



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 4
Case No.: SI-2020-00130
Project 2020-003622
June 8, 2020**

Staff Report

| | | |
|--------------------------|--|--|
| Agent | Larry Parker | <p>Staff Recommendation APPROVAL of Case SI-2020-00130, Project 2020-003622, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 9 and subject to the Conditions of Approval on page 10.</p> <p style="text-align: right;">Leslie Naji, Senior Planner Staff Planner</p> |
| Applicant | City of Albuquerque | |
| Request | Certificate of Appropriateness for Alterations | |
| Legal Description | Lot 24, Block 11 Original Townsite | |
| Address/Location | 423 Central Avenue NW | |
| Size | 0.24 acres | |
| Zoning | SU-3 | |
| Historic Location | City Landmark – KiMo Theater | |

Summary of Analysis

This application is a request for the installation of security shutters to be placed over all windows and doors of the KiMo Theater, a City Landmark. The applicant has submitted material showing the proposed installation of the exterior roll-up shutters. The color of the metal shutters will be a bronze color to match the previously approved and installed grille at the outer lobby,

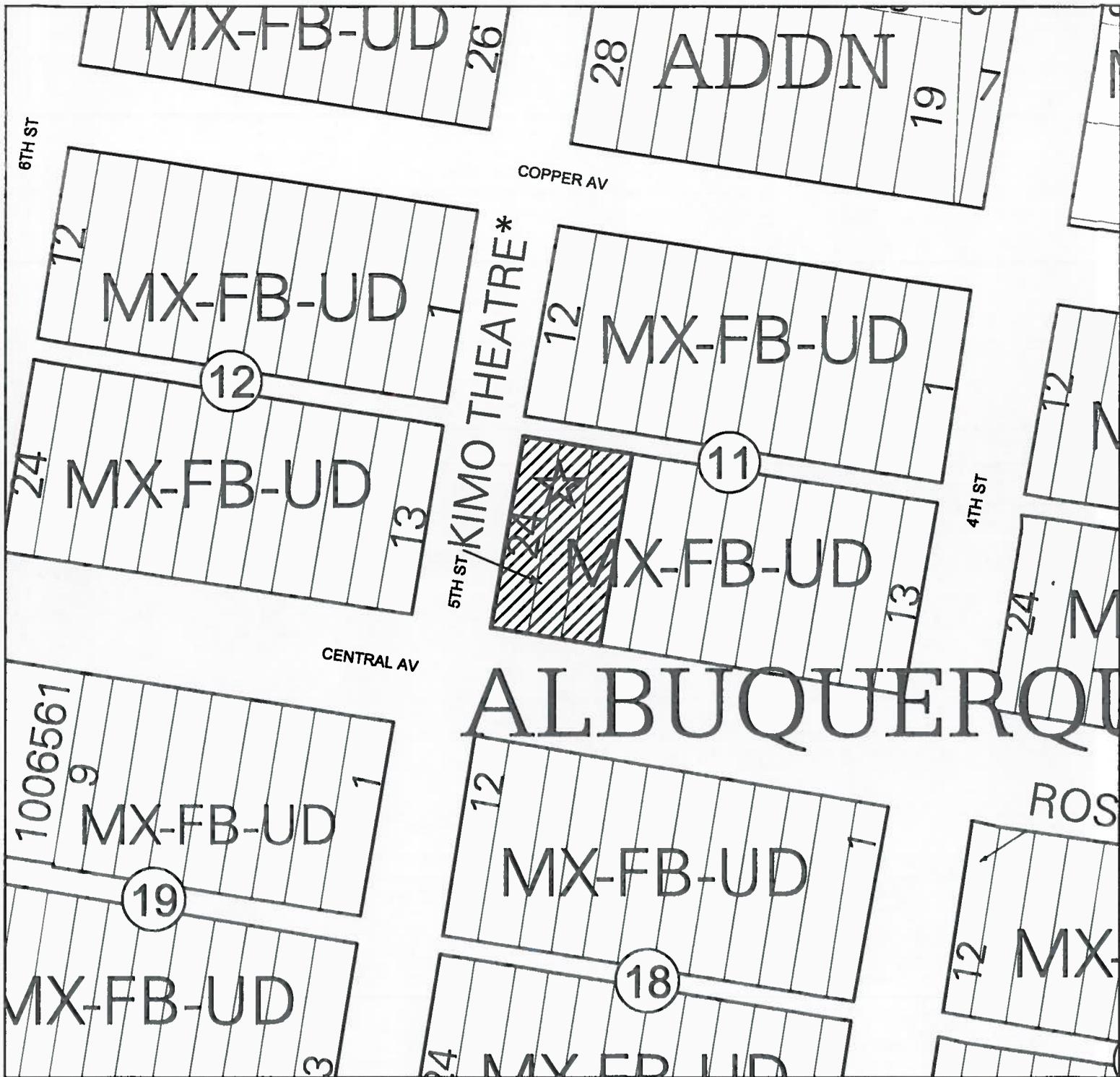
This application also includes a request for a replacement service door located on 5th Street. The existing door is a painted wooden door (not original) and will be replaced with a painted metal door to match other service doors.

The applicant has also provided information on the immediate need for security shutters at the KiMo Theater as all windows and doors have recently been broken out, an occurrence above and beyond the period problems the theater has been having.

This project has been reviewed for consistency with the intent of the Development Guidelines for the KiMo Theatre adopted by the LUCC in 1990. The applicant's proposal complies with the intent of these guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Integrated Development Ordinance; Design Guidelines for City Landmark – KiMo Theater.



IDO ZONING MAP

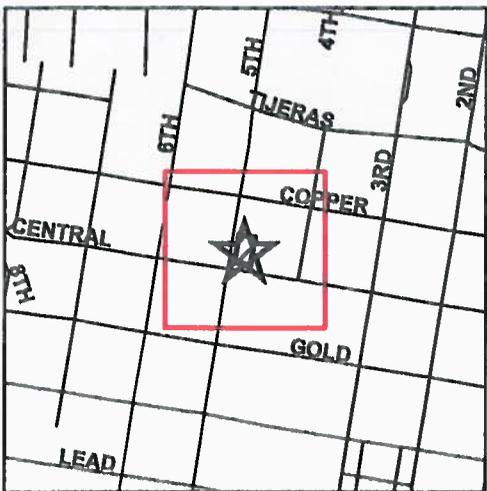
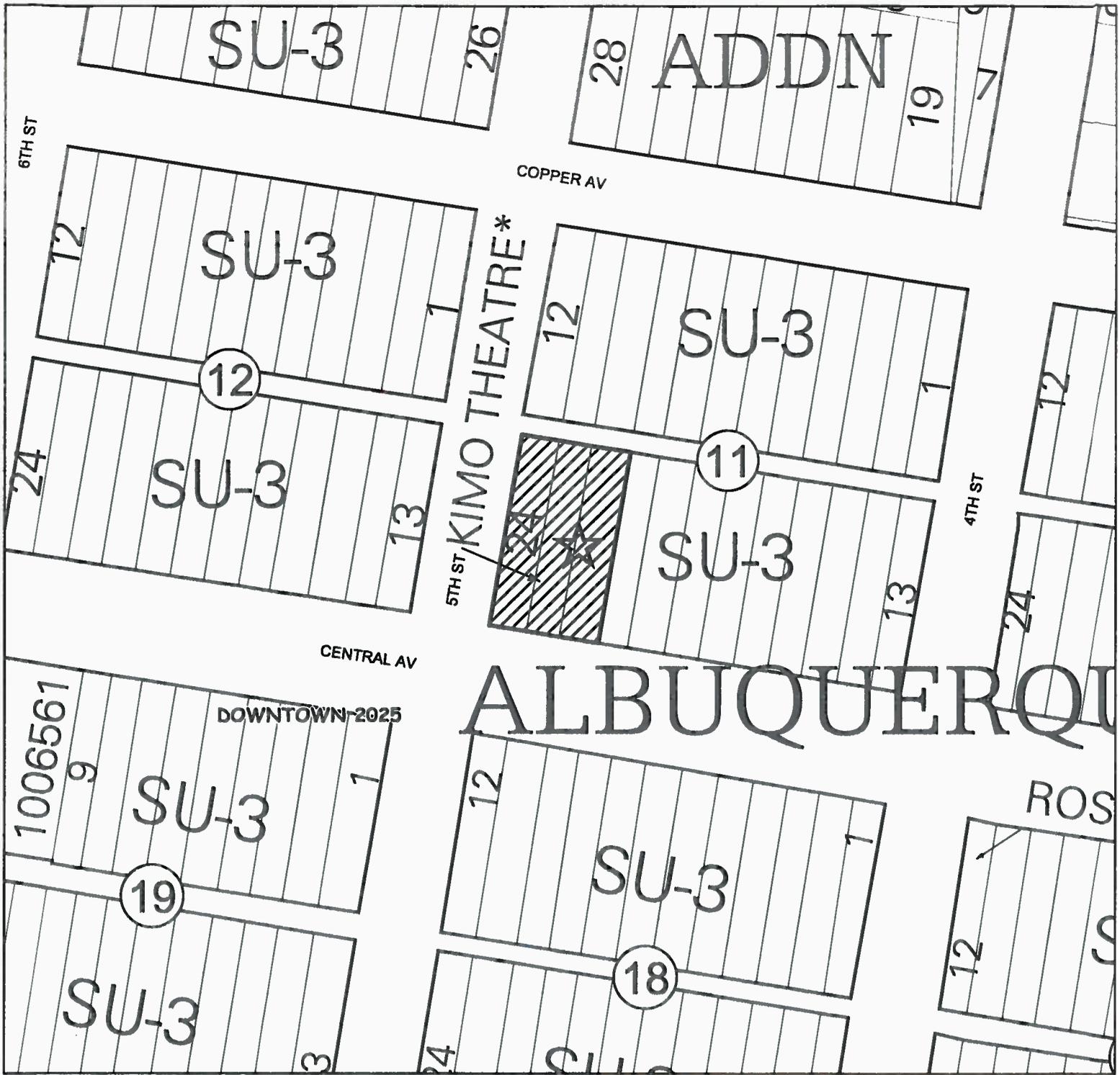
Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
6/10/2020
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PR-2020-003622
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SI-2020-00259

Zone Map Page:
K-14



OLD ZONING MAP

Note: Gray shading indicates County.



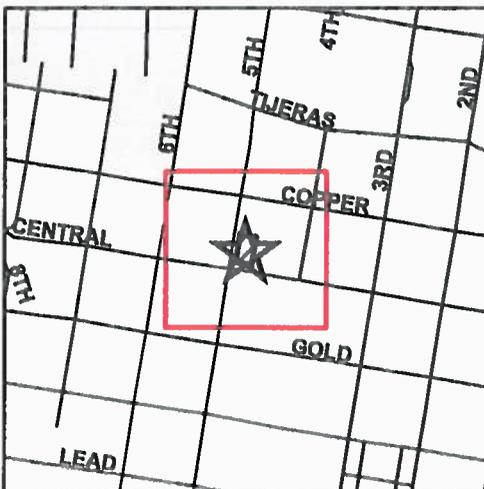
1 inch = 100 feet

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6/10/2020

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K-14



LAND USE MAP

Note: Gray shading indicates County.

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



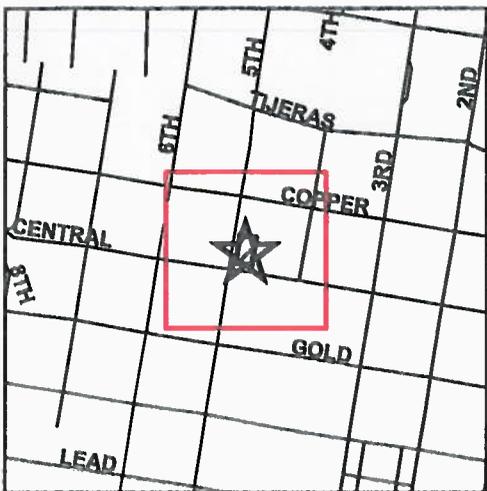
1 inch = 100 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 100 feet

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STAFF REPORT

Development Review Division Report:

SUMMARY OF REQUEST

| | |
|--------------------------|--|
| Requests | <i>Certificate of Appropriateness for New construction</i> |
| Historic Location | <i>Old Town Historic Protection Overlay Zone</i> |

AREA HISTORY AND CHARACTER

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

| | # of Stories | Roof Configuration, Architectural Style and Approximate Age of Construction | Historic Classification & Land Use |
|---------------------------|---------------------|--|---|
| General Area | 2-3 | Decorative brick, Flat roofed commercial and mixed use buildings. 1910-135 Largely brick faced with zero setbacks from property line. Some International style, 1948 | Contributing & Non-contributing Commercial |
| Site to the North | 5 | Flat Roof. Parking Structure, Concrete w/ Pebble finish | Non-Contributing, Commercial |
| Sites to the South | 2 | Flat roof with cornice. Bracketed Style. 1914 | Contributing, Commercial |
| Sites to the East | 2 | Flat roof with parapet. Brick storefront, 1935 | Contributing Commercial |
| Site to the West | 4 | International Style. Flat Roof 1948 | Contributing, Public/Gov't |

II. INTRODUCTION

Proposal

The applicant seeks a Certificate of Appropriateness for the installation of retractable security shutters at the KiMo Theatre. Since the summer of 2016, there has been an increase in the number of acts of vandalism toward the Theatre. In 2017, the Landmarks Commission approved the installation of a retractable security gate over the exterior lobby area. Since that time a number of the large display windows have been broken and staff of the theater has had to deal with a number of repeated sanitation issues occurring at the recessed doorways.

Recent acts of vandalism have resulted in every window and glass door along both Central and Fifth Streets being broken. The placement of solid, retractable shutters will, hopefully, protect the

glass from future breakage. The shutters will only be lowered when the theater is closed and no staff is on site.

In addition to the installation of the shutters, the applicant plans to replace a non-original wooden service door located on 5th Street. The replacement door will be metal painted to match the other service doors which are also metal.

Context

Built in 1927 and designated a City Landmark in 1979, the Pueblo-Deco styled KiMo Theatre is one of the most historically significant structures in Albuquerque. The Pueblo-Deco was a unique and flamboyant regional blend of ornamental details of Mexican and Native American designs with *art moderne* elements that were popular in the 1920s and 1930s.

As stated in the City Landmark designation file, the KiMo was the first movie palace in Albuquerque and opened its doors with a showing of *Painting the Town*, the same year the first *talkie* opened to moviegoers across the country. It hosted not only motion pictures, but vaudeville road shows as well. Pablo Abeita, Governor of the Isleta Pueblo, won a fifty dollar prize for naming the Theatre. KiMo is the combination of two Tewa words meaning “mountain lion” but liberally interpreted as “King of its Kind.”

The interior includes plaster ceiling beams to mimic actual wood vigas, colorful Indian symbols, air vents disguised as hanging Navajo rugs, war-drums, Native American death canoe chandeliers, wrought iron bird railings, shields and buffalo skulls with red glowing eyes. The crowning touch of the lobby remains the seven murals painted by Carl von Hassler depicting the Seven Cities of Gold that conquistador Coronado was searching for during his expeditions in New Mexico from 1540-1542.

A large fire in the early 1960's nearly destroyed the stage and severely damaged adjacent areas at the front of the auditorium. Added to that was the urban blight of the 1960s, which left the KiMo to fall into disrepair and disuse. By 1977 it was scheduled for demolition, as were many of the nation's elaborate early downtown theatres. In an effort to save it, the City of Albuquerque purchased the building and citizens voted to renovate and preserve this unique structure.

In 1990, the LUCC adopted development guidelines for the City Landmark.

History

The 1913 Sanborn map first shows the property, labeled as adobe/earth roof. It remains as such until the 1931 Sanborn which shows a covered porch which, by 1942 was shown as an enclosed

addition, that which is to be renovated. The only other changes to the property include the addition of a bathroom, dating to the 1970's.

In 2017 the Landmarks Commission reviewed and approved a request for a renovation of the original house and the reconstruction of the later rear addition to include a new bathroom, entrance and second floor loft.

Little has changed with the property which has a large side yard enclosed with a chain-link fence. It is the intension of the property owner, with this application, to build three small studio apartments in the side yards and enclose the front yard with a 42' stucco wall.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Albuquerque-Bernalillo County Comprehensive Plan of 2017

GOAL 11.2 HISTORIC ASSETS

Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]

- a) Preserve and maintain historically significant buildings and spaces.
- b) Recognize historic buildings and districts as vital elements of the community.
- c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The KiMo Theater has been acknowledged as significant building and cultural spot of Albuquerque. At great public expense, the theater was restored to its original grandeur. This application is designed to protect and preserve that which has been saved.

POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts. [ABC]

- a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:
 - i. Architectural styles and traditions;

- ii. Current and historic significance to Albuquerque;
 - iii. Historic plazas and Centers;
 - iv. Culture, traditions, celebrations, and events
- b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.
 - c) Design streets and streetscapes that match the distinctive character of historic areas.

The KiMo Theater strengthens the community identity; however, its location is currently one of heightened vulnerability. The placement of the requested shutters are removable should the safety of the location change in the future.

GOAL 11.5 CULTURAL TRADITIONS & THE ARTS

Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.2 Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public. [ABC]

- a) Locate new public, cultural, and arts facilities in Centers to best provide access to residents.
- b) Provide arts and cultural facilities equitably throughout the community.
- c) See Infrastructure, Community Facilities & Services Goal 12.2 for policies on community facilities and services.

The KiMo Theater is centrally located for access to all of Albuquerque. It must be secured in order to continue to provide service to the community.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed from SU-3 zoning to MX-FB-UD.

The KiMo Theater is located within the Downtown Urban District. The Integrated Development Ordinance Part 14-16-6-6 establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

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 installation of retractable security shutters will not damage any of the defining architectural details of the KiMo. It is consistent with the designating ordinance as it is meant to protect the historic feature of the building.

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

The proposal will cause no harm to the significance of the theater. At this time it will require the removal of the historic awnings; however, it is the intension of the applicant to reinstall the awnings once the shutter housing has been installed so proper connections can be made.

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 or 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.

matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions shall be compatible in scale, massing and exterior material with the original structure and should be designed so that it is clearly possible to distinguish the original structure from the later addition.

City staff is authorized to review and approve proposals for minor changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the LUCC if there are concerns regarding potential impacts on the architectural or historical character of the property.

The need for the added security is apparent; however, as the proposed shutters will be apparent when in use and will now secure the entire street level façade along Central Avenue and 5th Street, it is believed that the LUCC should have a voice in the matter. Should circumstances change in the future, it will be possible to remove the shutters without harm to the building. Without the shutters, there is a high risk of irreparable damage being done to the theater.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application and hearing date. The applicant notified the required Neighborhood Associations of, Barelás NA, Citizens Information Committee of Martineztown, Downtown Neighborhoods Association, EDo NA Incorporated, Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition NA, Santa Barbara Martineztown NA, Silver Platinum Downtown NA, South Broadway NA, and The Lofts @ 610 Central SW Owners Association Incorporated of the request as well as property owners within 100 feet minus right of way. As of this writing, staff has received no comment either in favor or opposed to the application.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Development Guidelines for the KiMo Theater* and the criteria for approval of a Certificate of Appropriateness contained in the *Integrated Development Ordinance*. The installation of security shutters meets the requirements for a Certificate of Appropriateness.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations - Case SI-2020-00130 / Project # 2020-003622 (June 10, 2020)

1. This application is a request for a Certificate of Appropriateness for the property described as Lot 24, Block 11 Original Townsite, located at 423 Central Avenue NW and zone MX-FB-UD.
2. The subject property is approximately 0.24 acres and contains the historic KiMo Theater. It is listed on the National Register of Historic Properties, the New Mexico State Register of Cultural Properties and is a City of Albuquerque Landmark.
3. The proposal is for the installation of retractable security shutters at the KiMo Theatre to allow for the closure over all windows and entryways at street level along Central Avenue and Fifth Street. Shutters will only be down when the theater has no staff on site. The proposal includes a new service door along Fifth Street to match other service doors.
4. The proposed project is consistent with the landmark designation ordinance. The proposed work complies with a number of the relevant development guidelines for the historic landmarks and ABC Comp Plan goals and policies as described in the staff report and Findings 6 – 8 below.
5. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).
6. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) 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 the specific HPO zone where the property is located”*

The installation of retractable security shutters will not damage any of the defining architectural details of the KiMo. It is consistent with the designating ordinance as it is meant to protect the historic feature of the building.

-
7. The IDO Section 14-16-6-6(D)(3)(b) 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 proposal will cause no harm to the significance of the theater. At this time it will require the removal of the historic awnings; however, it is the intension of the applicant to reinstall the awnings once the shutter housing has been installed so proper connections can be made.

8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“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 proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

RECOMMENDATION - Case No. SI-2020-00130/ Project # 2020-003622

APPROVAL of an application for a Certificate of Appropriateness for alterations for the property described as Lot 24, Block 11 Original Townsite, located at 423 Central Avenue NW and zone MX-FB-UD, based on the above 8 findings and subject to the following conditions.

Conditions of Approval Recommended for Case No. SI-2020-00130/ Project # 2020-003622

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

**Leslie Naji, Senior Planner,
Urban Design and Development Division**

PICTURE PAGES

June 10, 2020

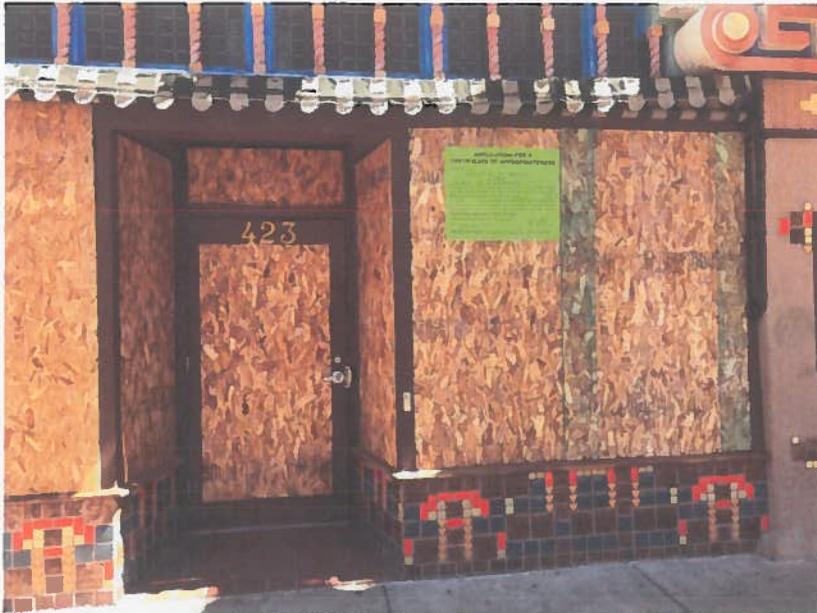


Figure 1: Looking west from edge of split-zoned lot towards vacant corner lot.

**KiMo Theatre Damage Late Night May 31, 2020
Box Office 5th and Central**



Central Ave SE



5th and Central Box Office Interior



5th Street NW



Central Ave SW



5th Street SW

June 10, 2020

**Central Ave SE (Staff Entrance) Protective Shutter Proposal
Damage Details**



In recent months the level of damage and vandalism to the KIMO Theatre's Central Avenue facade has dramatically increased. Damage by homeless and intoxicated patrons from area bars and clubs had increase significantly. The installation of security shutters will provide design continuity to the theatre's Central Avenue facade while protecting the staff and the store front entrances. The shutters will remain down at night and when there are no performances at the KIMO. New LED lighting is also being installed in these two entrances to add security to these areas.

The KIMO staff has on several occasions been threatened by intoxicated patron and homeless. See photos at left. In addition the KIMO Staff has found drug paraphernalia (See photo below right) in the various entrances to the theatre as well as food containers, trash and, at times, homeless sleeping. The KIMO staff entrance on Central Avenue, which is partially hidden from the street, has been used as restroom and small fires have been started.



**5th Street NW & SW (West Box Office) Protective Shutter Proposal
Damage Details**



Between July 2019 and January 2020 all four of the windows in the KIMO Theatre's Box Office have been damaged by vandalism. Replacement cost averages \$2,200 per window. The installation of security shutters will provide design continuity to the theatre's Central Avenue and 5th Street facades while protecting the box office and the SW Central Avenue store front entrance. The shutters will remain down at night and when there are no performances at the KIMO. New LED lighting is also being installed in this entrances to add security to these areas.









Central Ave SE





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 Stgnage 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: City of Albuquerque CSD/KiMo Theatre | | Phone: 505-768-3575 - Direct |
| Address: 423 Central Ave NW | | Email: lparker@cabq.gov |
| City: Albuquerque | State: New Mexico | Zip: 87102 |
| Professional/Agent (if any): Larry Parker | | Phone: 505-768-3575 - Cell |
| Address: 423 Central Ave SW | | Email: lparker@cabq.gov |
| City: Albuquerque | State: KiMo Theatre | Zip: 87102 |
| Proprietary Interest in Site: | List all owners: City of Albuquerque | |

BRIEF DESCRIPTION OF REQUEST

Installation of 4 security shutters on the KiMo Theatre's two 5th Street Box Office windows; Box Office windows and entrance and Store Front windows and staff entrance.

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

| | | |
|------------------------|-----------------------|----------------------------------|
| Lot or Tract No.: 24 | Block: 11 | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: 101405714244524002 |
| Zone Alias Page(s): 24 | Existing Zoning: SU-3 | Proposed Zoning: |
| # of Existing Lots: 1 | # of Proposed Lots: | Total Area of Site (acres): 0.24 |

LOCATION OF PROPERTY BY STREETS

| | | |
|---|---------------------|-----------------|
| Site Address/Street: 423 Central Ave NW | Between: 4th Street | and: 5th Street |
|---|---------------------|-----------------|

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

PR-2020-003622

| | |
|-------------------------------|---|
| Signature: | Date: April 8, 2020 |
| Printed Name: Larry D. Parker | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees |
|--------------|--------|------|
| - | | |
| - | | |
| - | | |

| | |
|-----------------------|------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature: | Date: |
| | Project # |

Form L: Historic Preservation and Landmarks Commission (LC)

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

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

| Type of Request | | Historic Zone or Designation | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Sign (see note below) | <input type="checkbox"/> East Downtown – HPO-1 | <input checked="" 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 | |
| Number and Classification of Structures on Property | | <input type="checkbox"/> Hunting Highland – HPO-4 | <input type="checkbox"/> East Downtown – CPO-4 |
| Contributing Structures: | | <input type="checkbox"/> Old Town – HPO-6 | <input type="checkbox"/> Nob Hill/Highland – CPO-8 |
| Noncontributing Structures: | | <input type="checkbox"/> Silver Hill – HPO-6 | <input type="checkbox"/> City Landmark |
| Unclassified Structures: | | Residential Property? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

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

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

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

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

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

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

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

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

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

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

| | |
|--|---|
| Signature:  | Date: April 8, 2020 |
| Printed Name: Larry D. Parker | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| FOR OFFICIAL USE ONLY | |
|-----------------------|--------------|
| Project Number: | Case Numbers |
| | - |
| | - |
| | - |
| Staff Signature: | |
| Date: | |



APPLICATION



423 Central Avenue NW • Albuquerque, NM 87102
505 • 768 • 3522 • ABQtickets.com

April 8, 2020

Leslie S. Naji
Planner- Historic Preservation
Planning Department
Urban Design & Development
600 2nd Street NE/3rd Floor.
Albuquerque, NM 87102

Dear Leslie,

I have included the following for our LUCC Application:

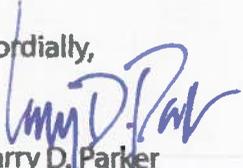
1 Copy for Hearing and staff Review:

- 1 Copy of the Cover Letter
- 1 Copy of the Application (2 pages- Development Review Application and Form L)
- 1 Copy of Main Floor Plan with red highlights placing new security shutters
- 1 Copy of AGIS Zone Atlas Map with KiMo highlighted in RED (1 page)
- 1 Copy of letter to Silver Platinum Downtown NA members and to local business owners
(list provided by CABQ Planning)
- 1 Copy of Damage Detail to the KiMo with Mounting Details of the shutters (5 pages)

I believe this should be a complete application from the KiMo Theatre to the LUCC.

Thanks for your invaluable assistance in this matter.

Cordially,


Larry D. Parker
KiMo Theatre Manager
Cultural Services
City of Albuquerque

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: May 14, 2019 Time: 11:30

Address: 421 Central NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: LESUE NAJ

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: TO INSTALL SECURITY GATES AT ALL ENTRANCES
TO KIMO Theatre

SITE INFORMATION:

Zone: MX-FB-4D Size: 0.2445

Use: MIXED USE Overlay Zone: _____

Comp Plan Area Of: CHANGE Comp Plan Corridor: YES 175-PT

Comp Plan Center: DOWNTOWN MPOS or Sensitive Lands: NO

Parking: NONE REQ'D MR Area: NO

Landscaping: NO Street Trees: NO

Use Specific Standards: NO CHANGE IN USE

Dimensional Standards: NO CHANGE IN SIZE

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: GO TO LC FOR PUBLIC HEARING

Review and Approval Body: LC Is this PRT a requirement? YES



429 Central Avenue NW • Albuquerque, NM 87102
505 • 768 • 3522 • ABQtickets.com

April 8, 2020

Leslie S. Naji
Planner- Historic Preservation
Planning Department
Urban Design & Development
600 2nd Street NE/3rd Floor.
Albuquerque, NM 87102

Dear Leslie,

Attached is the KIMO Theatre's application to LUCC for a Certificate of Appropriateness to install protective motorized shutters to the West Box Office windows on 5th Street, the Box Office windows and Central Avenue Box Office entrance, store front and staff entrance on Central Avenue and the entrance to the KIMO Gallery on Central Avenue.

In recent years the KIMO has seen an alarming increase in vandalism at the theatre. There have also been several instances where the homeless have been sleeping in the outer foyer/entrances of the theatre. We are especially concerned over the increasing number of small fires which have been started in this area. Samples of these acts of vandalism are outlined in the attached report.

This request to LUCC is to install four protective/motorized shutters on the four areas of the main floor as outlined in this application. The plan is that the hood and fascia for these shutters will be installed on the wooden headers above all four windows and the tubes and guides will be installed on the wooden window trim. This installation will not disturb and of the decorative plaster and tiles near these windows. The original hardware for the decorative awnings will be saved and we hope to use them once the shutters have been installed. We will be happy to discuss color and other details with LUCC at our scheduled hearing. Photos of these areas are included with this application.

While the KIMO Theatre and management of the City's Cultural Services Department are committed to maintaining the historic nature of this iconic facility, we feel it is also imperative that we place a priority to protecting this valuable city asset.

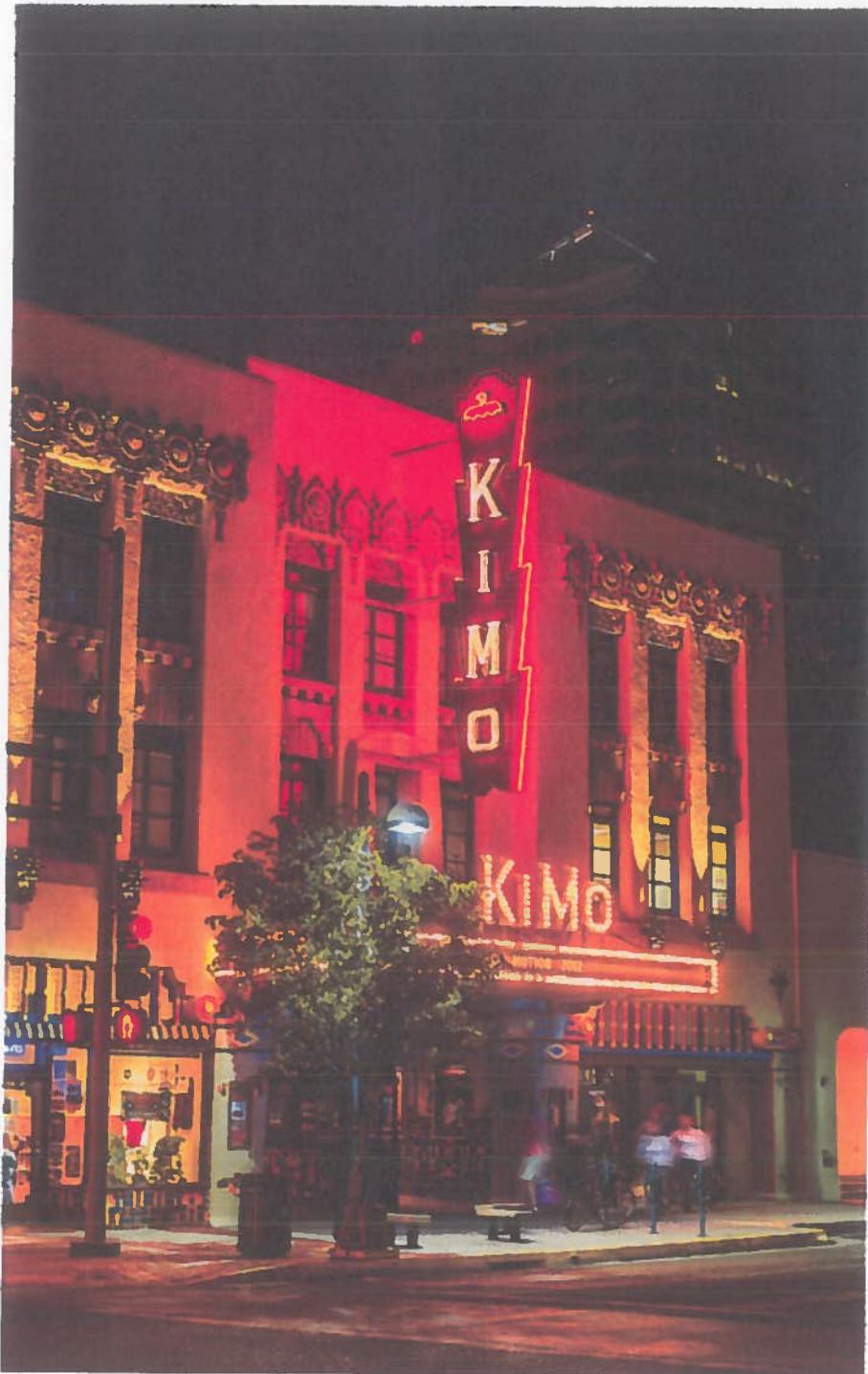
We will be happy to meet with you or any member of the LUCC to discuss this project in greater detail.

Cordially,

A handwritten signature in blue ink that reads "Larry D. Parker".

Larry D. Parker
Manager, KIMO Theatre
Cultural Services
City of Albuquerque

**KiMo Theatre
Central Avenue & 5th Street Shutter Proposal**



**Request for
Certificate of Appropriateness
City of Albuquerque
Landmark Urban Conservation Commission
April, 2020**



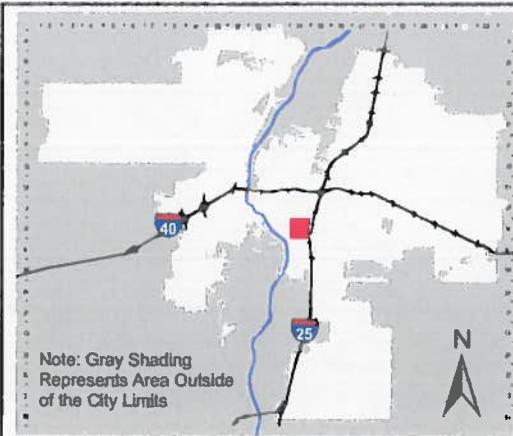
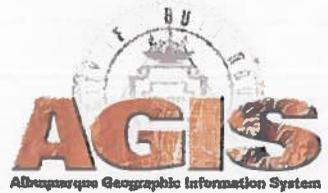
For more current information and details visit: www.cabq.gov/gis

Address Map Page:

K-14-Z

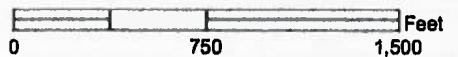
Map Amended through:

3/17/2017

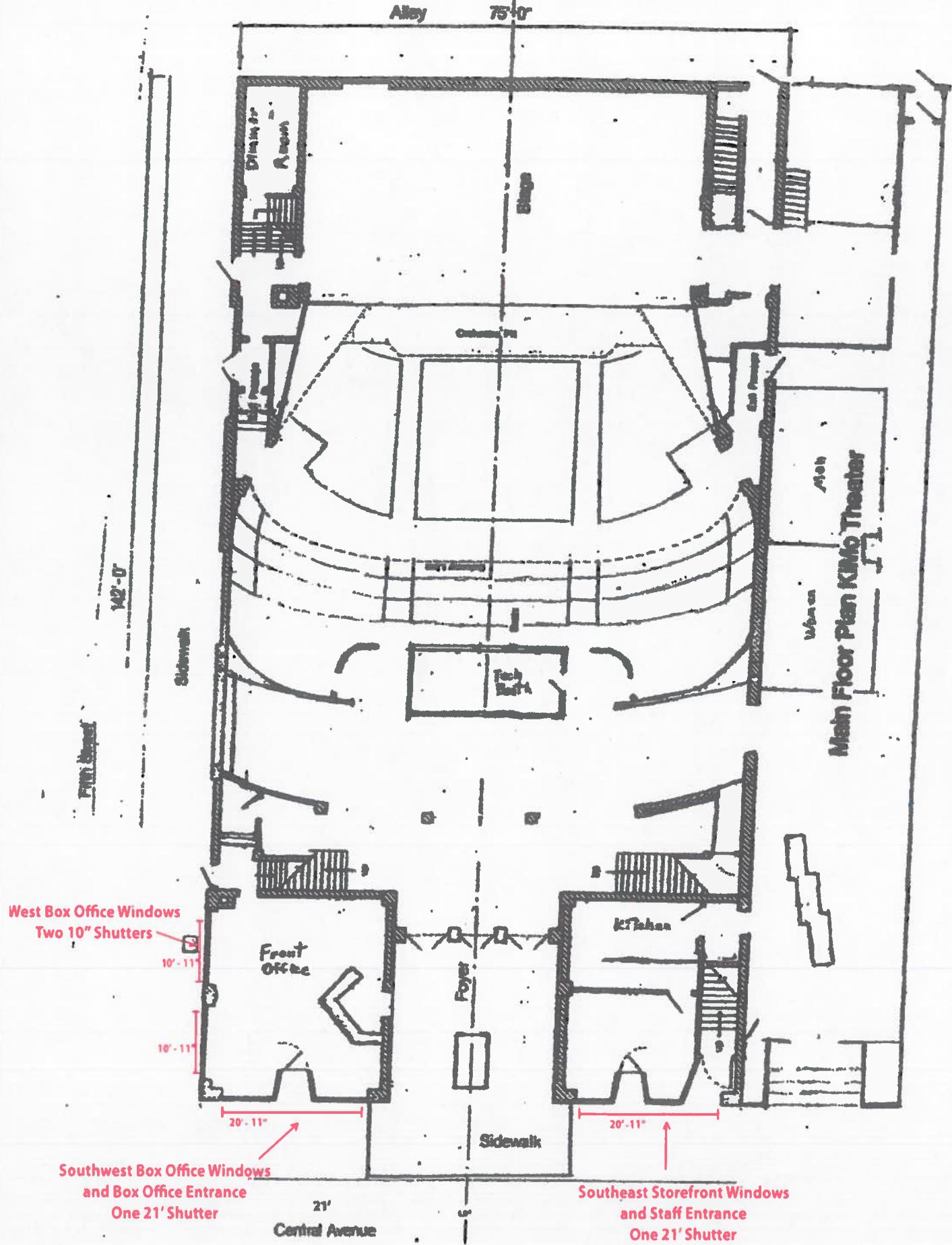


Note: Gray Shading
Represents Area Outside
of the City Limits

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



KiMo Theatre
423 Central Ave NW
Albuquerque, New Mexico 87102

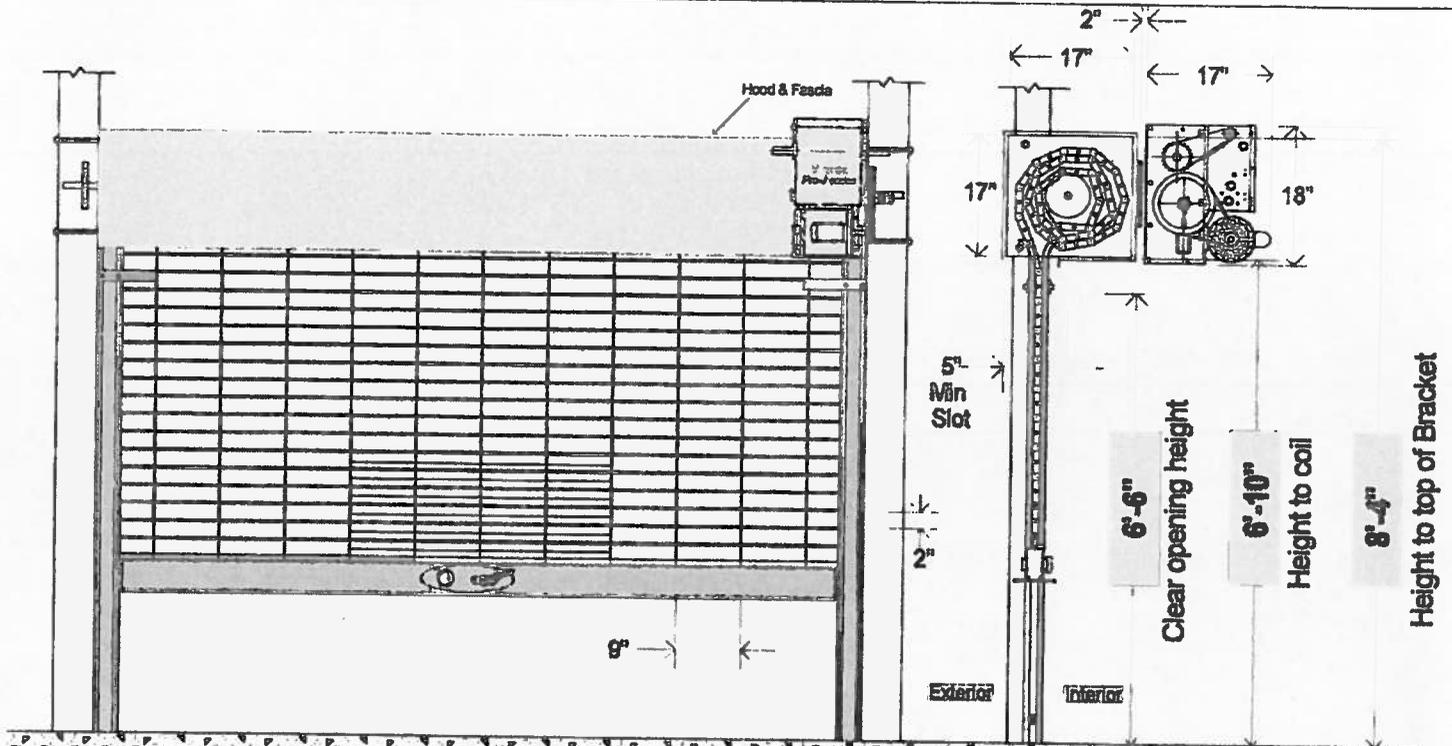




Alumatec Pacific Products™
 1155 West 500 North
 Centerville, UT 84014
 Phone: 801-298-0181
 Fax: 801-298-0905
 Email: jason@alumatec.com

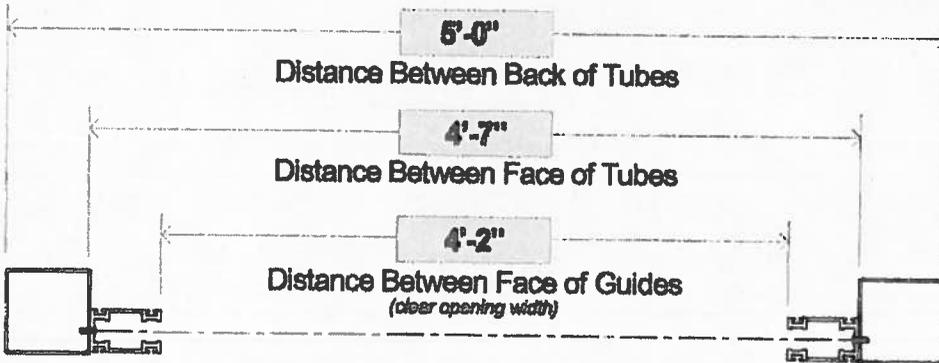
CHECK ALL DIMENSIONS AND SIGN FOR APPROVAL
**make any changes necessary, sign, and return for production scheduling*

X _____ Print Name: _____ Date: ____/____/____

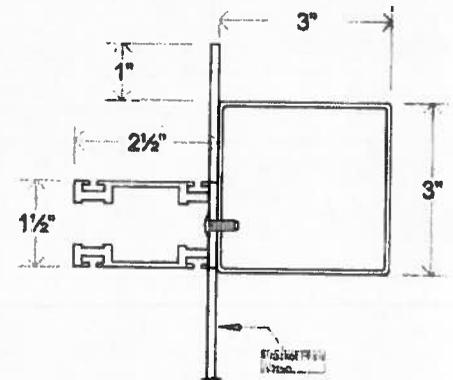


Coil Side Elevation Detail

Storefront Section



Plan View - Coil Side



INSTALLATION NOTES:

ALL MOTORS AND KEY SWITCHES TO BE WIRED AND SET BY ELECTRICIAN (by other)
 KEY STATIONS SHOULD BE PLACED IN FULL VIEW OF GRILLE FOR SAFE OPERATION.
 ACCESS PANEL (BY OTHERS) SHOULD BE PLACED ON MOTOR SIDE OF GRILLE FOR FUTURE ACCESS.

FINISH:

Curtain: **BRONZE Ano.**
 Guides: **BRONZE Ano.**
 Bt. Bar: **BRONZE Ano.**
 Bt Cap: **BRONZE Ano.**

PROJECT:

**KiMo- Box Office
 Staff & Store Front
 Albuquerque, NM**

PRODUCTION NOTES:

1. Locking: Keyed Cylinder (Mall Side) / Thumb-Turn (Store Side)
2. Motor: Micanan "Pro-J" or equivalent (1/2 HP - 115 Volt / 1 Phase / 60 Cycle)
 Key Switches: 2 Face Plate Interlocks: Yes - External
 Emergency Release Device: Yes
3. 17" Brackets
- 4" x 3" x 1/8" x 20'-0" Steel Support Tubes
5. BRONZE HOOD & FASCIA Covers

See the option to add for a Bronze Motor Cover if needed

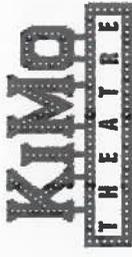
Quantity ()

| | | |
|-----------|------------------|---------------------|
| Serial #: | Drawn by: JWS | Date: 02-14-2019 |
|-----------|------------------|---------------------|

MODEL:

AT-9

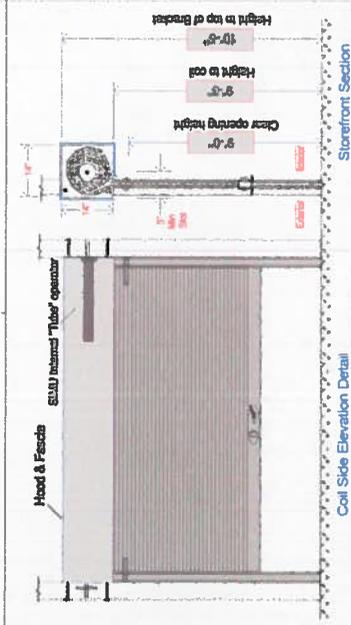
Central Avenue (sw Box Office) Protective Shutter Proposal Mounting Details



423 Central Avenue NW • Albuquerque, NM 87102
505 • 768 • 3522 • ABQtheatre.com

Aluminex Pacific Products™
1300 West 100th Street
Tulsa, Oklahoma 74114
Phone: 918-252-6655
Fax: 918-252-6655

CHECK ALL DIMENSIONS AND SIGN FOR APPROVAL
Make any design/contractor sign verification production ready



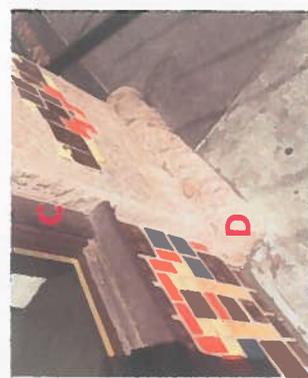
INSTALLATION NOTES:
1. Latching: Neglect Latching (After Study / Flush with Trim (When Done)
2. Material: 1/2" Thick Aluminum
3. 1/2" Thick Aluminum
4. 1/2" Thick Aluminum
5. 1/2" Thick Aluminum
6. 1/2" Thick Aluminum

FINISH:
Customer BRONZE Ano.
SI: Bare BRONZE Ano.
BI: Bare BRONZE Ano.

PROJECT:
Kimo 3
Albuquerque, NM

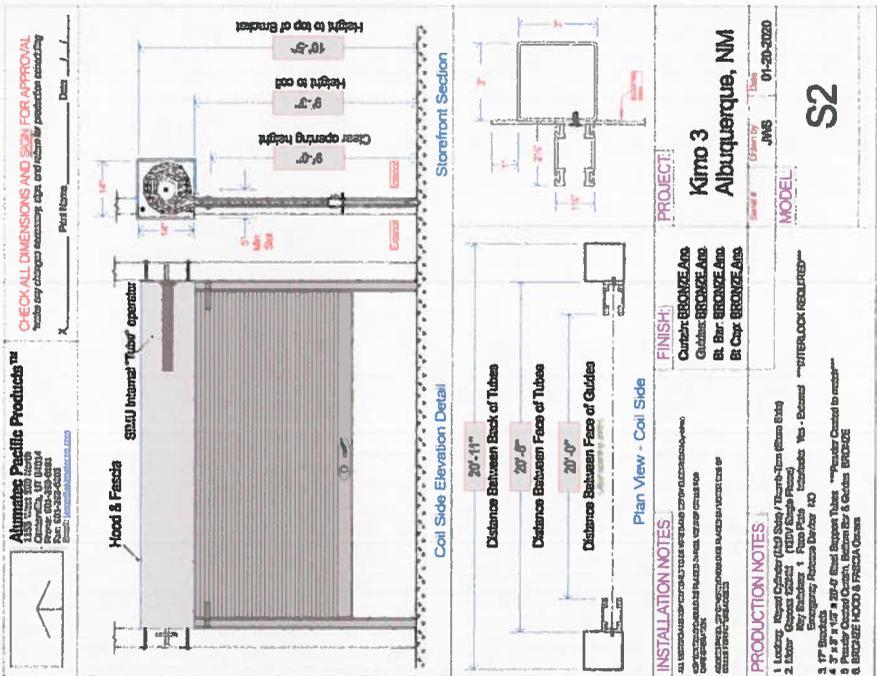
MODEL:
S2

- A** One Shutter will be installed from west to east side of the box office. Awnings will be removed.
- B** Hood and fascia will be mounted on to the wood header at the top of the window.
- C** New awnings will be re-mounted above or on the new hood and fascia.
- D** Guide tubes will be mounted to the wooden window side rails/trim.
- E** Exterior wooden sills and plaster moldings at sidewalk level will be notched for guide tubes.



Central Ave SE (Staff Entrance) Protective Shutter Proposal

Mounting Details

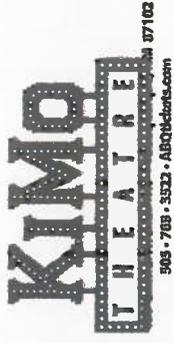


- One Shutter will be installed from west to east side of the storefront/staff entrance. Awnings will be removed. Hood and fascia will be mounted on to the wood header at the top of the window. **A**
- New awnings will be re-mounted above or on the new hood and fascia. **B**
- Guide tubes will be mounted to the wooden window side rails/trim. **C**
- Exterior wooden sills and plaster moldings at sidewalk level will be notched for guide tubes. **D**



KiMo Theatre Additional Security Issue

Replace Emergency Exit on 5th



The fire exit doors on the 5th Street facade (A) were installed in the late 1970s (or perhaps earlier). Our request is to replace the wooden doors with steel doors to match the stage door (B) on the NW corner of the 5th Street facade and the box office door (C).

A



B



C



Central Ave SE (Staff Entrance) Protective Shutter Proposal Damage Details

In recent months the level of damage and vandalism to the KIMO Theatre's Central Avenue facade has dramatically increased. Damage by homeless and intoxicated patrons from area bars and clubs had increase significantly. The installation of security shutters will provide design continuity to the theatre's Central Avenue facade while protecting the staff and the store front entrances. The shutters will remain down at night and when there are no performances at the KIMO. New LED lighting is also being installed in these two entrances to add security to these areas.



The KIMO staff has on several occasions been threatened by intoxicated patron and homeless. See photos at left. In addition the KIMO Staff has found drug paraphernalia (See photo below right) in the various entrances to the theatre as well as food containers, trash and, at times, homeless sleeping. The KIMO staff entrance on Central Avenue, which is partially hidden from the street, has been used as restroom and small fires have been started.



KiMo Theatre Damage Late Night May 31, 2020 Box Office 5th and Central



423 Central Avenue NW • Albuquerque, NM 87102
505 • 746 • 3522 • ABQtheatre.com



Central Ave SE



Central Ave SW



5th and Central Box Office Interior



5th Street NW



5th Street SW

NOTIFICATION

KiMo Theatre

Parker, Larry D.

Fri 5/1/2020 11:43 AM

To: Naji, Leslie <lnaji@cabq.gov>; alicia_chavez77@yahoo.com <alicia_chavez77@yahoo.com>; baca3221@hotmail.com <baca3221@hotmail.com>; treasurer@abqdna.com <treasurer@abqdna.com>; zoning@abqdna.com <zoning@abqdna.com>; rob@abqhigh.com <rob@abqhigh.com>; john@innovateabq.com <john@innovateabq.com>; andersonbonnie505@gmail.com <andersonbonnie505@gmail.com>; a.louisa.carson@gmail.com <a.louisa.carson@gmail.com>; lnjalopez@msn.com <lnjalopez@msn.com>; rosalmartinez06@gmail.com <rosalmartinez06@gmail.com>; okieot@gmail.com <okieot@gmail.com>; colburn.ian@gmail.com <colburn.ian@gmail.com>; lnjalopez@msn.com <lnjalopez@msn.com>; rc@silverplatinumdowntown.org <rc@silverplatinumdowntown.org>; leon@silverplatinumdowntown.org <leon@silverplatinumdowntown.org>; fparmijo@gmail.com <fparmijo@gmail.com>; tiffany.hb10@gmail.com <tiffany.hb10@gmail.com>; kvandergaarden@gmail.com <kvandergaarden@gmail.com>; gillingworth@hoamco.com <gillingworth@hoamco.com>; lizzie10@q.com <lizzie10@q.com>; raynoldsneighborhood@gmail.com <raynoldsneighborhood@gmail.com>;

📎 1 attachment

Neighborhood Association Email Notice MAY 1 2020.pdf;

Attached is a letter of notification concerning an application from the KiMo Theatre to the Landmark's Commission.

If you have any questions, please feel free to contact me by phone or email.

Larry Parker



LARRY D. PARKER
manager kimo theatre

o 505.768.3589

c 505.331.6338

cabq.gov/culturalservices

kimotickets.com



423 Central Avenue NW • Albuquerque, NM 87102
505 • 768 • 3522 • ABQtickets.com

To: alicia-chavez77@yahoo.com

Subject: Public Notice of project

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 Neighborhood Association Representative that City of Albuquerque Cultural Services Department will be submitting an application for Certificate of Appropriateness to be reviewed and decided by the Landmarks Commission. Our request to LUCC is to install four protective/motorized shutters on the 5th Street and Central Avenue facades of the KiMo.

1. City of Albuquerque
2. Agents- Brandon Gibson- Deputy Director CSD/Larry Parker KiMo Theatre Manager
3. 423 Central Avenue NW
4. KiMo Theatre
5. K-14
6. Lot 24 Block 11 Original Town site of Albuquerque.
7. 0.24 Acres
8. IDO Zone District
9. Overlay Zone [if applicable]
10. Center or Corridor Area [if applicable]
11. The KiMo Theatre is currently used for live performances, film, meetings and presentations
12. Deviation(s) Requested None
13. Variance(s) Requested NONE
14. More detailed Description of the Project:

In recent years the KiMo has seen an alarming increase in vandalism at the theatre. There have also been several instances where the homeless have been sleeping in the outer foyer/entrances of the theatre. We are especially concerned over the increasing number of small fires which have been started in these areas.

The request to LUCC is to install protective motorized shutters to the West Box Office windows on 5th Street, the Box Office windows and Central Avenue Box Office entrance, store front and staff entrance on Central Avenue. The plan is that the hood and fascia for these shutters will be installed on the wooden headers above all four windows and the tubes and guides will be installed on the wooden window trim. This installation will not disturb and of the decorative plaster and tiles near these windows. The original hardware for the decorative awnings will be saved and we hope to use them once the shutters have been installed. While the KiMo Theatre and management of the City's Cultural Services Department are committed to maintaining the historic nature of the iconic facility, we feel it is imperative that we place a priority to protecting this valuable city asset

The anticipated public [meeting/hearing] for this request will be on June 10 at 3 PM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at 505-768-3589 or via email- lparker@cabq.gov.

Sincerely,

Larry D. Parker
KiMo Manager
Agent

Naji, Leslie

From: Parker, Larry D.
Sent: Friday, May 8, 2020 3:40 PM
To: Naji, Leslie
Subject: FW: 423 Central Ave NW Public Notice Inquiry

Here is the email for the Dalaina Carmona from March 10. This is the list of emails that I used when I send email to each of them about the KiMo request to the Landmarks Commission.

I will also re-send you the email that I sent last week to each of these neighborhood associations.

Larry

From: Carmona, Dalaina L.
Sent: Tuesday, March 10, 2020 3:00 PM
To: Parker, Larry D. <lparker@cabq.gov>
Subject: 423 Central Ave NW Public Notice Inquiry

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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 Line 1 | Address Line 2 | City | State |
|--|------------|-----------|--|------------------------|----------------|-------------|-------|
| Barelas NA | Alicia | Chavez | alicia_chavez77@yahoo.com | 808 Santa Fe Avenue SW | | Albuquerque | NM |
| Barelas NA | Dorothy | Chavez | baca3221@hotmail.com | 612 10th Street SW | | Albuquerque | NM |
| Citizens Information Committee of Martineztown | Frank | Martinez | | 501 Edith Boulevard NE | | Albuquerque | NM |
| Citizens Information Committee of Martineztown | Richard | Martinez | lizzie10@q.com | 501 Edith Boulevard NE | | Albuquerque | NM |
| Downtown Neighborhoods Association | Jim | Clark | treasurer@abqdna.com | 516 11th Street NW | | Albuquerque | NM |
| Downtown Neighborhoods Association | Daniel | Gutierrez | zoning@abqdna.com | 902 6th Street NW | | Albuquerque | NM |
| EDo NA Incorporated | Rob | Dickson | rob@abqhigh.com | PO Box 27439 | | Albuquerque | NM |

| | | | | | | | |
|--|-----------|-----------------|--|--------------------------|------|-------------|----|
| EDo NA Incorporated | John | Freisinger | john@innovateabq.com | PO Box 27439 | | Albuquerque | NM |
| Huning Highland Historic District Association | Bonnie | Anderson | andersonbonnie505@gmail.com | 321 High St. SE | | Albuquerque | NM |
| Huning Highland Historic District Association | Ann | Carson | a.louisa.carson@gmail.com | 416 Walter SE | | Albuquerque | NM |
| Martineztown Work Group | Loretta | Naranjo Lopez | lnjalopez@msn.com | 1127 Walter NE | | Albuquerque | NM |
| Martineztown Work Group | Rosalie | Martinez | rosalimartinez06@gmail.com | 507 Rosemont NE | | Albuquerque | NM |
| Raynolds Addition NA | Margaret | Lopez | raynoldsneighborhood@gmail.com | 1315 Gold Avenue SW | | Albuquerque | NM |
| Raynolds Addition NA | Stephanie | Elliot | okieot@gmail.com | 324 14th Street SW | | Albuquerque | NM |
| Santa Barbara Martineztown NA | Ian | Colburn | colburn.ian@gmail.com | 1002 Arno NE | | Albuquerque | NM |
| Santa Barbara Martineztown NA | Loretta | Naranjo Lopez | lnjalopez@msn.com | 1127 Walter NE | | Albuquerque | NM |
| Silver Platinum Downtown NA | Ronald | Casias | rc@silverplatinumdowntown.org | 205 Silver Avenue SW | #428 | Albuquerque | NM |
| Silver Platinum Downtown NA | Leon | Garcia | leon@silverplatinumdowntown.org | 205 Silver Avenue SW | #419 | Albuquerque | NM |
| South Broadway NA | Frances | Armijo | fparmijo@gmail.com | 915 William SE | | Albuquerque | NM |
| South Broadway NA | Tiffany | Broadous | tiffany.hb10@gmail.com | 215 Trumbull SE | | Albuquerque | NM |
| The Lofts @ 610 Central SW Owners Association Incorporated | Karin | van der Gaarden | kvandergaarden@gmail.com | 610 Central Avenue SW | 3E | Albuquerque | NM |
| The Lofts @ 610 Central SW Owners Association Incorporated | Gary | Illingworth | gillingworth@hoamco.com | 8700A Education Place NW | | Albuquerque | NM |

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>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dicarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Monday, March 09, 2020 1:41 PM
To: Parker, Larry D. <lparker@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

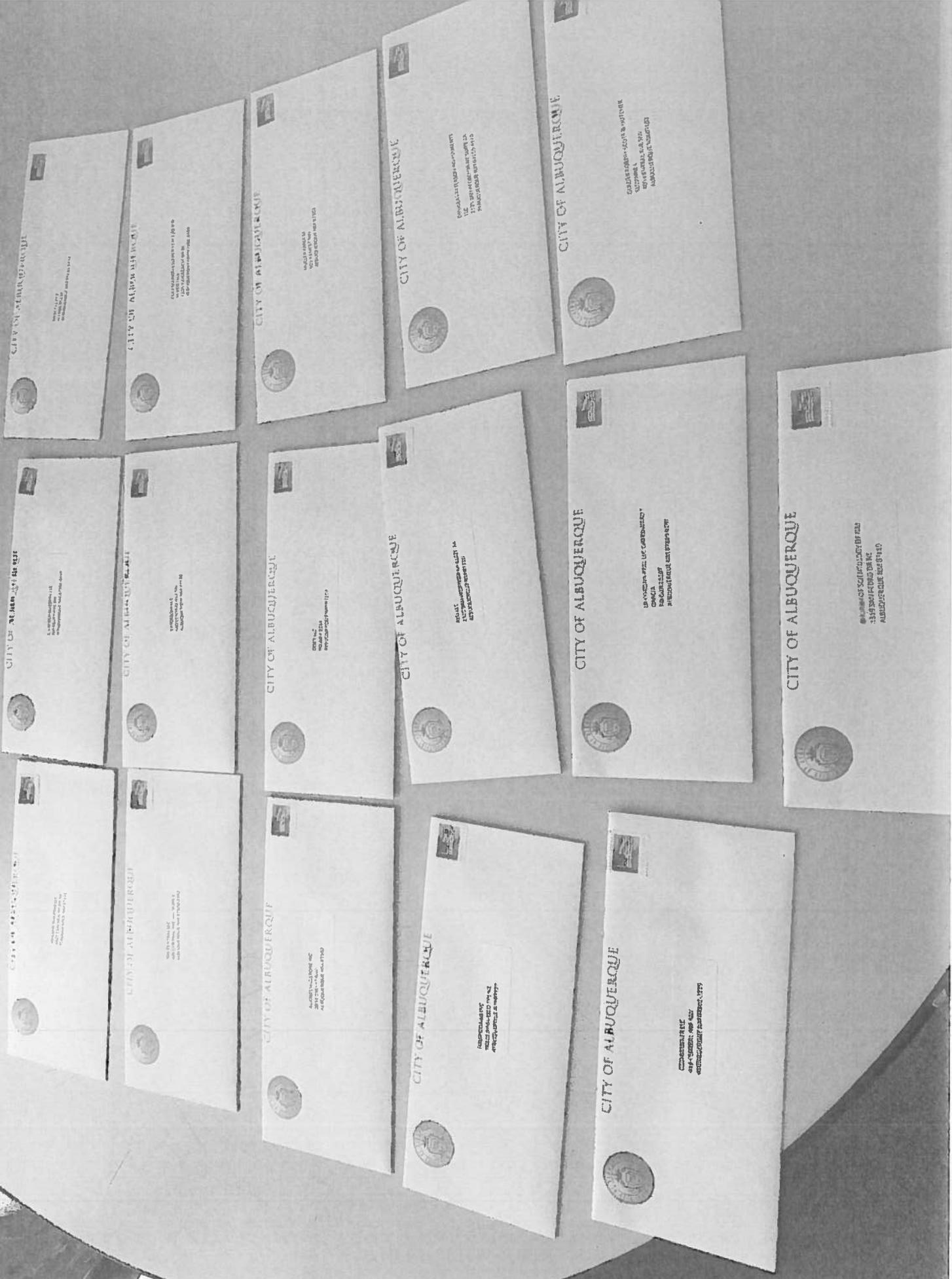
Larry Parker

Telephone Number

505-331-6338

Email Address

lparker@cabq.gov



CITY OF ALBUQUERQUE

1000 1st St. N.W.
Albuquerque, NM 87102

CITY OF ALBUQUERQUE

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1000 1st St. N.W.
Albuquerque, NM 87102

CITY OF ALBUQUERQUE

1000 1st St. N.W.
Albuquerque, NM 87102

VATOSEOW LLC
500 CENTRAL AVE SW
ALBUQUERQUE NM 87102

ODD MANNER LLC
413 CENTRAL AVE NW
ALBUQUERQUE NM 87102-3219

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

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

DOUGLAS PETERSON INVESTMENTS
LLC
2325 SAN PEDRO DR NE SUITE 2A
ALBUQUERQUE NM 87110-4120

505 CENTRAL LLC
505 CENTRAL AVE NW SUITE E
ALBUQUERQUE NM 87102-3107

MULLER ANNA M
501 11TH ST NW
ALBUQUERQUE NM 87102

DISEY LLC
PO BOX 2264
ALBUQUERQUE NM 87103

ALAMEDA C-STORE INC
2034 2ND ST NW
ALBUQUERQUE NM 87102

AJSJ LLC
2325 SAN PEDRO DR NE SUITE 2A
ALBUQUERQUE NM 87110

LA CORONA REAL LLC C/O GARCIA
EDWARD T
PO BOX 26207
ALBUQUERQUE NM 87125-6207

YRISARRI BUILDING LLC
4501 LARCHMONT DR NE
ALBUQUERQUE NM 87111

STARFIELD BUILDING LLC
700 SILVER AVE SW
ALBUQUERQUE NM 87102-3019

PIERCE LEBA F
PO BOX 95438
ALBUQUERQUE NM 87199-5438

FOUR GONGS INC
10828 ARGUELLO TRL NE
ALBUQUERQUE NM 87123

GLAZIER ROBERT SCOTT & DUTCHER
SUZANNE L
409 CENTRAL AVE NW
ALBUQUERQUE NM 87102

ODD MANNER LLC
413 CENTRAL AVE NW
ALBUQUERQUE NM 87102-3219

LA CORONA REAL LLC C/O EDWARD T
GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CHURCH OF SCIENTOLOGY OF NM
1319 SAN PEDRO DR NE
ALBUQUERQUE NM 87110



423 Central Avenue NW • Albuquerque, NM 87102
505 • 768 • 3522 • ABQtickets.com

April 8, 2020

Church of Scientology of NM
1319 San Pedro Dr. NE
Albuquerque, NM 87110

Dear Local Business Owner,

This letter is intended to serve as your notification that the KiMo Theatre has applied to LUCC for a Certificate of Appropriateness. Our request to LUCC is to install five protective/motorized shutters on the 5th Street and Central Avenue facades of the KiMo. The legal description of the KiMo Theatre is: Lot 24 Block 11 - Original Townsite of Albuquerque.

In recent years the KiMo has seen an alarming increase in vandalism at the theatre. There have also been several instances where the homeless have been sleeping in the outer foyer/entrances of the theatre. We are especially concerned over the increasing number of small fires which have been started near the theatre.

The request to LUCC is to install protective motorized shutters to the West Box Office windows on 5th Street, the Box Office windows and Central Avenue Box Office entrance, store front and staff entrance on Central Avenue and the entrance to the KiMo Gallery on Central Avenue. The plan is that the hood and fascia for these shutters will be installed on the wooden headers above all four windows and the tubes and guides will be installed on the wooden window trim. This installation will not disturb and of the decorative plaster and tiles near these windows. The protective shutter on the Gallery entrance will be mounted directly to the stucco wall. The original hardware for the decorative awnings will be saved and we hope to use them once the shutters have been installed. If you have any questions, please contact me at lparker@cabq.gov.

While the KiMo Theatre and management of the City's Cultural Services Department are committed to maintaining the historic nature of the iconic facility, we are feel it is imperative that we place a priority to protecting this valuable city asset.

Affected Neighborhood Associations, Homeowner Associations or property owners may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. At this time we anticipate that this application will be reviewed by the LUCC at their meeting at 3 p.m. on Wednesday, May 13, 2020. We will inform if this hearing is postponed due to the current closure of city facilities.

Cordially,

Larry Parker
Manager
KiMo Theatre
City of Albuquerque

ZOOM NOTIFICATION

Landmarks Commission Zoom Meeting Notification

Parker, Larry D.

Thu 6/4/2020 9:57 AM

To: Naji, Leslie <lnaji@cabq.gov>; alicia_chavez77@yahoo.com <alicia_chavez77@yahoo.com>; baca3221@hotmail.com <baca3221@hotmail.com>; treasurer@abqdna.com <treasurer@abqdna.com>; zoning@abqdna.com <zoning@abqdna.com>; rob@abqhigh.com <rob@abqhigh.com>; john@innovateabq.com <john@innovateabq.com>; andersonbonnie505@gmail.com <andersonbonnie505@gmail.com>; a.louisa.carson@gmail.com <a.louisa.carson@gmail.com>; lnjalopez@msn.com <lnjalopez@msn.com>; rosalmartinez06@gmail.com <rosalmartinez06@gmail.com>; okieot@gmail.com <okieot@gmail.com>; colburn.ian@gmail.com <colburn.ian@gmail.com>; lnjalopez@msn.com <lnjalopez@msn.com>; rc@silverplatinumdowntown.org <rc@silverplatinumdowntown.org>; leon@silverplatinumdowntown.org <leon@silverplatinumdowntown.org>; fparmijo@gmail.com <fparmijo@gmail.com>; tiffany.hb10@gmail.com <tiffany.hb10@gmail.com>; kvandergaarden@gmail.com <kvandergaarden@gmail.com>; gillingworth@hoamco.com <gillingworth@hoamco.com>; lizzie10@q.com <lizzie10@q.com>; raynoldsneighborhood@gmail.com <raynoldsneighborhood@gmail.com>; Ortiz, Bree <bortiz@cabq.gov>; Gibson, Brandon R. <bgibson@cabq.gov>;

 1 attachment

Zoom Meeting Neighborhood Association Meeting June 3 2020 Ver 2.pdf;

Attached is the notification for the Landmarks Commission meeting via Zoom at 3 PM on Wednesday, June 10, 2020



LARRY D. PARKER
manager kimo theatre
o 505.768.3589
c 505.331.6338
cabq.gov/culturalservices
kimotickets.com



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Subject: Public Notice of Project

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 Neighborhood Association Representative that City of Albuquerque Cultural Services Department will be submitting an application for Certificate of Appropriateness to be reviewed and decided by the Landmarks Commission. Our request to the Landmarks Commission is to install four protective/motorized shutters on the 5th Street and Central Avenue facades of the KiMo. This application will be reviewed by the Landmarks Commission at their meeting at 3 p.m. on Wednesday, June 10, 2020. COVID Safe Practices dictate that this meeting be conducted via the Zoom meeting technology.

You will find all of the meeting specifics here:

Join Zoom Meeting

<https://cabq.zoom.us/j/96743708256>

Meeting ID: 967 4370 8256

One tap mobile

+12532158782,,96743708256# US (Tacoma)

+13462487799,,96743708256# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 967 4370 8256

Find your local number: <https://cabq.zoom.us/u/aymgJShw>

Larry D. Parker
KiMo Manager
Agent
City of Albuquerque

