

**Landmarks & Urban
Conservation Commission**



**Agenda Number: 4
Case No.: 17-LUCC-50038
Project #1011098
September 13, 2017**

Staff Report

Agent	Stephen Leos	Staff Recommendation <i>Approval of Case #17 -LUCC-50038, Project #1011098 a request for a Certificate of Appropriateness for demolition after the fact and new construction based on the Findings beginning on page 10 and subject to the conditions on page 12.</i>
Applicant	Pam Leverick	
Request	Certificate of Appropriateness for alterations	
Legal Description	Lot 11, Block 31 of the Huning Highland Addition	
Address/Location	518 Edith Blvd. SE	
Size	0.16 acres	
Zoning	SU-2/MR	
Historic Location	Huning Highland Historic Overlay Zone	
		Leslie Naji Staff Planner

Summary of Analysis

The application is for a Certificate of Appropriateness for demolition of an unstable addition to a contributing building and construction of a new addition. The existing house dates to 1895 and was recently purchased. Following that purchase, the front porch was reconstructed with a Certificate of Appropriateness issued by staff decision. The rear addition demolition was carried out without a CoA as the condition of the structure was not expected to require removal. Unable to stabilize the structure, the contractor removed this lean to addition. The applicant now requests approval after the fact for the demolition and approval for the new addition.

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

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

SUMMARY OF REQUEST

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

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<i>Site to the North</i>	1	Simplified Queen Anne, Hipped with single offset gable roof, wood shingle gable, stucco. 1905	Contributing residential
<i>Site to the South</i>	1	Mediterranean Bungalow, stucco, hipped and gabled roof. 1932	Residential Contributing
<i>Sites to the East</i>	1	Hipped box, stucco, 1905	Residential Contributing
<i>Site to the West</i>	1	Simplified Queen Anne, intersecting gables, stucco, 1895	Residential Contributing

I - INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness for alterations already made to a contributing house as well as a proposal for a new addition to replace the demolished portion in the Huning Highland Historic Overlay Zone. As part of a renovation project for a recently purchased property, the front porch was reconstructed with a Certificate of Appropriateness issued by staff decision. The rear addition demolition was carried out without a CoA as the condition of the structure was not expected to require removal. Unable to stabilize the structure, the contractor removed this lean to addition. The applicant now requests approval after the fact for the demolition and approval for the new addition.

The addition which has been removed was not an original structure. It contained a variety of window and door sizes and styles and the roof, a low pitched shed roof, was attached just below the eaves of the house. The proposed new addition will replicate the footprint of the previous addition; however, window and door placements will be slightly different and the proposed roof is a gabled roof with a slope less than the existing structure but more than the removed structure had been.

Context, Background and History

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small *Villa de Albuquerque*, and a “new town” was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of “new town” reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque’s many prominent business and professional citizens.

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

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

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane one-way street that was

upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

This block of Edith Blvd. is almost exclusively houses built in the last years of the 19th century and first decade of the 20th century. Houses are 1 and 1 ½ stories with brick and stucco facades and wooden gables. This house is no different with stuccoed over brick detailing and the added porch to the side and rear of the house.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

II - ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned SU-2/MR (Mixed Residential) under the Huning Highland Sector Development Plan adopted in 1988. The intent of the MR zone is to ensure that the historic development pattern and the predominant single family character of the Huning Highland Area is preserved and strengthened.

The proposal meets the SU2/MR regulations and is renovated as a single family residence.

The subject property is located within the Huning Highland Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D)(1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. 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 –132-1980 Designating the Huning Highland Historic Overlay Zone

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

The proposal does not conflict with the designation ordinance.

Development Guidelines for the Huning Highland Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines to protect neighborhood character, specifically those relating to new buildings, are applicable to this request. The proposal is analyzed with regard to relevant sections, especially those related to additions and new construction.

Huning Highland 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 which apply to:

- Additions
- Roofs and Roof Features
- Exterior walls & Materials
- Doors and Windows

The proposal is analyzed with regard to relevant sections. The guidelines for Additions state:

POLICY – Additions

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.

Guidelines

1. Retain and preserve original features and elements.

The proposed addition to the residence at 518 Edith Blvd. SE is designed to utilize the existing floor layout of the previously removed addition. It reflects the size and scale of the building.

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

The addition maintains its subordinate position to the existing portion of the house. It is in proportion to the original structure.

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

The addition of the space is compatible with, yet discernible from the existing house. The change in roof shows it is an addition while the stucco finish will blend with the original wall material.

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

The exterior material on the proposed dormers is stucco which matches the building's exterior. It can be colored to match the existing stucco.

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

The proposal calls for the installation of one window in the rear wall and a pair of French doors, also to the rear. The window indicated is a single pane casement window, 30"X30" to meet egress requirements with the smallest window. Casement windows are not located on the existing house and though not seen from the street, do not satisfy guideline requirements. A single hung window would be more suited to the existing structure.

The guidelines for contributing buildings Roofs and Roof Features state:

POLICY- Roofs and Roof Features

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.
 - Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.

The proposed alteration does not affect the original roof form. There is a no longer used chimney in poor condition that will apparently be removed although it is not mentioned.

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 new roof does not introduce new roof features. It does; however, introduce a new roof pitch. This has been added to accommodate HVAC equipment in the attic space to serve both the addition and the original house. To replicate the pitch of the existing roof would overpower the original house whereas placing the HVAC equipment on the roof and visible, would have a more negative impact on the structure.

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

No skylights are proposed.

The guidelines for contributing buildings Windows and Doors state:

POLICY – Windows and Doors

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

Guidelines

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

All existing doors are to be preserved in their current location. These were previously replaced under staff approval 16-LUCC-50043.

2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.

Inappropriate windows from the previous addition were removed during demolition. The new proposed window should match previously approved window type and manufacture. The two added doors, to the rear of the house, introduce a new element, the French door, but mark their time in history and provide better access to the house than the existing front door.

3. Retain and preserve functional and decorative features such as transoms and sidelights.

No decorative features are to be affected.

Landmarks and Urban Conservation Ordinance

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

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

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

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

The LUC ordinance states that any demolition requires a certificate of appropriateness. Even though this project included a partial demolition, it should have been submitted to the LUCC prior to removal of the structure. The portion removed, did not add to the historic integrity of the house and was an unstable structure. Its demolition was appropriate but should have been approved first.

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 project will not diminish the architectural character of the house. The neighborhood character is not diminished.

§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 not been affected.

§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 has not included the removal of early 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.

Not applicable,

§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 Huning Highland Neighborhood Association was notified of this application by certified mail. The property was posted with the requisite sign with notification of this application. No written communication has been 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 *Huning Highland 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 substantially consistent with the guidelines and criteria for approval of a Certificate of Appropriateness regarding elements of architectural materials, window openings and house features.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50038/ Project # 1011098 (September 13, 2017)

1. This application is a request for a Certificate of Appropriateness for alterations at 518 Edith Blvd. SE described as Lot 11, Block 31 of the Huning Highland Addition, and a contributing property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject property is a one-story, Simplified Queen Anne style house built circa 1895. Exterior walls are stucco with a hipped roof and cross gables.
3. The proposed alterations consist of removal of a previous addition (already removed) and the construction of a new addition in the same footprint.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance 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".
6. The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the alterations.

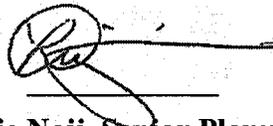
7. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”*.
8. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work does not conflict with the relevant development guidelines for the historic zone as described in the staff report and in Findings 9 through 12 below.
9. The proposal is consistent with guidelines for contributing buildings concerning wall materials and porches.
10. The project does not meet with the standards for windows and doors. Conditions to approval require the changing from a casement window to a 1/1 single or double hung window in keeping with the existing windows of the house.
11. The project is in conflict with guidelines for new roof features as it introduces a new roof pitch. Conditions support this new slope and, as it is to the rear of the house, it will not detract from the character of the neighborhood.
12. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*. The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the proposal’s conformance with the specific development guidelines.

RECOMMENDATION - Case No. 17-LUCC-50038/ Project # 1011098 – (September 13, 2017)

APPROVAL of 17-LUCC-50038/ Project # 1011098, an application for a Certificate of Appropriateness for alterations, located at 518 Edith Blvd. SE, based on the above 12 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. Replace casement window to the rear of the house with 1/1 single or double hung window to meet egress requirements.



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