



**Landmarks & Urban  
Conservation Commission**

**Agenda Number: 5  
Case No.: 17-LUCC-50002  
Project # 1011117  
February 8, 2017**

**Staff Report**

<b>Agent</b>	Garcia/Kraemer & Associates	<b>Staff Recommendation</b>  <b>APPROVAL of Case # 17-LUCC-50002, Project #1011117, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 11 and subject to the conditions on page 12.</b>  <b>Leslie Najl Staff Planner</b>
<b>Applicant</b>	Anthony Tenorio	
<b>Request</b>	Certificate of Appropriateness for New Construction	
<b>Legal Description</b>	Lot 4, Block 50 Terrace Add'n	
<b>Address/Location</b>	1512 Silver Ave. SE	
<b>Size</b>	0.149 acres	
<b>Zoning</b>	R-3	
<b>Historic Location</b>	Silver Hill Historic Overlay Zone	

**Summary of Analysis**

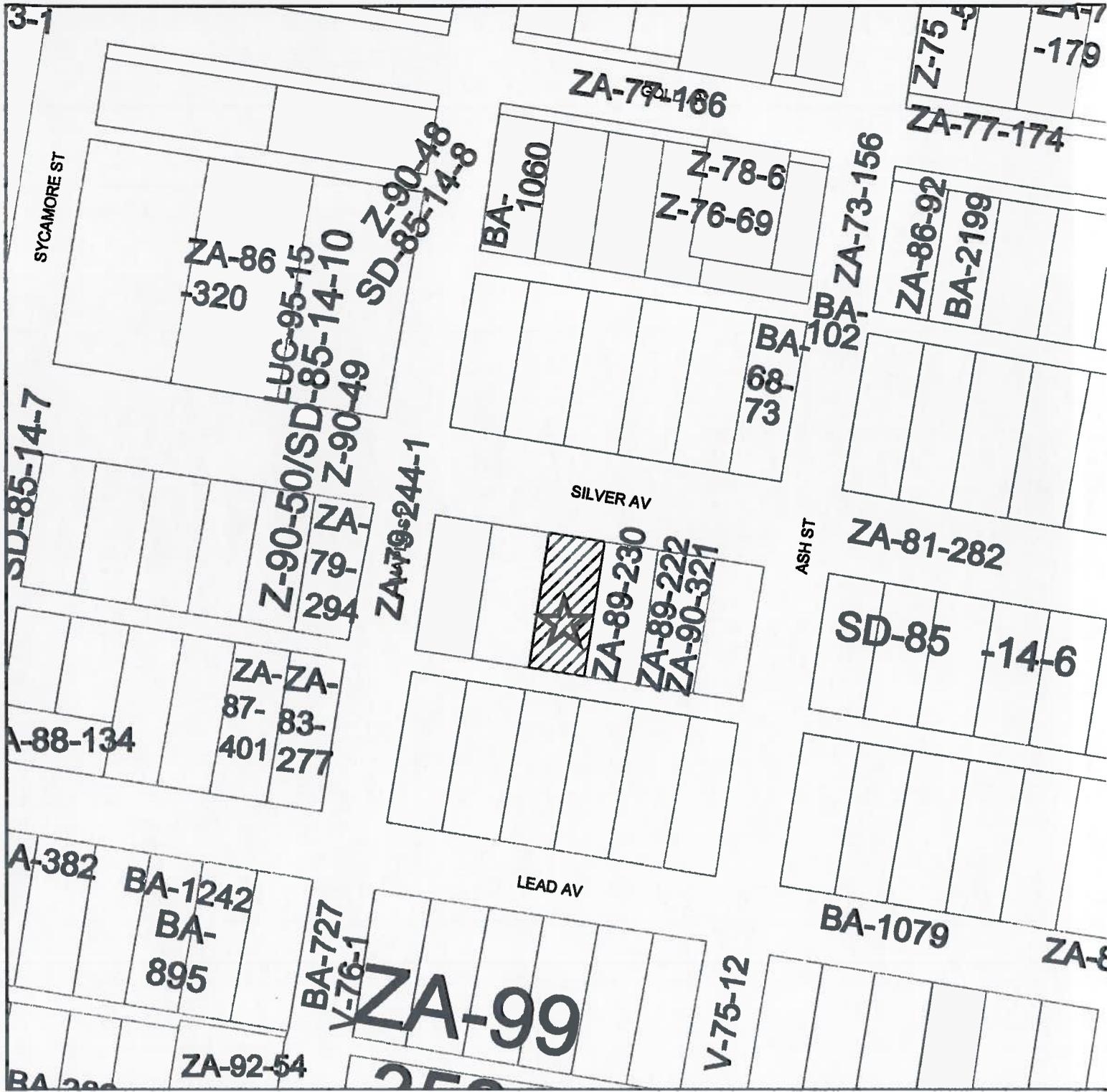
*The applicant proposes to construct a new two story single family Mediterranean style house in the Silver Hill historic overlay zone. Due to the sloping nature of the site, the building appears as a single story building on the Silver Ave. front facing elevation. From the alley to the rear the house is two stories. The new building would have stucco walls, vinyl sash windows and gabled as well as hipped roofs. Red concrete roof tiles adorn the various roof planes and are complimented by red floor tiles at the front porch and patio. The house maintains neighborhood setbacks and building masses.*

*This request for a Certificate of Appropriateness for new construction has been reviewed against the relevant guidelines for the Silver Hill Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. The proposal complies with the development guidelines for the Overlay Zone. The proposed building complies with the underlying zoning regulations. The work utilizes exterior materials similar to structures in the neighborhood. The scale and massing of the building is compatible with the surrounding development.*

*Staff concludes that the project is eligible for a Certificate of Appropriateness with provisions. The architectural character or historic value of the Silver Hill historic district will not be negatively affected by the new construction and will be complimented by this new development.*

**PRIMARY REFERENCES:** Landmarks and Urban Conservation Ordinance; Development Guidelines for the Silver Hill Historic Overlay Zone; Comprehensive Zoning Code w/University Neighborhoods Sector Development Plan.





### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 125 feet

Project Number:  
101117

Hearing Date:  
02/08/2017

Zone Map Page: K-15  
Additional Case Numbers  
17LUCC-50002

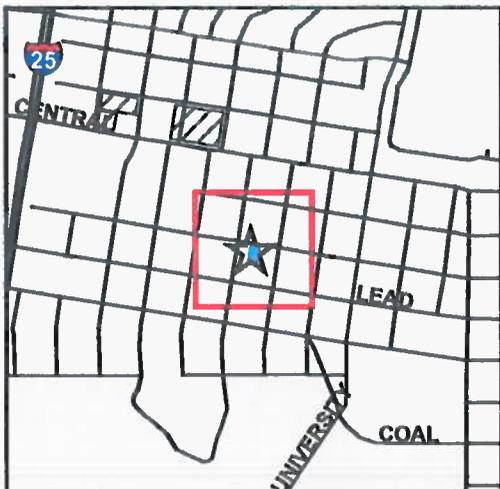


## LAND USE MAP

Notes: Grey shading  
Indicates County.

### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

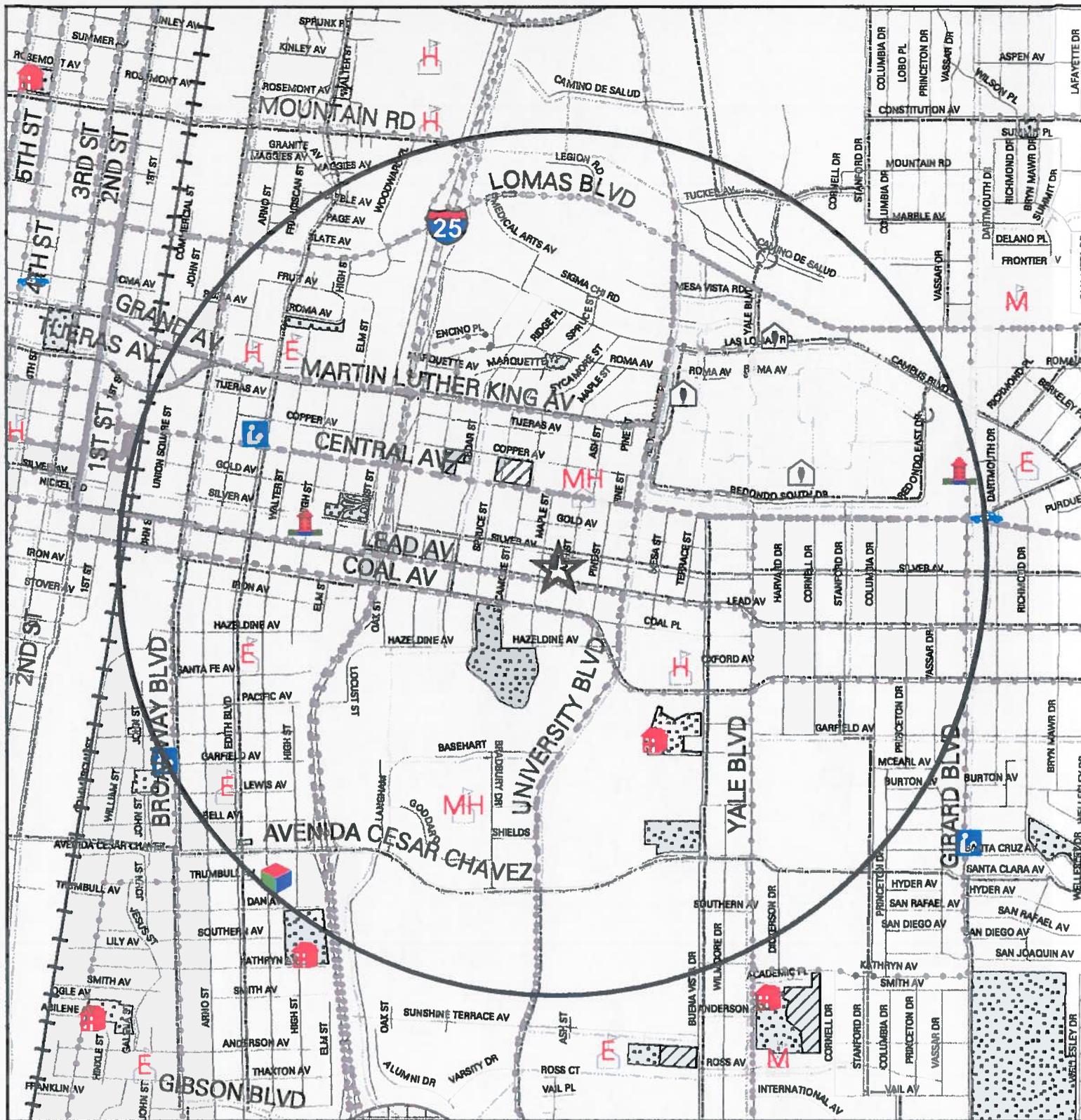


1 inch = 125 feet

Project Number:  
1011117

Hearing Date:  
02/08/2017

Zone Map Page: K-15  
Additional Case Numbers  
17LUCC-50002



Public Facilities Map with One-Mile Buffer

- |   |   |  |   |
|---|---|--|---|
|  COMMUNITY CENTER     |  FIRE                    |  Public Schools           |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE                  |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER        |  SHERIFF                 |  ABQ Bike Facilities      |  Developed County Park       |
|  LIBRARY              |  SOLID WASTE             |  ABQ Ride Routes          |  Undeveloped County Park     |
|  MUSEUM               |  Albuquerque City Limits |  |  Developed City Park         |
|   |   |  |  Undeveloped City Park       |

Project Number: 1011116

0

0.5

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**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness for new construction</i>
<b>Historic Location</b>	<i>Silver Hill Historic Overlay Zone</i>

**AREA HISTORY AND CHARACTER**

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

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Mediterranean Revival	Contributing; residential
<b>Site to the North</b>	1	Stucco bungalow, Gable roof with bracketed purlins, 1925	Contributing; residential
<b>Sites to the South</b>	1	Stucco Pueblo Revival, flat roof, Pre-1940	Non-Contrib'g; residential
<b>Sites to the East</b>	1 1/2	Stucco Bungalow, Gable roof, 1917	Contributing; residential
<b>Site to the West</b>	1 1/2	Bungalow, multiple gables, wood clapboard, 1916	Contributing; residential

**II INTRODUCTION**

***Proposal and History***

The applicant proposes to construct a new two-story single family house of approximately 3700 square feet on a vacant lot fronting Silver Avenue SE. between Maple and Ash Streets. The lot slopes down to the rear of the property towards Lead Ave. providing the opportunity for a full second story not visible from the front public right-of-way.

The applicant has taken the historic Tingley House, located at the eastern end of the street, as design inspiration. The proposed house utilizes white stucco finish, red concrete roof tiles and light blue trim. The rear elevation offers a more simplified elevation with upper floor deck overlooking the parking area below.

***Context***

The Silver Hill Historic District was listed on the National Register of Historic Places and the State Register of Cultural Properties in 1986 as recommended in the 1986 University Neighborhoods Sector Development Plan for the area. Silver Hill is cited in the register nominations as the best-

preserved example of Albuquerque's first suburban subdivisions built up on the mesa just after the First World War.

The houses in the Silver Hill Historic District were built in a variety of architectural styles popular with middle class Anglo-Americans in the early twentieth century in Albuquerque. Buildings were centered on fifty-foot lots with a twenty-foot front setback and side setbacks of five to ten feet. These long rows of regularly spaced buildings contain fine examples of the Hipped Cottage, Craftsman Bungalow, Mediterranean and Southwest Vernacular architectural styles. The houses are elaborated with details that lend individuality to the modest houses. The district also contains some duplexes, which were designed for compatibility with the single-family houses.

Silver Avenue, which runs through the historic district, is one of three landscaped "parkways" remaining from early 20<sup>th</sup> century Albuquerque. It contains trees uniformly planted in a generous median. Street trees are also found in the planting strip between the curb and the sidewalk at intervals of 25' on Silver, Gold, Lead and cross-streets. A great deal of effort has gone into revitalizing and maintaining the streetscape along Silver Ave.

## ***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 subject property is zoned R-3 Multi-family Residential under the University Neighborhoods Sector Development Plan of 1986. It corresponds to the R-3 Residential zone in the Zoning Code with the following exceptions:

1. Front yard setback of not less than 20 feet.
2. In the next 10 feet behind the 20 foot front yard set back
  - a. The highest point of the roof shall not exceed 18 feet
  - b. There shall be a minimum side yard setback of 5 feet
3. Parking shall not be allowed in the 20 foot front yard setback except in a driveway.

***The project proposal is setback 25 feet from the property line and is in line with the main part of the neighboring house. Within the first 10 feet of building, the roof height does not exceed 18 feet. A clear side yard of 5 feet is maintained along both sides of the house.***

***The current site plan shows a circular driveway as well as an additional front parking space. This virtual paving of the front yard is in opposition to the zoning regulations which only allow driveway parking. The placement of a circular driveway is not warranted, would require two curb cuts and would interfere with City Solid Waste Department sprinkler system.***

The subject property is located within the Silver Hill 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. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have approved a Certificate of Appropriateness. 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.

**Resolution – 2010-083 Designating the Silver Hill Historic Overlay Zones (2010)**

This resolution designated, mapped, and provided general guidelines for the establishment of the Silver Hill Historic Overlay Zone. Contained within this resolution are general guidelines, from which the specific Design Guidelines are derived.

***The proposal does not conflict with the designation ordinance.***

**Silver Hill Historic Overlay Zone Development Guidelines**

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution –2010-083 in August 2010.*

**POLICY – New Buildings**

New buildings should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

***The proposed single family residential building on a vacant lot adds visual interest to the streetscape; it uses traditional neighborhood exterior finish materials and is articulated with arched and square windows similar to other houses in the neighborhood, gabled, hipped and octagonal roof elements and porch railings.***

**Guidelines**

1. Design new buildings to appear similar in height, mass and scale to contributing buildings on the block.

- Break large masses into smaller segments similar to other buildings.
- The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

***The mass of the house is reduced by the incorporation of a variety of, though not unprecedented, roof configurations combined with building step backs and window openings. The foremost building faces reflect the proportions, height and roof slope of the house adjacent to the site. Front patio space and entry to lower level are articulated with iron railings and clay tile surfaces.***

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
- Building materials of traditional dimensions
  - One-story porches
  - Solid to void ratios that are similar to traditional buildings.
  - Windows should be recessed and similar in size to surrounding buildings.

***The house uses building material of traditional dimensions: red concrete roof tiles, stucco exterior and 3 ½" blue window and door trim. There is a one-story front entry patio leading to a recessed front entry porch and window openings are generous and of traditional dimensions. Window lights are specified as craftsman style. There is insufficient detail to determine if the window profile is suitable for the Silver Hill HOZ, however the sizes and configurations are well suited.***

3. Design the front elevation to appear similar in scale to contributing buildings on the block.
- On a two-story building there should be a one-story element such as a porch.

***The building is similar in scale to other buildings on the block and specifically ties in elements reflective of the Tingley House.***

4. Infill construction should enhance the pedestrian character of the district.
- Entrances to new buildings shall be oriented towards the street.
  - Maintain patterns of window and door proportions and placement found in the vicinity.
  - Maintain the front setback most common on the block.
  - The space between adjacent buildings should be the same as the average space between other buildings on the block.
  - Parking and garages should be located towards the rear of the property whenever possible.

***The main entrance for 1512 Silver Ave. is facing the street and access to the rear of the site is well incorporated from the front of the house. The pattern and proportion of windows and doors on the front elevation is similar to other windows seen on the block. Front setback on the side closest to an adjacent building is the same as that building.***

*Parking for the project is shown to be in the front and the back. The site has ample access from the alley to the rear to meet parking requirements. Although the majority of houses have a front driveway access, the lot at 1512 does not. Nowhere along the street is there a precedent for a double curb cut on the same street front. The site would be best served by keeping all parking located to the rear of the site. City zoning code only allows front parking in a designated driveway, which will only provide one space. This space can more easily be provided with the street space which would be lost with the addition of the proposed curb cut and driveway.*

5. Use building forms that are similar to those of contributing buildings on the block.
  - Rectangular masses are the typical building form.

*Rectangular masses are used in the design of the building.*

6. Use roof forms that are similar to contributing buildings on the block.
  - Hip and gabled roofs are appropriate in most settings.
  - Flat roofs should be used only where appropriate to the context and should have a parapet.

*The new houses have gabled roofs, similar to other historic buildings on the block as well as hipped roofs which are often seen together in Silver Hill.*

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.
  - The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap).
  - Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials.
  - Wood is the preferred choice for window and doors. Metal window frames are discouraged other than exterior cladding for wood windows.
  - Roofing materials shall be similar in appearance to other buildings in the district.

*The exterior materials include stucco siding, vinyl windows and red concrete tiles which resemble clay tiles. The material and details for the windows are insufficient to determine if they are suitable for the design. It is recommended that additional details be approved by staff prior to installation.*

8. Imitation of older historic styles is discouraged.
  - Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
  - Incorporate details and ornamentation found on historic buildings within the context of new construction.

*Staff would consider the proposed new house to be an interpretation of historic styles for while there is a strong resemblance to the Tingley House the lack of detail and wood, especially along the roof eaves, defines this house as new construction.*

9. Contemporary interpretations of traditional detail are encouraged.

- a. New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with the historic buildings.

*As discussed above, the new house draws from the architectural vocabulary of the historic houses in the area.*

10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

*The new house as designed does not comply with the intent of the guidelines for new construction parking above.*

**POLICY - Site Features & Streetscapes**

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

**Guidelines**

*Site Grading and Lot Pattern*

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

- Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

*This proposal is for new construction on a typical 50 foot wide lot. The house is located on the lot in keeping with neighborhood norms and standards.*

3. Preserve the historic grading design of the site.

- Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
- Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a

character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

- Grading and drainage plans required for new construction shall show both existing and proposed grades.

***No changes to the lot size are proposed. The site has a higher Silver Ave. grade elevation than at the alley. The site is currently sloping to the rear of the site. The design utilizes this change in grade to add the second story only to be visible from the rear of the building.***

#### ***Parking areas and driveways***

##### **19. Avoid large expanses of parking**

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

***On-site parking is provided at the rear of the lot accessed from the alley. The site plan also has provisions for parking in the front yard as previously discussed. Code allows only for a driveway if appropriate and not the expanse of paving shown. Driveways are not unknown on Silver Blvd; however, considering the ample access to the rear of the property and from street parking, it is not justified.***

##### **20. Screen parking areas from view of the street.**

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

***On-site parking is at the rear and nuisance illumination does not appear to be an issue.***

#### ***Fences and Free Standing Walls***

##### **8. When constructing new fences, use materials that appear similar to those used historically.**

- Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
- Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
- A simple metal fence, similar to traditional "wrought iron" or wire, also may be appropriate.

***The proposal includes concrete retaining walls as required along property side lines. There is also a 6 foot high wrought iron fence with electric gate opener along the rear and sides to the***

*back at grade level. Such fencing is appropriate for the site and the application. The development substantially meets the guidelines site features sand streetscapes above.*

**Landmarks and Urban Conservation Ordinance**

This site consists of a contributing property in the Silver Hill 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 (B) 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 comports with the development guidelines.*

§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 proposal comports with the development guidelines and as such, should not have a detrimental effect of the historic district.*

§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.

*Not applicable. This is new construction on a vacant lot.*

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§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.

*Not applicable.*

§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.

*As discussed in the analysis above, the design of the new house reflects elements of the historic houses in the Silver Hill Historic Overlay Zone, especially drawing from design elements and qualities of the Tingley house located at the northeastern corner of the block, but with a simplified contemporary interpretation.*

§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***

The applicant notified the Silver Hill Historic District Association, Spruce Park N.A., Sycamore N.A., University Heights N.A. and Victory Hills N.A. of this request. No comment has been received as of the preparation of this report.

### ***Conclusions***

As discussed in the analysis above, this contemporary Mediterranean style house successfully draws from the architectural vocabulary of the historic houses in the Silver Hill Historic Overlay Zone. The proposal complies with a majority of the applicable guidelines for the historic overlay zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness subject to the recommended conditions of approval.

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***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 17-LUCC-50002/ Project # 1011117 (February 8, 2017)***

1. This application is a request for a Certificate of Appropriateness for new construction located at 1512 Silver Ave. SE, described as Lot 4, Block 50, Terrace Addition, a property in the Silver Hill Historic Overlay Zone, zoned SU-2/R-3
2. The subject site is a vacant lot of approximately 0.149 acres.
3. The proposal is to construct a new single family house. The proposed house would be two-story, approximately 3700 square feet, with a gabled and hipped roof and stucco exterior finish. The front elevation is one story while the sloping site allows for a full floor /story below. A partial width one-story raised entry porch is located at the front of the proposed building.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 10 below.
7. The proposal is consistent with the guidelines for *New Buildings* #1, 3, 5 & 6 in that the proposed scale is similar to other buildings along Silver Ave. between Ash and Maple streets and throughout the historic district. The two-story pitched-roof rectangular mass is similar to other houses on the block. The mass of this house is comparable to larger houses in the neighborhood. The design uses materials of traditional dimensions including roof tiles, wood trim and craftsman style windows.
8. The proposal enhances the pedestrian character of the district by adding development to a vacant lot fronting Silver Ave. It is consistent with the guidelines for *New Buildings* #2 & 4

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in that the front setback is appropriate for the block and the space between adjacent primary buildings is typical. Parking is located at the rear as well as the front. It is recommended that front parking be removed as redundant and contrary to the intent of the guidelines. The entrance is oriented to the street.

9. The proposal is consistent with guidelines for *New Buildings # 7* in that the exterior material is stucco and complements materials found on contributing buildings in the neighborhood. Windows are specified as vinyl. Insufficient information was provided to determine appropriateness; however window configurations are appropriate, Roofing material sufficiently resembles roof tiles in the neighborhood.
10. The proposal is consistent with applicable guideline #10 *Site Features and Streetscape* with exceptions. Parking located at the rear is compliant; however, the circular driveway and additional parking space exceeds the allowed paved/parking area in the front. The historic grading of the site is not affected. Added retaining walls and wrought iron fencing to the rear of the property are consistent with the development guidelines.
11. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*". The architectural character, historical value of the Silver Hill 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-50002/ Project # 1011117- February 8, 2017***

**APPROVAL of 17-LUCC-50002/ Project #1011117**, an application for a Certificate of Appropriateness for new construction, located at 1512 Silver Ave. SE, described as Lot 4, Block 50, Terrace Addition, a property in the Silver Hill Historic Overlay Zone, zoned SU-2/R-3 based on the above twelve (11) findings and subject to the following conditions.

**Conditions of Approval Recommended**

1. Removal of front circular driveway and parking space.
  2. Removal of proposed curb cuts through planting strip along Silver Avenue
  3. Submit window details to LUCC staff for review.
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**Leslie Naji, Staff Planner  
Urban Design and Development Division**

**APPLICATION MATERIAL**

# GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211

Albuquerque, NM 87102

{505} 440-1524 mobile

{505} 242-9028 office

January 11, 2017

City of Albuquerque Planning Department  
Attn: Ms. Leslie Naji- Historic Preservation Planner  
600 2<sup>nd</sup> St NW- 3<sup>rd</sup> Flr  
Albuquerque, NM 87102

RE: 1512 Silver Ave SE- Lot 4 Block 50 Terrace Addn

Dear Ms. Naji:

The purpose of this correspondence is to request approval, through the City of Albuquerque Landmarks and Urban Conservation Commission, for construction plans to allow a proposed single-family dwelling unit at the above referenced site. The property is within the City limits and is currently zoned SU-2/R-3 (multi-family) in the *University Heights Sector Development Plan* boundaries (1986). The house design that is being proposed is to be a turn of the century Mediterranean style home that closely replicates the historic 1930 Tingley house on Silver Ave SE. This application is to conform to the 2010 Silver Hill Historic Overlay Zone for aesthetics, architectural design standards, and controls. Specifically, the home design incorporates: a pitched red clay tile roof, white stucco, blue trim, black wrought iron accents, arched windows, doors, and period style double hung windows, and is consistent in scale and design as shown on the elevation sheet with photos of existing homes in the vicinity.

The site is located at 1512 Silver Ave SE in between Ash St SE and Maple St SE. The property is located on zone atlas map page F-17 and is within the boundaries of the Established Urban area of the Comprehensive Plan and is currently a vacant and undeveloped lot. The surrounding land uses in the vicinity are single-family and multi-family developments.

The applicant and property owner, Mr. Anthony Tenorio, wishes to develop and build a single-family home for his family. The proposed use of a house is a permissive use within the zone, and the applicant feels strongly that providing a high quality and well-designed home will be an asset to the surrounding neighborhood and the community as a whole. Moreover, the currently vacant lot lowers property values in the neighborhood by virtue. The proposed house will be built to the *International Residential Building Code* for construction standards and energy efficiency, and will also conform to the *Comprehensive City Zoning Code* and *University Neighborhoods Sector Development Plan* for setbacks, height and solar regulations, open space, off-street parking, and landscaping. We believe that the overall site improvements to the premises will substantially improve the presence and look of the entire property along the Silver Ave corridor. We believe that this project is one that pays homage to the beautiful and tasteful architectural style of homes built during the 1930's in the neighborhood. On behalf of the applicant, I would like to take this opportunity to say thank you for your review of the application submittal and also providing any comments for the project.

Please do not hesitate to contact me if you have questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Turner', with a long horizontal flourish extending to the right.

Jonathan Turner  
Garcia/Kraemer and Associates  
505-440-1524