

**Landmarks & Urban
Conservation Commission**

**Agenda Number:4
Case No.: 17-LUCC-50020
Project # 1009047
June 14, 2017**

Staff Report

Agent	Joan Black	Staff Recommendation <i>APPROVAL of Case #17-LUCC-50020, Project # 1009047, a request for a Certificate of Appropriateness for demolition, alterations and new construction based on the Findings beginning on page 12 and subject to the conditions on page 14.</i> Leslie Naji, Senior Planner Staff Planner
Applicant	City of Albuquerque Metropolitan Redevelopment Division	
Request	Certificate of Appropriateness for demolitions, alterations and new construction	
Legal Description	Lots 1 thru 17, Block 004, Mesa Grande Addition (K-17)	
Address/Location	4301 Central Avenue NE	
Size	Approximately 2.23 acres	
Historic Location	De Anza Motor Lodge City Landmark	

Summary

The De Anza Motor Lodge was designated a City Landmark by the City Council at the recommendation of the LUCC in April 2012 (R-2012-83), effective April 16, 2012. As required by the LUC Ordinance §14-12-7 (C), Development Guidelines specific to the property were adopted by the LUCC at a public hearing on May 5, 2012. In 2014, the LUCC amended the Guidelines for the De Anza to allow for the demolition of some buildings to the rear of the site. Additional items were listed to be preserved if possible.

The project has undergone several failed attempts at redevelopment and currently has a new developer hoping to revitalize the essence of the De Anza and provide new construction to complement the old. Specifically, they ask that some flexibility be afforded in the guidelines for the removal of some of the existing buildings to facilitate redevelopment of the site due to concerns about the environmental impact of years of mold and feral cat activity in the central structure.

Over the course of thirteen years, only four developers have responded to previous Requests for Proposals for redevelopment of the De Anza Motor Lodge and all redevelopment agreements have failed to result in a project. With each passing year, less and less of the original building fabric remains salvageable. It is hoped that this latest proposal will lead to the actual redevelopment of the site and a cornerstone of the Nob-Hill district.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Specific Development Guidelines for De Anza Motor Lodge.

Development Services Report

SUMMARY OF REQUEST

Request(s)	Certificate of Appropriateness for Demolition, Restoration & New Construction
Location	Central Avenue NE between Washington and Graceland

I. AREA CHARACTERISTICS AND ZONING

Surrounding architectural styles, historic designation and land uses.

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
General Area	CCR	Established Urban, Nob Hill/Highland Sector Development Plan	Residential and commercial
Site to the North	R-1	Established Urban, Nob Hill/Highland Sector Development Plan	Residential
Sites to the South	CCR-2	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial
Sites to the East	CCR-3	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial
Site to the West	CCR-2	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial

II INTRODUCTION

Proposal

The De Anza Motor Lodge was designated a City Landmark by the City Council at the recommendation of the LUCC in April 2012 (R-2012-83), effective April 16, 2012. As required by the LUC Ordinance §14-12-7 (C), Development Guidelines specific to the property were adopted by the LUCC at a public hearing on May 5, 2012. Those specific development guidelines essentially mirrored the general guidelines articulated in the designation ordinance. In 2014, these guidelines were amended to allow for the demolition of buildings to the rear of the site to facilitate potential development.

At this time, the City’s Metropolitan Redevelopment Agency (MRA), owner and manager of the property, and Anthea at Nob Hill LLC, the developer for the site, are requesting that the Landmarks and Urban Conservation Commission review a new development proposal for the De Anza and issue a certificate of appropriateness for the design which will involve rehabilitation of one block of early motel units, located on the corner of Central Avenue and Washington, and the Turquoise Café, the demolition of rear site buildings as well as the existing lobby, porte cochere and office building, the reconstruction of a new restaurant shell to replace the lobby building brought closer to Central Avenue, the preservation of the Zuni murals on site with Zuni control of access, and the

building of 40 new housing units with amenities building and leasing office to the rear and sides of the site.

Background and Context

The De Anza Motor Lodge was listed on the State Register of Cultural Properties and the National Register of Historic Places in 2004. At the time of its listing, it was noted to be one of the best examples in New Mexico of a pre-world war II tourist court that was then expanded in the decades following the war to meet the increased demand for tourist facilities along Route 66. When established in 1939, the motel consisted of four buildings. Four additional buildings were added to the west and north in the 1940's and 1950's as illustrated in an attachment to this report. It was the largest motor court lodge in the area.

The lodge was built by S.D. Hambaugh, a tourist court operator in Tuscon, and C.G. Wallace, a prominent trader at Zuni. Representing one of several ventures that Wallace undertook along Route 66, the lodge became linked to Wallace's name and his reputation as an Indian trader. Thus, it assumed a special role among tourist courts along the highway, offering not only lodging and later, food but Indian jewelry and crafts and repair services as well. Larger than most tourist courts of its time, the DeAnza was altered and expanded during the golden age of tourism along Route 66 to conform to changing norms for tourist facilities. While some details of the buildings' original Spanish Pueblo Revival style were lost, it remains one of the best examples of how some pre-war motels were altered to remain economically viable.

The City purchased the De Anza Motor Lodge in 2003/04 with an interest in preserving the historic Route 66 cultural resource with the unique Native American mural paintings located in a basement room and for the purpose of facilitating revitalization of Central Ave. in the Nob Hill Highland area. Subsequently, a Request for Proposals (RFP) for redevelopment was issued and only one response was received in May 2005. The MRA entered into negotiations with De Anza LLC and a development agreement was signed in September 2006 effective January 2007. That Development agreement expired and the developer had not met commitments for Phase 1. The agreement was renegotiated in 2009 with new terms. Records indicate that a new agreement was not reached.

A 2nd RFP was issued February 2011. This time two responses were received. The MRA selected De Anza Developer LLC and a development agreement was signed January 2012. That redevelopment project proposed to re-use the existing buildings for market rate housing. An application for Landmark designation was initiated in 2012 by the Planning Department at the request of the De Anza Developer LLC.

Ultimately, the developer was unwilling to meet the conditions placed upon approval by National Park Service (NPS) for the historic rehabilitation tax credits, an integral part of the financing for that project, on the grounds that the project would not be marketable as a housing project if the conditions were implemented. The NPS decision was appealed and the original decision upheld by NPS appeals reviewers. De Anza Developer LLC chose not to move forward with the project and that development agreement with the City was officially terminated in January of 2014.

An inspection of the buildings by City staff after the severe weather conditions in 2013 revealed severe deterioration in many areas. Prior to issuing yet another RFP, the MRA commissioned a

study by a qualified architectural firm, Cherry/See/Reames Architects PC, to document the condition of the buildings. The MRA wanted all potential respondents to have equal knowledge of the existing conditions when developing proposals. Cherry/See/Reames was asked to quantify costs for bringing the buildings back to a habitable condition, with relevant codes met but without any extra finishes, alterations, or new features.

The report verified what was observed in the field, that is, that severe deterioration had occurred in the years between 2004 and 2014, accelerating in recent years due to the poor condition of the roofs. Concern grew about the economic viability of a complete rehabilitation.

The redevelopment project is complicated further by the Zuni "*sha'la'ko*" ceremonial procession murals in the basement room. These murals played a meaningful role in the impetus to purchase the property at the prompting of community promoters. The Zuni tribe has communicated a patrimonial interest in these murals and wishes to control access to their viewing on a few selected times a year. This presents a further challenge for the site; the murals are located in a basement room that is not climate controlled or otherwise suitable for long-term conservation, nor is the room accessible to the public. Conservation of these murals is a conundrum in itself, and not a typical condition for developers. Various means of preserving the murals have been considered, including cutting them out and moving them to a museum. This development proposal includes keeping them in place per the request of the Zuni Pueblo.

In November of 2014 the City's MRA applied for amendment of the specific development guidelines for De Anza Motor Lodge (14-LUCC-50053). A copy of the CNA report was provided to the LUCC in support of the application to amend the specific development guidelines in November of 2014. The MRA asked that some flexibility be afforded in the guidelines for removal of some of the existing buildings to facilitate redevelopment of the site, due to concerns about the economic feasibility of complete rehabilitation. The LUCC approved the suggested amendments.

The MRA issued a new RFP in the fall of 2014 that encourages rehabilitation of all of the existing buildings, but required the retention of only the buildings closest to Central Ave. (Buildings A, E and southern portion of building G on the submittal.) It was decided that such parameters would present a more complete picture of what the development market could or would actually support. The RFP also presented some potentially appropriate treatments of the murals. A significant financial incentive was offered to preserve the murals in place and provide access. These alternative solutions were presented to the Zuni by the City prior to release of the RFP and no objections were raised.

Five proposals were received in January 2015 in response to the RFP. Only one of the proposals included an option for retaining all of the existing buildings, but it also included another option to demolish the buildings not fronting Central Avenue if it was determined at some undefined point to be economically infeasible to retain all buildings. Two of the proposals were deemed to be most responsive to the overall project goals as stipulated in the RFP and were forwarded to the ADC for their consideration. The proposal from Anthea @ Nob Hill LLC was selected by the ADC; the ADC found that the Anthea @ Nob Hill LLC proposal demonstrated a practical and achievable financing structure, allowing for completion of construction as presented in the proposal in a timely manner.

Since its selection in 2015, Anthea @ Nob Hill LLC has had to restructure and is currently awaiting a revised contract for their lease agreement with the City including an adjusted time frame. It is the desire of the developer and the City to proceed with this project with all due haste. The condition of the buildings continues to deteriorate making fewer of the original structures economically viable to rehabilitate. In addition, the City spends \$125,000.00 dollars annually for 24 hour security to prevent additional vandalism to the site. This proposal will result in the demolition of a number of buildings on site but will provide for the:

- Preservation of the Zuni *sha 'la 'ko* murals in a controlled environment on site;
- Restoration of the De Anza Sign to its original configuration;
- Restoration of the Turquoise Café shell and floor;
- Restoration of the original motel units at the corner of Washington and Central as restaurant/shop shells and
- Revitalization of a corner site of the Nob Hill 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 property is zoned SU2/CCR-2 (Community Revitalization) in the Nob Hill/Highland Sector Development Plan. The CCR-2 zone as described in the Plan is a mixed-use zone that corresponds to R-3 for residential uses and generally to the C-2 zone for non-residential uses.

This mixed use zoning allows for a wide range of uses in a redevelopment of the property.

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 (C) of the LUC ordinance provides that:

“Within 45 days of the effective date of an ordinance designating property as landmark, the Commission shall approve specific development guidelines for the landmark at a public meeting. The specific development guidelines for the landmark shall establish criteria for evaluation of applications for Certificates of Appropriateness which may be approved by city staff designated by the Mayor. The specific development shall be consistent with the provisions of the ordinance designating the landmark. The guidelines may be amended by the Commission at a public hearing at any time.”

The ordinance stipulates that the guidelines may be amended by the Commission at a public hearing at any time. Staff has consulted with the City’s legal staff in the past with regard to inconsistencies between the guidelines and the designation ordinance that exists in other historic overlays and was advised that it was acceptable.

In 2014, at the request of the City and following a capital needs assessment, the LUCC approved amended Development Guidelines for the De Anza allowing the possibility of demolition of buildings on the site.

DEVELOPMENT GUIDELINES FOR THE DE ANZA MOTOR LODGE A CITY LANDMARK

The following features of the De Anza Motor Lodge help convey its significance and should be preserved in any rehabilitation:

1. The De Anza Motor Lodge sign at the Central Avenue frontage
2. A mix of one-and multi-story massing that evokes Pueblo architecture;
3. The court space between buildings fronting on Central Avenue;
4. The pattern and proportions of openings in exterior walls;
5. The Zuni “Sha’la’ko” ceremonial procession murals. For the purpose of these guidelines, preservation treatments may include leaving the murals in place or relocating as determined appropriate in consultation with Zuni Pueblo.

The following features should be preserved if possible:

1. Preservation of all buildings in the complex is most desirable, however; rehabilitation and reuse of the property is critical. If rehabilitation and reuse of all existing buildings is demonstrated to be infeasible, buildings that do not front on Central Ave. may be removed in conjunction with approval of a Certificate of Appropriateness for new construction or demolition.
2. The terrazzo floor of the café dining room, which contains turquoise chips and silver inlaid figures, most if not all of which have been removed; replacement of the silver figures is not required;

3. Characteristic interior fixtures and finishes.
4. New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.

LUCC staff may approve alterations to the buildings and site that do not require a building permit.

Adopted by the Landmarks and Urban Conservation Commission on November 12, 2014

1. The De Anza Motor Lodge sign at the Central Avenue frontage

The De Anza sign is an iconic element to the site. Originally supported by a tee pee shaped base, it was later truncated and placed on a single pole. It is the intension to return the sign to its original form and relocate it to the east of the site along Central Avenue. The proposed new location, closer to the corner, is intended to both anchor the site and announce the eastern gateway to Nob Hill.

The sign will be part of a self-designated landmark plaza at the corner of Washington and Central. This will include a concrete map of New Mexico, an informational area and plaque by the Zuni Pueblo, a canopy, rock walls constructed with existing Zuni red sandstone from the site and landscaping.

The proposed plaza not only maintains the De Anza sign per the development guidelines, it restores and emphasizes it through the introduction of the plaza.

2. A mix of one-and multi-story massing that evokes Pueblo architecture

The demolition of older rear buildings along the perimeter of the site, Buildings B, C, F and G (See Attachment X) is to be followed by the construction of 1 and 2 story residential units. The architecture is a simple, rectilinear stucco style with colored accent recesses reflective of the colors used on the wood screens added to the De Anza in 1963.

While the majority of the buildings are two stories, one story elements are placed in close proximity to the one story Turquoise Café building as well as at the defining corner of Washington and Copper. Variations in step backs and changes in height with balconies and porches, is reminiscent of old pueblo style massing.

Demolition of the central units, damaged by fire in addition to neglect, will make way for an amenities building and the creation of better access to the Zuni murals located in the basement of the building. The basement will be protected during demolition and construction making it possible to create a thermally controlled environment in the mural room currently not possible. Controlled elevator access will be installed for the murals and the building will house a great room, game room and exercise room for the residential units. Also within this central area, there

will be additional 2 story units and a dog run. The massing of this structure is similar in scale to the rear portion to be demolished.

The proposed demolition of the central lobby/office building and porte cochere marks the major visual change along Central Avenue. The original one and two story structure was the defining pueblo style element on the site. Early post cards show it with projecting vigas, which were later removed, and second floor trellis. The porte cochere, which was added in 1963, utilizes red Zuni sandstone which will be reused elsewhere on the site. The proposal calls for a new structural shell for restaurants or shops to be built closer to Central to address the more urban traveler. The massing of the new building is similar to the original with one story elements closest to Central at two different heights, similar to the lobby and the porte cochere, followed by a two story element and then another single story section to the rear. The overall massing is very similar to the present lobby with access being from the sides rather than the front.

The mix of floor heights and various step backs is fundamentally compliant with development guideline number 2.

3. The court space between buildings fronting on Central Avenue

One of the defining features of the motor lodges of the 1950s was the central automobile court. Cars typically parked in front of their individual unit or beside it in a small carport, and all entrances faced onto this court with the office being in the middle or off to one side. Cars could circle around the lot to exit at the front where they entered. This proposal maintains the auto court feature, not only along Central but for the entire site.

4. The pattern and proportions of openings in exterior walls;

Of the two buildings proposed to remain as part of this development plan, the Turquoise Café building and the first block of units at the corner of Washington and Central, the intension is to repair and return to the look as it appeared in 1963, the end of the years of significance. This is despite the CNA stating that this first block of units was beyond reasonable repair. For this reason, the element along Central Avenue will maintain the current pattern of doors and windows.

The new central building that will replace the lobby also carries forth the patterns and rhythms of the original structure, even though the nature of the two buildings is quite different.

The proposed design for the rear of the site, those buildings not facing Central, has a number of differences from the original historic structure when it comes to window and door openings. The original structure faces towards the auto court. The rears of the units which face the public right of way are small windows for bathroom ventilation. The new proposed design has units facing both the auto court and the public rights of way. This makes for a more interesting view from the street and does not deter from the auto court elevations.

The general door and window configuration of the De Anza is an entry door with either one or two multi-paned double casement windows. The proposed units, though having doors which access the interior auto court, frequently do not actually face the court, coming in from the side and creating a very different pattern of openings. Where the door does face the court, there is a high narrow horizontal window rather than the typical vertical window. This new window element keeps any unit from displaying the pattern and proportions of openings in the current buildings.

It is recommended that an attempt be made to allow more units to have front facing door and that the high horizontal be replaced by a window closer resembling the original configuration.

5. The Zuni “Sha’la’ko” ceremonial procession murals. For the purpose of these guidelines, preservation treatments may include leaving the murals in place or relocating as determined appropriate in consultation with Zuni Pueblo.

The developer has worked with the Zuni Pueblo to come to a satisfactory decision about the murals. After much discussion, the Zuni have decided the murals should remain in place. A non-profit will maintain the murals room and create guided educational tours 4-6 times a year.

Controlled elevator access will make them available to all when they are opened for viewing. This satisfies the guidelines and has met with positive review from the SHPO.

Additional guidelines to be considered and implemented if possible include:

1. Preservation of all buildings in the complex is most desirable, however; rehabilitation and reuse of the property is critical. If rehabilitation and reuse of all existing buildings is demonstrated to be infeasible, buildings that do not front on Central Ave. may be removed in conjunction with approval of a Certificate of Appropriateness for new construction or demolition.

In 2014, a structural analysis was conducted on the buildings. Buildings on the site were coded with Building A- Building G. Under this coding, the buildings fronting Central Avenue were buildings A, E and the southern end of G. At that time the evaluation of these structures was:

- *Building A – Rehabilitation would be cost prohibitive*
- *Building E – It may be possible to remediate the two story structure and porte cochere to make the habitable and code compliant*
- *Building G – the majority of the structure is beyond the scope of reasonable rehabilitation. It may be possible to restore the café structure to IBC compliance.*

(See Attachment 1 &2)

A structural assessment conducted in February 2017 by VJC Engineering, on the two story central lobby structure, states:

“To properly mitigate the structural condition of the motor lodge will require a large portion of the existing second floor framing be removed and replaced. Much of the first floor structure will require either significant modification or upgrading.”

More daunting than the structural report has been the environmental report. This was conducted by KEERS Environmental LLC on March 2, 2017. It states:

“A very strong odor of Mold, Animal and or Human urine and feces over many years of neglect needs to be investigated further, especially above the ceiling, wall cavities and crawl space. Even with interior demolition, Keers cannot guarantee that the odors will be eliminated from the area.”

Given the deferred maintenance on the buildings and continuing deterioration, the time may very soon come when rehabilitation of any portion of the De Anza Motor Lodge is unattractive to developers. The City has limited funds to address the multiple maintenance and repair needs of the historic properties that it is holding for redevelopment. The MRA also spends a considerable amount of money annually for security at the De Anza Motor Lodge where vagrancy and vandalism have been an ongoing problem.

Upon completion of the CNA in 2013, City staff from historic preservation and the MRA discussed the results of the report with the State Historic Preservation Office (SHPO). The SHPO did not disagree that the CNA report was credible and that regrettably, some demolition may be inevitable if no feasible proposals are received to rehabilitate all the buildings. At that point, their major concern became the Zuni murals. The preservation of the murals became paramount for the historical significance of the site and the Zuni pueblo was deemed to be the entity having final say on where they should be preserved. This proposal has been submitted to the SHPO and viewed with approval for the solution offered.

This being said, it is the intention of the developer to restore the shell of Building A despite its poor condition. As part of this restoration, the existing windows are to be restored, openings for wall placed AC units to be filled, the building to be reroofed and restuccoed and overhangs from 1963 are to be rebuilt. There is an existing wall mural at the west end of the building which, though in poor condition, should be considered for restoration as well.

2. The terrazzo floor of the café dining room, which contains turquoise chips and silver inlaid figures, most if not all of which have been removed; replacement of the silver figures is not required

It is the intention of this proposal to maintain and restore the turquoise inlaid floor of the Turquoise Café as well as restore the shell of the building.

3. Characteristic interior fixtures and finishes.

The interior of the structures to remain are to be shells and will not provide finishes. Those will be provided by the tenant.

4. New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.

This development project is contingent upon the demolition of a number of buildings on the site. At the same time, it attempts to preserve the essence of the De Anza by keeping some of the historic fabric along Central, building new structures that reflect the old, creating a better environment for the preservation of the Zuni murals and creating the corner plaza which references the history of the site.

IV. NEIGHBORHOOD/PUBLIC CONCERNS

The application was legally advertised in the newspaper. Three signs were posted on the property with notice of the application, one on each of the three street frontages: Central Ave., Washington at Copper and Graceland.

The Nob Hill Neighborhood Association, the Highland Business and Neighborhood Association, the Parkland Heights Neighborhood Association, McDuffie Twin Peaks Neighborhood Association, Southeast Heights Neighborhood Association and the Pueblo Alto Neighborhood Association were notified of the application by certified mail.

The Nob Hill Neighborhood Association has submitted a letter in support of redevelopment and is attached to this report. (See Attachment 3)

VI. CONCLUSION

The De Anza Motor Lodge was once an iconic stopping place along Route 66. It offered a place to stay for all people and provided a venue for the Zuni to sell their wares. It represents a place and period in time. Unfortunately, it has remained vacant for many years and that has taken a toll on the structural integrity of the site. Original construction was wood frame and drywall, decorative details were few. With each passing year it slips further and further into decay.

This proposal for the restoration of the sign, front unit section at Central and Washington and the Turquoise Café is a strong statement of the De Anza. The addition of a safe and accessible environment for the Zuni Murals is another positive contribution of this proposal. These elements meet within the amended Development Guidelines for the De Anza.

The removal of the lobby building is not approved within the guidelines. The condition of the building and the environmental issues with smells and mold suggests that saving the building is not a reasonable option and would not allow for an economically viable project.

The new construction for restaurant space and the 40 new residential units would provide a long needed solution to the site while bringing new life to the east end of Nob Hill. Although a great deal of historic fabric will be lost, the proposal has many pluses for the preservation of the essence of what was the De Anza.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for demolition - Case 17-LUCC-50020 / Project # 1009047 (June 14, 2017)

1. This application is a request for a Certificate of Appropriateness for alteration of the De Anza Motor Lodge at 4301 Central Ave. NE, zoned SU-2/CCR.
2. The proposal is to remove several buildings on the site to accommodate redevelopment. The project is a public/private partnership between the City of Albuquerque's Metropolitan Redevelopment Agency and Anthea @ Nob Hill LLC.
3. The De Anza Motor Lodge is a designated a City Landmark.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a 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.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. §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.*" The proposed redevelopment of the site meets and furthers the ***Development Guidelines for the De Anza Motor Lodge***, by including:
 - a. preservation of the De Anza sign at the Central Avenue frontage;
 - b. a mix of one- and multi-story massing that evokes Pueblo architecture;
 - c. preservation of the court space between buildings fronting on Central Avenue;
 - d. preserving the pattern and proportion of openings in exterior walls; and
 - e. preserving the Zuni "Sha'la'ko" murals in place, in consultation with the Zuni Pueblo.
6. 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 proposed demolition of the buildings at the rear of the site and the ultimate replacement of them with complementary buildings will focus on and further, rather than impair or diminish, the architectural character and historical value of the subject site.

7. The LUC Ordinance Section §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.* The reuse of building A & the front portion of building G (the Turquoise Café), the Zuni murals, and the iconic, triangular framed neon sign, in conjunction with the less-visible, complementary replacement buildings, will adequately retain and convey the subject site's distinguished original qualities and character. Restoration of the mural on Building A should be considered.

8. The LUC Ordinance Section §14-12-8 (B) (6) *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.* The property has been awaiting redevelopment since the City's MRA purchased it in 2003, but unsuccessful efforts and limited budgets have resulted in a deteriorated structural condition for many of the buildings. Relevant factors and conditions include:
 - a. The City has received little revenue during the past 14 years after paying nearly \$900,000 for the property and over \$750,000 for on-site security and fencing.
 - b. The buildings on the site are in various states of disrepair due to a lack of funding for needed maintenance and the missed opportunities of two previous, failed attempts to redevelop the property. Currently, the City has a new opportunity to enter into a financially feasible, public/private partnership that will lead to redevelopment and reuse of the subject site.
 - c. A recent capital needs assessment (CNA) for the property shows that the dollar amount needed to rehabilitate and preserve all of the buildings on the site is cost-prohibitive. This is even with the incentives and allowances that come with being an MRA property.
 - d. It is clear that the property is incapable of producing a reasonable economic return as presently controlled and the CNA demonstrates that rehabilitation and reuse of all existing buildings is infeasible.
 - e. Economic concerns warrant the consideration of some building demolition in order to preserve the most significant and visible buildings on the site (those anchoring the site to the east and west along Central Avenue).

RECOMMENDATION - Case No. 17-LUCC-50020/ Project # 1009047 – (June 14, 2017)

APPROVAL of 17-LUCC-50020/ Project # 1009047, an application for a Certificate of Appropriateness for demolition, restoration and new construction located 4301 Central Ave. NE, described as Lots 1 thru 17, Block 004, Mesa Grande Addition (K-17), a City Landmark, zoned SU2-CCR, based on the above eight Findings and subject to the following Condition:

Recommended Condition of Approval

1. Restoration or replication of mural on Building A.
2. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

RECOMMENDATION: APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR DE ANZA MOTOR LODGE CITY LANDMARK.



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

Attachments:

- 1) 1957 Sanborn Insurance map illustrating and identifying buildings
- 2) Structural Analysis excerpt
- 3) Letter of support from Nob Hill Neighborhood Association

COPPER AV. N. E.

60'

20' W P

60' 20' W P



- 1939
- Late 1940's
- Early to Mid 1950's
- 1956
- 1958

1957

WASHINGTON N. E.

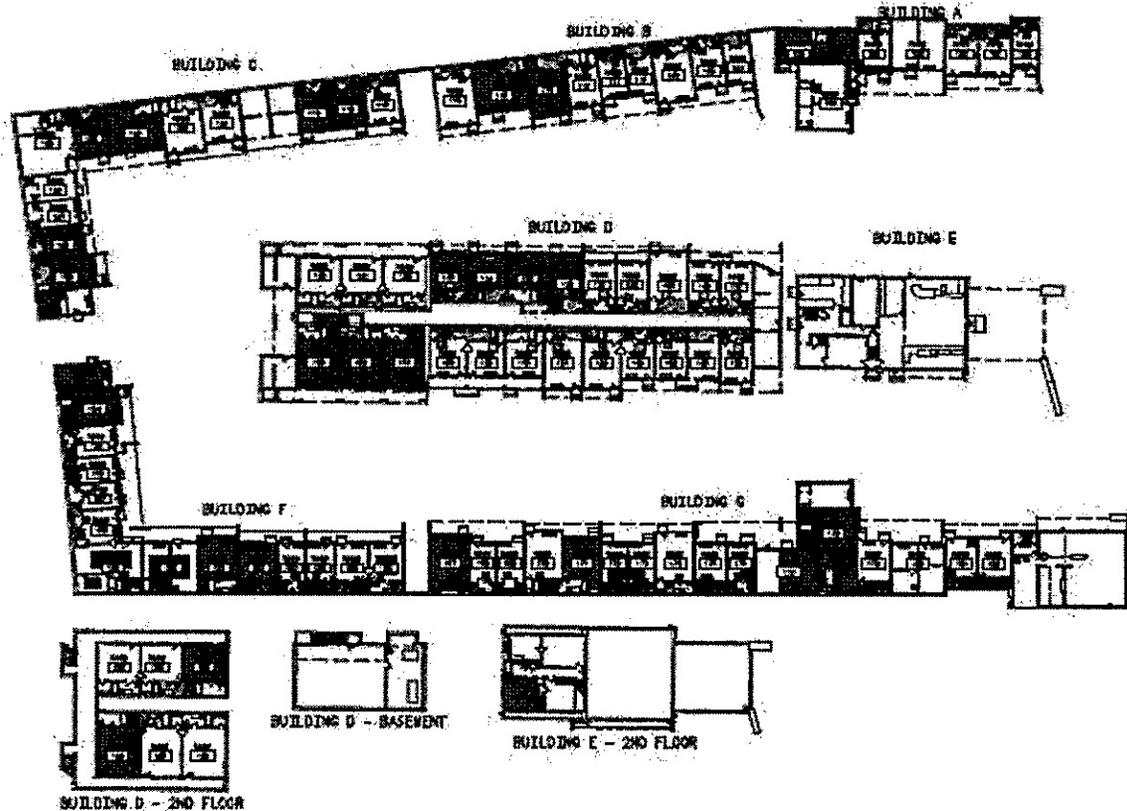
GRACELAND DR. N. E.

IRVING AV. E.

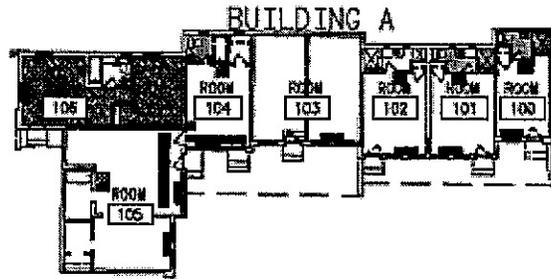
Executive Summary

The following report describes what was observed during a series of structural inspections of the De Anza Motor Lodge at 4301 Central Avenue NE in Albuquerque, New Mexico. The scope of this investigation was limited to review of visual structural components and how the overall condition of the facility contributes to the building integrity. The structural inspections were performed on March 2, 2014 and March 13, 2014.

For the purpose of this evaluation, the facility is broken into seven structural areas. The building floorplan is shown below.



	Key Observations & Recommendations
Building A Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Floor Damage Fire Damage Recommendation: Rehabilitation would be cost-prohibitive to restore the structure to International Building Code compliance.
Building B Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Floor Damage Recommendation: Rehabilitation would be cost-prohibitive to restore the structure to International Building Code compliance.
Building C Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Structural Collapse Partial Floor Damage Major Fire Damage Recommendation: Rehabilitation would be cost-prohibitive to restore the structure to International Building Code compliance.
Building D Two Story Structure, Motor Lodge Rooms, Basement	Major Roof Damage and Water Infiltration at Single Story Building Partial Floor Damage at Single Story Building Fire Damage in Two-story Building Recommendation: Rehabilitation would be cost-prohibitive to restore the structure to International Building Code compliance. Selective demolition and reconstruction of two story structure may be possible to preserve historic basement murals.
Building E Lobby, Porte Cochere	Limited Roof Damage and Water Infiltration Partial Floor Damage Recommendation: It may be possible to remediate the two story structure and porte cochere to make them habitable and code compliant.
Building F Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Floor Damage Recommendation: Rehabilitation would be cost-prohibitive to restore the structure to International Building Code compliance.
Building G Motor Lodge Rooms, Cafe	Major Roof Damage and Water Infiltration Partial Structural Collapse Partial Floor Damage Fire Damage Recommendation: The majority of the structure is beyond the scope of reasonable rehabilitation. It may be possible to restore the café structure to International Building Code compliance.



Building A Condition Summary

Building A consists of seven units with either slab on grade or wood flooring above a concrete foundation system. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Roof Deck: Very Poor – numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement. Partial Fire Damage.
- Roof Structure: Poor – A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair – The extent of damage due to water intrusion is unknown in many locations due to lack of access. Multiple exterior wall studs were cut in the majority of rooms (typical all buildings), which greatly reduces the integrity of the exterior walls. (See figure 15 – Building B)
- Floor Deck: Poor – Concrete slabs on grade are in good shape, however a large portion of floor decking will need to be replaced due to water infiltration or other physical damage.
- Floor Structure: Poor – selective replacement required in many rooms.

Naji, Leslie

From: Gary & Melodie Eyster <meyster1@me.com>
Sent: Friday, May 12, 2017 10:03 AM
To: Naji, Leslie
Cc: 'Chestnut'; Jim Trump; 'David Peters'; 'Cisco McSorley'; cisco.mcsorley@nmlegis.gov; Davis, Pat; Foran, Sean M.; Mayor Berry; Lubar, Suzanne G.; Black, Joan; theboard@nobhill-nm.com; Carolyn Chavez; Chris Smith; Robert Munro
Subject: , Nob Hill Neighborhood Association Supports De Anza Proposal

Nob Hill Neighborhood Association, Inc.

PO Box 4875, Albuquerque, NM 87196

TheBoard@NobHill-NM.com

May 12, 2017

Landmarks and Urban Conservation Commission ATTN: Leslie Naji
Albuquerque, NM

Ladies and Gentlemen,

At the regular meeting of our board of directors on May 8, 2017 Jim Trump presented the current design of the De Anza project including several drawings dated 5-7-17. We voted unanimously in support of the design as presented and in the drawings, conditioned on the following project features.

1. Preserving the Tony Edaakie murals in place with controlled access including access by the handicapped with interpreted educational tours. This affirms our position of February 17, 2017 that we consider the Edaakie murals the key cultural resource at the site, our strong desire that the murals be maintained in their original location as stated in the successful proposal of Anthea at Nob Hill in response to the RFP (RFP 04-2014), and our desire that they be accessible for interpreted educational visits.
2. Preserving the Turquoise Café structure and the guestroom structure on the corner of Washington and Central
3. Rebuilding the lobby building at the front of the site with Zuni Pueblo stone as a design element to the extent the stone can be acquired, and massing the building to retain the motel access and feel.
4. Designing the new buildings with reference to regionally inspired massing, form, materials, and details as well as historic details of the deAnza. We note that this does not refer to designing buildings that *replicate* historic buildings but designing them with *reference* to historic buildings. We indicated that we see the opportunity to enhance this concept in the current design and Jim indicated flexibility as the design proceeds.

Jim indicates that he plans to relocate the De Anza sign to the SE corner of the site to create the sense of a gateway into Nob Hill. We support this feature. We are pleased that he is including Elizabeth Chestnut and the Pueblo in the planning and we encourage incorporating the Pueblo's wishes. We see the current effort as, possibly, the last chance to save parts of the historic property and we earnestly hope it will succeed.

Sincerely Yours,
Adrian Carver, President

APPLICATION MATERIAL



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Administrative Amendment (AA)	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> IP Master Development Plan	L A	APPEAL / PROTEST of...
<input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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): Anthea @ Nob Hill LLC. PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: City of Albuquerque PHONE: 924-3927
 ADDRESS: 600 2nd Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: chycr@cabq.gov.
 Proprietary interest in site: owner. List all owners: _____

DESCRIPTION OF REQUEST: Certificate of Appropriateness for Demolition and New Construction at the De Anza Motor Lodge.

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. All of Block 4 (including Alley) Block: 4 Unit: _____
 Subdiv/Addn/TBKA: Mesa Grande Addition
 Existing Zoning: SU-2/CCR-2 Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): K-17 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.): 1009047

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 2.056
 LOCATION OF PROPERTY BY STREETS: On or Near: 4301 Central Avenue NE
 Between: Washington Street and Graceland Street.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE David A. Ambrose DATE 5-10-17
 (Print Name) David A. Ambrose Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17 LUCC - 50020</u>	<u>COA</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 14, 2017</u>			Total <u>0</u>

Staff signature & Date 5-10-17 Project # 1009047

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 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 checked="" type="checkbox"/> Demolition |
| <input checked="" 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 checked="" 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 for in connection with this proposal? |
| # <input type="checkbox"/> Unclassified Structures | <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. **15 packets for residential projects 18 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.

David A. Aube
 Applicant name (print)
David A. Aube
 Applicant signature/date

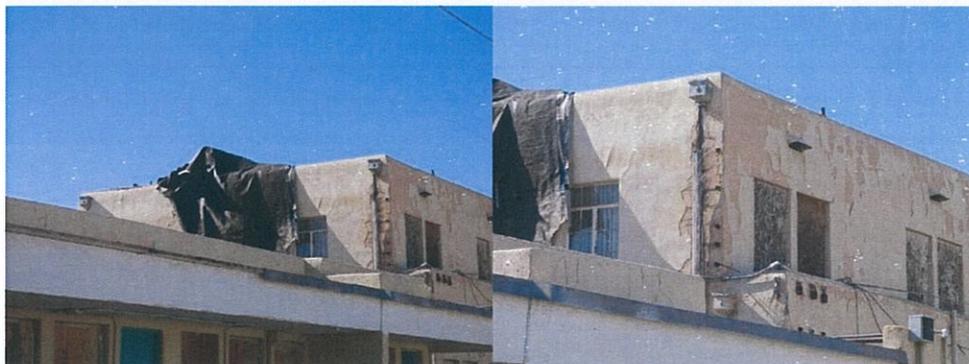
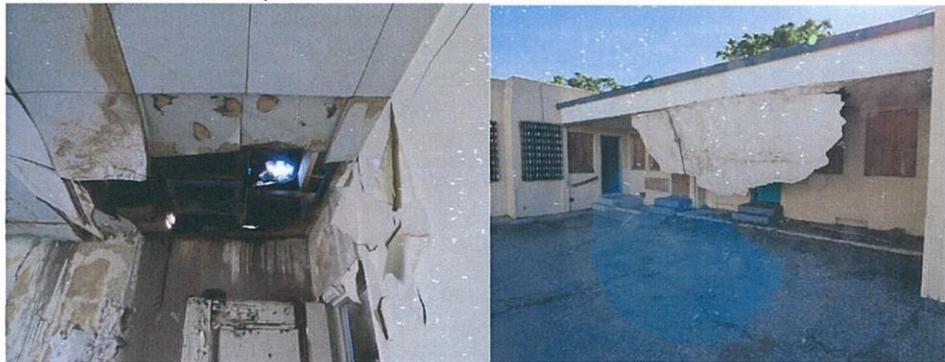
<input type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007
<input type="checkbox"/> Fees collected	<u>17 - LUCC - 50020</u>	<u>[Signature]</u> 5-10-17
<input type="checkbox"/> Case #s assigned	_____ - _____ - _____	Dev Review Division signature/date
<input type="checkbox"/> Related #s listed	_____ - _____ - _____	PROJECT# <u>1009047</u>

De Anza Motor Lodge – Narrative May 26, 2017

Anthea at Nob Hill, LLC in conjunction with its development partners (“Development Team”) humbly submits the following narrative to provide an accurate overview of the complexities inherent in the redevelopment of the De Anza Motor Lodge. Further adding to the complexity is the current state of the property and numerous structural and environmental issues; some that have been lingering since the property was acquired by the City and some since the awarding of the most recent RFP. The Development Team has taken numerous and expensive steps to provide the best possible scenario to deliver a financially successful project and still keep the characteristic flavor that the De Anza Motor Lodge presents to the City and surrounding neighborhoods.

What is the De Anza Motor Lodge in 2017? It is a grouping of structurally unsound buildings that has seen steady decay and neglect over many years. Bluntly, the buildings are dying or in the case of some, they have died. That said, the De Anza is the cornerstone of the upper Nob Hill area. A beacon of such significance, that the City granted the De Anza Motor Lodge Landmark status. De Anza’s past life provided a waystation on the Old Route 66 byway that greeted travelers, the Zuni Pueblo and citizens of the City alike. The De Anza once proudly announced itself as the welcome sign to Nob Hill. It is our intention and plan, that it once again pay this role.

Deterioration Examples:





The plan for the property is multifaceted. It is a boutique hotel as well as housing. Both markets complement each other and would entail less cars encouraging the use of ART. This would further assist in the City's desire to infill along the Central Avenue corridor. It is a restaurant or restaurants; supplying additional opportunities to Nob Hill residents, guests of the De Anza and visitors to our city. We also see it is a merchandising opportunity for the Zuni Pueblo. Years ago, C.G. Wallace recognized the importance of broadening the ability for Zuni Pueblo to sell their wares and our goal is to recreate that relationship. Ultimately, the De Anza is a starting/stopping off point for visitors to our state, city and neighborhood and most importantly the retail entrance to Nob Hill and Route 66.

The first dilemma of any developer working on any historic project is in creating a connection: a connection to the past, an economic path for the present and a blueprint for the future. The below narrative will address these facets of the project, methodology and solutions to best address all areas and still create a viable and fiscally sustainable project. The following are areas that will be discussed in full but for the reader's benefit summarized here:

1. Zuni Shalako ceremonial procession murals – located in the basement of a rear building at the back of the property
2. The De Anza Motor Lodge Sign and refurbishment of sign to former prominence
3. Analysis of existing front 3 buildings for future use and potential for rehabilitation
4. Creation of Retail/Restaurant space along Central Avenue to tie to Albuquerque Rapid Transit (ART)
5. Connection to the Past, Present and Future of Central Avenue and Nob Hill
 - a. Housing
 - b. Long and Short Term Lodging
 - c. Cultural Significance retained



Turquoise Café Flooring with inlaid turquoise

Murals

To start, the City originally purchased the De Anza with the intent to preserve an historic Route 66 cultural resource, namely the Zuni Mural paintings located in the basement of one of the structures on the property and for the purpose of facilitating redevelopment of Central Avenue,

specifically the Nob Hill/Highland area. At the time of the November 2014 LUCC meeting, notes show that there are no definitive resolutions to the mutual (and now our) concerns about the long term care of, interactions with and interconnection to and with the Zuni Pueblo and the murals. The basement Zuni murals have posed numerous risks and challenges for all of the development teams that have won city led RFP's and as evidenced by three failed developments prior to ours. We believe we have solved this issue and solved it in such a way so to provide a vehicle for stabilization, preservation and all future observation and conservation thus providing a path for this cultural resource and treasure to live on. The Development Team's first steps were to completely analyze the murals. All options were considered including removal. The idea of removal caused an uproar within the community and was quickly dismissed but needed to be thoroughly analyzed and addressed. Beautiful in stature and significant to the cultural history of The Zuni Tribe, Route 66 and to the residents, patrons and visitors to Nob Hill, the Murals pose an unusual dynamic not seen in many redevelopments in Albuquerque much less the whole of the United States. The design team has taken every step to carefully analyze its place in the development as well as its need to have an ongoing historical place in the future story of The De Anza, Nob Hill and Route 66. As a listed Historic Place with cultural ties to Route 66, C.G. Wallace and the Zuni Pueblo, the Development Team, as I am sure every other developer that responded to the 3 RFP's has done, has worked to find a way economically to make the project work within the guidelines set forth by the MRA, SHPO and LUCC. To better understand the desire of the Zuni Pueblo and its people, the Development Team traveled to Zuni to discuss their goals and vision for the murals and for the property itself. It is the opinion of the Development Team, based on these conversations with the Zuni, that Zuni Pueblo and the Zuni people of today as well as the Zuni ancestors shepherd the fate of the De Anza Motor Lodge. Their influence and guidance should be and are the voices to be heard now and for the future not only from a developer but from the agencies that help foster the property. **As SHPO has stated, the Zuni are the definitive decision makers for the De Anza Motor Lodge.**

In our discussions with Zuni Pueblo, four goals were identified:

1. Creation of a connection to the past and preservation of the Murals created by Tony Edaakie.
2. Protection from the elements for the Murals as well as secured and fully accessible handicap access
3. Formation of a potential economic connection
4. Future ability to teach those touring the murals about Zuni Pueblo and People; allowing their unique story to be told.

Present day preservation has been a priority for the City and Zuni Pueblo regarding the Murals, but a truly viable solution must address more than that. RFP winners, to our knowledge, have not addressed the long term possibilities for the murals which include our original winning proposal. Just "burying" the murals has always been an option and one that the Development Team considers contradictory to the goals of the project, neighborhood and Zuni Pueblo. Here again we entertained ideas from Zuni Pueblo. Incorporating Zuni input, our proposal is to provide a vehicle that curates the murals for the long term. By teaming with Elizabeth

Chestnut, our newest member to the Development Team, and her previously established 501-3(c), we unite an entity who is passionate about the murals and the future success of the De Anza Motor Lodge site with the murals themselves. This non-profit will be funded in part from dollars set aside from the development budget, other donations and money available from the City and will be the primary arm by which restoration and future fund-raising for the continued care of murals occurs. The Development Team will provide a license to the non-profit who will create a guided educational tour 4-6 times a year that will also incorporate Zuni Pueblo input to properly convey the meanings behind the Shalako procession murals. Theoretically, this provides a perpetual forward looking vision for the murals and allows for future generations from all over the world to visit Albuquerque and learn what is ultimately a large part of our and the city's history.

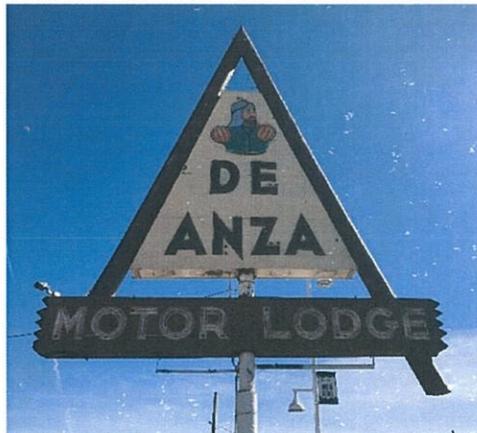
With the non-profit in place and the preservation, restoration and future conservation of the murals in place, the Development Team turned to access. Access has always been a primary dilemma in the design for the entire site. The back two story buildings above the murals cause limitations for the entire site and limit the economic potential for the site as a whole. Additionally, the buildings have fire damage and structural issues which compromise the entire site. Currently the murals are accessed by internal, steep, and not-to-code stairs. Furthermore, the design of the building and the grading of the site have caused water damage to the murals that need to be rectified. Also, part of the agreement with the City is to provide heating and cooling adequate to maintain the murals for the future. These items present problems for the Development Team and many ideations were considered. As part of your package, you will see what we believe is the best course of action. Our intent is to tear down the concrete building in the rear of the property and to leave the basement. Then, create a steel building around the murals thus encasing them and protecting the basement from weather and water damage. This affords the Development Team the ability to install an elevator to the basement through the existing space of the boiler room. We will also have stairs constructed within the structure to provide for ingress and egress thus eliminating the need for the outside stairwell and providing further weather protection. All of this provides a better site plan, full handicap access to the murals (please note this area will be secured and only open for tours per request from Zuni Pueblo) and protection for the murals not previously considered.

The De Anza Motor Lodge, for a number of years was an economic hub for its people. C.G. Wallace created a trading post for Zuni Pueblo, wares, and over time it became the Zuni peoples' home away from Gallup and thusly provided a 120 mile connection to the Pueblo, its people and its customs. The Development Team wants to create this connection again and the Zuni Pueblo supports this opportunity. The Development Team, in conjunction with the Zuni Pueblo, will create an opportunity on site where crafts and jewelry can be sold and to add to other areas of the site, points of interest to tell the story of the Zuni people. The chronicle continues with our next facet for explanation and one that we are truly excited about as it not only conveys the history of the Zuni people but also connects the De Anza to Zuni and ultimately creates the starting/stopping off point for visitors to our state, city and neighborhood and most importantly the retail entrance to Nob Hill and Route 66.

De Anza Sign

Landmark can be defined two ways: as an object or feature easily recognizable to establish a location or as a change marking an important stage or better said - a turning point. The De Anza Motor Lodge was an iconic site along the famous old Route 66 and indicative of the 1st definition of Landmark. Time, changes in society, advancements in technology and general decay over the years has changed this Landmark from the first definition the second definition. The De Anza is at a turning point plain and simple and not the Landmark we all once knew, read about or stayed in.

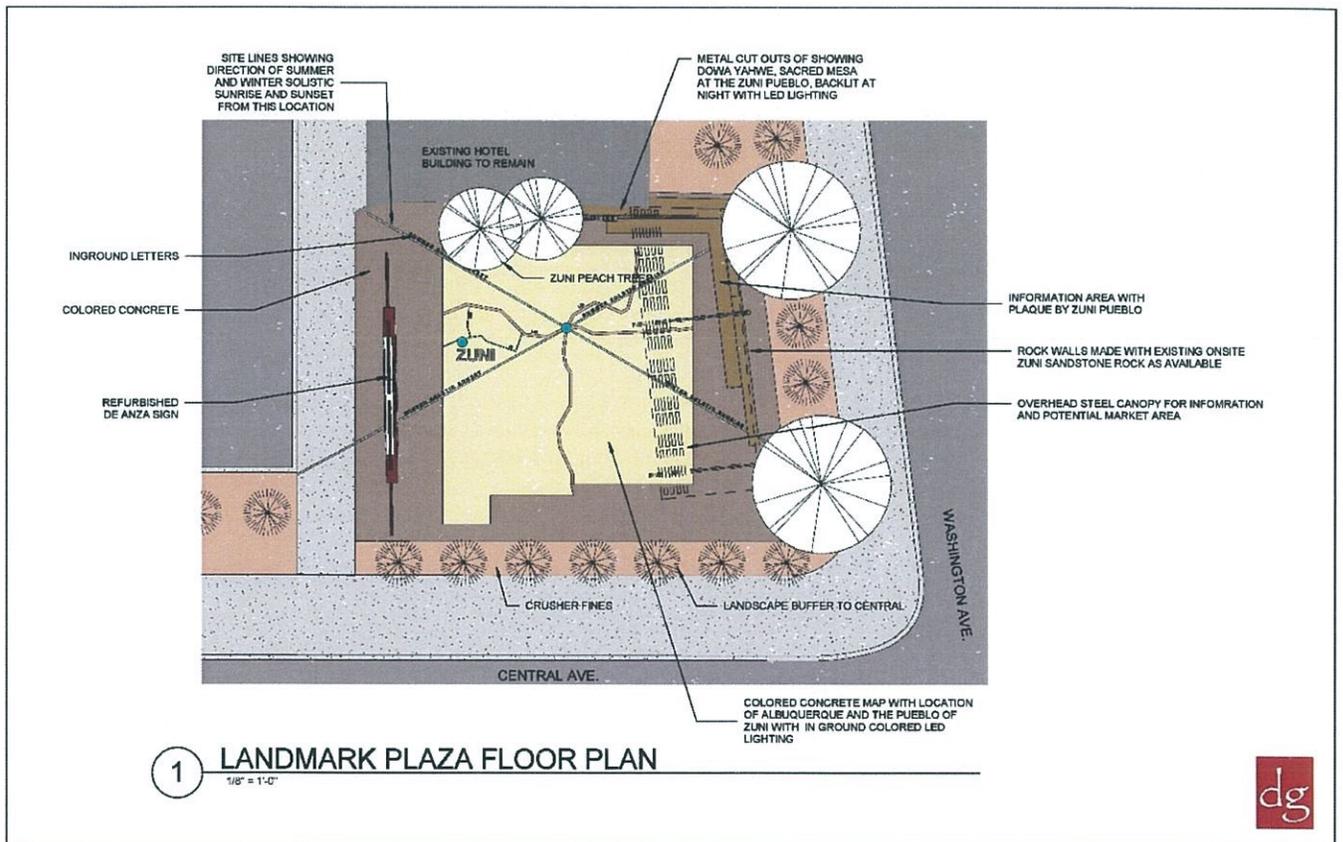
History tells us that the primary economy for Zuni Pueblo was/is trading. The De Anza represents a 120 mile connection between trading locales. When Route 66 moved north to Gallup, NM, Zuni Pueblo was cut off from the primary east-west trading route. C.G. Wallace envisioned the De Anza as a response to that change – essentially bringing the Pueblo to the largest community on Route 66. As previously stated, we can recreate some of this connection again. Everything that was created at the De Anza over the years and mainly under C.G. Wallace's stewardship and ownership, helped to promote and provide the Zuni a trading post and their home away from home. Again we looked to the Zuni Pueblo for input and approval of decisions surrounding the De Anza, the location and its one true landmark – the De Anza Sign.



It is important to mention that the De Anza is located in the one of the two true work, live, play neighborhoods in Albuquerque. Nob Hill offers its residents and visitors an eclectic array of experiences. The addition of ART to Central Ave creates THE opportunity the City and Nob Hill have desperately desired since 2003-the revitalization of a blighted key location. This will be the first domino to add to the transition of the old Route 66 to the new Route 66. Simply stated, The De Anza is the all-important intersection of all the facets mentioned above as well as the unifying piece to regenerate Nob Hill return the vitality that has been lost due to the ongoing construction and upheaval that ART created in this fragile area.

With all of these factors in mind, the decision from the Development Team was to create the second definition of landmark: a change marking an important stage or turning point. We presented to Zuni Pueblo a concept for the corner of the property at Washington and Central

(again this is the entry point into Nob Hill and a prominent intersection on Central Avenue). We propose moving the existing De Anza Sign, refurbished to prior glory with neon and extend the “arms” of the teepee design to the ground on the corner of Washington and Central. From there we will use existing Zuni mined rock that is currently on site and add additional mined rock from Zuni Pueblo, if necessary, to create a “parklet” that will serve as the celebratory site for the Zuni people, C.G. Wallace and the De Anza Motor Lodge of old. The site will have poured concrete with a map showing the Zuni location to the De Anza and commemorative plaques attached that tells the history of all of the above. Planting of native Zuni peach trees will put the finishing touches on this singular Landmark. In conjunction with the sign, this becomes the front door to Nob Hill, the Instagram photo location for all visitors to Albuquerque and a true Landmark for Nob Hill, Route 66 and its residents and patrons. What better way to welcome someone to our city than this spot. A rendering has been added to your package. Needless to say, the Zuni were ecstatic about the possibility of a true telling and retelling of the importance of the De Anza to its ancestors, its people and its future. **They have provided their complete approval of this concept and are in favor of its creation.**



Refurbished De Anza Sign - Landmark Plaza



NE Facing



NW Facing

Site Methodology

Concrete Rear Buildings

The Design Team spent considerable time analyzing these buildings. Structurally, we have concerns with its extended life feasibility. Although made of concrete, the fire has done unknown damage to the building. The environmental issue also caused the Design Team concern. Roofing material, lead paint, and human and animal waste all contribute to trepidations for future assurances that the building, if kept, could overcome. Through our analysis, we attempted all type of options to keep the building in place and to use some of the unique features present to create the amenity room we discuss below. Without firm guarantees that the building was structurally sound and viable for renovation, the ultimate decision of the Design Team was to demolish the building and move to other options to maximize and benefit the project as a whole.

Please note, current design trends for hotels and apartments tells us that there needs to be a “place” or community area that affords a venue not normally available within one’s own space. In the original design mock up, this was not programmed or fleshed out. The promotion of activity within the grounds of the site and in common areas needed to be added to compete in the market and meet current tenancy requirements. In the new ideation, we have created this area above the basement that house the murals. With a new steel structure, an addition of internal stairs and elevator access, the design team has created approximately 3,400 square feet of workout facilities, movie room, game room and available communal kitchen. This allows those staying on premises first rate amenities that promote rentals, tenancy and community critical in today’s environment. It also facilitates, opportunities for the non-profit to market the murals for donations to aid in its ongoing restoration efforts, ongoing maintenance and continuing education. Consider for a moment, a tour of the murals followed by a mixer where the Zuni People can further discuss their traditions and culture all within the same building. Also consider, the long term guests ability to venture out of their rented space to watch a movie, work-out or merely sit and view the Sandia and Manzano Mountains or Mount Taylor.

The “Place” as we have come to call it, presents so many options and aids in keeping the tenancy at higher levels which provides for a more stable and viable long term project.

Fire Damage



By razing the back buildings and creating a better designed central core, we also add the required parking element that a project with this type of tenancy requires. With only 40 units, this allows each unit to have its own parking space within the site and limits the need to park off site. We believe this is a substantial amenity for those looking at this type of living accommodations. It also opens up views and allows for larger outdoor space in the way of an external fireplace and barbeque areas. The site now suddenly opens up to reveal the site as it was originally-a motor lodge with drive in and around capabilities. All these items promote and encourage community. Residents and hotel guests alike can now venture from their units to enjoy the space as a whole.

Site Methodology

Turquoise Café

The Development Team will be retaining the Turquoise Café for use as a retail/office establishment. The terrazzo floor will be retained and restored. Although there structural and environmental issues with the building, it will be kept and refurbished. Our site plan allows for another “parklet” area to front the Café that will abut a pass-through for patrons to access the property from parking along Graceland.

Site Methodology

SE Corner Structure

This building helps create a staging area for the hotel concept presented as part of the RFP and will serve many roles. This will be an area of storage for the hotel and offices for its operations. It could potentially be a merchandising area for the hotel as well as Zuni Pueblo for its wares. The building itself is in great disrepair but the Development Team is committed to keeping its massing and location. It does sit back far enough from the street to help create the Landmark location mentioned earlier.

Site Methodology

Restaurant-Old Lobby Building

This area of the De Anza has caused a majority of the concerns for the Development Team. Through many discussions among our team as well as in conjunction with discussion with the City, our recommendation is to demolish this building and rebuild it closer to the street to meet with current urban infill project desires. Our current site plan presents our requested vision keeping true to the existing “massing” and the motor lodge feel. As for methodology, we visited with two Structural Engineers as well as an Environmental contractor on the building itself. We had pot holes dug to access the footings to review its condition. Their advice and opinion letters accompany this narrative. In short, the building has seen extreme deterioration over the years and it is functionally and materially obsolete. The roof has failed allowing significant water penetration and damage. Asbestos can be found both in the roof and exterior walls. Additionally, the building suffers from a unique and perhaps surprisingly severe environmental hazard. Over the years, countless animals have habituated, procreated, lived and died within. The associated odor has permeated the entire building, down to the building’s structure. The odor emanating out of the front door is powerful, prevalent one could say. This poses many issues. Environmentally we cannot guarantee that keeping any part of the current structure will remediate any of the issues or smell. This could preclude a restaurateur from creating or expanding its business endeavors to take on the De Anza restaurant pad. This in turn strains the entire project as a restaurant for the hotel and access to Nob Hill patrons and residents. This is a key aspect of its potential success.

The old motor lodge concept supported a drive in front with a porte cochere. However, as an urban site - today’s desire is to be less car heavy and with the addition of ART (after acceptance of our original RFP) and more importantly an ART stop at Washington and Central calls for this building to be re-envisioned and moved to connect to this transportation core. The existing Zuni rock structures will be re-envisioned as well and moved to the corner to establish the façade for the Landmark. To make this project sustainable for the long term, the success of the restaurant site is pivotal. Closer frontage to Central is a key element, drawing more customers aiding in its attractiveness to restaurateurs. While this is a change from the original RFP, the continued building deterioration and the crucial role of the restaurant, this is a key component of the proposal to create the thriving urban community that is needed to revitalize the site.

Cultural Connections

The De Anza has many hidden and not hidden gems of cultural significance. It’s important to address what is staying, what is going and what will be re-envisioned. The murals will remain intact in the basement. There are paintings that are severely weather worn and not required to remain. The Development Team felt it important to recreate on the front SE building a new painting by a Zuni artist. We will also be reusing some of the latticed window coverings and repurposing them at the Landmark and in and around the property. This could be benches, tables etc. Also as noted above the addition of peach trees to the newly created Landmark area ties again to Zuni Pueblo and its people.

Summary

The Development Team asks for your approval of our site plan which:

- Retains the massing and motor lodge feel AND provides for the preservation, observation and continued conservation of the Zuni Shalako murals
- Restores the historic relationship with Zuni Pueblo and creates a new urban community that elegantly ties into the newly created ART transportation system thus aiding in the extension of the interaction through all of Nob Hill and removing a blight on Central Avenue/Historic Route 66.
- By so agreeing, you are also creating the Landmark space that residents and visitors to the De Anza can relish, Nob Hill patrons and residents can call their own and all of Albuquerque can be proud to tout today and for the future.

VJC Engineering
Structural / Civil Engineering
Victor J. Chavez, P.E.

May 5, 2017

SAM LLC
122 Tulane SE
Albuquerque, New Mexico 87106

Attn: Jim Trump

Re: De Anza Motor Lodge

Mr. Trump

As requested, I visited the site on February 17, 2017 to observe the condition of the structure and to prepare a proposal to remediate the problems observed. The visit focused on the lobby area and the area immediately north of the lobby.

At the time of my visit, it was apparent that the structure has been exposed to the elements for a long period of time. The northwest corner of the second floor has deteriorated to the point that the framing elements are totally compromised. Water leaked through the compromised finishes to the first-floor framing, deteriorating the framing.

It appeared that the same condition exists in several other locations. My proposal included several man days to remove interior finishes to expose the underlying structural elements. This part of the investigation was to be accomplished using City labor forces. It is likely that the covered structure has begun deteriorating and at this point, it is just a question of degree.

The lobby area ceiling has collapsed and the roof structure was exposed. The original wood viga structure has been supplemented with steel joists when the area was remodeled. This is an indication that the original structure was either compromised or did not meet code requirements at the time of the remodel. Supporting elements for the new structure are steel beams. A portion of the load supported by the steel is bearing on the original wood framing. Upgrades will be required to meet current code specifications.

At the time of my visit I was not able to identify a lateral load carrying system. It is likely that significant upgrades will be required to meet current codes.

In addition to the structural condition, the building envelope is relatively small with little head room. Upgraded mechanical systems may require modifications to the foundation or the roof or both.

To properly mitigate the structural condition of the motor lodge will require that a large portion of the existing second floor framing be removed and replaced. Much of the first-floor structure will require either significant modification or upgrading.

Based on the condition of the structure at the time of my visit, it is my opinion that the modifications, replacements and upgrades required to meet current codes will be significant and extensive effecting the majority of the structure.

Please let me know if you have any questions or if I can be of any further assistance in this matter.

Sincerely

A handwritten signature in black ink, appearing to read "Victor J. Chavez". The signature is written in a cursive, flowing style with a large initial "V".

Victor J. Chavez, P.E.

KEERS

ENVIRONMENTAL, LLC

March 14, 2017

REA Management
Attn: Mr. David Peters
122 Tulane Dr. SE
Albuquerque, NM 87106

Dear Mr. David Peters

On March 2, 2017 Keers Environmental, LLC conducted a visual inspection of the De Anza Motor Lodge Front building located at 4301 Central Ave. NE Albuquerque, NM.

The following findings are suspect for (ACBM): boiler interior insulation, boiler fire brick, boiler flue insulation and gaskets, Glued on ceiling tiles with black adhesive mastic, insulated wire, exterior stucco, remaining roof flashing behind the exterior stucco, Transite pipe in the wall cavities and crawl space and window glazing window caulking.

OTHER FINDINGS: Ceramic wall tile and floor tile that could contain Lead, exterior and interior doors and windows that are also suspect for Lead Based Paint (LBP).
Light fixtures that contain light ballast are of concern for Poly Chlorinated By-phenyls (PCB's).

Hazardous Findings: A very strong odor of Mold, Animal and or Human urine and feces over many years of neglect needs to be investigated further, especially above the ceiling, wall cavities and crawl space. Even with interior demolition, Keers cannot guarantee that the odors will be eliminated from the area.

Keers Environmental, LLC recommends a complete building inspection for the strong Urine/Feces from Animal and or Human's.

Keers also recommends a pre-renovation/demolition asbestos survey for the remaining items listed above for asbestos and lead before any renovation or demolition activities commence.

Sincerely

Christopher Lara



Project Service Coordinator/Building Inspector
Keers Environmental, LLC
5904 Florence Ave. NE
Albuquerque, NM 87113
1-505-823-9006
clara@keers.com





Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338 115/26/2017 10:46 AM

26 May 2017

Mr. Jim Trump, President
Strategic Asset Management
122 Tulane, SE
Albuquerque, NM 87106

Dear Mr. Trump:

The redevelopment of the De Anza Motor Lodge, 4301 Central Avenue, NE, Albuquerque, NM, has long been an ambition of city leaders, as well as for the Historic Preservation Division (HPD). Previous efforts though well intentioned have simply fallen short for reasons that are not terribly unique to properties like the De Anza that represent a whole host of competing interests. For HPD, the De Anza listing to the state and national register of historic places engages state and federal law that require the city to take meaningful steps to guarantee the safe keeping of the property's character defining features. At times, though, preservation standards collide with other intentions setting off consultations that seek to find an appropriate compromise.

Such is the case with the De Anza Motor Lodge. The most recent attempt, led by you and other city officials, is perhaps the best possible solution that takes into account a collective conversation about the historic significance of the De Anza, which is really framed by two distinct preservation challenges, one being the proposed redesign of the campus, and two, by the rich historical significance of the Zuni murals, and specifically how to satisfy the Zuni people so that the murals will be preserved and properly cared for. It was well understood that the campus might undergo modifications that could potentially alter its historic design, and indeed that's precisely what your new proposal shows. Still, HPD decided long ago to shift its focus away from the buildings to the murals, and through a series of meetings and consultations with the pueblo and community, I'm pleased to say that the murals have a more than adequate chance to be preserved, and better still, accessed by the public.

Your sustained attempts to consult with the Zuni Pueblo and members of the Nob Hill community have resulted in a successful project that will keep the spirit of the De Anza alive. But more in keeping with HPD's vision is your plan to preserve the murals and to help reestablish a local non-profit so that the murals will have a fully engaged organization responsible for their future upkeep. This is absolutely crucial and grounds for HPD to support your current proposal. Again, good preservation is about prioritizing what's truly important relative to the overall project goals. For HPD, the murals and maintaining a close working relationship with the Zuni far outweigh other preservation concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Pappas".

Jeff Pappas, PhD
State Historic Preservation Officer

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 May 30, 2017 to June 14, 2017

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] 5-10-17
(Applicant or Agent) (Date)

I issued 3 signs for this application, 5-10-17 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1009047



May 9, 2017

Attention: Affected Neighborhood and/or Homeowner Associations

Re: De Anza Motor Lodge Redevelopment
Lot 1 thru 17, Block 4, and the alleyway running through Block 4, of the Mesa Grande Addition, city block between Central Avenue NE and Copper Avenue NE, and between Washington Street NE and Graceland Drive NE.
Request for LUCC Approval (COA Project # 1009047)

To whom it may concern:

On behalf of our client, Anthea at Nob Hill LLC (Agent) and the City of Albuquerque Metropolitan Redevelopment Agency (Applicant), The Hartman + Majewski Design Group (DG) is assisting the Agent in making application to the Landmarks and Urban Conservation Commission ("LUCC") requesting that a Certificate of Appropriateness be issued for the project. The Certificate of Appropriateness would be to allow Demolition of an additional structure not specifically identified in the August, 2015 Case #15-LUCC-50023. We are also seeking approval of the proposed apartment buildings located along the northern portion of the site, an amenities building in the center of the site, and restaurant located adjacent to Central Avenue.

The De Anza Motor Lodge, 4301 Central Avenue NE, was designated as a city of Albuquerque Landmark in 2012, and any changes or modifications to the buildings and or site must be reviewed and approved by the City's LUCC.

This submittal provides a site plan showing the proposed Motor Court with new surrounding buildings. All vehicular access to the site will be from Central Avenue through the two existing driveways. The site will later be going to the City of Albuquerque Development Review Board for a consolidation/minor plat to remove internal property lines and to establish new lot lines and easements. This project supports 40 units and associated community support functions, including a leasing office, and an amenities building.

We are also attaching the current Building Elevations to show how the proposed development will respond the previous architectural style while providing more updated buildings that will be constructed on site.

We will be respectfully requesting that the Landmark and Urban Conservation Commission (LUCC) review and approve the Certificate of Appropriateness. Current estimated hearing date for the LUCC is June 14, 2017. Please do not hesitate to contact me at 505-998-6430 if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Dave Aube...".

Dave Aube, PE
Principal

cc: P:\2500_deanza\C2_Agency\ONC Neighborhood Notice\DRB Neighborhood Letter 2017-05-09.doc

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05/10/2017

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 Street, Apt. No., or PO Box No. 305 Quincy St NE
 City, State, ZIP+4 Albug NM 87108

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 Street, Apt. No., or PO Box No. 11001 Del Rey NE
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 Street, Apt. No., or PO Box No. 316 Amherst Dr NE
 City, State, ZIP+4 Albug NM 87106

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 Street, Apt. No., or PO Box No. 433 Carlisle Blvd NE
 City, State, ZIP+4 Albug NM 87106

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 City, State, ZIP+4 Albug NM 87108

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05/10/2017

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 Street, Apt. No., or PO Box No. 1007 Idawilde Ln SE
 City, State, ZIP+4 Albug NM 87108

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