



Landmarks Commission



Agenda Number: 4
Case No.: SI-2020-00428
Project # 2019-002438
July 8, 2020

Staff Report

Agent		Staff Recommendation
Applicant	Holly and Peter Siebert	APPROVAL of Case # SI-2020-00428 Project # PR-2019-002438, a request for a Certificate of Appropriateness for alterations, based on the Findings beginning on page 16 and subject to the conditions on page 17.
Request	Certificate of Appropriateness for Alterations	
Legal Description	Lot 9, Block 4 of the Perea Addition	
Address/Location	408 11 th St. NW	
Size	0.24 acres	
Zoning	R-1A	Leslie Najj Senior Planner
Historic Location	Fourth Ward Historic Protection Overlay Zone (HPO-3)	

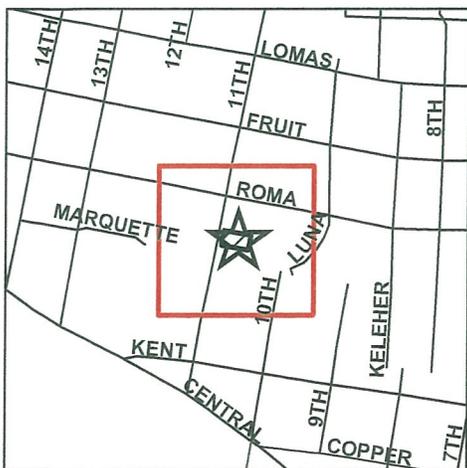
Summary of Analysis

The application is for a Certificate of Appropriateness to construct an addition to an existing house in the Fourth Ward Historic Protection Overlay Zone (HPO-3).

The principal building on the site was constructed c.1910 in the Bungalow style and is classified as a contributing building in the Fourth Ward. The original house was approximately 1300 square feet with an earlier 500 square foot addition. This request is for an additional 444 square foot addition with outside decks. The applicant also requests to remove the front door, turning it into a window, and placing the entrance 10 feet to the right.

Staff has reviewed the project and finds that the addition will not harm the locally distinctive qualities of the Fourth Ward HPO; however, the front door relocation would harm the character of the original historic building.

PRIMARY REFERENCES: This request was reviewed against the relevant guidelines for the Fourth Ward Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance.



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



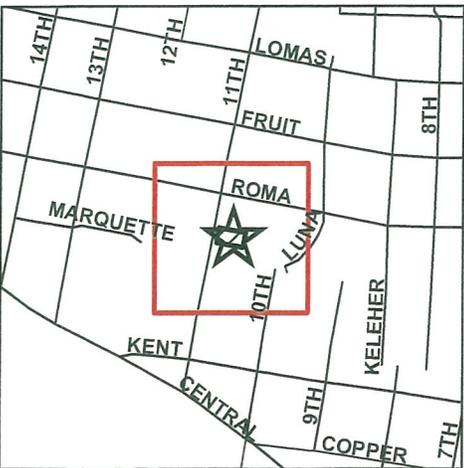
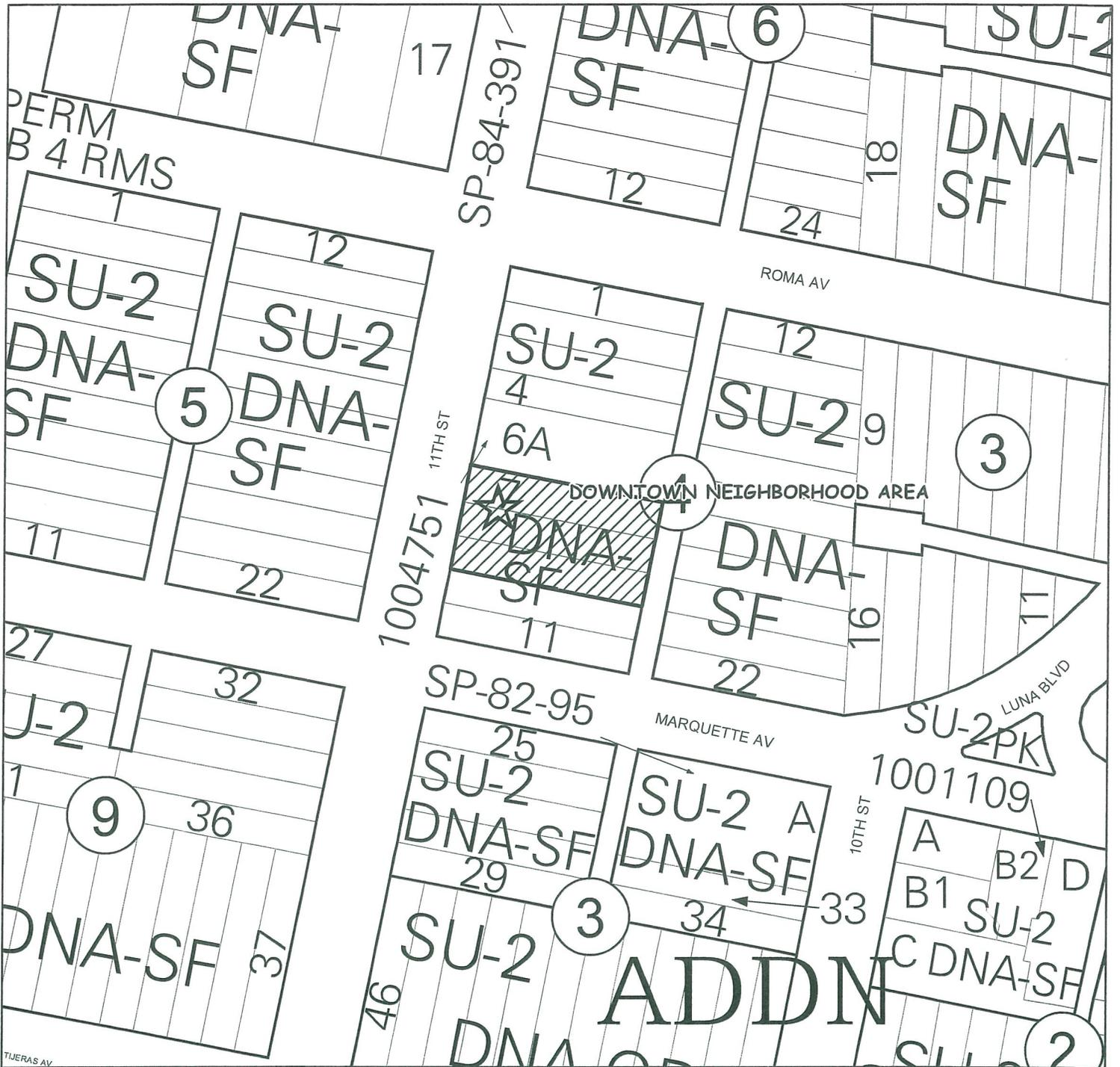
1 inch = 100 feet

Hearing Date:
7/8/2020

Project Number:
PR-2019-002438

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OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 100 feet

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STAFF REPORT

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for alterations (room addition)</i>
Historic Location	<i>Fourth Ward Historic Protection 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	Flat and hipped roofs. Bungalow style largely around 1910	Contributing; residential
Site to the North	2	Hipped roof with hipped corner dormer, Brick Victorian, 1910	Contributing; residential
Sites to the South	1	Flat roofed stucco 1930	Contributing; Apartments
Sites to the East	1	Flat, Stucco Pueblo style, c, 1924	Contributing; residential
Sites to the West	1	Hipped roof, simplified Prairie, c 1910	Contributing; residential

II INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness for construction of a room addition to be placed to the south and east of the existing house. The addition will provide a fourth bedroom to the house and another bathroom.

The principal building on the site is a stucco bungalow located on the east side of 11th St NW, between Roma and Marquette Avenues in the Fourth Ward HPO on 0.24-acre lot. The front porch is screened with a gabled end and ties into the hipped roof of the house. A later rear addition has a shed roof and stucco exterior.

This application is for the removal of the shed roof from the earlier rear addition and the extend of the original roof line toward the east. This will cover the bedroom addition and create a covered corner porch/deck. To accommodate the expansion to the south by six feet, a lower pitched gable roof is proposed. This lower pitch prevents the front façade from being dominated by the addition’s roof. Those two changes will mimic the front elevation of the home in design and detail.

Cornice and corbel details that are found on the front of the house, as well as roofing and stucco materials will be utilized on the new construction. The new windows will be Anderson 200 series that relate more closely to the existing double hung windows at the front of the house. The repositioned entrance from the south side of the house will be replaced with an original wood door with divided lights instead of the hollow metal security door and glass block currently at this location.

An additional request is to relocate the front door, accessed via the screened front porch. The original location of the front door which has two side lights, is into a small (120 s.f.) room. The living room is then to the south. The space is large for an entry hall but small for a living room. It is used by the applicant as an office. The proposal is to relocate the door to the south so that it will enter into the living room. The original opening will remain and with the two sidelights, be used as a window with the bottom sealed to match the house.

The location to which the door is to be relocated has been previously cut into and used as an entrance when the house had been divided into a tri-plex.

Context

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as “primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque’s finest residential area between about 1905 and 1923, it also has cultural significance as the home of many of the city’s most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district.”

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into 4 quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad itself.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential, contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, “The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period

Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941.”

III APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

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

Albuquerque-Bernalillo County Comprehensive Plan of 2017

This site is a Historic Asset in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation. Chapter 11, Section 2, Historic Assets (pp. 11-25 – 11-26) states:

“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.”

Applicable Historic Assets policies include:

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.

The project directly addresses the ABC Comprehensive Plan by continuing to improve the quality of life in the historic Fourth Ward HPO through the renovation and upgrading of an historically contributing property. Although change will take place in the building, the character of the home will remain intact.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1A.

The property is located within the Fourth Ward 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 (H) identifies standards and guidelines for HPO 3 Fourth Ward.

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 addition to the building is of simple, traditional architectural style, with a pitched, hipped and gabled roof to complement the original portion of the dwelling. It sits to the rear of the site and successfully blends in with the original portion of the house. The addition remains subordinate to the contributing building and only adds an additional 444 square feet plus decks. The proposed addition to the south utilized a lower pitch to the gabled roof allowing it to remain a low profile as seen from the street.

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 be adding six feet to the south which will be visible from the street but compatible with the original building. The addition to the east is larger but not visible from the street and carries the existing roof line to its end. The relocation of the front door is more problematic and will be discussed later. The architectural character of the site and the neighborhood will not be diminished by this proposal.

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 harm to the original, distinguishing qualities of the contributing building as are seen from the street. The front entrance was and is the buildings presentation to the street. Any change to such a fundamental element will detract from the original character of the building.

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

The proposal is for replacement windows where new construction is taking place. The original portion of the house has double hung wood sash windows that will remain.

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 –046-1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development Guidelines as delegated by *Resolution –046-1991*. These guidelines were revised in 2002. The Guidelines for Accessory Buildings are applicable to this case. The policy states, “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.” The Guidelines for Site Features and Streetscapes are also applicable to this case. The policy states that, "Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.”

New Town Neighborhoods Development Guidelines for the Huning Highland, Fourth Ward and Eighth & Forrester Historic Overlay Zones

The development guidelines were revised and adopted by the LUCC (LC) in October 2010. The development guidelines to protect neighborhood character, specifically those relating to accessory buildings and site features, are applicable to this request. The proposal is analyzed with regard to relevant sections:

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

The guidelines for Windows state:

POLICY

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in

character with the historic building. This is especially important on primary facades.

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

Existing windows are to remain. New windows within new construction are to match the style and proportions of existing windows in the house.

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

The current kitchen window is a small window not original to the building. With this application, that window will be replaced with a larger sash window that will match new windows adjacent to it.

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

Centre window on the front façade and the front door sidelights have diamond shaped window panes that add an important detail to this simple house. The request to remove the door from between the sidelight and relocate it immediately adjacent to the front bay window will be detrimental to both areas.

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

- If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

No action is planned for original windows.

- Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.

NA

- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminium cladding may be approved. Metal window frames may be used when replacing historic metal windows.

The proposal is using metal clad wood windows.

- When replacing windows with multiple lites, simplified sash patterns may be approved on rear and secondary facades.

Not Applicable.

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.

The new windows will have additional glazing layers that will be within the window profile.

The guidelines for Roofs and Roof Features states:

POLICY

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible

1. Retain and preserve the original roof forms.

- It is not appropriate altering the pitch of a historic roof.

Historic pitch and hipped style are maintained. The pitch of the southern extending gable is of a lower pitch; however, this allows the addition to maintain a low profile and will be less detrimental to the original house than it would be to continue the pitch of the existing roof in this location.

- Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.

Eaves depths on new construction shall match the original house which is not to be altered.

- Retain and preserve original details, features and materials.

Not Applicable.

- It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.

Not Applicable.

- Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.

Not Applicable.

- Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.

The application shows new roof material to match existing.

2. It is not appropriate introducing new roof features or details to a historic building that may result in creating a false sense of history. New features may be approved if historically appropriate to a building's style.

Not Applicable.

The guidelines for Porches state:

POLICY

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

1. Retain and preserve porches and related entrances.
 - Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.

Existing/original front porch will not be altered.

- Deteriorated materials should be replaced to match the original in design, dimension and material. Consider a compatible substitute material only if using the original material is not feasible.

Not applicable.

- If replacement of an entire porch or entrance is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.

Not Applicable.

- Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.

Not Applicable.

- Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.

Not applicable.

- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

Not Applicable.

- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

Windows used to enclose the front porch should consist of two groups of double sash windows with 1/1 configuration of the size currently displayed by the screen enclosure. The window to the north of the door can be a single fixed window or sash window.

2. Retain and preserve functional and decorative details, such as porch columns, balustrades, brackets, steps, piers, rails, ceilings, floors, entrance sidelights, transoms, pilasters and pediments.

- Original decorative elements such as spindle work, latticework, or bead board should not be altered or removed unless accurate restoration requires it.

Exterior battered columns shall be replaced as they are the most defining feature of the house. If the original porch ceiling is still intact, then it shall be maintained in the newly created room and not drywalled or otherwise covered.

- If replacement of a deteriorated detail of an entrance or porch is necessary, replace only the deteriorated detail in kind. New details should match the original in design, material, dimension and historic placement on the building.
- It is not appropriate to introduce new features or details that do not complement the historic architectural style or may result in creating a false sense of history.

3. Protect and maintain historic materials.

- Porches and entrances should be inspected regularly for signs of moisture damage, rust, structural damage or settlement and fungal or insect infestation.
- Porches and entrances should be adequately maintained through recognized preservation methods.

No changes to original porch planned.

4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time, it is recognized that such a location is often the preferred position for an addition.

Rear decks are to be added. Material needs to be specified, but the style is appropriate to the existing house.

The guidelines for Details and Ornamentation state:

POLICY

Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended.

1. Protect and maintain significant stylistic elements.
 - Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

The front door with detailed sidelights is a major design feature of this house. Breaking apart this element is not appropriate to the historic character.
2. If replacement is necessary, design the new element using accurate information about original features.
 - The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.

Not Applicable.

3. Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.
 - The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

New construction is to replicate eaves and gabled details of original house. This can be simplified.

The guidelines for Additions state:

POLICY

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

1. Retain and preserve original features and elements.
 - Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

Minimal damage to the original structure will be caused by the addition.
 - Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

Not Applicable.
2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.
 - Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.

The building addition is added to the rear and side façades and is well set back from the original façade.
 - The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

The massing of the addition is compatible with the original house.

- Additions should not visually overpower the original building.

The addition does not visually overpower the original building.

- Additions should not exceed 50% of the original building's square footage.

The addition does not exceed more than 50% of the original house.

- Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.

The addition incorporates the same roof shape as the original building and incorporates gable details in new gable.

- Additions should not convert a secondary façade into a primary façade.

The addition does not create a new primary façade.

- Roof additions, such as dormers, should be added to rear and secondary facades.

Not Applicable.

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

- Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.

Similar materials are used for the overall finish of the addition.

- Consider simplifying details or slightly changing materials.

Consider simplifying detail to the gables to differentiate from original building.

- Additions should not reflect historic styles that pre-date the original building.

Not Applicable.

- Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.

Not Applicable.

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

The materials compliment the original house and the neighborhood

5. Windows should be similar in character to the historic building.

- New windows should be of a similar type and materials.

New windows maintain the character of the house.

- On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.

The solid to void ratio on primary facades of the addition is sufficiently similar to other facades.

6. Existing additions to historic buildings may be removed if not associated with the period of significance.

The later rear addition will essentially be removed although the floor space will remain.

Neighborhood Notification and other Considerations

The Neighborhood Association and neighboring properties within 100 ft. excluding public rights of way were notified of this application and re-notified of the Zoom Meeting details. The requisite sign was posted at the property giving notification of this application. No comments on this application have been received to date.

Conclusion

This request for a Certificate of Appropriateness for construction of an addition to the rear of the existing house has been reviewed using the Development Guidelines for New Town Neighborhoods. The proposal meets the majority of the guidelines; however, the request to relocate the front door would not be in keeping with the spirit of historic preservation practices. Although the applicant's current needs would seem to warrant a relocation of the door, future needs and even the impact on the use of the living room currently, suggest that the front entrance should remain in its original location.

FINDINGS for APPROVAL subject to condition, of a request for a Certificate of Appropriateness for construction of an addition - Case # SI-2020-00423/ Project # PR-2019-002438, July 8, 2020

1. This application is a request for a Certificate of Appropriateness for construction of an addition at 408 11th St. NW, described as Lot 9, Block 4 of the Perea Addition and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned R-1A.
2. The single-storey building is wood framed bungalow with stucco exterior and an asphalt shingle roof and was constructed c. 1910. It is classified as a contributing building in the Fourth Ward HPO.
3. The proposed addition to the building is situated to the rear and south side of the existing building. It comprises a 444 sq. ft. for a fourth bedroom and new bathroom.
4. The existing house is 1800 square feet, making the proposed addition just under 25% of the current square footage.
5. 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 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.”
6. The proposed addition utilizes exterior finishing materials that match the existing building.
7. The proposed roof pitch will be an extension of the existing roof and continuing the same pitch with the exception of the side gable that incorporates a lower pitch.
8. 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”.
9. The request to relocate the front door will significantly affect the historic character of the original house and is not recommended.
10. The proposed addition is located to the rear of the house and would not adversely affect the historical integrity or value of the adjacent house, or those of the site and the wider neighborhood.

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11. The IDO Section 14-16-6-6(D)(3)(e) states “Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.”
 12. The proposed addition is substantially compatible with the HPO design standards.

RECOMMENDATION - Case # SI-2020-00428/ Project # PR-2019-002438, July 8, 2020

APPROVAL subject to conditions, of Case # SI-2020-00428/ Project # PR-2019-002438, an application for a Certificate of Appropriateness for construction of an addition at 408 11th St. NW., based on the above 12 findings and subject to the following conditions:

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. The front door shall remain in its original location.
3. Trim details shall be approved by planning staff prior to permitting.
4. Eaves depth shall match that of the original house.



Leslie Naji
Senior Planner
Urban Design and Development Division

APPLICATION MATERIALS

June 5, 2020

Neighbors, Property Owners, and Neighborhood Association Representatives,

We are applying for approval with the Landmarks Commission to renovate and add an addition to our house at 408 11th Street NW. We are renovating the interior of the back portion of the house where our bedrooms, kitchen, laundry room and bathrooms are, and adding approximately 200 square feet to allow for the addition of a 4th bedroom and new bathroom.

The remodel will also include the relocation of our front door. The current front door opens into our office/guest room and the relocation will allow for the front door to open into our main living space. The original door will be used in a location where a door was formally when the house was a triplex in the 50s just to right of where the front door is now. We plan on keeping the sidelights and opening where the door is currently and making it an operable window to keep the original divided light windows in that area. These changes will all happen with in the screened in front porch.

The exterior modification to allow for the additional 200 square feet will eliminate the back porch conversion that created a low slope roof on the back of our house where we have had leaks because it cannot be shingled and creates odd seams with the main roof. This will also clean up the odd angles at the back of the house and make the elevations more in line with the character of the front of the house.

The new roof will be shingled to match the roof we just put on last summer and the stucco will match the rest of the house. The new windows used will be installed and sized to relate to the original windows and be a wood clad in material. We are replacing only windows on the back of the house and not touching the feature windows on the front of the house. Those will be protected, and we repaired them last year. We will be using an original five panel wood door that was removed from the house in the 90s for the new back door.

We have lived in the neighborhood for over 10 years now and our family has grown, and we have been planning these changes in our minds for years and cannot wait to improve the house what is truly our home.

Thank you,

Handwritten signatures of Holly and Peter Siebert in black ink.

Holly and Peter Siebert

Owners – 408 11th Street NW

505.321.6883

Holly.siebert@gmail.com

408 11th Street - LUCC Application Notification

Holly Siebert <holly.siebert@gmail.com>

Sun 6/7/2020 9:49 PM

To: Jim Clark <MWArchitect@comcast.net>; Daniel J. Gutierrez <djgutierrez1@gmail.com>; Naji, Leslie <lnaji@cabq.gov>;

 1 attachment

408 11th Street-LUCC Letter.pdf;

Hi there Jim and Daniel,

I have attached our notification letter outlining the work to which we are requesting approval from the LUCC on. We are applying for the July hearing.

Please take a read and let me know if you have any questions.

Thanks so much,

Holly and Peter Siebert
408 11th St NW, Albuquerque, NM 87102
505.321.6883

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This message has been analyzed by Deep Discovery Email Inspector.



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<input type="checkbox"/> Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input checked="" 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>Holly + Peter Siebert</u>		Phone: <u>505-321-6883</u>
Address: <u>408 11th St NW</u>		Email: <u>holly.siebert@gmail.com</u>
City: <u>Albuquerque NM</u>	State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Addition and renovation of house to add +/- 200 SF.

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

Lot or Tract No.: <u>7.819</u>	Block: <u>4</u>	Unit:
Subdivision/Addition: <u>Perea Addition</u>	MRGCD Map No.:	UPC Code: <u>101305847107842117</u>
Zone Atlas Page(s): <u>J-13-Z</u>	Existing Zoning: <u>R1-A</u>	Proposed Zoning: <u>same</u>
# of Existing Lots: <u>3</u>	# of Proposed Lots: <u>3</u>	Total Area of Site (acres): <u>.2445</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 408 11th St NW Between: Roma + Manquette and:

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

Signature: <u>Holly Siebert Peter Siebert</u>	Date: <u>6/8/2020</u>
Printed Name: <u>Holly Siebert + Peter Siebert</u>	<input checked="" type="checkbox"/> Applicant or <input 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 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 checked="" type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: <i>one</i>		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures: <i>one</i>		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures: <i>one</i>		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? *NO* if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

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

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

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

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

Signature: <i>Holly Siebert + Peter Siebert</i>	Date: <i>6/8/2020</i>
Printed Name: <i>Holly Siebert + Peter Siebert</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



APPLICATION

June 5, 2020

Albuquerque Landmarks Commission
City of Albuquerque Planning Department
Plaza Del Sol – 600 Second Street NW, 3rd Floor
Albuquerque, NM 87103

RE: Historic Certificate of Appropriateness Application
Peter and Holly Siebert
408 11th Street NW
Albuquerque, NM 87102

VIA: Email Delivery

Landmarks Commissioners,

Thank you for considering our application. Our house is located within the historic Fourth Ward in Albuquerque's Downtown. The house was built in 1906, converted into a triplex at one point, and then renovated back into a single-family home prior to us purchasing the house in 2009. We have replaced the things you cannot see like water lines, sewer line, heater and air conditioner; now it is time to address the changes made to the house that were not in line with the character of the original design and neighborhood. The modifications we propose do not impact the historic value or architectural character of the house or the neighborhood we are in, but rather enhance it.

The structure is just under 1800 square feet currently with three bedrooms and two bathrooms. We plan to add just over 200 square feet in the proposed addition to add a fourth bedroom and third bathroom. The original 1906 floor plan is hard to determine, but we do believe that the front portion of the house is close to what it once was prior to the house being converted to a triplex. When that conversion was done, we presume that the back porch was converted into living space, when converted back to a single-family house additional modifications were done to the south and east elevations. Windows and doors were changed and removed. Additionally, the back-porch conversion has settling issues, roof leaks and odd windows and doors.

The back of the house is where we want to make the biggest changes. We plan to remove the shed roof at the porch conversion and extend the original roof line toward the east with a new gable roof to the south. Those two changes will mimic the front elevation of the home in design and detail. Our house is on three lots, which means the outdoor living space is all to the south, and this addition will create an elevation that addresses that orientation. We will mimic the cornice and corbel details that are found on the front of the house, as well as roofing and stucco materials. The new windows will be Anderson 200 series (see attached door and window summary). This addition will mean we will be removing the strange windows and doors, and the new design will have windows that relate more closely to the existing double hung windows at the front of the house. We also plan to use an original wood door with divided lights on south portion of the addition. This will replace the hollow metal security door and glass block currently at this location.

The front of the house is where you will find the original character and architectural details. We have double hung windows, several feature windows with divided lights, and cornice and corbel details. Those will all remain. We do propose relocating the front door to a location where there was a door at

one point in time. We will be using the same front door and keeping the window unit adjacent. This will allow for the front door to enter the house into the main living areas rather than into an office/guest room.

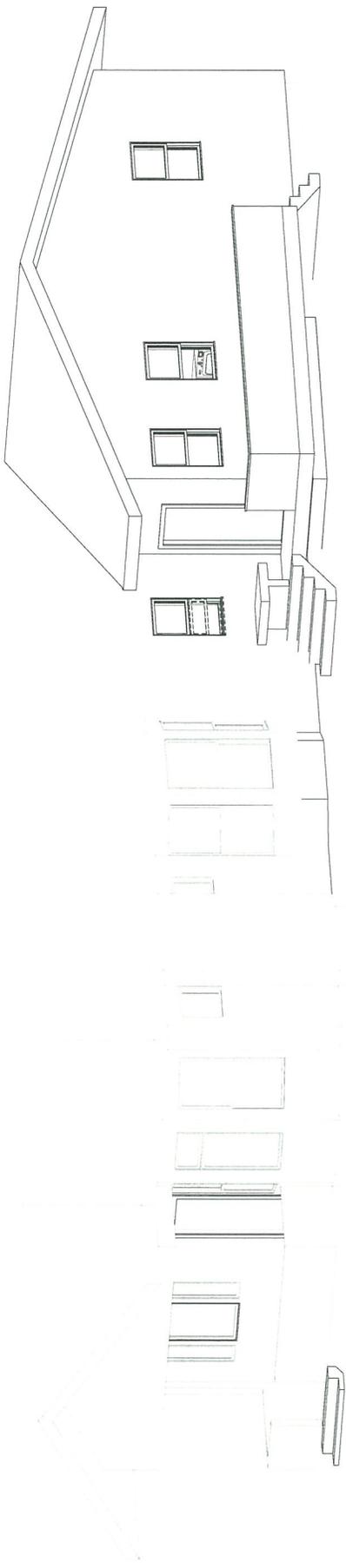
We thank you for your time and hope that our appreciation for the character of our home and the neighborhood we live in is evident in the proposed design.

Sincerely,

Handwritten signatures of Peter and Holly Siebert. The signature on the left is 'Peter' and the signature on the right is 'Holly Siebert'.

Peter and Holly Siebert (+ 3 little Sieberts)

Owners – 408 11th Street NW



PROJECT: 408 11TH STEET NW
ALBUQUERQUE, NM 87102

ISSUE: HISTORIC CERTIFICATE OF APPROPRIATENESS
LUCC APPLICATION DRAWINGS

OWNERS: PETER AND HOLLY SIEBERT

DATE: JUNE 8, 2020

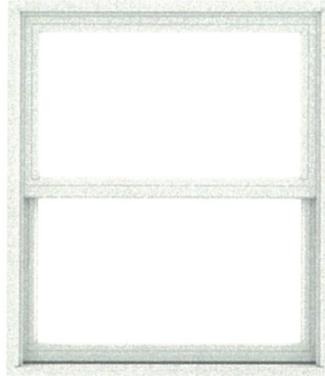
TABLE OF CONTENTS

<u>SITE</u>	EXISTING SITE PLAN
AS-101	PROPOSED SITE PLAN
AS-102	
<u>FLOOR PLANS</u>	
A-101	EXISTING FLOOR PLAN
A-102	PROPOSED FLOOR PLAN
<u>ELEVATIONS</u>	
A-110	EXISTING ELEVATIONS
A-111	PROPOSED ELEVATIONS
<u>RENDERINGS</u>	
A-120	EXISTING AND NEW RENDERINGS

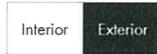
Window and Door Summary

200 SERIES	
PRODUCT STATEMENT	Warmth of Wood at an Uncommon Value
PRODUCT TYPES	Double-Hung Tilt-Wash Gliding Windows Specialty Windows Hinged Inswing Patio Doors Gliding Patio Doors
MATERIALS	Vinyl-Clad Wood ¹ (Vinyl Exterior/Wood Interior)
EXTERIOR COLORS	 2 Window Colors 6 Patio Door Colors ²
INTERIOR WOOD SPECIES	 ³
INTERIOR WOOD FINISHES	NA
INTERIOR COLORS	
GRILLE TYPES	
HARDWARE FINISHES	

200 Series Double-Hung Window



White exterior to match existing

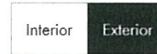


Proposed window sizes:
 Size Quantity
 2' x 4' (2)
 3' x 4' (5)
 3' x 6' (3)

200 Series Narroline® Patio Door

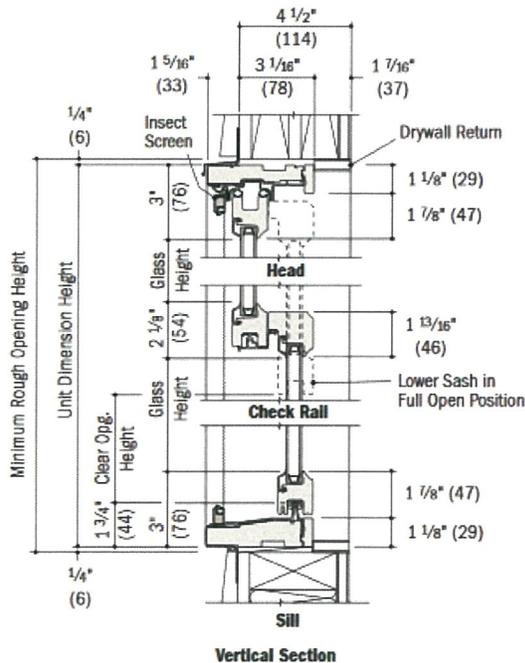


White exterior



Proposed sliding glass door 6' x 7'

Tilt-Wash Double-Hung Window Details Scale 1 1/2" (38) - 1'-0" (305) - 1:8



Proposed back door

Photos of Property



West Elevation – Existing condition



East Elevation – Existing Condition – Converted back porch



Existing Front Door



Proposed location for front door relocation.



Existing Windows



Original door to be used at new back door.

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 June 23, 2020 To July 8, 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.

[Signature] [Signature] 6/8/2020
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6.23.2020, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: _____



Holly Siebert <holly.siebert@gmail.com>

408 11th St. NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "holly.siebert@gmail.com" <holly.siebert@gmail.com>

Mon, Jun 8, 2020 at 10:2

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	City	State	Zip
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	NM	87102
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	NM	87102

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
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Monday, June 08, 2020 8:23 AM
To: Office of Neighborhood Coordination <holly.siebert@gmail.com>
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

Holly Siebert

Telephone Number

5053216883

Email Address

holly.siebert@gmail.com

Company Name

Company Address

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

[408 11th Street NW](#)

Physical address of subject site:

408 11th St. NW

Subject site cross streets:

Marquette and 11th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

[Page J-13-Z](#)

This message has been analyzed by Deep Discovery Email Inspector.

 [02-APage_J-13-Z FW.PDF](#)
451K



Holly Siebert <holly.siebert@gmail.com>

408 11th Street - LUCC Application Notification

1 message

Holly Siebert <holly.siebert@gmail.com>

Sun, Jun 7, 2020 at 9:49 PM

To: Jim Clark <MWArchitect@comcast.net>, "Daniel J. Gutierrez" <djgutierrez1@gmail.com>, "Naji, Leslie" <lnaji@cabq.gov>

Hi there Jim and Daniel,

I have attached our notification letter outlining the work to which we are requesting approval from the LUCC on. We are applying for the July hearing.

Please take a read and let me know if you have any questions.

Thanks so much,

Holly and Peter Siebert
408 11th St NW, Albuquerque, NM 87102
505.321.6883

 **408 11th Street-LUCC Letter.pdf**
65K

NOTE: We notified Jim and Daniel who are the zoning committee for the DNA since I am the other contact listed by the ONC for the DNA board.
Thanks! Holly

June 5, 2020

Neighbors, Property Owners, and Neighborhood Association Representatives,

We are applying for approval with the Landmarks Commission to renovate and add an addition to our house at 408 11th Street NW. We are renovating the interior of the back portion of the house where our bedrooms, kitchen, laundry room and bathrooms are, and adding approximately 200 square feet to allow for the addition of a 4th bedroom and new bathroom.

The remodel will also include the relocation of our front door. The current front door opens into our office/guest room and the relocation will allow for the front door to open into our main living space. The original door will be used in a location where a door was formally when the house was a triplex in the 50s just to right of where the front door is now. We plan on keeping the sidelights and opening where the door is currently and making it an operable window to keep the original divided light windows in that area. These changes will all happen with in the screened in front porch.

The exterior modification to allow for the additional 200 square feet will eliminate the back porch conversion that created a low slope roof on the back of our house where we have had leaks because it cannot be shingled and creates odd seams with the main roof. This will also clean up the odd angles at the back of the house and make the elevations more in line with the character of the front of the house.

The new roof will be shingled to match the roof we just put on last summer and the stucco will match the rest of the house. The new windows used will be installed and sized to relate to the original windows and be a wood clad in material. We are replacing only windows on the back of the house and not touching the feature windows on the front of the house. Those will be protected, and we repaired them last year. We will be using an original five panel wood door that was removed from the house in the 90s for the new back door.

We have lived in the neighborhood for over 10 years now and our family has grown, and we have been planning these changes in our minds for years and cannot wait to improve the house what is truly our home.

Thank you,

The image shows two handwritten signatures in black ink. The signature on the left is 'Holly Siebert' and the signature on the right is 'Peter Siebert'. Both are written in a cursive, flowing style.

Holly and Peter Siebert

Owners – 408 11th Street NW

505.321.6883

Holly.siebert@gmail.com



Holly Siebert <holly.siebert@gmail.com>

408 11th St NW - LUCC Application Letter 2

1 message

Holly Siebert <holly.siebert@gmail.com>

Mon, Jun 8, 2020 at 11:23 AM

To: Jim Clark <MWAarchitect@comcast.net>, "Daniel J. Gutierrez" <djgutierrez1@gmail.com>, "Naji, Leslie" <lnaji@cabq.gov>

Hi there Jim and Daniel,

Please find attached notification letter regarding out LUCC application for a certificate of appropriateness. It is additional information nor found in the first letter sent, and does not supersede the first letter but supplements it.

Let me know if you have any questions.

Thanks!

Holly Siebert
408 11th St NW, Albuquerque, NM 87102
505.321.6883

 **408 11th Street-LUCC Letter No 2.pdf**
95K

June 8, 2020

Neighbors, Property Owners, and Neighborhood Association Representatives,

It's us once again at 408 11th Street NW.

We wanted to let you know our proposal will be heard at the July hearing. Here is the zoom call information.

Landmarks Commission

July 8, 2020

3:05PM

Join Zoom Meeting

<https://cabq.zoom.us/j/94926632852>

Meeting ID: 949 2663 2852

One tap mobile

+13462487799,,94926632852# US (Houston)

+16699006833,,94926632852# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Here is a little more information on our request as well:

Zone Atlas Page: J-13-Z FW

Area of Property: Site - approximately .25 acres. Structure – Approximately 1800 sf existing

IDO Zone District: R-1A Single Family (Small Lot), Residential

Overlay Zone: Historic Zone – Fourth Ward – HPO-3

Here are some helpful links:

- You can check the agenda for the relevant decision-making body online here:
<https://www.cabq.gov/planning/boards-commissions> or, call 505-924-3860.
- Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit: <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>

- Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

- IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Please feel free to contact me if you have any questions or concerns. My contact information is below.

Thank you,

Handwritten signatures of Holly Siebert and Peter Siebert in black ink.

Holly and Peter Siebert

Owners – 408 11th Street NW

505.321.6883

Holly.siebert@gmail.com

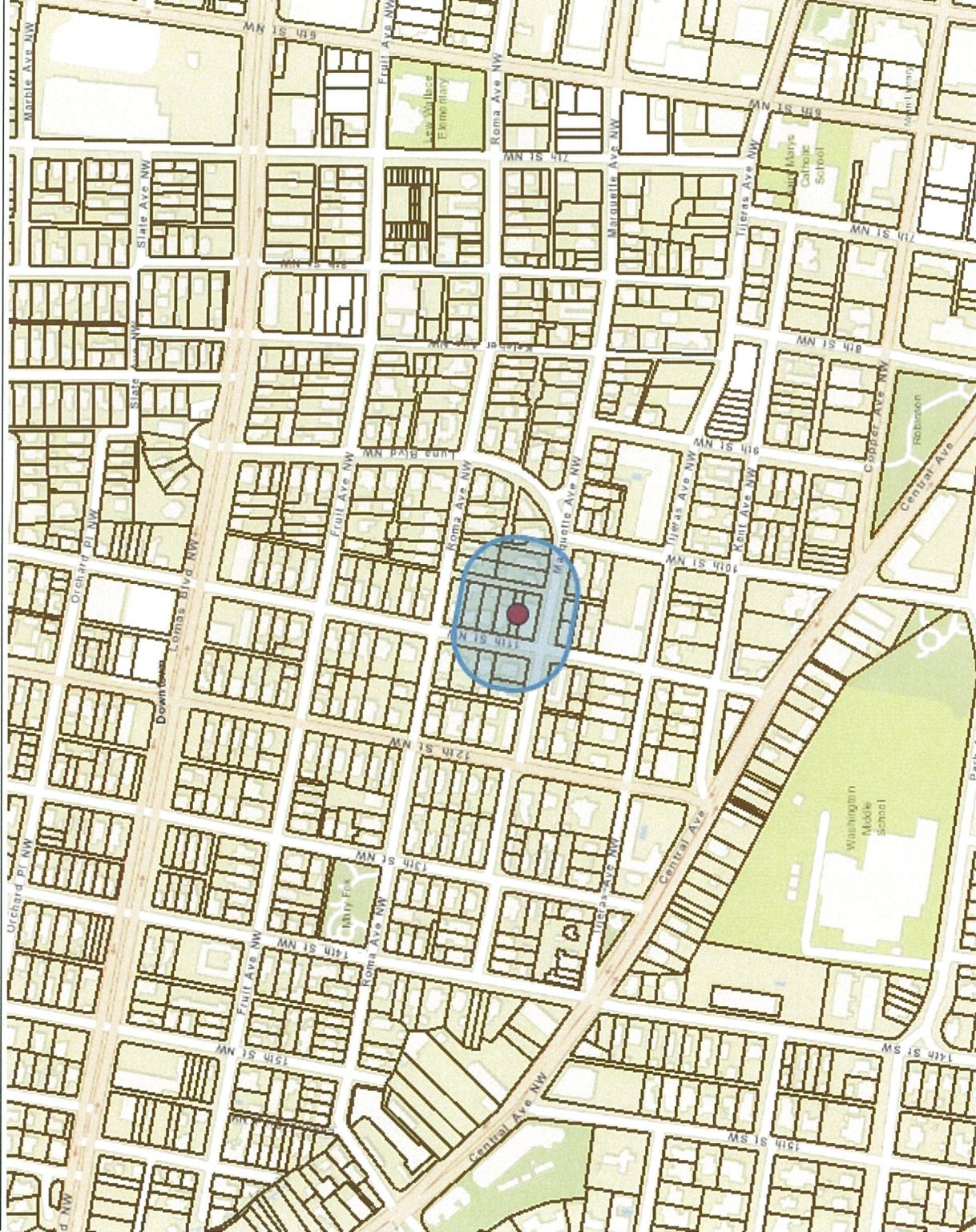


408 11th St. NW



Legend

- Bernalillo County Parcels



Notes

Buffer: 165 Ft.
ROW 11th St: 65 Ft.

908

454

0

908

Feet

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/cabq-data/abq-data-disclaimer-1> for more information.

1: 5,448

© City of Albuquerque

6/3/2020

THIS MAP IS NOT TO BE USED FOR NAVIGATION

LEBECK MARY E & NICHOLAS R GENTRY
TRUSTEE GENTRY & LEBECK RVT
415 11TH ST NW
ALBUQUERQUE NM 87103

MULLER A M
501 11TH ST NW
ALBUQUERQUE NM 87102

REYNOLDS JUDITH H TRUSTEE JUDITH
H REYNOLDS RVT
511 15TH ST NW
ALBUQUERQUE NM 87104-1328

AUBE DAVID A
1101 MARQUETTE AVE NW
ALBUQUERQUE NM 87102

BALLEJOS MONTE S
1026 MARQUETTE AVE NW
ALBUQUERQUE NM 87102-1938

SANCHEZ EDWARD L
6708 VISTA DEL MONTE NE
ALBUQUERQUE NM 87109

ANDERSON STEVE PHILIP & LINDI
MARIE BOST ANDERSON CO-TRUSTESS
ANDERSON TRUST
421 11TH ST NW
ALBUQUERQUE NM 87102-1803

HURLOCKER MICHAEL
915 MERCER ST
SANTA FE NM 87505

LINTON TERRENCE A & KRISTINA SLY
LINTON CO-TRUSTEES LINTON RVT
323 10TH ST NW
ALBUQUERQUE NM 87102

ARMIJO RAY & MICHAEL & JOYCE
1020 ROMA AVE NW
ALBUQUERQUE NM 87102-1944

PHILLIPS LUKE TSEKOS & LANDAU
CARMEN S SWITZER CO TRUSTEES
PHILLIPS LANDAU RVT
1016 ROMA AVE NW
ALBUQUERQUE NM 87102-1944

DMC PROPERTIES
800 LOMAS BLVD NW SUITE 201
ALBUQUERQUE NM 87102-1976

BURKE MICHAEL S & ESTRADA DANNY
S
PO BOX 27307
ALBUQUERQUE NM 87125

VANDERLINDEN MARK J & MARY R
SALINAS
161 CALLE OJO FELIZ UNIT N
SANTA FE NM 87505-5792

CHAVEZ JOHN STEVEN & FERSE
KIMBERLY E
1219 NE 98TH ST
SEATTLE WA 98115-2231

STOCKTON BRUCE P & GAIL R
1007 MARQUETTE AVE NW
ALBUQUERQUE NM 87102-1937

CHERNEY CHERYL E TR CHERNEY 2015
RVT
529 OAK ST
PETALUMA CA 94952-2724

RODRIGUEZ REYNA
416 11TH ST NW
ALBUQUERQUE NM 87102

409 11TH STREET LLC
2155 LOUISIANA BLVD NE SUITE 7000
ALBUQUERQUE NM 87110-5484

SOLOMON MARK E
412 11TH ST NW
ALBUQUERQUE NM 87102

SIEBERT PETER A & HOLLY J
408 11TH ST NW
ALBUQUERQUE NM 87102

NOTE:

This is the first letter sent to the neighbors/owners within 100ft. A second letter was sent on June 8th with additional information on when the LUCC meeting is scheduled for in July. Please see documentation on that mailing following this page. Thank you, Holly

June 5, 2020

Neighbors, Property Owners, and Neighborhood Association Representatives,

We are applying for approval with the Landmarks Commission to renovate and add an addition to our house at 408 11th Street NW. We are renovating the interior of the back portion of the house where our bedrooms, kitchen, laundry room and bathrooms are, and adding approximately 200 square feet to allow for the addition of a 4th bedroom and new bathroom.

The remodel will also include the relocation of our front door. The current front door opens into our office/guest room and the relocation will allow for the front door to open into our main living space. The original door will be used in a location where a door was formally when the house was a triplex in the 50s just to right of where the front door is now. We plan on keeping the sidelights and opening where the door is currently and making it an operable window to keep the original divided light windows in that area. These changes will all happen with in the screened in front porch.

The exterior modification to allow for the additional 200 square feet will eliminate the back porch conversion that created a low slope roof on the back of our house where we have had leaks because it cannot be shingled and creates odd seams with the main roof. This will also clean up the odd angles at the back of the house and make the elevations more in line with the character of the front of the house.

The new roof will be shingled to match the roof we just put on last summer and the stucco will match the rest of the house. The new windows used will be installed and sized to relate to the original windows and be a wood clad in material. We are replacing only windows on the back of the house and not touching the feature windows on the front of the house. Those will be protected, and we repaired them last year. We will be using an original five panel wood door that was removed from the house in the 90s for the new back door.

We have lived in the neighborhood for over 10 years now and our family has grown, and we have been planning these changes in our minds for years and cannot wait to improve the house what is truly our home.

Thank you,

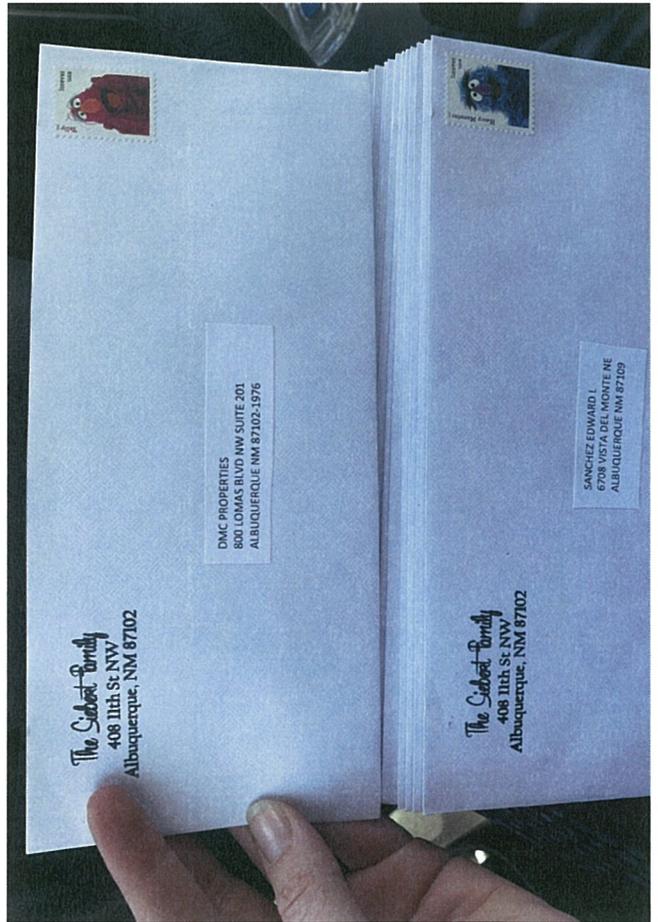
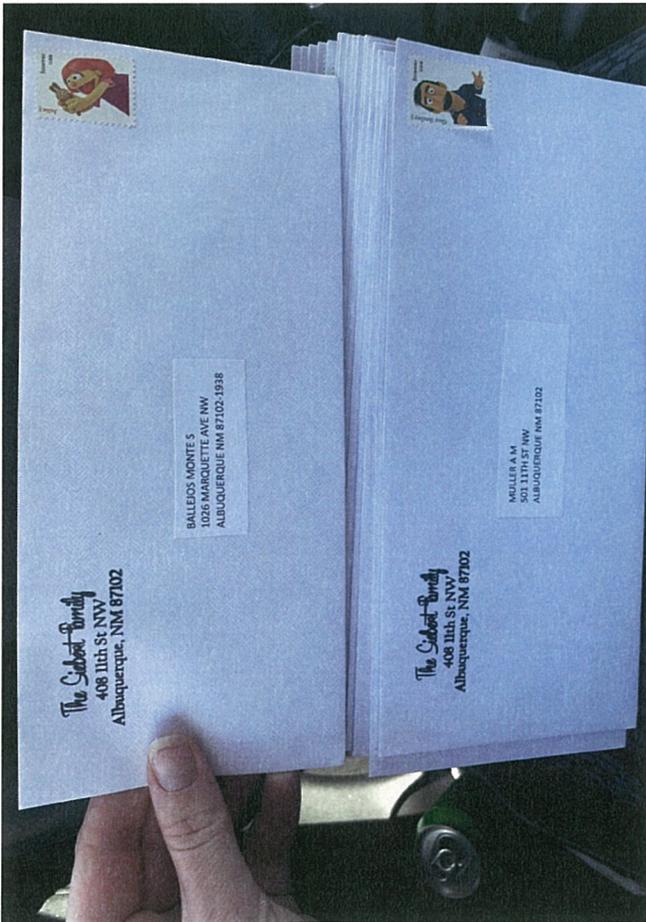
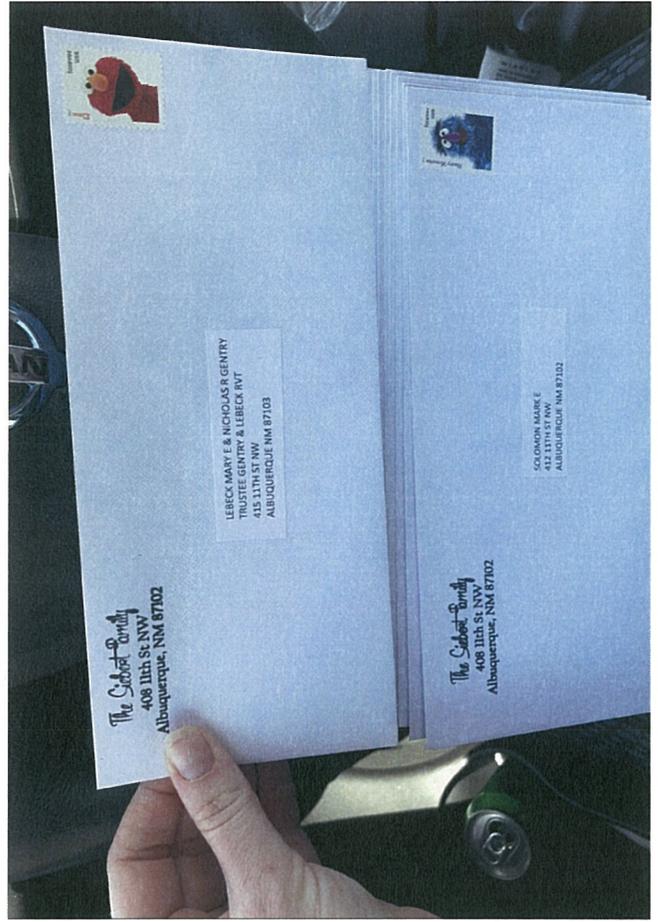
The image shows two handwritten signatures in black ink. The signature on the left is 'Holly Siebert' and the signature on the right is 'Peter Siebert'. Both are written in a cursive, flowing style.

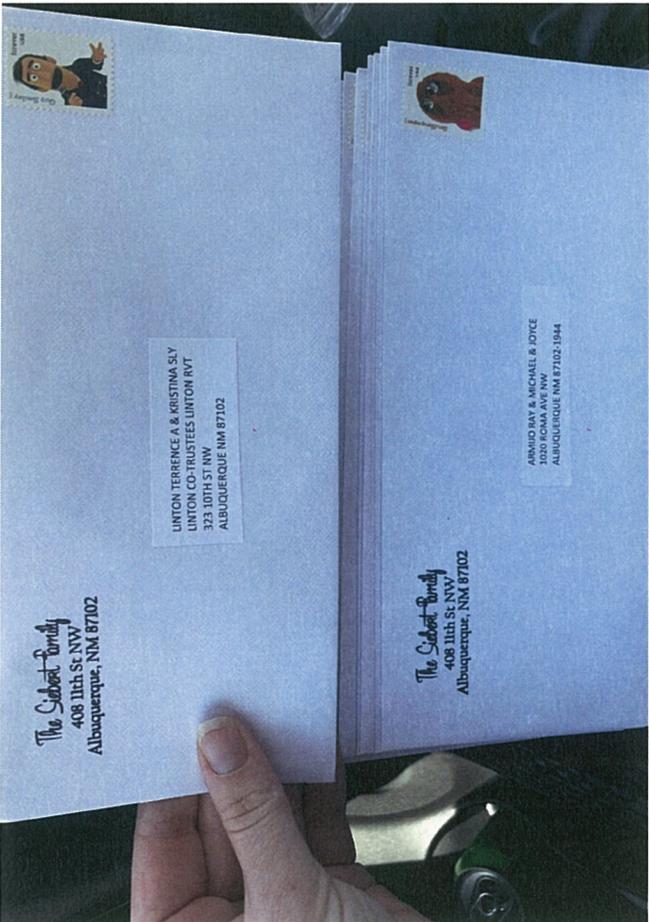
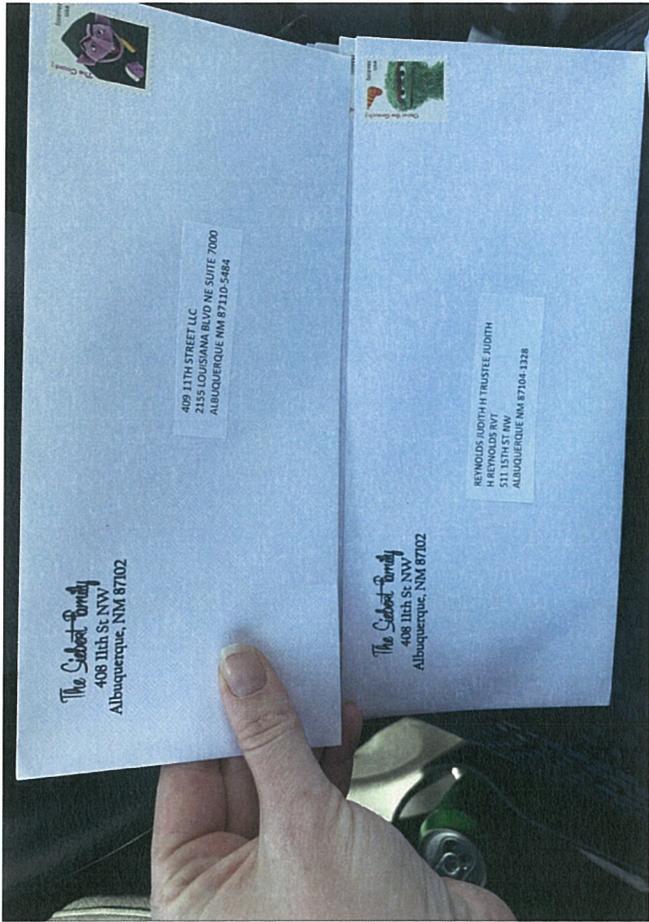
Holly and Peter Siebert

Owners – 408 11th Street NW

505.321.6883

Holly.siebert@gmail.com







CHERNEY CHERYLE TR CHERNEY 2015
RVT
529 OAK ST
PETALUMA CA 94952-2724

CHAVEZ JOHN STEVEN & FERSE
KIMBERLY E
1700 1ST AVE
SEATTLE WA 98115-2211

The Substern Family
408 11th St NW
Albuquerque, NM 87102

The Substern Family
408 11th St NW
Albuquerque, NM 87102



PHILLIPS LIME TEEKOS & LANDAU
CARMEN S SWITZER CO TRUSTEES
PHILLIPS LANDAU RVT
1016 ROMA AVE NW
ALBUQUERQUE NM 87102-1944

VANDERLINDEN MARK J & HARRY P
SALINAS
161 CALLE OJO FELIZ UNIT N
SANTA FE NM 87505-5792

The Substern Family
408 11th St NW
Albuquerque, NM 87102

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408 11th St NW
Albuquerque, NM 87102

NOTE:
This is the second letter sent to the neighbors/owners within 100ft.
Thank you, Holly

June 8, 2020

Neighbors, Property Owners, and Neighborhood Association Representatives,

It's us once again at 408 11th Street NW.

We wanted to let you know our proposal will be heard at the July hearing. Here is the zoom call information.

Landmarks Commission

July 8, 2020

3:05PM

Join Zoom Meeting

<https://cabq.zoom.us/j/94926632852>

Meeting ID: 949 2663 2852

One tap mobile

+13462487799,,94926632852# US (Houston)

+16699006833,,94926632852# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Here is a little more information on our request as well:

Zone Atlas Page: J-13-Z FW

Area of Property: Site - approximately .25 acres. Structure – Approximately 1800 sf existing

IDO Zone District: R-1A Single Family (Small Lot), Residential

Overlay Zone: Historic Zone – Fourth Ward – HPO-3

Here are some helpful links:

- You can check the agenda for the relevant decision-making body online here:
<https://www.cabq.gov/planning/boards-commissions> or, call 505-924-3860.
- Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit: <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>

- Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

- IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Please feel free to contact me if you have any questions or concerns. My contact information is below.

Thank you,

Handwritten signatures of Holly Siebert and Peter Siebert. Holly's signature is on the left, and Peter's is on the right.

Holly and Peter Siebert

Owners – 408 11th Street NW

505.321.6883

Holly.siebert@gmail.com



