



Landmarks Commission



Agenda Item: 4
 Case # SI-2020-00004
 Project # PR-2020-003241
 February 12, 2020

Staff Report

Agent	Ben Sturge
Applicant	Bruce Redford & Dennis Crowley
Request	Certificate of Appropriateness for a Casita
Legal Description	Lot 19 Block 23
Address/Location	202 Edith Blvd NE
Size	0.16 Acres
Zoning	R-1B
Historic Location	Huning Highland Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2020-00004, Project # PR-2020-003241, a request for a Certificate of Appropriateness for a casita, based on the Findings beginning on page 12 and subject to the conditions on page 13.

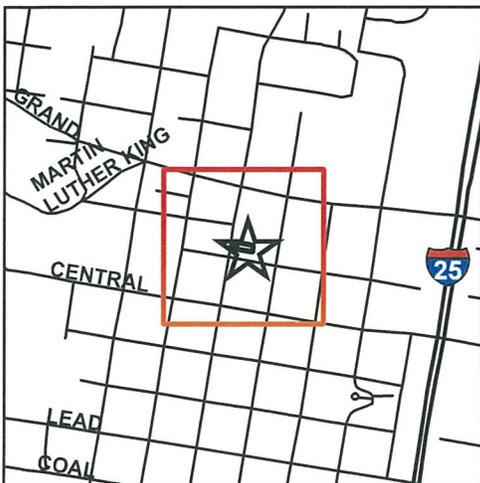
Leslie Naji
Senior Planner

Summary of Analysis

The application for a Certificate of Appropriateness is for new construction of a 360 square foot casita located to the rear of a contributing building in the Huning Highland HPOZ. The placement of the single-story casita is to the rear southeast corner of the property and would not be visible from the street.

Within the Huning Highland HPO R-1 zone, casitas and secondary dwelling units are conditional accessory uses. The applicant has filed an application for that approval. This review is only for the architectural appropriateness of the structure. The new structure uses materials and windows similar to those of the contributing house and uses a roof slope found on porches around the house.

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. Staff considers the proposal consistent with the guidelines and the criteria.



IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:

2/12/2020

Project Number:

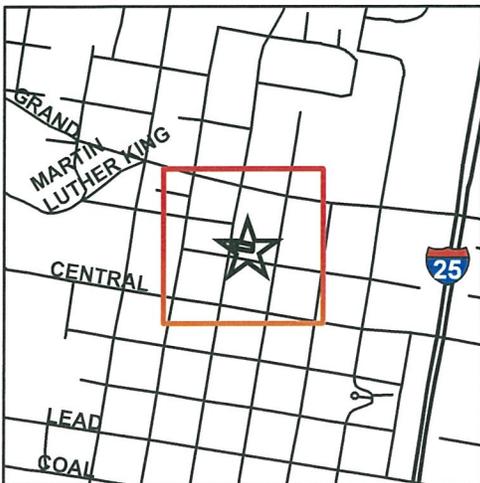
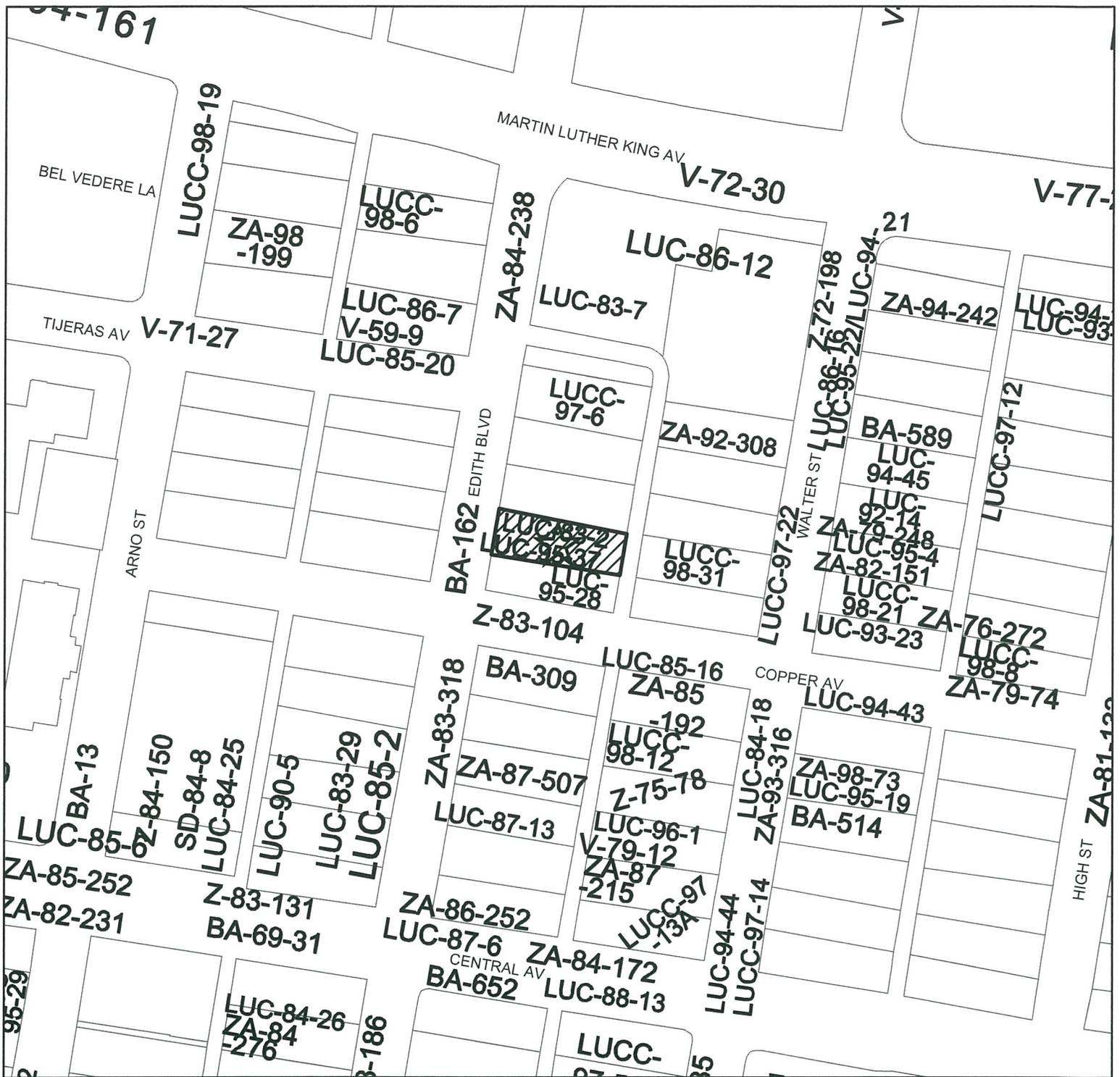
PR-2020-003241

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HISTORY MAP

Note: Gray shading indicates County.



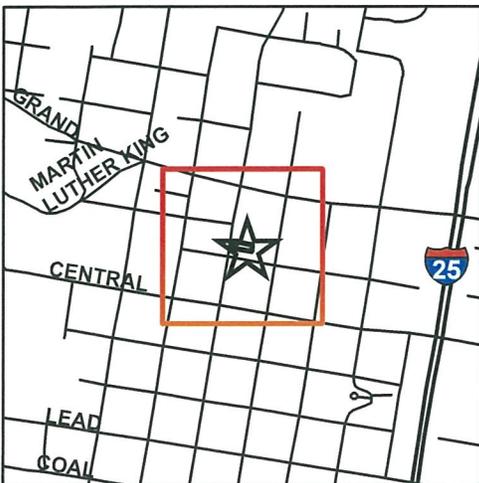
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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 150 feet

Hearing Date:
2/12/2020

Project Number:
PR-2020-003241
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SI-2020-00004

Zone Map Page:
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SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for construction of a replacement accessory 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 1/2	Simplified Queen Anne, Gabled roof, 1892	Contributing
Site to the South	1 1/2	Simplified Queen Anne, Gabled roof, 1905	Contributing
Sites to the East		(rear alley) Simplified Queen Anne, Hipped and Gabled roof, 1895	Contributing
Site to the West	1 1/2	Hipped box, 1905	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for new construction of a 324 square foot casita located to the rear of a contributing building in the Huning Highland HPOZ. The placement of the single-story casita is to the rear southeast corner of the property and would not be visible from the street.

Within the Huning Highland HPO R-1 zone, casitas and secondary dwelling units are conditional accessory uses. The applicant has filed an application for that approval. This review is only for the architectural appropriateness of the structure.

The proposed building, to be used for a care-giver, is a gabled structure with stucco exterior. The gabled ends are shown as wood shingles similar to those used on the historic house. The roof is asphalt shingles to match the main contributing house. While the roof slope does not match that of the main house roof, it is similar to that of the attached porches to the front and side of the main house.

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. Some of the earliest houses were built along this block of Edith Boulevard.

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 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.

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-1B.

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 proposed accessory building is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is appropriate to the distinctive local context.

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 Staff approval of the external materials specification, the proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will be 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.

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.

Not applicable

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 - the architectural language of the new accessory structure references historic characteristics of the neighboring contributing buildings.

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.

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 the overall 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 – NEW BUILDINGS

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

Guidelines

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

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

The new structure remains clearly subordinate to the contributing building. It sits comfortably on the site and is of a modest scale appropriate to the local context.

The architectural language is simple, with three of the four facades articulated with openings and a pitched, gabled roof to complement the principal dwelling. The new building is set well back on the site and has no presence in the streetscape of Edith Blvd.

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

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

The accessory structure is designed to the human scale and remains clearly subordinate to the principal building. Solid to void ratios and the fenestration pattern are similar to those found on neighboring accessory buildings.

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

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

Not applicable - the new accessory building is a modestly scaled, single story structure.

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

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

- Parking and garages should be located towards the rear of the property.

Not applicable.

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

The architectural language of the accessory building references the traditional form of the neighboring contributing buildings.

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

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

The new accessory building has a pitched, gabled roof to complement the principal dwelling.

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

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

The external materials complement those of the contributing building, utilizing stucco, wood shingles and roof details reflective of the main house.

8. Imitation of older historic styles is discouraged.

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

The simplified, traditional architectural style of the accessory structure references neighboring contributing buildings, but avoids historic replication.

9. Contemporary interpretations of traditional detail are encouraged.

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

The simple fenestration of the accessory structure references the traditional detailing of neighboring contributing buildings.

POLICY – ACCESSORY BUILDINGS

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

Guidelines

1. Contributing accessory buildings should be preserved when feasible. The Landmarks and Urban Conservation Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

Not applicable:

2. Alterations to contributing accessory buildings must follow guidelines for historic buildings.

Not applicable

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

- Accessory buildings must be subordinate to the main building.
- The main building should inspire design for new garages with building details derived from the main building.
- Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

The proposed accessory building is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building.

Materials complement those of the contributing house on the site.

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

The new accessory structure is located to the rear of the contributing building and will not be visible from the street. In accordance with the traditional development pattern of the Historic District, it is orientated towards the rear alley.

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

Not Applicable

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

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

Not applicable.

7. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

Not applicable.

8. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

Not applicable.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Preservation Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

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

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

“Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.”

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

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

The proposed accessory building is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

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

The proposed accessory building will not impair or diminish the architectural character, historical value, or archaeological value of the neighboring contributing buildings or the Huning highland HPOZ.

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

Not applicable.

§14-12-8 (B)(4) The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

The original qualities and character of the site will remain unaltered.

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

Not applicable

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

Not applicable: The replacement accessory building is of a simple, traditional architectural style designed to complement the principal dwelling.

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

Not applicable

Neighborhood Notification

The applicant notified the 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, 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 approval of the conditional use application.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for construction of a new accessory building - Case SI-2020-00004 / Project # PR-2020-003241 (February 12, 2020)

1. This application is a request for a Certificate of Appropriateness for construction of a new accessory building, located at 202 Edith Blvd NE, described as Lot 19, Block 23, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1B.
2. The subject site is approximately 0.16 acres.
3. The application for a Certificate of Appropriateness is for construction of a 324 sq. ft. single story, gable roofed, accessory building, located to the rear of a contributing building in the Huning Highland HPOZ.

The proposed accessory building is of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is of a scale and style appropriate to the distinctive local context.

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. The proposed work is consistent with designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the Staff Report.
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 and 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-2020-00004 / Project # PR-2020-003241, February 12, 2020.

APPROVAL of *Case SI-2020-00004 / Project # PR-2020-003241*, an application for a Certificate of Appropriateness for construction of a new accessory building, located at 202 Edith Blvd NE, described as Lot 11, Block 31, Huning Highland Addition, 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 approval of conditional use application.



Leslie Naji, 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: <u>Bruce Redford & Dennis Crowley</u>		Phone:
Address: <u>202 Edith NE</u>		Email:
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any): <u>Ben Sturge</u>		Phone: <u>505-550-1928</u>
Address: <u>222 H16A ST SE</u>		Email: <u>bsturge@gmail.com</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

NEW CASITA CONSTRUCTION

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

Lot or Tract No.: <u>19</u>	Block: <u>23</u>	Unit:
Subdivision/Addition: <u>Hunings Highland Add'n</u>	MRGCD Map No.:	UPC Code: <u>101405746742812518</u>
Zone Atlas Page(s): <u>K14</u>	Existing Zoning: <u>R-1B</u>	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>0.1607</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>202 Edith NE</u>	Between: <u>Copper</u>	and: <u>Martin Luther King</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

LC-1010011

Signature: <u>[Signature]</u>	Date: <u>1/8/20</u>
Printed Name: <u>BEN STURGE</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
<u>SI-2020-00004-</u>	<u>COA</u>	<u>\$195</u>
-		
-		
Meeting/Hearing Date:	Fee Total: <u>\$195</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>1-8-2020</u> Project # <u>575 PR-2020003241</u>	

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 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 checked="" 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"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property? <input checked="" 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)

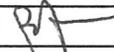
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- ___ 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: 	Date: 1/8/20
Printed Name: BEN STURGE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
PR-2020-003241	SI-2020-00004	
	-	
	-	
Staff Signature: 		
Date: 1-8-2020		

PUBLIC NOTICE OF HEARING

Date: January 7, 2020

To Whom This May Concern:

I am requesting approval from the Zoning Hearing Examiner within the City of Albuquerque for a conditional use to allow the building of a 325-square-foot casita at the back of our property. (summary of request).

Property owner: Dennis Crowley and Bruce Dennis

Agent if applicable: Ben Sturge, 222 High St SE, Albuquerque, NM 87102

Property Address 202 Edith Blvd SE, Albuquerque, NM 87102

A Hearing will be held on March 17, 2020, beginning at 9:00AM at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street, NW in Albuquerque, NM.

Please contact me with questions pertaining to this request.

Thank you,

Applicant Name: Dennis Crowley and Bruce Dennis

Email: dennis.crowley1954@gmail.com or bredford@bu.edu

Phone Number: (505) 508-1728

For more information, please contact the ZHE Administrative Assistant Suzie Sanchez at 505-924-3894 or suzannasanchez@cabq.gov.

Please note: "You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for this application.

202 Edith Blvd NE
Albuquerque, NM 87102

7 January 20~~19~~²⁰

Dear Huning Highlanders,

“Life is what happens when you’ve made other plans,” a wise friend told us years ago when we were suddenly thrown off course. Once again life has intervened, this time in the form of advancing Parkinson’s disease. When we moved to Albuquerque almost four years ago, Dennis was able to function quite independently; now he depends upon his wheelchair and requires round-the-clock assistance. It will soon be necessary to support and relieve Bruce by hiring a part-time, live-in caregiver.

With Dennis’s safety and comfort in view, we are applying for permission to build a 325-square-foot casita at the back of our property. After careful assessment, we have concluded that it would not be possible to adapt the interior of our house in order to create a separate suite for a caregiver. Therefore an independent structure is necessary—one that would insure the necessary combination of accessibility and privacy.

Our designer, Ben Sturge, lives in Huning Highland and is acutely aware of the need to preserve the historic character of the district. He also has extensive experience adapting existing buildings, as well as creating new structures that harmonize with their surroundings. Ben’s design would fulfill the purpose of the casita and blend with its architectural context—one that includes several existing casitas on adjacent properties. We welcome your reactions and suggestions as the plan evolves.

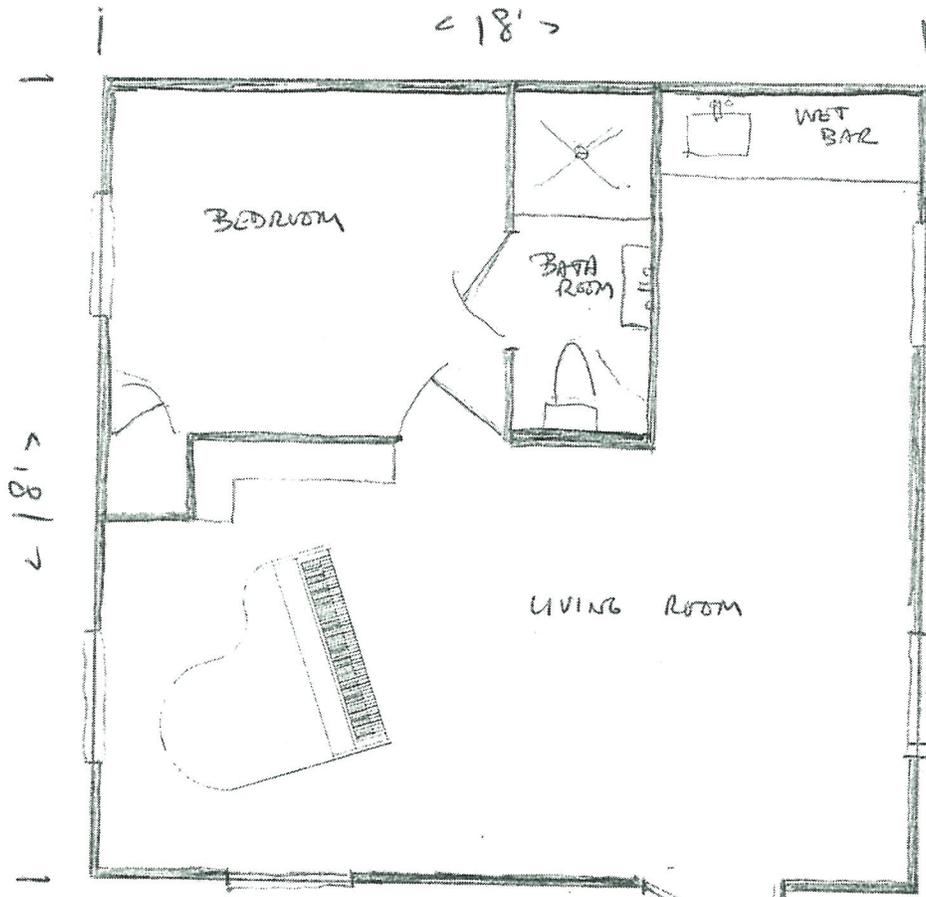
We chose to move to Albuquerque in large part because we fell in love with our house and with Huning Highland as a whole. Since life is now insisting that we make other plans, we hope that you will help us to remain in this remarkable neighborhood.

Cordially,

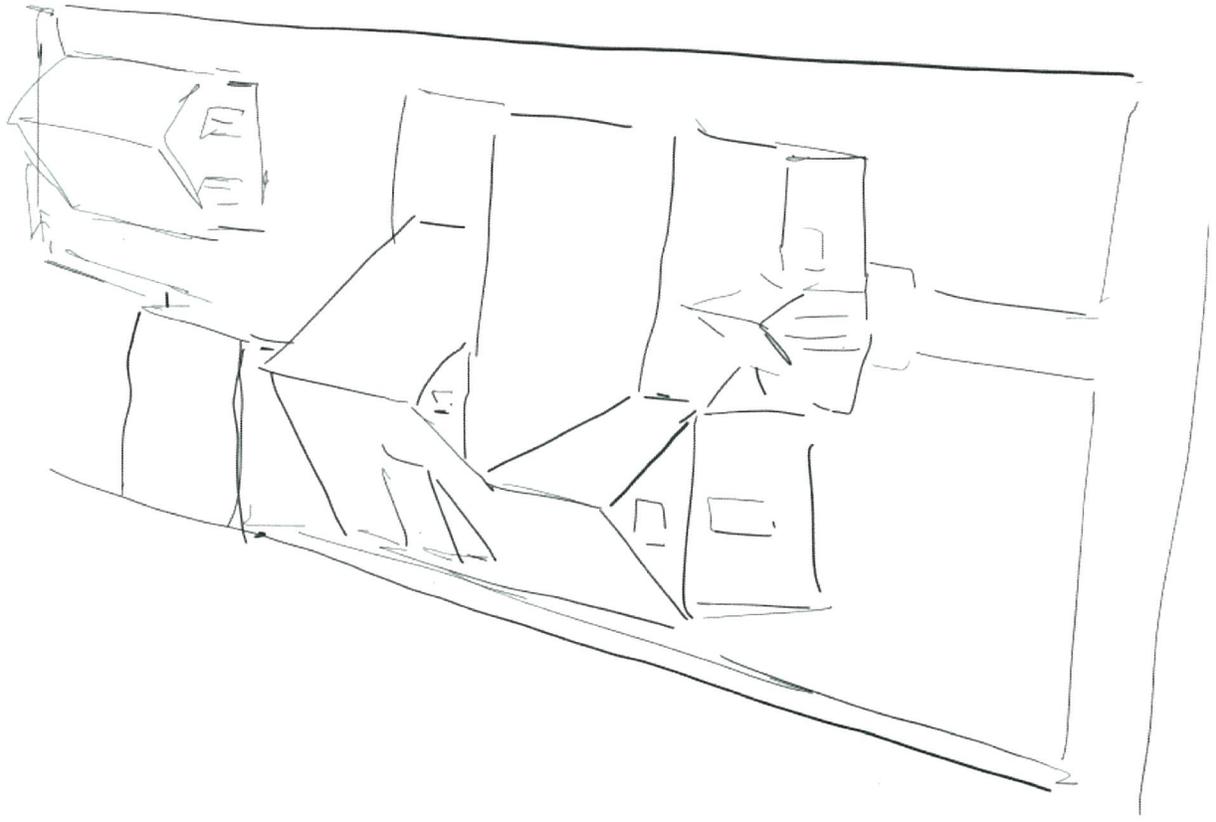

Dennis Crowley & Bruce Redford

202 EDITH BLVD NE CASITA

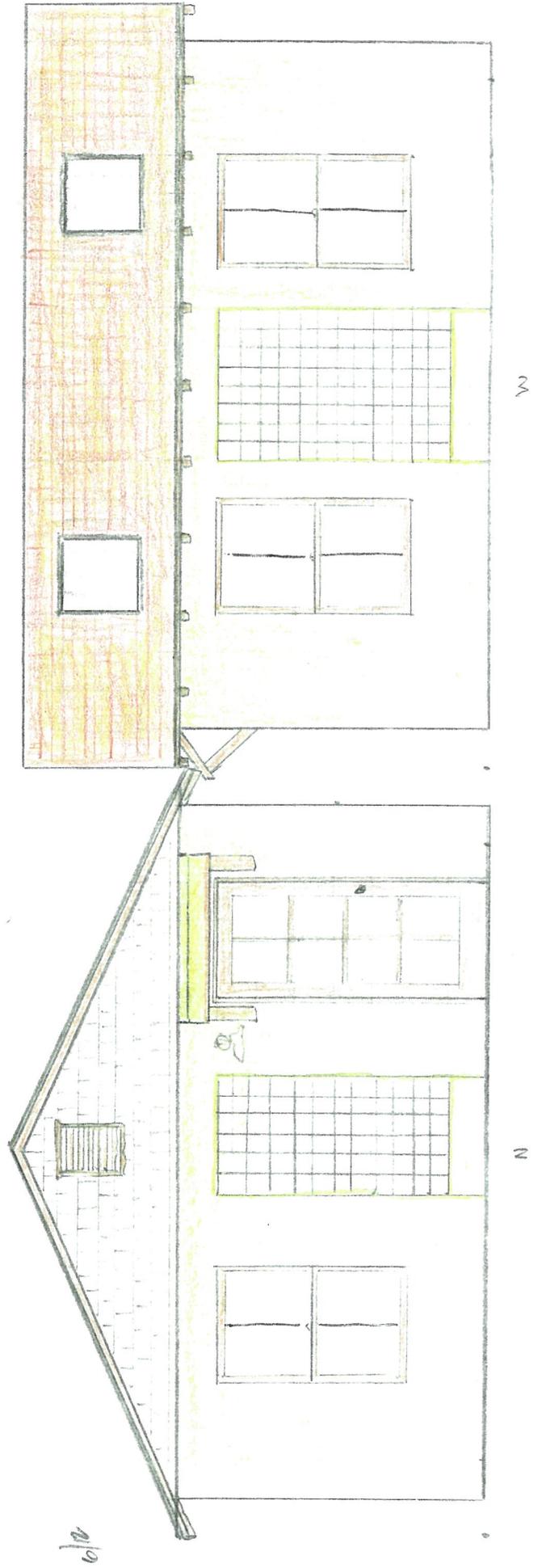
1/2" = 1'



202 EDITH ME



002 001-14 NE

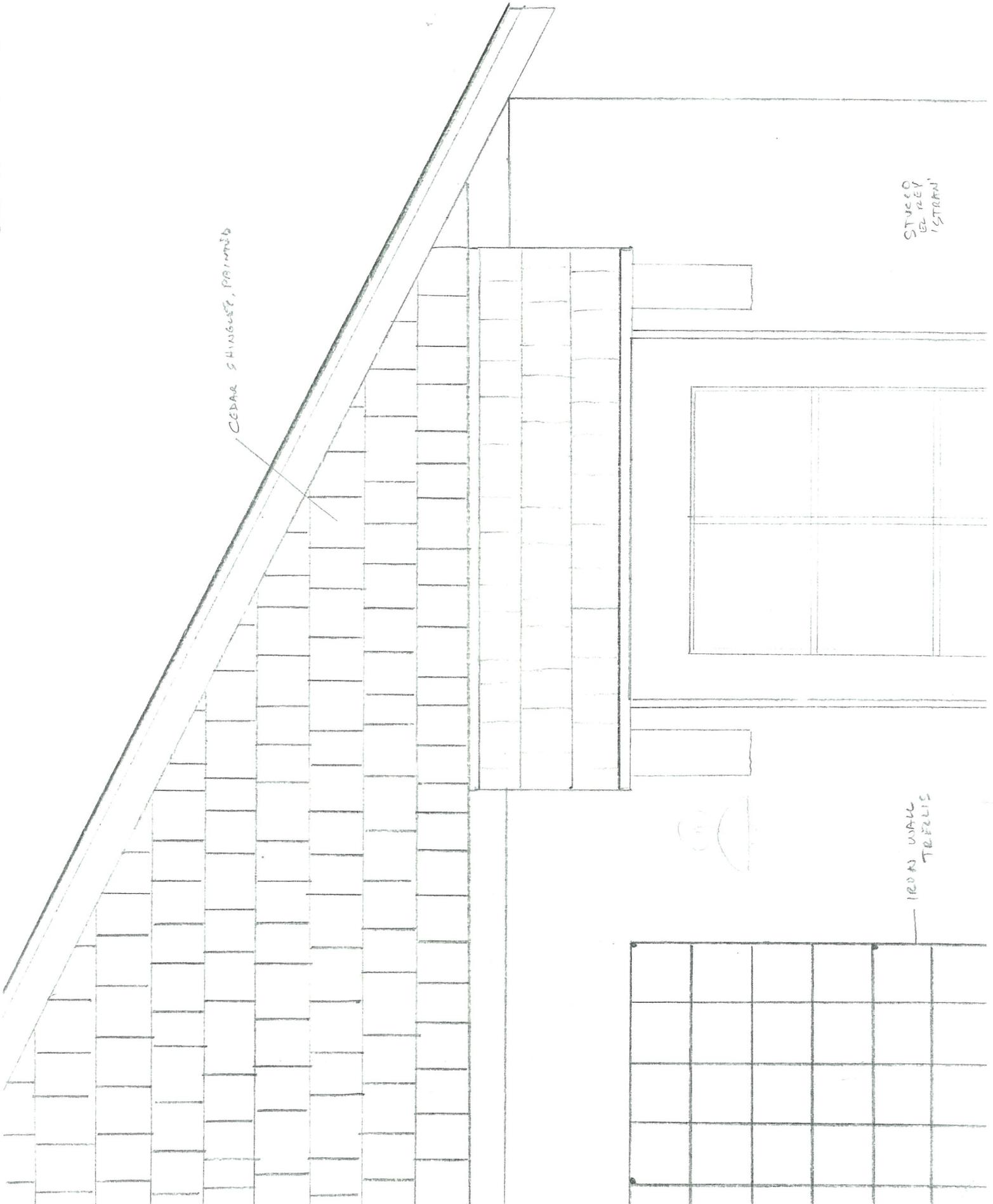


202 EDITH BOYD MOUNTAIN COUNTR

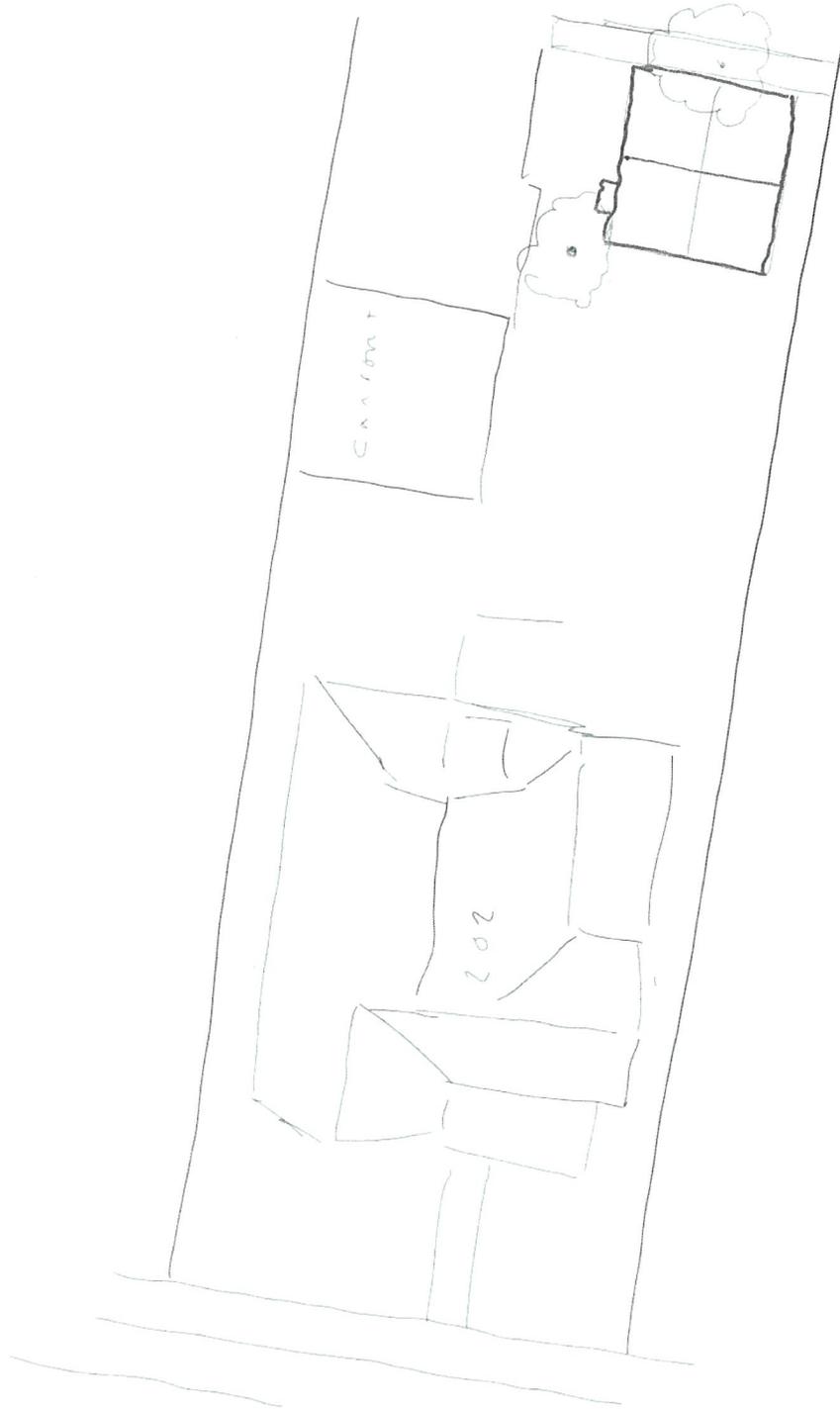
CEDAR SHINGLES, PRIMED

STUCCO
BLEND
1 STRAIN

IRON WALL
TRELLIS



202 WITH ME



202 EDITH NE



202 edith NE

Write a description for your map.

Legend

📍 202 Edith Blvd NE



Google Earth

Image Landsat / Copernicus



202 2017 ME

202 EDITH AVE



202 10/11/2022



202 681 11 11 E



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 Jan 28, 2020 to Feb. 12, 2020

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.

PA _____ 1/8/20
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1.8.20 _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-008241

202 Edith Blvd NE
Albuquerque, NM 87102

7 January 2019

Dear Huning Highlanders,

“Life is what happens when you’ve made other plans,” a wise friend told us years ago when we were suddenly thrown off course. Once again life has intervened, this time in the form of advancing Parkinson’s disease. When we moved to Albuquerque almost four years ago, Dennis was able to function quite independently; now he depends upon his wheelchair and requires round-the-clock assistance. It will soon be necessary to support and relieve Bruce by hiring a part-time, live-in caregiver.

With Dennis’s safety and comfort in view, we are applying for permission to build a 325-square-foot casita at the back of our property. After careful assessment, we have concluded that it would not be possible to adapt the interior of our house in order to create a separate suite for a caregiver. Therefore an independent structure is necessary—one that would insure the necessary combination of accessibility and privacy.

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We chose to move to Albuquerque in large part because we fell in love with our house and with Huning Highland as a whole. Since life is now insisting that we make other plans, we hope that you will help us to remain in this remarkable neighborhood.

Cordially,


Dennis Crowley & Bruce Redford

202 Edith Blvd NE
Albuquerque, NM 87102

To whom it may concern:

We hereby authorize BEN STURGE to represent us before the City of Albuquerque Planning Department in all matters relating to the design and building of a casita at the back our property, 202 Edith Blvd NE. If any questions arise, we can be reached at 505-508-1728.

Thank you for your assistance.

Cordially,


Bruce Redford and Dennis Crowley

202 Edin. NE
Albuquerque, NM 87102

Rob Dickson
Ed. NA Inc.
PO Box 27439
Albuquerque, NM 87125



202 Edin. NE
Albuquerque, NM 87102

Ann Carson
916 Walter St SE
Albuquerque, NM 87102



202 Edin. NE
Albuquerque, NM 87102

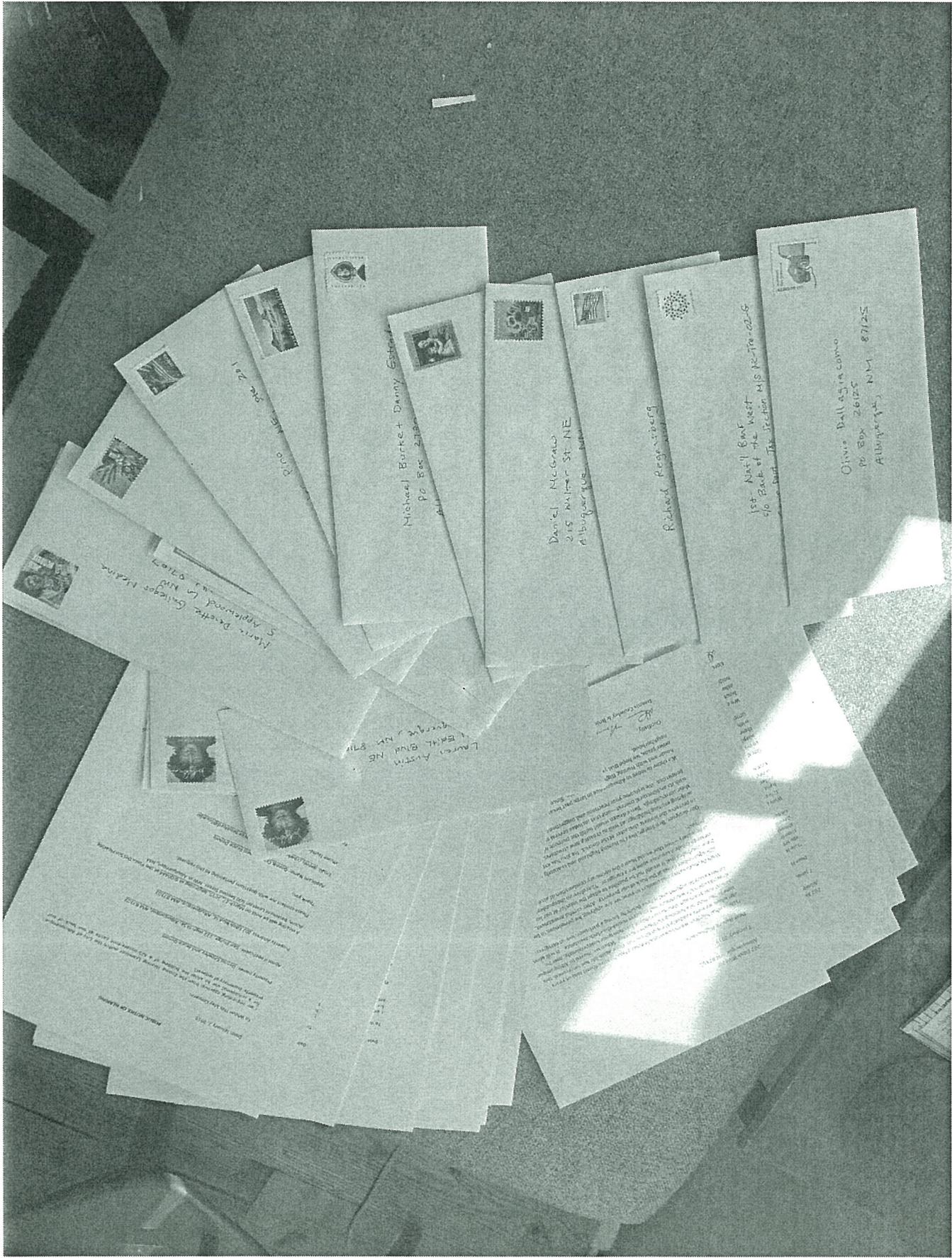
Bonnie Anderson
321 High St SE
Albuquerque, NM 87102



202 Edin. NE
Albuquerque, NM 87102

John Freisinger
Ed. NA Inc.
PO Box 27439
Albuquerque, NM 87125







HUNING

HIGHLANDS

HISTORIC Est. 1880 DISTRICT

January 7, 2020

Leslie Naji
Landmarks and Urban Conservation Commission
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms Naji:

At the December Huning Highland Historic District neighborhood meeting, one of our members, Ben Sturge, presented a proposal to build a small casita at the rear of the property at 202 Edith NE. The owners are facing some health challenges and anticipate needing some round-the-clock care for which they have no space in their home. The HHHDA Board considered the proposal and had no objections. We see this casita as a way to support neighbors who wish to stay as residents, despite health challenges.

Sincerely,

Bonnie Anderson
President, HHHDA
321 High St.P SE, ABQ, 87102
andersonbonnie505@gmail.com