



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 # 1011225**  
**17-LUCC-50015**  
**Application for Certificate of**  
**Appropriateness**

**Maryellen Hennessy, agent for Camp Law LLC.,**  
requests approval of a Certificate of  
Appropriateness for Alteration at 217 13<sup>th</sup> street  
NW, described as Lot 32 Block 16 in the Fourth  
Ward Historic Overlay Zone. (J-13)

On May 10, 2017 the Landmarks and Urban Conservation Commission voted to **Approve**  
**Project # 101125 17-LUCC-50015**, based on the following findings and conditions.

### **Findings for Approval:**

1. This application is a request for a Certificate of Appropriateness for alterations at 217 13<sup>th</sup> St. NW on lot 32, Block 16 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 0.21 acres.
3. The proposal is to remove existing additions and replace them with new additions to the 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 11 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 or side of the house. Building elements such as windows and doors are of traditional dimensions.
8. The proposal is substantially consistent with *Roofs and Roof Features, Guidelines 1 & 2*. It continues the same slope and material for the new addition roof as that of the earlier addition; however, a change in the shed roof used on the south elevation with a hipped roof is recommended.
9. The proposal is consistent with *Windows & Doors, Guidelines 1, 2 & 3*, maintaining original windows and doors and installing salvages windows from the previous addition.
10. The proposal is substantially consistent with guidelines for *Porches and Entrances, Guidelines 2*. The existing porch is not changed in any way and the proposed porch is of a similar style.
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 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. Change shed roof of south addition to a hipped roof, if possible.
2. Relocate window from rear of original house and use in the south addition, if possible.
3. Final design to be reviewed/approved by LUCC staff.
4. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

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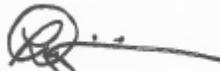
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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