



City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 11, 2017

OFFICIAL NOTIFICATION OF DECISION

Project # 1011203
17-LUCC-50014
Application for Certificate of
Appropriateness

Jonathan Siegel, agent for Greg Blackwell,
requests approval of a Certificate of
Appropriateness for New Construction at 1418
Roma NW, described as Tract 6 Block 17 in the
Fourth Ward Historic Overlay Zone. (J-13)

On May 10, 2017 the Landmarks and Urban Conservation Commission voted to **Approve**
Project # 1011203 17-LUCC-50014, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for alterations at 1418 Roma St. NW on lot 6, Block 17 Downtown Neighborhood Area, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-SF.
2. The subject site is a lot of approximately 0.23 acres.
3. The proposal is to remove existing additions and replace them with new additions to both the house and the carriage house.
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 12 below.
7. The proposal is consistent with guidelines for *Additions, Guidelines #1, 2, 3, 4, 5 & 6*. It maintains building mass, rhythm, material and detailing consistent with properties within the Fourth Ward Historic Overlay Zone. Additions are to the rear of the house or are stepped back from the existing structure. Building elements such as windows and doors are of traditional dimensions.
8. The proposal is consistent with *Roofs and Roof Features, Guidelines 1 & 2*. It preserves the original roof form and utilizes the same slope and material for the new addition roof. New shed roof on carriage house is typical of similar porches in the area, but needs to have a change of material.
9. The proposal is consistent with *Windows & Doors, Guidelines 1, 2 & 3*, maintaining original windows and doors and installing new windows to match the profile and fenestration patterns of the original windows.
10. The proposal is substantially consistent with guidelines for *Porches and Entrances, Guidelines 1 & 5*. The existing porch is not changed in any way and the proposed porches are similar in overhang as the main roof or compatible as with the carriage house porch.
11. The proposal does not comply with *Porches and Entrances, Guideline #2* concerning porch railings. The proposal shows a singular metal pipe rail which is not characteristic of the Fourth Ward Historic District, nor does it appear to be code compliant. It is recommended that porch rails be redesigned to reflect the front porch rails, especially on the side entrance which is visible from the street.
12. 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 Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished due to the proposal’s conformance with the specific development guidelines.

Conditions of Approval Recommended

1. Provide a revised design for porch railings
2. Change roof material for carriage house porch to shingles to match the house

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

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **May 10, 2017** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **May 25, 2017**.

Sincerely,



Leslie Naji

Planner, Landmarks and Urban Conservation Commission