

Landmarks & Urban Conservation Commission



Agenda Number: 5
Case No.: 16-LUCC-50007
Project # 1010755
March 9, 2016

Staff Report

Agent

Applicant

Timothy Eyster

Request

Certificate of Appropriateness for new construction

Legal Description

Lot 4 Block 16
Huning's Highland Addition

Address/Location

315 Edith SE

Size

0.163 acres

Zoning

SU2/MR

Historic Location

Huning Highland
Historic Overlay
Zone

Staff Recommendation

APPROVAL of Case # 16-LUCC-50007, Project #1010755, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 13 and subject to the conditions on page 14.

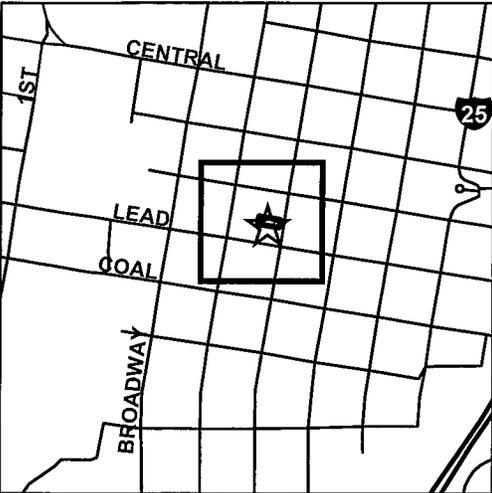
Maryellen Hennessy, Senior Planner
Staff Planner

Summary of Analysis

The applicant proposes to construct a new two-story single family house on a vacant lot fronting Edith Blvd SE, between Silver and Lead. The new pitched roof building would have a stucco exterior and a one-story entry porch at the front façade. The project also includes a detached garage of approximately 800 square feet.

The contemporary house successfully draws from the architectural vocabulary of the historic houses in the Huning Highland Historic Overlay Zone. With its bay window, one-story porch and wood details, the front façade is well articulated. The roof canopies at the first story also add interest and reflect a vernacular detail. As discussed in the analysis above, the proposal complies with the applicable guidelines for the historic overlay zone and the criteria for approval of a Certificate of Appropriateness.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; New Town Neighborhoods Development Guidelines for the Huning Highland Historic Overlay Zone.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 100 feet

Project Number:
1004967
Hearing Date:
03/09/2016
Zone Map Page: K-14
Additional Case Numbers:
16LUCC- not on application

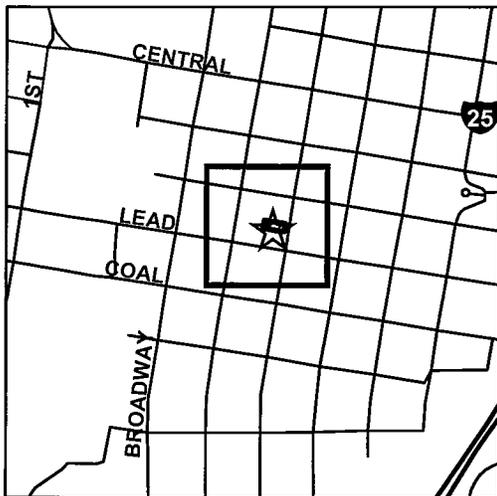


LAND USE MAP

Note: Grey shading indicates County.

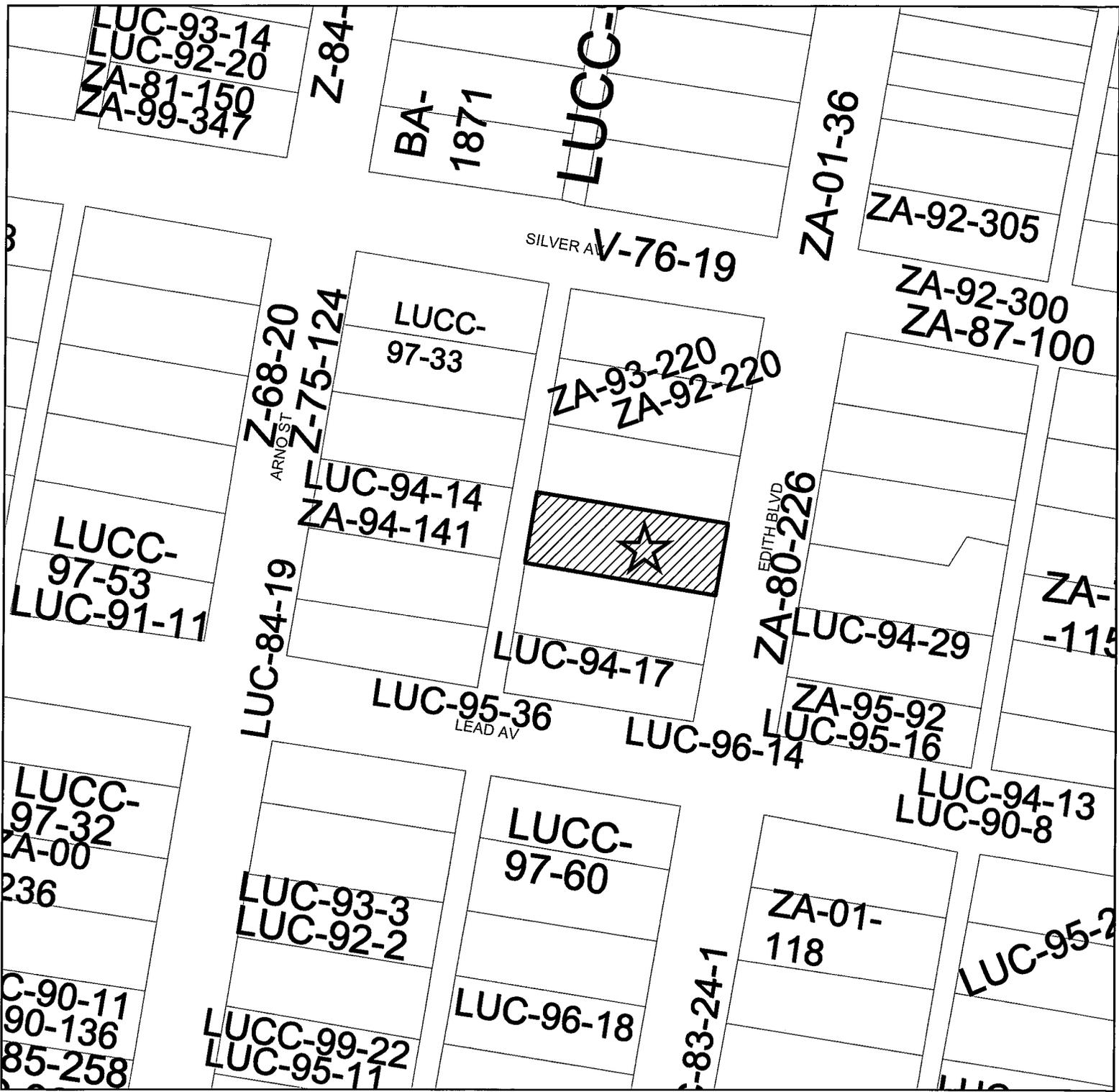
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



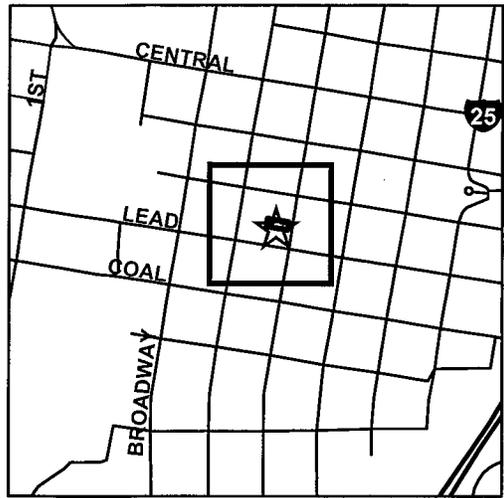
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HISTORY MAP

Note: Grey shading indicates County.



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SUMMARY OF REQUEST

<i>Request</i>	<i>Certificate of Appropriateness for new construction</i>
<i>Historic Location</i>	<i>Huning Highland Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<i>Site to the North</i>	1	Gabled, Bungalow, 1898-1919	Contributing; residential
<i>Sites to the South</i>	1	Gabled, Simplified Queen Anne, 1892	Contributing; residential
<i>Sites to the East</i>	1	Flat, Southwest Vernacular, ca. 1930's	Contributing; residential
<i>Site to the West</i>	2	Hipped and gabled, Queen Anne, 1892	Contributing; residential

II INTRODUCTION

Proposal and History

The applicant proposes to construct a new two-story single family house on a vacant lot fronting Edith Blvd SE. between Silver and Lead. The historic house built at 315 Edith by 1887 was destroyed by fire sometime between 2000 and the present. The two-story house of approximately 2500 square feet has a hipped roof with a front facing gable over a two-story bay window. A partial width front entry porch also has a gabled roof. The exterior finish is to be stucco and windows are to be aluminum clad wood windows. The project also includes an 800 square foot one-story detached garage at the rear of the property and accessed by the alley.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small *Villa de Albuquerque*, and a “new town” was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of “new town” reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad.

Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

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

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

The historic district continued to grow and develop through the first half of the twentieth-century. The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead and Coal. These commercial buildings include one and Two-Part Commercial Block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are industrial type commercial buildings near the southeastern corner of the historic district.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned SU-2/MR Mixed Residential under the Huning Highland Sector Development Plan. It corresponds to the R-1 Residential zone in the Zoning Code with minimal exceptions. One is the minimum front setback, which is 10 ft. instead of 20 ft. for buildings other than garages or carports.

The subject property is located within the Huning Highland Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D) (1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

The proposed construction appears to meet all applicable requirements of the Zoning Code for the SU2/MR zone.

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

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

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The resolution included the adoption of design guidelines (revised 1998 and 2010). The Huning Highland Historic Overlay Zone was established and adopted by the Council on June 2, 1980. Development guidelines were adopted with the resolution. The guidelines were amended by the LUCC in 2010. The development guidelines are administered by the LUCC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The proposal does not conflict with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Huning Highland Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines to protect neighborhood character, specifically those relating to new buildings, are applicable to this request. The proposal is analyzed with regard to relevant sections: [note that under each numbered guideline staff has changed the bulleting to an alphabetic listing for easier reference]

POLICY – New Buildings

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

The proposed residential building on a vacant lot adds visual interest to the streetscape; it uses a variety of exterior finish materials and is articulated with one-story elements and offsets. The house reflects traditional designs of historic houses in the area with the hipped and gabled roofs, wood finish in the gable ends and a bay window element.

Guidelines

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

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

Although “sandwiched” between two one-story houses, the scale of the proposed house is similar to other buildings along Edith between Silver and Lead. Historic houses at each corner are two-story buildings of considerable mass. The mass of this building is reduced by a generous number of windows of traditional proportions, a one-story partial width entry porch which wraps a front corner and roof overhangs at the windows and doors at the first story.

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

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

The house uses building material of traditional dimensions: asphalt roof shingles, wood posts, and simulated wood shingles in gable ends. There is a one-story front entry porch. Window openings are generous and of traditional dimension. Windows will be aluminum clad wood which are typically inset by a few inches from the building face.

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

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

The two-story front elevation includes a one-story partial width entry porch and roof canopies over the first story windows on the side elevations.

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

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

The main entrance fronts Edith Blvd. The pattern and proportion of windows and doors reflect those of historic houses in the area. The front and side setbacks are typical of the block and parking is at the rear of the primary building.

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

- Rectangular masses are the typical building form.

Rectangular masses are used in the design of the building.

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

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

The new house has hipped and gabled roofs, similar to other historic buildings on the block. The proposed flat roof on the detached garage is similar to Pueblo Revival houses and has a parapet.

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

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

The exterior materials include stucco and wood; wood posts and siding that simulates wood shingles detail the front façade. Windows are to be wood with aluminum cladding on the exterior. The windows at the center of the two story bay are shown to have divided lights in a decorative pattern. This detail adds considerable interest to the façade, but only true or simulated divided lights should be acceptable.

8. Imitation of older historic styles is discouraged.

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

Staff would consider the proposed new house to be an interpretation of historic styles. The bay window element and entry porch with wood posts are details that might be found on historic buildings. The use of a contemporary wood siding product in the gable ends reflects the wood shingles that would be found on historic houses. The perspective drawing includes a circular attic vent in the front gable and curved brackets on the entry porch that are not reflected on the building elevations. These details add additional interest to the house. These details reflect details on historic buildings while not “imitating” an historic building.

9. Contemporary interpretations of traditional detail are encouraged.

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

As discussed above, the new house draws from the architectural vocabulary of the historic houses with its bay window, one-story porch and wood details. The roof canopies at the first story also add interest and reflect a vernacular detail. The perspective drawing includes a circular attic vent in the front gable and curved brackets on the entry porch that are not reflected on the building elevations. Staff thinks that those details offer some ornamentation to the design and reflect details common to historic houses. Staff recommends that they be added and clarified on the plan set for building permit.

10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

The new house substantially meets the guidelines for new construction above.

POLICY – Site Features & Streetscapes

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

Guidelines

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
 - Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

3. Preserve the historic grading design of the site.
 - Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
 - Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.
 - Grading and drainage plans required for new construction shall show both existing and proposed grades.

No changes to the lot size are proposed. The existing lot pre-dates the request. The historic grading appears to be preserved.

Parking areas and driveways

19. Avoid large expanses of parking
 - Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
 - Locate parking areas to the rear of the property when physical conditions permit.
 - An alley should serve as the primary access to parking when physical conditions permit.
 - Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

On-site parking is provided at the rear of the lot accessed from the alley.

20. Screen parking areas from view of the street.
 - Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

On-site parking is at the rear and nuisance illumination does not appear to be an issue. This is a single family residence.

The development substantially meets the guidelines for site features and streetscapes above.

POLICY: Accessory Buildings

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.

Guidelines

1. Contributing accessory buildings should be preserved when feasible. The Landmarks and Urban Conservation Commission recognizes that these buildings are inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).
2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
3. New garages and accessory buildings should complement the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building must inspire design for new garages with building details derived from the main building.
 - Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.
4. New accessory buildings should be sited towards the rear of the property and may not be located in front or side yards.
5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.
6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.
 - Stamped metal or vinyls are not considered to be appropriate materials.
 - Two single doors on two car garages are preferable to a single door. This presents a less "blank" appearance.
7. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.
8. Prefabricated storage sheds can be used in locations where they are not substantially visible from any street.

A new 800 square foot two-car garage is proposed. The garage is located at the rear of the property and is accessed from the alley. The building is a basic cube with a stucco exterior finish. The stucco finish is compatible with the stucco finish of the primary building. No new driveway from Edith is proposed. No elevations are provided for the garage, which appears to have no window openings and two garage doors on the south side that will not be

visible from the street. The footprint of the garage is substantial, but can still be considered subordinate to the primary building. Any additional detail, such as windows can be included in plan set for building permit and reviewed by staff. Since the garage doors are not visible from the street the style and material should be of much consequence. The new garage substantially meets the guidelines above.

Landmarks and Urban Conservation Ordinance

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

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

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

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

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

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

As discussed in the analysis above, the proposal comports with the development guidelines.

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

As discussed in the analysis above, the proposal comports with the development guidelines and as such, should not have a detrimental effect of the historic district.

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

Not applicable.

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

Not applicable. This is new construction on a vacant lot.

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

Not applicable.

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

As discussed in the analysis above, the design of the new house reflects elements of the historic houses in the Huning Highland Historic Overlay Zone, but is a contemporary interpretation.

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

Not applicable.

Neighborhood Notification

The applicant notified the Huning Highland Historic District Association and the Broadway Central Corridors partnership of this request. No comment has been received as of the preparation of this report.

Conclusions

As discussed above in the analysis above, the contemporary house successfully draws from the architectural vocabulary of the historic houses in the Huning Highland Historic Overlay Zone. With its bay window, one-story porch and wood details, the front façade is well articulated. The roof canopies at the first story also add interest and reflect a vernacular detail. The proposal complies with the applicable guidelines for the historic overlay zone and the criteria for approval of a Certificate of Appropriateness.

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

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 16-LUCC-50007 / Project # 1010755 (March 9, 2016)

1. This application is a request for a Certificate of Appropriateness for new construction at 315 Edith SE described as Lot 4, Block 16 of the Huning's Highland Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject site is a vacant lot of approximately 0.16 acres.
3. The proposal is to construct a new single family house. The proposed house would be two-story, 2500 sq. feet (without the garage) with a hipped and gabled roof and stucco exterior. A partial width one-story entry porch is located at the front of the proposed building. A flat roofed detached garage is also proposed.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 10 below.
7. The proposal is consistent with the guidelines for *New Buildings* #1, 2, 3, 5 and 6 in that the proposed scale is similar to other buildings along Edith between Silver and Lead Aves. and throughout the historic district. The two-story pitched-roofed rectangular mass is similar to two of the four houses on the block. The mass of this building is reduced by a generous number of windows of traditional proportions, a one-story partial width entry porch which wraps a front corner and roof overhangs at the windows and doors at the first story. The design uses materials of traditional dimensions including roof shingles, wood posts and simulated wood shingles in the gable ends.

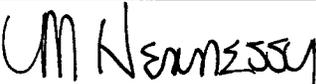
8. The proposal enhances the pedestrian character of the district by adding development to a vacant dirt lot fronting Edith Blvd. It is consistent with the guidelines for *New Buildings #4* in that the entrance is oriented to the street, the front setback is appropriate for the block and the space between adjacent primary buildings is typical to the block. Parking is located at the rear.
9. The proposal is consistent with guidelines for *New Buildings # 7* in that the exterior material is stucco with some wood detail that complements materials found on contributing buildings in the neighborhood, and the windows are wood with metal cladding.
10. The proposal is consistent with applicable guideline #10 *Site Features and Streetscape*. Parking is located at the rear and the historic grading of the site is not affected. No new fencing is included with this request.
11. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*". The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the proposal's conformance with the specific development guidelines.

RECOMMENDATION - Case No. 16-LUCC-50007/ Project # 1010755- March 9, 2016

APPROVAL of 16-LUCC-50007/ Project # 1010755, an application for a Certificate of Appropriateness for new construction, located at 315 Edith Blvd. SE, described as Lot 4 Block 16 of the Huning Highlands Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR based on the above eleven findings and subject to the following conditions.

Conditions of Approval Recommended

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


**Maryellen Hennessy, Senior Planner
Urban Design and Development Division**

Attachments:

R-132-1980



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Timothy Eyster PHONE: 505-991-0690
 ADDRESS: 204 Solano Dr NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: timothyeyster@gmail.com
 Proprietary interest in site: Owner List all owners: Timothy Eyster

DESCRIPTION OF REQUEST: NEW CONSTRUCTION OF SINGLE FAMILY HOUSE

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 4 Block: 16 Unit: _____
 Subdiv/Addn/TBKA: HUNING HIGHLAND ADDN
 Existing Zoning: R-14 S02-MR Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z_V_S_ etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 1 Total site area (acres): .163 ac

LOCATION OF PROPERTY BY STREETS: On or Near: 315 EDITH SE
 Between: SILVER and LEAD

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE 2/9/16
 (Print Name) Timothy Eyster Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>16-ucc-50007</u>	<u>COA</u>	_____	<u>\$ 35.00</u>
_____	<u>ADV</u>	_____	<u>\$ 35.00</u>
_____	<u>CME</u>	_____	<u>\$ 10.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Total			<u>\$ 80.00</u>

Hearing date March 9, 2016

[Signature] 2-10-16
 Staff signature & Date

Project # 1010755

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- | | |
|--|--|
| Historic Zone or Designation: | Type of Request: |
| <input type="checkbox"/> Historic Old Town | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Historic Old Town Buffer Zone | <input checked="" type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Huning Highland | <input type="checkbox"/> Sign (Please read the note below)* |
| <input type="checkbox"/> Fourth Ward | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Eighth & Forrester | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> National Register Nomination Review |
| <input type="checkbox"/> HH-Edo UCOZ | <input type="checkbox"/> City Landmark Designation |
| | <input type="checkbox"/> City Overlay Designation |
| | <input type="checkbox"/> Other _____ |

Number and Classification of structures on property:

- | | |
|---|---|
| # <input type="checkbox"/> Significant Structures | Does this request involve a residential property? |
| # <input type="checkbox"/> Contributing Structures | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| # <input type="checkbox"/> Noncontributing Structures | Are tax credits or preservation loan funds applied |
| # <input checked="" type="checkbox"/> Unclassified Structures | for in connection with this proposal? |
| | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Attention applicants:

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

LUCC public hearing applications:

- Project drawing checklist completed during a consultation with LUCC planner
- All materials indicated on the project drawing checklist. ~~3~~ packets for residential **3** projects ~~for nonresidential or multi-use projects.~~
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement (provided upon application)

Administrative (Staff) Approval checklist:

- Project drawing checklist completed during consultation with LUCC planner
- All materials indicated on the project drawing checklist and required by the LUCC planner
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Administrative Approval (LUCCS) Sign Posting Agreement
- LUCC building permit waiver signed by the applicant (provided upon approval)

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

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Timothy Eyster
 Applicant name (print)
[Signature] 2/10/16
 Applicant signature/date

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007
<input type="checkbox"/> Fees collected	16 LUCC - 50007	<u>[Signature]</u> 2-10-16
<input type="checkbox"/> Case #s assigned	_____	Dev Review Division signature/date
<input type="checkbox"/> Related #s listed	_____	PROJECT# <u>1010755</u>

City of Albuquerque
Landmarks and Urban
Conservation Commission
600 2nd St NW
Albuquerque, NM 87103

315 Edith SE

New Single Family Residence

Dear Maryellen,

My partner, Stevieh, and I are pleased to submit for your consideration plans for a new single-family home to be constructed on the vacant lot at 315 Edith SE.

It is our intention to build a two-story home that totals approximately 2500 square feet of habitable space, and a detached, unheated three-car garage of approximately 800 square feet. We plan to build both structures concurrently starting in the spring.

After spending a great deal of time reading the New Town Development Guidelines, and observing the architecture of Huning's Highland, we believe we've developed a design that will maintain and complement the feel of the neighborhood while distinguishing itself through subtle contemporary touches.

Some of the details of the main building are as follows:

- Two-story structure with a one-story porch, largely rectangular in shape, but articulated with massing and offsets that lend it an appearance similar in scale and shape to the surrounding houses. It also features a prominent two-story mass with bay-windows typical of houses built in this era.

-Roof will be hipped with a gable on the front side. It will be covered with asphalt shingles, and gable will be decorated with custom wood panels that evoke a patterned cedar shingle.

-Windows and doors will be of wood construction, clad in aluminum on the exterior. There will be a mix of operable double-hung and fixed picture windows. Windows will be proportioned in a way that is similar to surrounding buildings. Windows will be recessed in a manner consistent with neighboring structures.

-Exterior wall finish will be smooth stucco with subtly contrasting second color on the front two-story bay window mass.

The garage will be a flat roofed structure with a parapet. It will be located on the back of the lot and accessed from the alley. It will be finished with the same stucco as the main house.

We feel very privileged to have the opportunity to build and live in this wonderful historic neighborhood, and are very much looking forward to contributing in our small way to its continued beauty and vibrance.

Thank you!

Tim Eyster and Stevieh Hazlitt

Tim's contact info:

timothyeyster@gmail.com

505-991-0690

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 February 23, 2016 to March 9, 2016

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] 2/10/16
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-10-16 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1010755



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

February 9, 2016

Timothy Eyster/Stevieh Hazlitt
204 Solano Drive NE/87108
Phone: 505-991-0690/505-660-4710

Dear Timothy and Stevieh:

Thank you for your inquiry of **February 9, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(LUCC SUBMITTAL) LOT 4, BLOCK 16, HUNING HIGHLAND ADDITION, LOCATED ON 315 EDITH BOULEVARD SE, BETWEEN SILVER AVENUE SE AND LEAD AVENUE SE** zone map **K-14**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

ATTACHMENT A

(LUCC SUBMITTAL) LOT 4, BLOCK 16, HUNING HIGHLAND ADDITION, LOCATED ON 315 EDITH BOULEVARD SE, BETWEEN SILVER AVENUE SE AND LEAD AVENUE SE zone map K-14 for Timothy Eyster/Stevieh Hazlitt.

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. "R"

***Doug Majewski**

P.O. Box 302/87103

Rob Dickson

P.O. Box 302/87103 515-5066 (c)

HUNING HIGHLAND HISTORIC DISTRICT ASSOC. "R"

***Bonnie Anderson**

522 Edith SE/87102 242-8848 (h)

Ann L. Carson

416 Walter SE/87102 242-1143 (h)

***President of NA/HOA**

315 Edith SE

New Single Family Residence

Dear Neighbor,

My partner, Stevieh, and I are pleased to be submitting plans to the LUCC for a new single-family home to be constructed on the vacant lot at 315 Edith SE (Lot 4, Block 16 of the Huning's Highland addition between Silver and Lead).

It is our intention to build a two-story home that totals approximately 2500 square feet of habitable space, and a detached, unheated three-car garage of approximately 800 square feet. We plan to build both structures concurrently starting in the spring.

After spending a great deal of time reading the New Town Development Guidelines, and observing the architecture of Huning's Highland, we believe we've developed a design that will maintain and complement the feel of the neighborhood while distinguishing itself through subtle contemporary touches.

Some of the details of the main building are as follows:

- Two-story structure with a one-story porch, largely rectangular in shape, but articulated with massing and offsets that lend it an appearance similar in scale and shape to the surrounding houses. It also features a prominent two-story mass with bay-windows typical of houses built in this era.

- Roof will be hipped with a gable on the front side. It will be covered with asphalt shingles, and gable will be decorated with custom wood panels that evoke a patterned cedar shingle.

-Windows and doors will be of wood construction, clad in aluminum on the exterior. There will be a mix of operable double-hung and fixed picture windows. Windows will be proportioned in a way that is similar to surrounding buildings. Windows will be recessed in a manner consistent with neighboring structures.

-Exterior wall finish will be smooth stucco with subtly contrasting second color on the front two-story bay window mass.

The garage will be a flat roofed structure with a parapet. It will be located on the back of the lot and accessed from the alley. It will be finished with the same stucco as the main house.

Our proposal is scheduled to be heard by the Lucc at their meeting on March 9 beginning at 3PM. We welcome any questions or comments you may have between now and then.

We feel very privileged to have the opportunity to build and live in this wonderful historic neighborhood, and are very much looking forward to contributing in our small way to its continued beauty and vibrance.

Thank you!

Tim Eyster and Stevieh Hazlitt

Tim's contact info:

timothyeyster@gmail.com

505-991-0690

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To **Bob Dickson**
 Street and Apt. No., or PO Box No. **P.O. Box 302**
 City, State, ZIP+4® **Alb., NM 87102**

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To **Dora Majewski**
 Street and Apt. No., or PO Box No. **P.O. Box 302**
 City, State, ZIP+4® **Alb., NM 87103**

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To **Ann L. Carson**
 Street and Apt. No., or PO Box No. **416 Walter SE**
 City, State, ZIP+4® **Alb., NM 87102**

U.S. Postal Service
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Domestic Mail Only

For delivery information, visit our website at www.usps.com
ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

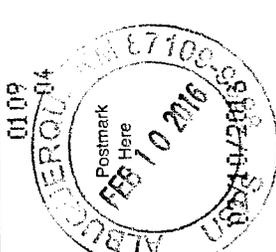
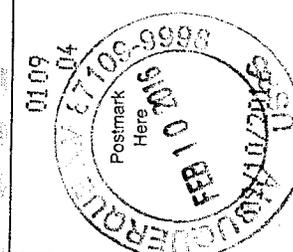
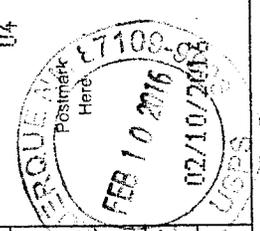
Postage \$0.49

Total Postage and Fees \$3.94

Sent To **Bonnie Anderson**
 Street and Apt. No., or PO Box No. **322 Edith Blvd SE**
 City, State, ZIP+4® **Alb., NM 87102**

2025 1230 0000 1269 2721

2025 1230 0000 1269 2754



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions