



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 5
Case No.: 17-LUCC-50005
Project # 1010697
March 8, 2017**

Staff Report

Agent	Walt Gill Modulus Design, LLC	<p>Staff Recommendation</p> <p><i>Approval of Case #17 -LUCC-50005, Project #1010697 a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 11 and subject to the conditions on page 12.</i></p> <p style="text-align: right;">Leslie Naji Staff Planner</p>
Applicant	Erik & Tania Kraai	
Request	Certificate of Appropriateness for alteration	
Legal Description	Lot B Block 10 of the Perea Addition	
Address/Location	320 13 th St. NW	
Size	0.17 acres	
Zoning	SU-2/DNA-SF	
Historic Location	Fourth Ward Historic Overlay Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness to make alterations to a contributing building. The proposed alteration is to add an extension (addition) to the contributing building through the rear portion of the roof as well as the south and west building faces to create a second story to the house. The extension would affect the rear elevation of the existing house which was an addition, and add to the south wall to the rear. The roof plane would be altered but maintain existing street front features, including the side gable end to the south.

This project was previously submitted and rejected; however, numerous changes have been made to the design, including a reduction in the roof area affected, which makes this design worthy of reconsideration.

Staff has reviewed this project against the guidelines for new construction and alterations within the Fourth Ward district and finds that the proposed alteration is substantially consistent with specific applicable development guidelines for the Fourth Ward Historic Overlay Zone.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Development Guidelines for the Fourth Ward Historic Overlay Zone.

SUMMARY OF REQUEST

Requests	<i>Certificate of Appropriateness for Alteration to Contributing Building</i>
Historic Location	<i>Fourth Ward Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990's.	Contributing; residential
Site to the North	1	Front gabled Craftsman Bungalow; 1925	Contributing residential
Sites to the South	1 & 2	Hipped roof Bungalow with front dormer; 1914	Residential Contributing
Sites to the East	1½	Side gabled Bungalow with California Mission style modifications; 1912	Residential Focal
Site to the West	1½	Front gabled Tudor Bungalow house with frame and stucco; 1915	Residential Contributing

INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness for alterations to a contributing house in the Fourth Ward Historic Overlay Zone. As is typical of houses built along 13th St, the subject house is a one-story front-gabled house in the Craftsman/Bungalow style built in 1920. The house has stucco covered siding, wood shingles at the gabled ends, multi-light windows (3/1 and 4/1) and a secondary gable over the front porch. At some point the front porch had been enclosed but in recent years it has been restored to its original state as an open front porch. There is a flat-roofed addition to the side/rear.

The applicant proposes an addition to the house in the form of an extension of the upper story attic space into a full second floor. The addition would remove the existing roof structure at the rear third of the historic house to the rear (east) wall. Side walls would be raised approximately four 4'-0" above the roof line and is setback from the existing front wall of the southern side gable. The eaves at the gable ends would remain in place. All roof pitches are designed to match those existing on the house.

The house currently is 1801sq.ft. With the proposed addition it would increase to a total of 2861 sq. ft. of heated space and 641sq.ft. of additional rear balcony and patio space. The neighboring house to the south has a similar addition that has been added to the rear of the building.

Context, Background and History

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

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

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

The National Registry nomination goes on to say that, “The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941.”

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned SU-2/DNA-SF under the Downtown Neighborhoods Area Sector Development Plan adopted in 2012. The intent of the DNA-SF zone is to ensure that the historic development pattern and the predominant single family character of the Downtown Neighborhood Area is preserved and strengthened. This zoning category corresponds to the R-1 Residential Zone with an exception that allows for one secondary dwelling unit of 650 square feet maximum per lot. The regulations in the sector plan address lot area, setbacks, building height and step back requirements, fenestration and porches along with other pertinent standards.

The proposal meets the SU2/DNA-SF regulations.

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

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

Resolution-46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

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

Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal is not inconsistent with the designation ordinance.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991 and they have been revised twice since that time. The guidelines were revised in 1998, and again in 2016 when the uniform guidelines for New Town Neighborhoods were adopted.

Those Guidelines that are especially pertinent to this application are those that apply to:

- Roofs and Roof Features,
- Windows and doors and
- Additions.

The guidelines for contributing buildings Roofs and Roof Features state:

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

1. Retain and preserve the original roof form.

The proposed alteration has used the existing roof pitch in all new roof applications. The integrity of the existing roof is affected with the removal of the existing roof over an area of approximately 18%. This is a great reduction from an earlier proposal which affected 38%. This proposal steps back from the front facing wall of the south gable allowing the scale of that wall and the roof structure to be maintained on the front elevation.

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

The proposed addition does not create a false sense of history. It uses materials, treatments openings and roof pitch of the existing structure. It is appropriate to the building style for that portion seen from the street as it allows the low bungalow style to read as low and wide.

The rear of the additions extends the house with compatible materials but with its larger roof plane, displays a modern look marking its own place in history

4. Minimize the visual impact of skylights and other roof top devices.

Two skylights pierce the existing roof structure but are on a side roof plane and are set back from the front elevation. The other four (4) skylights located on the new roof are all located on the north and south faces and are, therefore; not visible from the street.

The guidelines for contributing buildings Windows and Doors state:

POLICY: The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

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

The proposed design does not affect the existing windows with very few exceptions. One window is to be filled in as a space changes from a bedroom to a kitchen. Another is changed in size slightly. Both windows are on the north side of the house.

Although the outside window configurations are in keeping with existing windows, the muntin configuration is not mentioned. Windows in the house are typically 3/1 or 4/1. Additional review is required for approval of windows.

The guidelines for contributing buildings Details and Ornamentation state:

1. Protect and maintain significant stylistic elements.

A significant stylistic element of this bungalow style is the wood shingled gable ends. The proposed design successfully incorporates the wood shingles in proposed gable ends.

The guidelines for Additions to contributing buildings state:

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

1. Retain and preserve original features and elements.

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

The addition of this proposal requires the removal of a portion of the original roof feature; however the majority involves the removal of roof from a non-contributing addition added later.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.

- Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.

The addition, appropriately, is set back from the primary façade and located, primarily, to the rear of the building.

- The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

The original building and the neighboring buildings are single story. Most of the street is either single story or 1 ½ story. Two story additions are not unknown in the Fourth Ward. The house immediately to the south of this project has a similarly sized two story addition to the rear.

- Additions should not visually overpower the original building.

The extent of the addition certainly overpowers the original structure from the south and east elevations and to a lesser extent the other elevations. From the front elevation, changes to the proposed addition set it back from existing walls maintaining the character of the original house.

- Additions should not exceed 50% of the original buildings square footage.

The original building is 1800sq.ft. of heated space with a 328sq.ft. front porch. The proposed addition adds 850sq.ft. of heated space . This results in a heated addition of 47%. This is within the guideline maximum of a 50% addition.

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

The proposed addition utilizes the original roof slope in all new roof planes. It removes previous non matching additions and windows.

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

The proposed addition maintains current primary entry façade.

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

The proposed addition adds new roof gables facing the north, east and west. Those to the north and west (front elevation) are set back from current walls and roof lines. They carry over the use of wood shingles similar to those on existing gables, to these new gables, creating interest and detail in these new wall planes. The roof piercing does affect 18% of the original roof.

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

The proposed design is both in keeping with the existing house as far as materials and stylistic elements, and distinctly different from the original building in terms of massing and finer details.

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

Exterior materials complement the existing materials.

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

The proposed addition uses windows of similar proportion of the original historic house, but insufficient information is provided as to actual configuration and material.

The window to solid ratio is also similar to the existing structure.

Landmarks and Urban Conservation Ordinance

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

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

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

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

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

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

As discussed in the analysis above, the proposal does not conflict with the development guidelines or the designation ordinance.

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

As discussed in the analysis above, the proposed addition will not adversely affect the historical integrity or value of the neighborhood. It does, however, affect the architectural character of the historical house but not significantly from the street front view.

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

Not applicable.

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

As discussed in the staff report, the original character of the house has had some slight modifications in the past, some of which will be improved through this proposed addition. Some permanent change will be made to the roof, but that is greatly reduced from previous proposals.

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

The proposal does not include the removal of any original architectural features.

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

The proposed design is somewhat contemporary especially from the rear of the house but still in keeping with the existing architectural design.

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

Not applicable.

Neighborhood Notification and other Considerations

The Downtown Neighborhoods Association was notified of this application by certified mail. The property was posted with the requisite sign with notification of this application. No comments on this application were received as of the writing of this report.

Conclusion

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *Fourth Ward Historic Overlay Zone* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. As discussed in the analysis above, the proposal is consistent with the guidelines and criteria for approval of a Certificate of Appropriateness regarding elements of architectural materials, roof lines, window openings and the size of the addition.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50005 / Project # 1010697 (March 8, 2017)

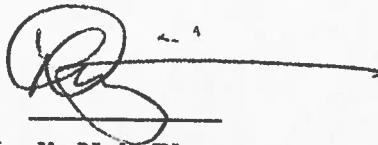
1. This application is a request for a Certificate of Appropriateness for alterations at 320 13th St. NW described as Lot B, Block 10 of the Perea Addition Replat, and a contributing property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF.
2. The subject property is a one-story craftsman bungalow built circa 1920. Exterior walls are stucco covered siding with wood shingles at the gable ends.
3. The proposed alterations consist of a two-story 850sq.ft. addition to the historic house.
4. The subject house is in excellent condition and has been renovated previously, reinstating original features
5. 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.
6. 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”*.
7. 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”*.
8. The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished due to the proposed alterations.
9. The LUC Ordinance Section 14-12(8) (B) (2) states that a Certificate of Appropriateness shall be approved if *“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.”*
10. The structures’ original quality and character will be maintained; however, later additions shall be rework and incorporated into the new proposal resulting in a more cohesive design at the rear elevation.

RECOMMENDATION - Case No. 17-LUCC-50005/ Project # 1010697 – (March 8, 2017)

APPROVAL of 17-LUCC-50005/ Project # 1010697, an application for a Certificate of Appropriateness for alteration, located at 320 13th St. NW, based on the above 10 findings and subject to the following conditions:

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Final detail of new windows is subject to review and approval by LUCC staff.

A handwritten signature in black ink, appearing to be 'LN', with a horizontal line extending to the right from the end of the signature.

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

CITY OF ALBUQUERQUE AGENCY COMMENTS

***ZONING CODE SERVICES DIVISION
BUILDING & SAFETY SERVICES DIVISION***

APPLICATION MATERIAL



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): MODULUS DESIGN (WALTER GILL) PHONE: 842-0854
 ADDRESS: 912 BROADWAY BLD. NE FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: WALT@MODULUSDESIGN.COM
 APPLICANT: TANIA & ERIK KRAAI PHONE: 977-2509
 ADDRESS: 320 13th ST NW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: TANIA.KRAAI@GMAIL.COM
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 250 SF ADDITION TO REAR OF EXISTING HOUSE

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

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

Lot or Tract No. B Block: 10 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDN REPLAT
 Existing Zoning: SU-2 Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): J13 UPC Code: 101305840509741708

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.17

LOCATION OF PROPERTY BY STREETS: On or Near: THE EAST SIDE OF 13th

Between: ROMA and MARQUETTE

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

SIGNATURE W. Gill DATE 2/8/17
 (Print Name) WALTER GILL Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

17LUCC 50005

Action

COA

ADY

CME

S.F.

Revised: 11/2014

Fees

\$ 35.00

\$ 35.00

\$ 10.00

\$

\$

\$

\$80.00

Hearing date March 8, 2017

2-8-17

Project # 1010697

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:
- Historic Old Town
 - Historic Old Town Buffer Zone
 - Huning Highland
 - Fourth Ward
 - Eighth & Forrester
 - City Landmark
 - HH-Edo UCOZ

- Type of Request:
- Alteration
 - New Construction
 - Sign (Please read the note below)*
 - Relocation
 - Demolition
 - National Register Nomination Review
 - City Landmark Designation
 - City Overlay Designation
 - Other _____

Number and Classification of structures on property:

- # / Significant Structures
- # / Contributing Structures
- # Noncontributing Structures
- # Unclassified Structures

- Does this request involve a residential property?
 - Yes
 - No
- Are tax credits or preservation loan funds applied for in connection with this proposal?
 - Yes
 - 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. 16 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:

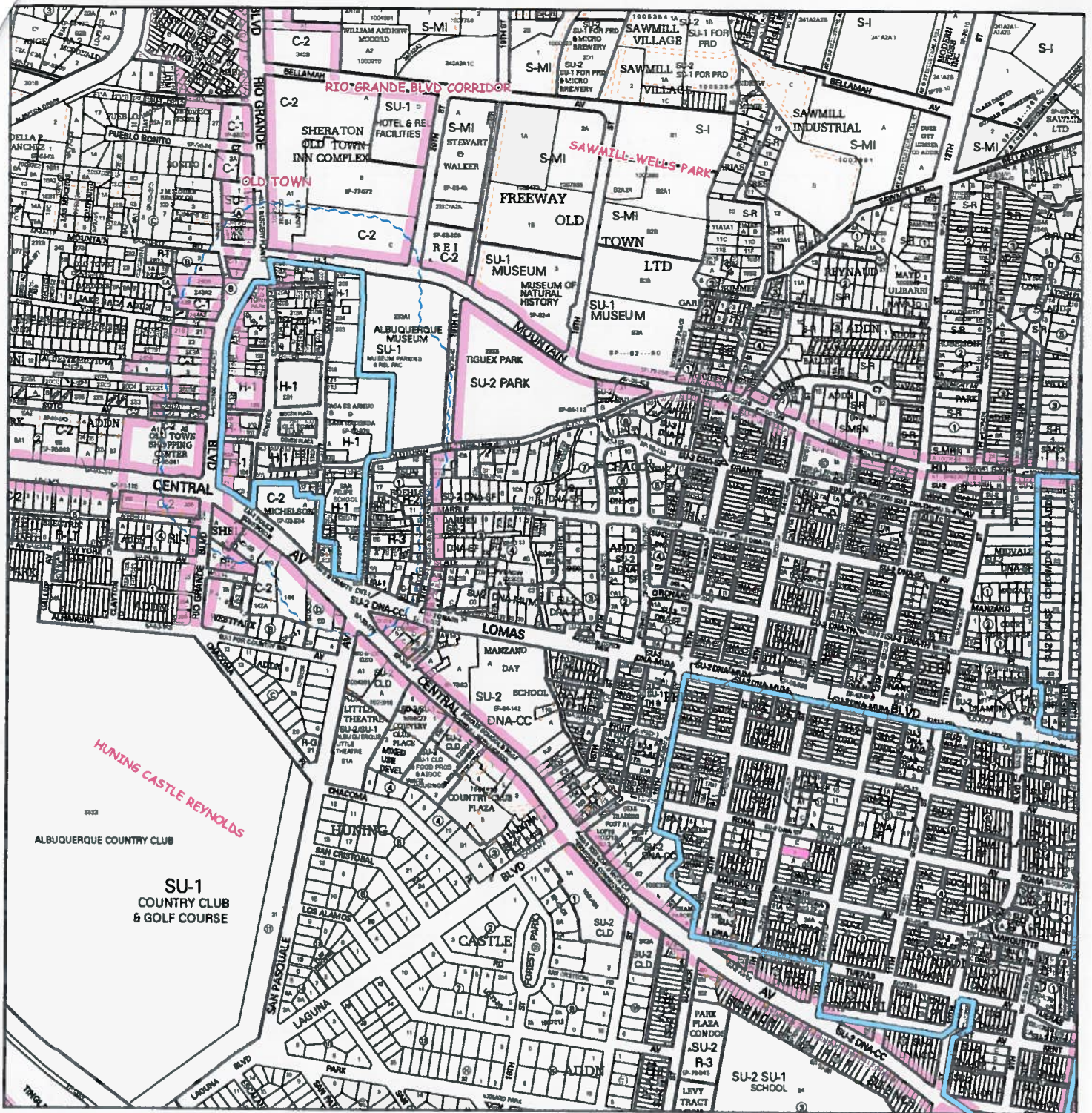
- Project drawing checklist completed during consultation with LUCC planner
- All materials indicated on the project drawing checklist and required by the LUCC planner
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) 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.

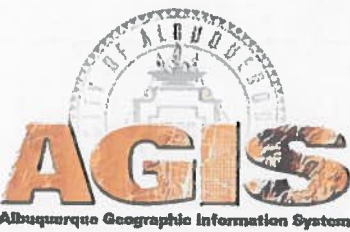
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

WALTER GILL
 Applicant name (print)
 K. Gill
 Applicant signature/date 2/8/17


<input type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007
<input type="checkbox"/> Fees collected	1? LUCC - 500.00	 2-8-17
<input type="checkbox"/> Case #s assigned	- - -	Dev Review Division signature/date
<input type="checkbox"/> Related #s listed	- - -	PROJECT# 1010697



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016




Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



0 750 1,500 Feet



07 Feb 2017

Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
912 Broadway Blvd NE
Albuquerque, NM 87102

Albuquerque Landmarks and Urban Conservation Commission
City of Albuquerque Planning Department
Plaza Del Sol Building - 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

Re: 320 13th ST NW
Legal: * B 010PEREA REPLA
Physical: Located on the East side of 13th street between Roma and Marquette
Zone Map page: J 13

LUCC Hearing Date: 08 Mar 2017

To Whom It May Concern,

I, Walter R. Gill (Agent for the Kraai Family) am applying for an LUCC Certificate of Appropriateness for the approval of an 850sf addition to an existing 1806sf bungalow/craftsman style home.

The Kraai family have outgrown their existing home and wish to renovate by adding an addition to allow their family to stay in the neighborhood, which they have grown to love. The proposed addition (1st floor and 2nd floor) is located to the rear of the existing house to minimize altering the original character of the home. The addition is designed to match the existing details of the original house (overhangs, rafter tails, roofing, wood trim at gable ends, stucco, and windows styles).

The Kraai family has lived in the house for 13 years, and have family that also live nearby. Both children attend and walk to school in the neighborhood. Erik and Tania Kraai are both 'on call' Physicians that respond to Critical Care and Level 1 Trauma emergencies and need to live close to the hospital. They participate in the Downtown Neighborhood Association and hope to continue their involvement in the community.

We welcome further inquiries into this project.

Sincerely,

Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
505.620.4238



Certificate of Appropriateness (LUCC) - Use of Agent

07 Feb 2017

Residential Address: 320 13th Street NW
Albuquerque, NM 87102

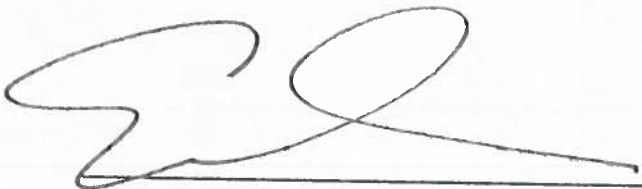
Physical: Located on the East side of 13th St between Roma and Marquette

Legal: * B 010PEREA REPLA

Owners: Erik & Tania Kraai

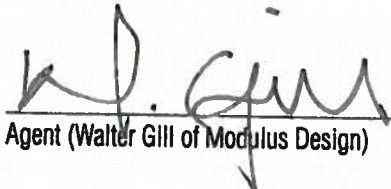
Agent: Modulus Design (Walter Gill)

I, ERIK KRAAI allow Modulus Design to act as my agent for the necessary Certificate of Appropriateness (LUCC) process, required by the City of Albuquerque.



Owner

2/7/2017
Date



Agent (Walter Gill of Modulus Design)

2/7/2017
Date

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