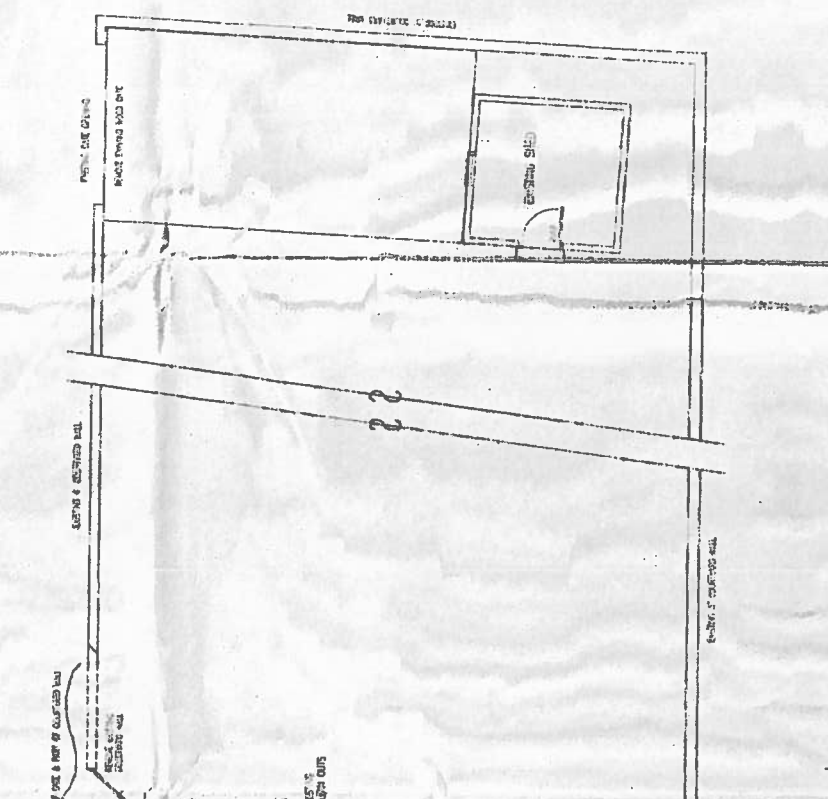
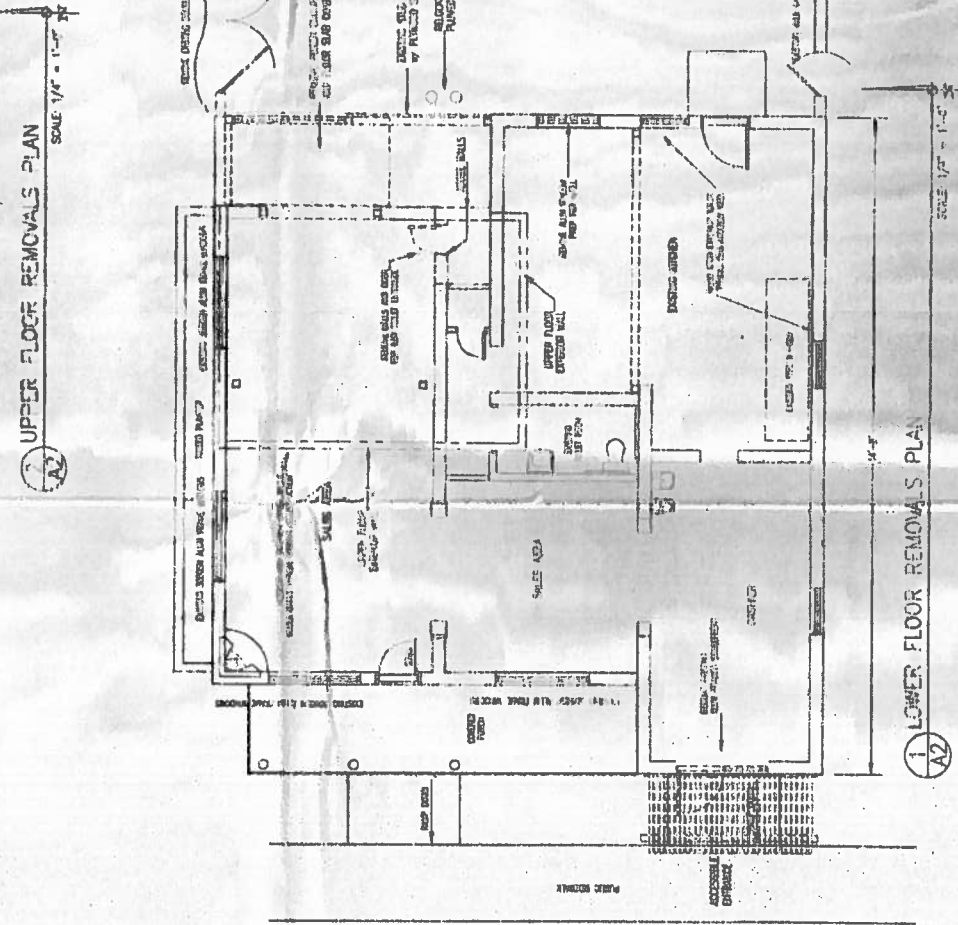
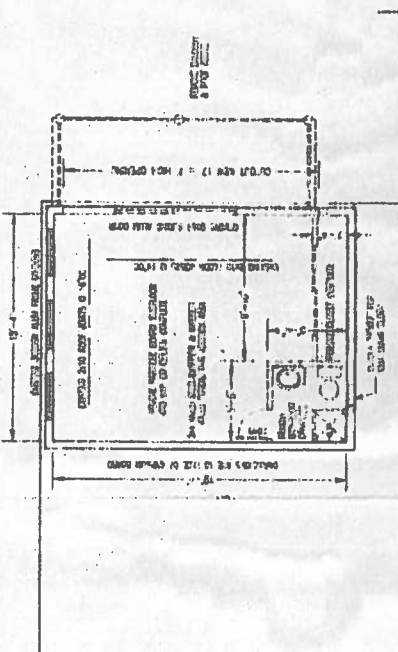
East



north - Mountain rd



NW corner



1
 LOWER FLOOR REMOVALS PLAN
 A2

MASTERWORKS ARCHITECTS, INC.
 516 ELEVENTH ST NW 242 1866
 ALBUQUERQUE, NEW MEXICO 87102

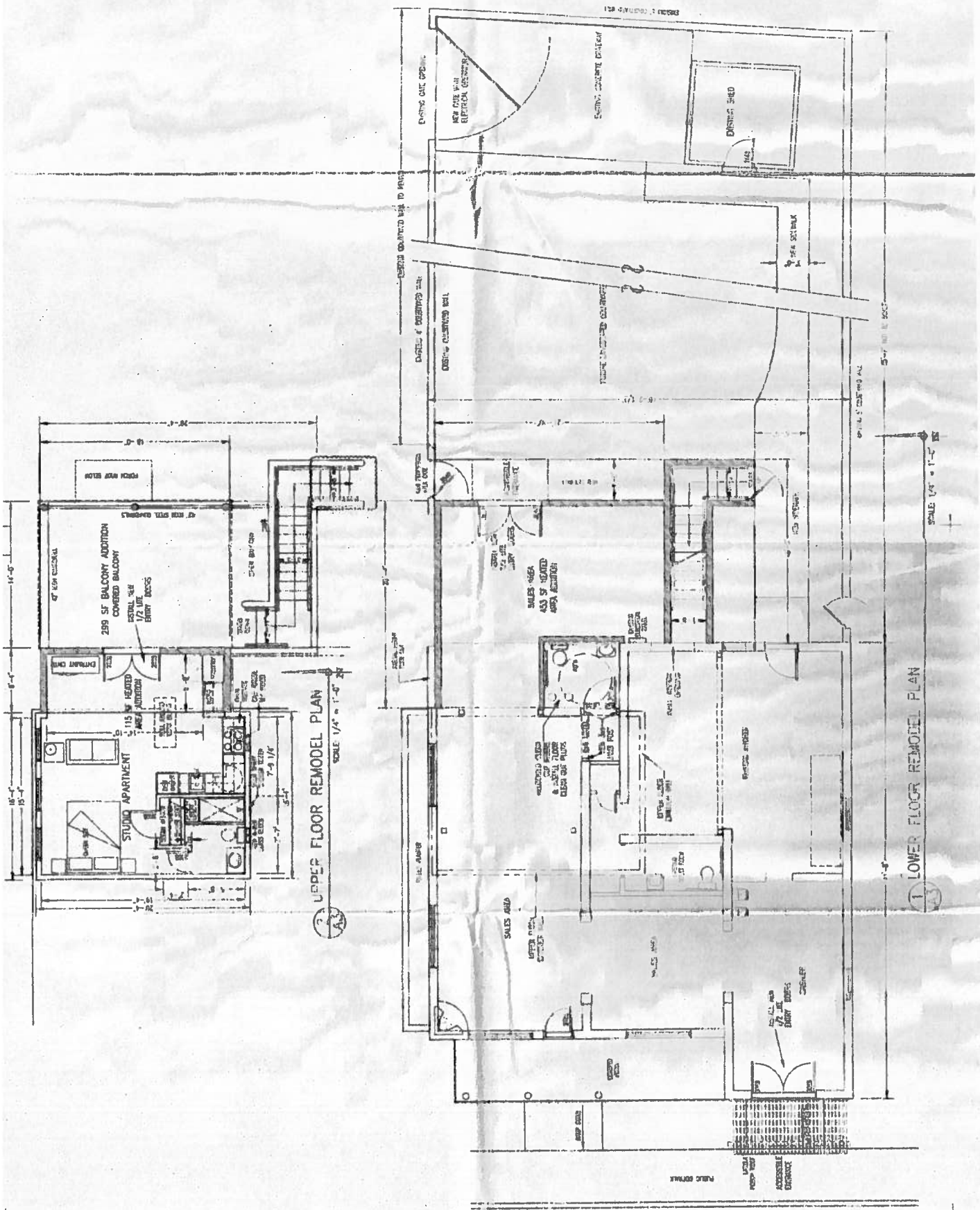
1829CARCH
 10 DEC 2018
 1 UCC SUBMITTAL



REMODEL/ADDITION TO THE
 LESMEN PROPERTY
 524 ROMERO ST. NW
 ALBUQUERQUE, NM

FLOOR PLANS
 REMODEL & ADDITION

SHEET
A3



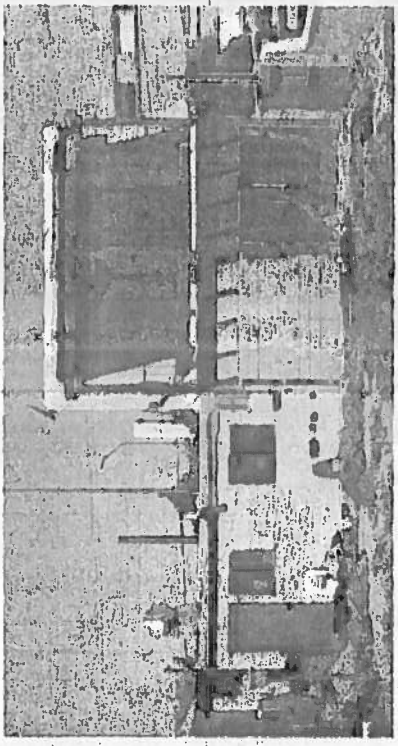
MASTERWORKS ARCHITECTS, INC. 516 E. LYNBURN ST. #242 - 200B ALBUQUERQUE, NEW MEXICO 87102
 10 DEC 2018 1828CARCH UCC SUBMITTA



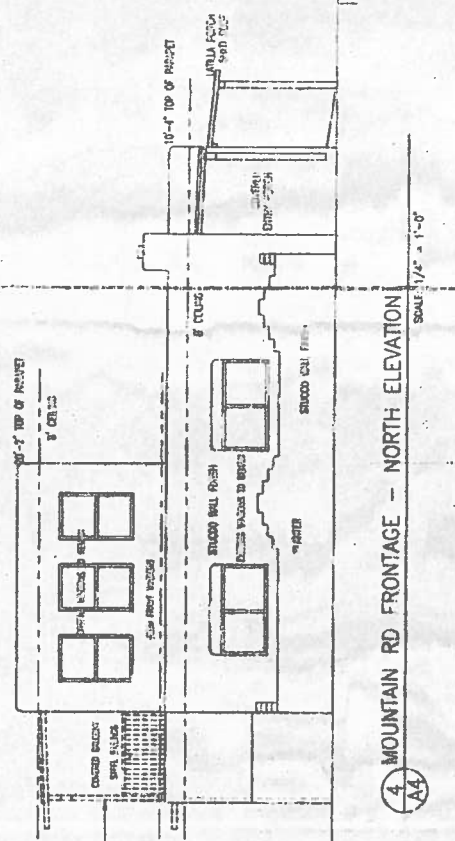
REMODEL/ADDITION TO THE LESMEN PROPERTY 524 ROMERO ST. NW ALBUQUERQUE, NM

EXISTING EXTERIOR ELEVATIONS

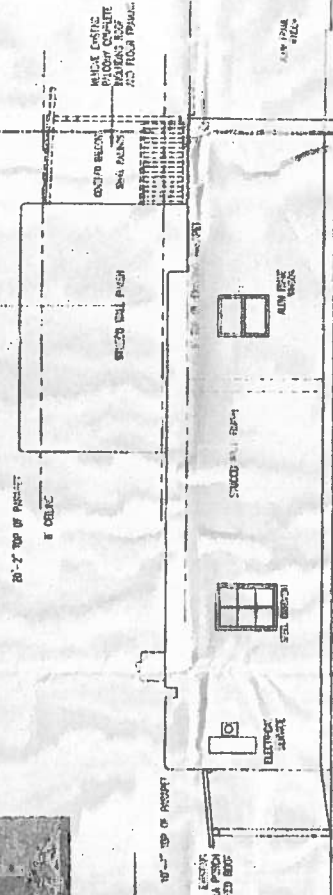
SHEET A4



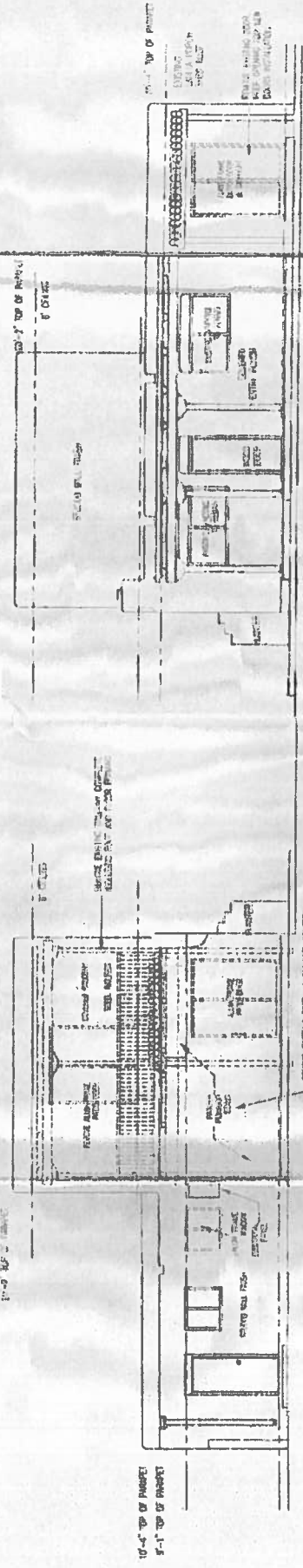
20 EXISTING EAST ELEVATION PHOTO



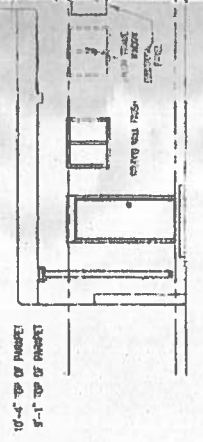
4 MOUNTAIN RD FRONTAGE - NORTH ELEVATION



3 SOUTH ELEVATION



1 ROMERO ST. FRONTAGE - WEST ELEVATION



2 EAST ELEVATION

SCALE 1/4\"/>

SCALE 1/4\"/>

SCALE 1/4\"/>

SCALE 1/4\"/>

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 ~~12.10~~ 12.24.18 To 1.9.18

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.

James B Clark
(Applicant or Agent)

10 Dec 2018
(Date)

I issued 2 signs for this application, 12.10.18 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: PR-2018-001880
application # SI-2018-00270

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Tuesday, November 13, 2018 9:05 AM
To: 'MWArchitect@comcast.net'
Subject: Public Notice Inquiry_524 Romero St NW_LC
Attachments: C1-DATA2 PROJECTS - Current1829 Simon Apartment Remodel2-LUCC Applicatio....pdf;
Public Notice Inquiry_524 Romero St NW_LC.xlsx

James,

See list of associations below and attached regarding your Landmarks Commission submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

| Association Name | First Name | Last Name | Email | Address Li |
|---|------------|-----------|---------------------------|--------------------|
| Sawmill Area NA | Julie | Henss | juliehenss@hotmail.com | 1724 Band Saw Pl |
| Sawmill Area NA | Ralph | Roybal | ralphroybal@msn.com | 1735 Band Saw Pl |
| Historic Old Town Property Owners Association | Kathy | Hiatt | historicoldtown@gmail.com | 110 San Felipe Str |
| Historic Old Town Property Owners Association | Jim | Hoffsis | | 2012 South Plaza |
| West Old Town NA | GP Ben | Lovato | bengpl150@comcast.net | 2820 Azar Place N |
| West Old Town NA | Kendra | Roberston | krobtsn@gmail.com | 2319 Edna Avenu |
| Sawmill Community Land Trust | Nancy | Deskin | ndeskin@sawmillclt.org | 990 18th Street N |
| Old Town Business Association Incorporated | Michelle | LaMeres | wildharebiz@aol.com | 206 San Felipe Str |
| Old Town Business Association Incorporated | Heather | Arnold | heather@routesrentals.com | 2113 Charlevoix S |

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



10 December 2018

Old Town Area Neighborhood Associations
Albuquerque, New Mexico

Dear Neighbors:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you, via this e-mail correspondence, as a Neighborhood Association Representative and/or nearby Property Owner that James Clark of Masterworks Architects Inc, as agent, will be submitting an application for the William & Robert Simon Children's Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

SAWMILL AREA NA

Julie Henss juliehenss@hotmail.com
505-710-7024

Ralph Roybal ralphroybal@msn.com
505-934-9776

1724 Band Saw Place NW
Albuquerque, NM 87104
1735 Band Saw Place NW
Albuquerque, NM 87104

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC

Kathy Hiatt historicoldtown@gmail.com
505-715-1609 / 505-243-3639

Jim Hoffsis VIA USPO
505-242-9987

110 San Felipe Street NW
Albuquerque, NM 87104
2012 South Plaza Street NW
Albuquerque, NM 87104

WEST OLD TOWN N A

GP Ben Lovato bengpl150@comcast.net
505-321-1909

Kendra Roberston krobtsn@gmail.com
505-710-9092

2820 Azar Place NW Albuquerque,
NM 87104
2319 Edna Avenue NW Albuquerque,
NM 87104

SAWMILL COMMUNITY LAND TRUST

Nancy Deskin ndeskin@sawmillct.org
505-764-0359

990 18th Street NW 2nd Floor
Albuquerque, NM 87104

OLD TOWN BUSINESS ASSOC INC

Michelle LaMeres wildharebiz@aol.com
505-944-6789 / 505-842-7388

Heather Arnold heather@routesrentals.com
505-550-8018 / 505-933-5867

208 San Felipe Street NW #1
Albuquerque, NM 87104
2113 Charlevoix Street NW
Albuquerque, NM 87104

The anticipated public hearing for this request will be on the 9th of January 2019 at 3:00 pm in the Basement level Hearing Room of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the Landmarks Commission online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



MASTERWORKS ARCHITECTS, INC

516 Eleventh Street NW · Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1866

10 December 2018

Old Town Area Neighborhood Associations
Albuquerque, New Mexico

Page 2 of 2

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

To review the Application and its attachments online, visit the Landmarks Commission website at cabq.gov/landmarks/agenda.

Please contact me with any questions or concerns at MWArchitect@comcast.net.

Sincerely,



James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13_Z

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

10 December 2018

ANTONIO & ELSIE MARIE VIGIL
5504 GRANDE DR NW
ALBUQUERQUE NM 87107

Dear Neighbor(s):

Mailed: USPO 10 December 2018

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that James Clark of Masterworks Architects Inc, as agent, will be submitting an application for the William & Robert Simon Children's Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

The anticipated public hearing for this request will be on the 9th of January 2019 at 3:00 pm in the Basement Level Hearing Room of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the Landmarks Commission online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at MWArchitect@comcast.net.

Sincerely,



James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13-Z



MASTERWORKS ARCHITECTS, INC

516 Eleventh Street NW · Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1866

mwarchitect@comcast.net

From: mwarchitect@comcast.net
Sent: Monday, December 10, 2018 1:30 PM
To: 'iuliehenss@hotmail.com'; 'ralphroybal@msn.com'; 'historicaltown@gmail.com';
'bengpl150@comcast.net'; 'krobtsn@gmail.com'; 'ndeskin@sawmillct.org';
'wildharebiz@aol.com'; 'heather@routesrentals.com'
Subject: 1829 Lesmen Building - LC Application
Attachments: 1-eMail Notice to Neighborhood Assocs.aocx

Good afternoon everyone:

Please see the attached Neighborhood Association Notification letter for a project in the Lesmen Building located at 524 Romero St NW.

The LC Hearing for this project is scheduled for 9 January 2019.

Thank you,
James B Clark, President
Masterworks Architects Inc 505-242-1866

10 December 2018

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

Mailed: USPO 10 December 2018

Dear Neighbor(s):

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a nearby Property Owner that James Clark of Masterworks Architects Inc, as agent, will be submitting an application for the William & Robert Simon Children's Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

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To review this application and its attachments online, visit the Landmarks Commission website at cabq.gov/landmarks/agenda.

Please contact me with any questions or concerns at MWArchitect@comcast.net.

Sincerely,



James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13-Z



MASTERWORKS ARCHITECTS, INC

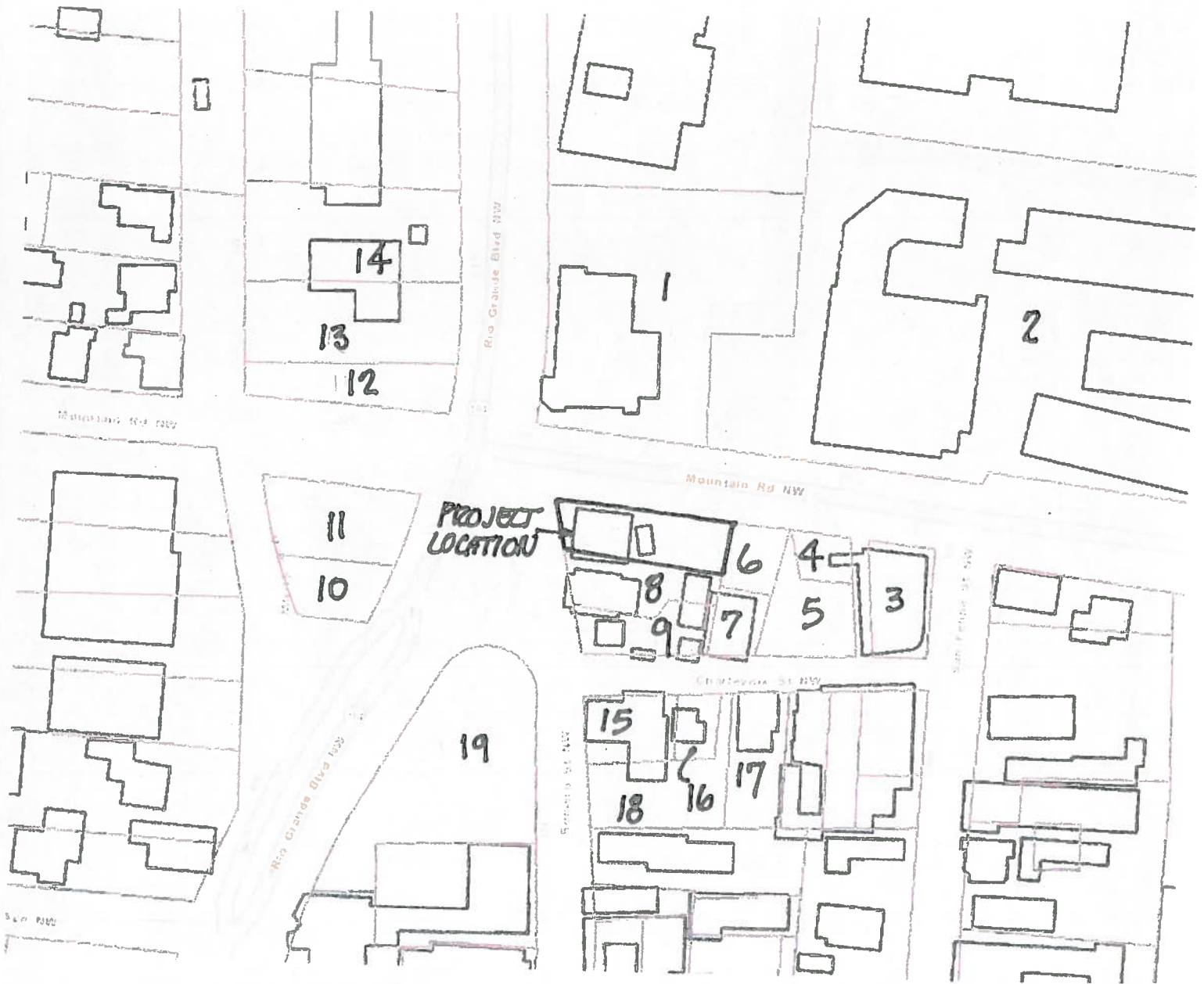
516 Eleventh Street NW · Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1866

Request for Certificate of Appropriateness

Property Location: 524 Romero St NW

Map of properties within 100' distance of subject property

See following pages for list of property owners



Map Scale:  = 100'

Request for Certificate of Appropriateness

Project Location: 524 Romero St. NW

100' ADJACENT PROPERTY OWNERS CONTACTS LIST

| MAP KEY | ADDRESS | Lot | Block | Subdivision |
|---------|-------------------------|------|-------|------------------------|
| 1 | 2105 Mountain Rd NW | B1 | 0 | Frances |
| 2 | 2012 Mountain Rd NW | C | 0 | Sheraton Old Town Inn |
| 3 | 425 San Felipe St NW | 228 | 0 | MRGCD Map 38 |
| 4 | 2108 Mountain Rd NW | 229B | 0 | MRGCD Map 38 |
| 5 | 2109 Charlevoix St NW | 229A | 0 | MRGCD Map 38 |
| 6 | 2112 Mountain Rd NW | 230A | 0 | MRGCD Map 38 |
| 7 | 2113 Charlevoix St NW | 230B | 0 | MRGCD Map 38 |
| 8 | 522 Romero St NW | 232A | 0 | MRGCD Map 38 |
| 9 | 522 Romero St NW | 231 | 0 | MRGCD Map 38 |
| 10 | 9999 Rio Grande Blvd NW | 2 | B | Moore-JM Realty Addn 3 |
| 11 | 527 Rio Grande Blvd NW | 1 | B | Moore-JM Realty Addn 3 |
| 12 | 2225 Mountain Rd NW | 5 | A | Moore-JM Realty Addn 3 |
| 13 | 601 Rio Grande Blvd NW | 4 | A | Moore-JM Realty Addn 3 |
| 14 | 615 Rio Grande Blvd NW | 3 | A | Moore-JM Realty Addn 3 |
| 15 | 424 Romero St NW | 220A | 0 | MRGCD Map 38 |
| 16 | 2112 Charlevoix St NW | 222 | 0 | MRGCD Map 38 |
| 17 | 2110 Charlevoix St NW | 223 | 0 | MRGCD Map 38 |
| 18 | 424 Romero St NW | 220B | 0 | MRGCD Map 38 |
| 19 | 420 Rio Grande Blvd NW | 200 | 0 | MRGCD Map 38 |

Address Reports

Ownership Data from Bernalillo County Assessor
(County Assessor's data for tax year 2017)

- 1 Owner Name: GUTIERREZ JANE H
Owner Address: 8117 RIO GRANDE BLVD NW, ALBUQUERQUE NM 87114-1218
GUTIERREZ JANE H
8117 RIO GRANDE BLVD NW,
ALBUQUERQUE NM 87114-1218
UPC: 101305813342422001
Tax Year: 2017 Tax District: A1AM
Legal Description: LT B-1 PLAT OF LOTS A-1 & B-1 FRANCES SUBDIVISION
- 2 2012 Mountain Rd NW
No results were found for that address

- 3 Owner Name: MUENALA RUMI JOE
Owner Address: PO BOX 67, PACIFIC MO 63069-0067
RUMI JOE MUENALA
PO BOX 67
PACIFIC MO 63069-0067
UPC: 101305816639221509
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TR 206
- 4,5 Owner Name: VILLA CHARLES J & SHIRLEY E
& 6 Owner Address: PO BOX 652, ALBUQUERQUE NM 87106
CHARLES J & SHIRLEY E VILLA
PO BOX 652
ALBUQUERQUE NM 87106
UPC: 101305814140421806
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 230A
- 7 Owner Name: JARAMILLO SHIRLEY C
Owner Address: 315 IRON AVE SW, ALBUQUERQUE NM 87102-3848
SHIRLEY C JARAMILLO
315 IRON AVE SW
ALBUQUERQUE NM 87102-3848
UPC: 101305814039921802
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 230B
- 8 & 9 Owner Name: CASADOS M CHARLENE
Owner Address: 12404 CHICO RD NE, ALBUQUERQUE NM 87123-1505
M CHARLENE CASADOS
12404 CHICO RD NE
ALBUQUERQUE NM 87123-1505
UPC: 101305813240121808
Tax Year: 2017 Tax District: A1AM
Legal Description: MRGCD MAP 38 TR 232-A & 231 CONT 0.1620 AC
- 10 9999 Rio Grande Blvd NW
No results were found for that address

- 11 Owner Name: CITY OF ALBUQUERQUE
Owner Address: PO BOX 1293, ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
UPC: 101305810940621736
Tax Year: 2017 Tax District: A1AM
Legal Description: * 001 B JM MOORE REALTY CO #3 & L2
- 12 Owner Name: CAPPS CAROLINE SAWTELLE
Owner Address: 2225 MOUNTAIN RD NW, ALBUQUERQUE NM 87104
CAROLINE SAWTELLE CAPPS
2225 MOUNTAIN RD NW
ALBUQUERQUE NM 87104
UPC: 101305808742021932
Tax Year: 2017 Tax District: A1AM
Legal Description: SE'LY PORT OF LTS 5&6 BLK C J.M. MOORE REALTY CO NO 3CONT .0959 AC +/-
- 13 Owner Name: RIO GRANDE INVESTMENTS ASSOCIATES LLC
Owner Address: PO BOX 25967, ALBUQUERQUE NM 87125-0967
RIO GRANDE INVESTMENTS ASSOCIATES LLC
PO BOX 25967
ALBUQUERQUE NM 87125-0967
UPC: 101305810942321935
Tax Year: 2017 Tax District: A1AM
Legal Description: * 004 A LOTS4X5XSO 20FT OF LOT 3 JOHN M MOORE NO 3
- 14 Owner Name: LILLY BARRACK OLD TOWN LTD
Owner Address: 1205 3RD ST NW, ALBUQUERQUE NM 87102
LILLY BARRACK OLD TOWN LTD
1205 3RD ST NW
ALBUQUERQUE NM 87102
UPC: 101305810543921936
Tax Year: 2017 Tax District: A1AM
Legal Description: *1&2 A & THE NLY 55FT OF LOT 3 WITH THE ELY POR VAC
MAIN STJ M MOORE REALTY CO A

- 15 Owner Name: 424 ROMERO LLC ZAMORA ROBERT & ZAMORA CLARENCE S
& 18 Owner Address: 424 ROMERO ST NW, ALBUQUERQUE NM 87104-1422
ROBERT & CLARENCE S ZAMORA
424 ROMERO ST NW
ALBUQUERQUE NM 87104-1422
UPC: 101305813239121616
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 220A
- 16 Owner Name: MATTHEWS M LEONE TRUSTEE MATTHEWS RVLTL
Owner Address: 176 ANGUS LN, CORRALES NM 87048-9100
M LEONE MATTHEWS
176 ANGUS LN
CORRALES NM 87048-9100
UPC: 101305813739121615
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 222
- 17 Owner Name: RAMOS SYLVIA M MD
Owner Address: 2110 CHARLEVOIX ST NW, ALBUQUERQUE NM 87104
SYLVIA M RAMOS MD
2110 CHARLEVOIX ST NW
ALBUQUERQUE NM 87104
UPC: 101305814338821614
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 223
- 19 Owner Name: VIGIL ANTONIO JR & ELSIE MARIE CO-TR VIGIL RVT & EDWINA BACA & ETAL
Owner Address: 5504 GRANDE DR NW, ALBUQUERQUE NM 87107
ANTONIO & ELSIE MARIE VIGIL
5504 GRANDE DR NW
ALBUQUERQUE NM 87107
UPC: 101305811638221310
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TR 200 EXC PART TAKEN WIDEN RIO GRDE

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE

NM
87101-0001
3401270101

12/10/2018 (800)275-8777 1:52 PM

| Product Description | Sale Qty | Final Price |
|---------------------|----------|-------------|
|---------------------|----------|-------------|

| | | |
|--|----|--------|
| Purple Heart 1 2 (Unit Price:\$0.50) | 13 | \$6.50 |
|--|----|--------|

| | | |
|-------|--|--------|
| Total | | \$6.50 |
|-------|--|--------|

Debit Card Remit'd \$6.50
(Card Name:VISA)
(Account #:XXXXXXXXXXXX3845)
(Approval #:
(Transaction #:765)
(Receipt #:020796)
(Debit Card Purchase:\$6.50)
(Cash Back:\$0.00)
(AID:A0000000980840 Chip)
(AL:US DEBIT)
(PIN:Verified)

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