



Landmarks & Urban Conservation Commission



Agenda Number: 4
Case No.: 17LUCC 50014
Project # 1011203
Date May 10, 2017

Staff Report

Table with 2 columns: Field Name and Value. Fields include Agent (Jonathan Siegel), Applicant (Greg Blackwell), Request (Certificate of Appropriateness for new construction & alterations), Legal Description (Lot 6, Block 17 of Downtown Neighborhood Area), Address/Location (1418 Roma NW), Size (0.23 acres), Zoning (Su-2, DNA-SF), and Historic Loc. (Fourth Ward Historic Overlay Zone).

Staff Recommendation

APPROVAL of Case #17 LUCC 50014, Project # 1011203, a request for a Certificate of Appropriateness for alterations, based on the Findings 1-12 beginning on page 12 and subject to Conditions on page 13.

Leslie Naji
Senior Planner

Summary of Analysis

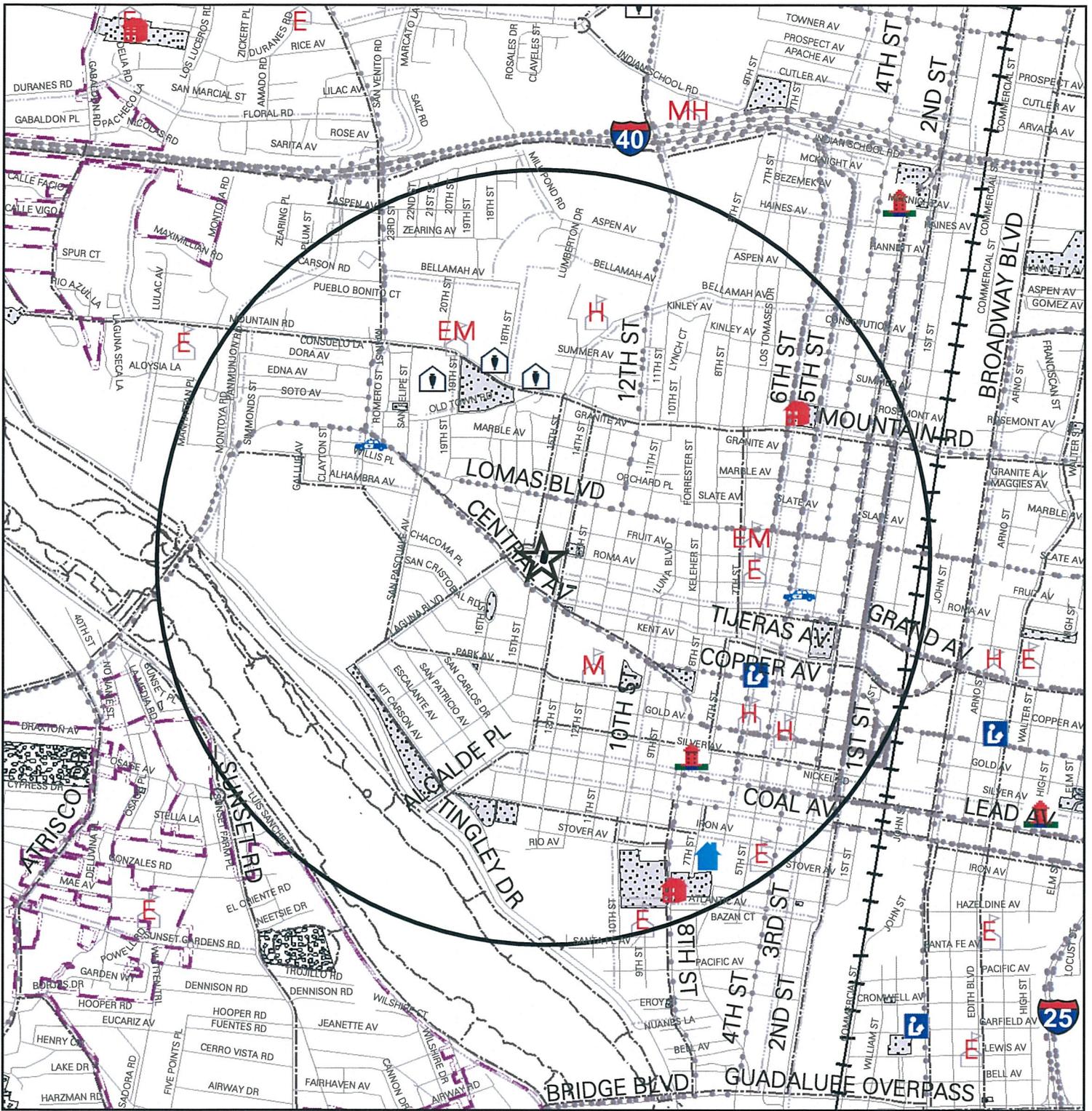
The application is for a Certificate of Appropriateness for the removal of previous additions to the 1924 house that were poorly constructed and not sympathetically integrated into the original structure. The proposal is to replace these previous additions with new additions, one to the house and one to the carriage house.

The new additions will be only slightly larger than the additions to be removed; however, they will use materials the same as on the original construction with the roof of the main house addition having the same slope as the original house.

The project substantial meet the design guidelines for the Fourth Ward Historic Overlay Zone.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Appropriate Historic Zones.

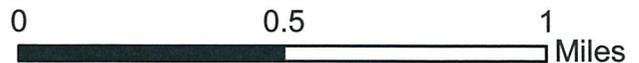


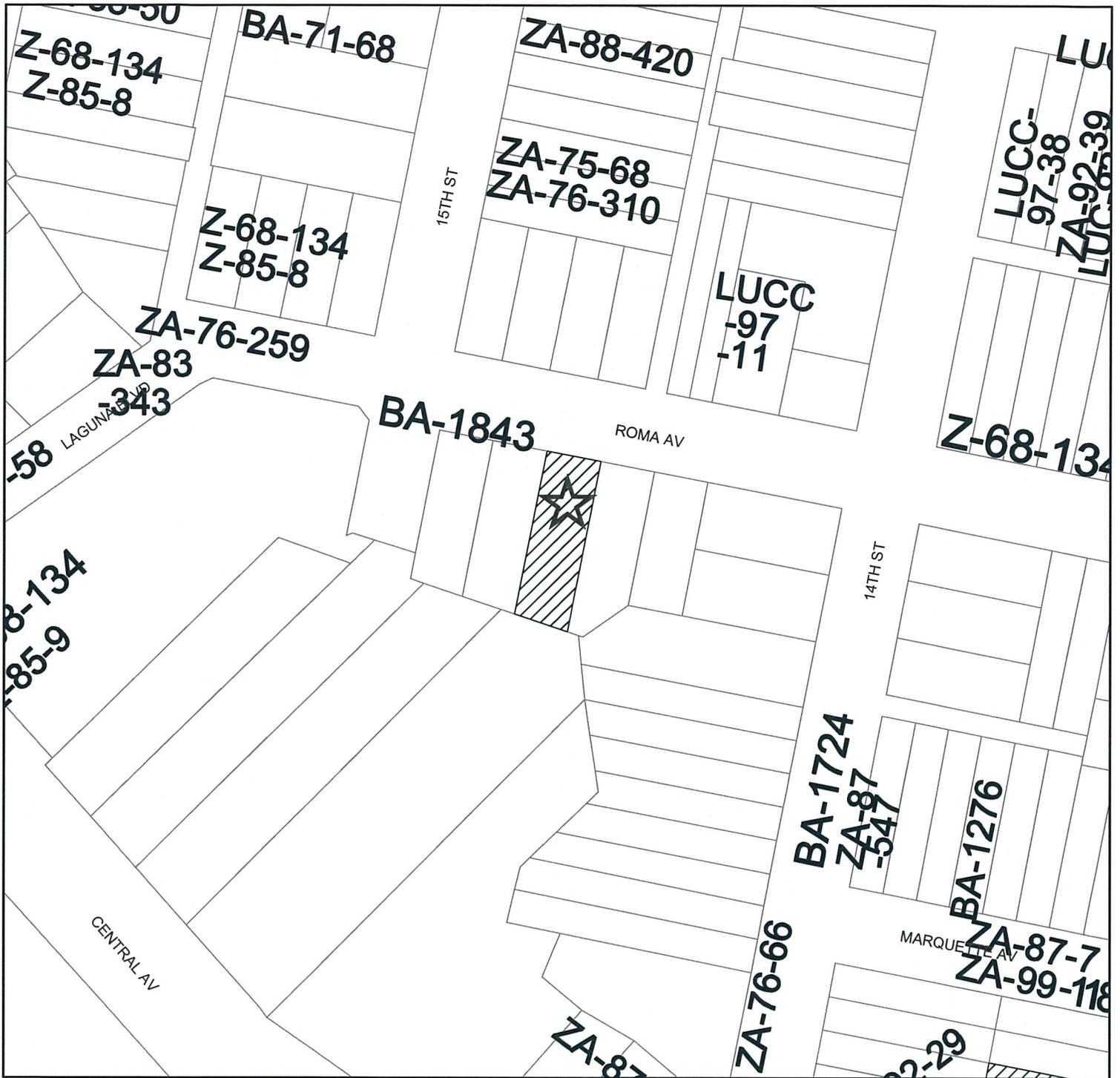
Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  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: 1011203





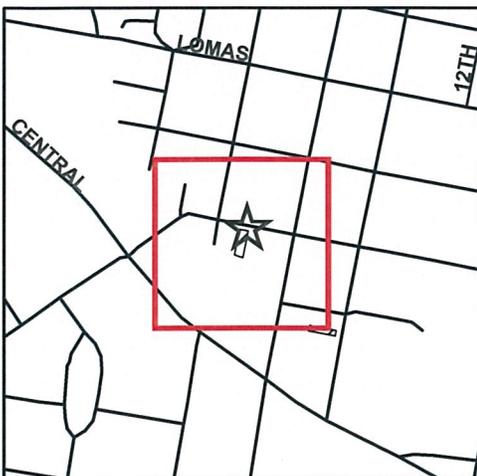
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 100 feet

Project Number:
1011203
Hearing Date:
05/10/2017
Zone Map Page: J-13
Additional Case Numbers:
17LUCC-50014



LAND USE MAP

Note: 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 = 100 feet

Project Number:
1011203

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05/10/2017

Zone Map Page: J-13
Additional Case Numbers:
17LUCC-50014

SUMMARY OF REQUEST

Requests	<i>Certificate of Appropriateness for the removal of non-historic additions and replacement with design sensitive additions for both the main house and carriage house to the rear.</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 and hipped roofs. Bungalow style largely around mid-1920s	Residential
Site to the North	1	Cross gabled roof, bungalow style, clapboard siding w/ shingles, 1920s	Residential Contributing
Sites to the South	1 0	Revival Cottage, brick, Pitched roof, 1924 Vacant lot from Central Ave.	Residential Contributing Commercial
Site to the East	1 1	Craftsman Bungalow, stucco and shingles, 1898, asphalt shingles roof Spanish Eclectic, stucco, flat roof, 1924	Residential Contributing Residential, Contributing
Site to the West	1	Craftsman Bungalow, stucco, pitched roof 1924	Residential Contributing

INTRODUCTION

Proposal

The applicant proposes to remove previous additions from the house and the carriage house that were poorly incorporated and add a new master bedroom suite to the main house and a bathroom and porch to the carriage house. The resulting additions will create an additional 400 square feet to the main house and an additional 18 square feet to the carriage house. The applicant plans to replace windows over time to match original and utilize the existing carriage house swinging garage doors as storm shutters for the entrance and new windows.

Context

The Fourth Ward Historic District is a neighborhood of fine homes that grew up between the original Villa de Albuquerque (Old Town) and the “new town” that had grown around the railroad tracks over a mile to the east. The Fourth Ward Historic District and Overlay Zone derives its name from the City’s early system of political subdivisions called “Wards”. This large historic district is bounded by Lomas Boulevard to the north; Tijeras, Kent and Central to the south; Keleher Avenue and Eighth St. on the east; and 14th and 15th Streets to the west. A small portion of the historic district at the southeast corner is not included in the boundaries of the historic overlay zone.

The district contains a variety of homes built between 1880 and 1930, with most of the development beginning in the early twentieth century. Prior to 1900, most new housing was concentrated in Huning Highland to the east of the railroad tracks and the Fourth Ward has a few houses on large parcels of land. After the turn of the century, the Fourth Ward became the fashionable neighborhood for Albuquerque’s growing business class. A wide variety of architectural styles are represented in the district including Queen Anne, Bungalow, Hipped Box, Prairie, Federal Revival style, Territorial Revival, Mission Revival, Spanish Pueblo Revival, Dutch Colonial Revival, Tudor Revival and Foursquare.

The area developed primarily as a residential neighborhood of mostly single-family dwellings, some multi-family apartments containing central landscaped courtyards, and a few commercial structures. Originally, the front yards were unfenced and street trees were planted in the strip between the curb and the sidewalk. The homes typically had a 20 foot front yard setback on the north-south streets and a 15 foot front yard setback on the east-west streets. The Fourth Ward Historic District was listed on the New Mexico Register of Cultural Properties in 1979 and the National Register of Historic Places in 1980. The City Council mapped the Historic Overlay Zone in 1991.

History

The house was originally built in 1924 by Charles Lembke as the family home. The majority of the structure is original with only the roof having been replaced. There are small additions to the rear of the house and to the side of the carriage house that were added later. These are proposed for demolition and replacement with additions better connected to the original house.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

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

Albuquerque-Bernalillo County Comprehensive Plan of 1988, amended 2003

This site is a Historic Resource in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation. Chapter II, Section 5, Historic Resources Goals and Policies (pp. II-61-II-62) states:

“The Goal for Historic Resources is to protect, reuse or enhance significant historic buildings and districts.”

Applicable Historic Resources policies include:

Policy a: Efforts to provide incentives for the protection of significant buildings and districts shall be continued and expanded.

Policy b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate.

Policy c: Increase public and inter-agency awareness of historic resources and preservation concerns.”

This site is contained in the Central Urban Development Area, a portion of the Established Urban Development Area as defined in the *Comprehensive Plan*, and is subject to the policies of Section II.B.5 (Established Urban Area) as well as the Central Urban Area policies. The Goal of the Central Urban Area is to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The Goal of the Established Urban Area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable Established Urban Area policies include:

Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.”

Policy o: “Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

Comprehensive Zoning Code/ Downtown Neighborhood Area Sector Development Plan

The subject property is zoned SU-2/DNA-SF single family under the Downtown Neighborhood Area Sector Development Plan. It corresponds with uses permissive in the R-1 zone of the Zoning Code with the exception of secondary dwelling units to be regulated according to the SU-2/TH zone which corresponds to designated zoning in the 1976 SDP for this site.

One of the Land Use goals of the DNASDP states:

Land Use Goal 3: The predominately single-family residential character of the Downtown Neighborhood Area will be preserved and protected, while maintaining economic diversity in housing.

Objective 3.2: Encourage renovation of existing single-family homes and retain residential uses of homes.

Objective 3.3: Allow a variety of housing types (i.e., townhomes, single family, multi-family, senior living facilities).

The project directly addresses the Goals and Objectives of the DNA Sector Development Plan through the renovation of a single-family residence as such. It also grants the owner the allowed use of the property with a secondary dwelling unit without affecting the single family character of the street.

Resolution –046-1991 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.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution -046-1991*. These guidelines were revised in 2002. The guidelines for New Construction are applicable to this case. The policy states, "New construction 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." Section VI Miscellaneous Features is also applicable to this case. Section VI.A.1 states that, "All site and right-of-way alterations shall be reviewed by the LUCC for a Certificate of Appropriateness."

Landmarks and Urban Conservation Ordinance

This site consists of new construction in the Fourth Ward Historic Overlay Zone. 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."

New Town Neighborhoods Development Guidelines for the Huning Highland, Fourth Ward and Eighth & Forrester Historic Overlay Zones

The development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines to protect contributing buildings, specifically those relating to new additions and demolitions, are applicable to this request. The proposal is analyzed with regard to relevant sections:

POLICY - Additions

Additions to contributing historic buildings have a responsibility to compliment 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.

The Fourth Ward Overlay Zone has a mix of architectural styles. The project site, though maintaining the single-family residence at the street front, will provide a small secondary dwelling unit in the existing carriage house. This is set back from the street and maintains the outward swinging wood doors as shutters.

Guidelines

1. Retain and preserve original features:

- Minimize damage to historic building by constructing additions to be structurally self-supporting and attach to the original building carefully to minimize the loss of historic fabric.
- Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

The proposed project requires the removal of previous additions added to both the main house and the accessory carriage house. The new additions are stand-alone structures that connect to the existing historical buildings. The addition to the carriage house does not affect existing architectural elements however the addition to the main house will result in the removal of two ornamental brackets from the rear eave. These could potentially be removed and reattached to the new addition.

The proposed additions utilize the same style and materials as the original structures to which they are attached. The main house addition has the same slope and shingle material as the original with stucco gable end. The addition is set approximately 12 inches lower than the original roof to differentiate it as an addition.

The smaller flat roofed carriage house addition has similar brick coursing along the roof line and a shed roof porch which helps to delineate between the existing and the addition. The roof material specified is metal which is not recommended unless previously used on the building. As shingles are used on the main house, it is more appropriate to add continuity across all new roofs.

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.

Both additions are located on secondary facades. The addition to the main house is to the rear of the building and the addition to the carriage house is setback from the front face.

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

The height and massing is similar to the original structure with the roof of the house addition being stepped down approximately one foot.

- Additions should not visually overpower the original building.

The additions do not overpower the original structures.

- Additions should not exceed 50% of the original building's square footage.

The house addition is approximately 20%, whereas the carriage house addition is approximately 32% of the original structure.

- Design an addition to complement existing elements and features, such as roof shape and slope.

The design complements the original structure through use of materials, roof slope and overall massing.

- Additions should not convert secondary facades to primary facades.

There is no change to where the primary entrance is located. The additions are secondary.

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

- Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.
- Consider simplifying details or slightly changing materials.
- Additions should not reflect historic styles that predate the original building.
- Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.

The additions proposed are both compatible with the original buildings and discernible from them. The similar use of materials and window styles connects them to the original. Changes in roof plane demarcate the additions.

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

Brick to match existing, as much as possible, is specified. Other faces are stucco, such as in the gable area.

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

- New windows should be of a similar type and material.

The existing house has a variety of multiple paned windows. The majority are 3, 4 or 5 over 1. The new windows are similar. They are specified as metal clad wood windows with both internal and external dividers in the double paned glass.

6. Existing additions to historic buildings may be removed if not associated with the period of significance, or they detract from the architectural character of the building.

The existing additions are to be removed. They were poorly constructed and do not match the original buildings in terms of materials or window and door types.

POLICY- Roofs and Roof Features

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

Guidelines

1. Retain and preserve the original roof form.

The proposed alteration has used the existing roof pitch in all new roof applications to the main house.

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. The carriage house porch roof is specified as metal which is not historically located on the property. A change to shingles to match the house roof is more appropriate.

The addition of the porch area adds a shed roof element to the carriage house, which has a flat roof. Such a change in slope is not uncommon in porch additions and assists in defining the addition from the original.

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 windows and doors in the original part of the house are to be preserved in their current location. New windows and doors in the addition are of a similar fenestration to the original windows and doors.

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

The removal of the previous addition will result in the removal of windows and doors that do not match the original ones.

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

The carriage house has two pairs of wood doors for the car opening. Although these areas will be filled in with a door and windows, the wood doors will remain as exterior shutters.

POLICY – Porches and Entrances

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, material and detailing.

Guidelines

2. Retain and preserve functional and decorative details such as porch columns, balustrades, brackets, steps, piers, rails, ceilings, floors, entrance sidelights, transoms, pilasters and pediments.

The front porch of the house utilizes a short concrete wall/balustrade at the front entrance. The introduction of a plain metal pipe rail at the two added porches to the rear and side is incongruous with the original porch. A more substantial railing is required for both porches and especially the side which is seen from the street.

- .5. When no documentation of a historic porch or entrance exists, a new feature may be considered that is similar in character to those found on comparable buildings.

Shed roof porches are common additions. The square columns are compatible with the brick box of the carriage house. The exposed rafters are characteristic of the main house roof at the eaves.

ADDITIONAL CONSIDERATIONS

Although this property is zoned DNA-SF, it was originally zoned SU-2/TH at the time of the 1976 zoning. At the time of the creation of the SDP 2012, properties were given the uses allowed under the 1976 zoning. Therefore, the SDP makes a secondary dwelling unit a permitted use. The lot is also a double lot with a large yard area between the street and the carriage house/secondary unit to the rear of the site.

CONCLUSIONS

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, this proposal is for the removal of previous additions to a house and carriage house and the building of new additions to both buildings, and is generally consistent with the guidelines and substantially consistent with the criteria for approval of a Certificate of Appropriateness.

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

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations - Case 17-LUCC-50014/ Project # 1011203(May 10, 2017)

1. This application is a request for a Certificate of Appropriateness for alterations at 1418 Roma St. NW on lot 6, Block 17 Downtown Neighborhood Area, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-SF.
2. The subject site is a lot of approximately 0.23 acres.
3. The proposal is to remove existing additions and replace them with new additions to both the house and the carriage house.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if “*The change is*

consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”.

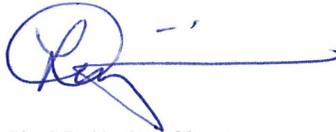
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 12 below.
7. The proposal is consistent with guidelines for *Additions, Guidelines #1, 2, 3, 4, 5 & 6*. It maintains building mass, rhythm, material and detailing consistent with properties within the Fourth Ward Historic Overlay Zone. Additions are to the rear of the house or are stepped back from the existing structure. Building elements such as windows and doors are of traditional dimensions.
8. The proposal is consistent with *Roofs and Roof Features, Guidelines 1 & 2*. It preserves the original roof form and utilizes the same slope and material for the new addition roof. New shed roof on carriage house is typical of similar porches in the area, but needs to have a change of material.
9. The proposal is consistent with *Windows & Doors, Guidelines 1, 2 & 3*, maintaining original windows and doors and installing new windows to match the profile and fenestration patterns of the original windows.
10. The proposal is substantially consistent with guidelines for *Porches and Entrances, Guidelines 1 & 5*. The existing porch is not changed in any way and the proposed porches are similar in overhang as the main roof or compatible as with the carriage house porch.
11. The proposal does not comply with *Porches and Entrances, Guideline #2* concerning porch railings. The proposal shows a singular metal pipe rail which is not characteristic of the Fourth Ward Historic District, nor does it appear to be code compliant. It is recommended that porch rails be redesigned to reflect the front porch rails, especially on the side entrance which is visible from the street.
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 Fourth Ward 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-50014/ Project # 1011203– May 10, 2017

APPROVAL of 17-LUCC-50014/ Project # 1011203, an application for a Certificate of Appropriateness for alterations, located at 1418 Roma St. NW., described as Lot 6, Block17 of Downtown Neighborhood Area, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-SF based on the above twelve (12) findings and subject to the following conditions.

Conditions of Approval Recommended

1. Provide a revised design for porch railings
2. Change roof material for carriage house porch to shingles to match the house
3. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.



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



Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): JONATHAN SIEGEL PHONE: 243 4501
 ADDRESS: 1006 PARK Ave SW FAX: 243 4504
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jonathan@siegeldesign
 APPLICANT: GREG BLACKWELL PHONE: 206 7903
 ADDRESS: 1418 ROMA Ave NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Remove non contributing addition, new addition, conversion of carriage 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. 6 Block: 17 Unit: _____
 Subdiv/Addn/TBKA: Downtown Neighborhood Area
 Existing Zoning: SN-2, DNA-SF Proposed zoning: - MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 101305834411041309

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010753

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 0.23
 LOCATION OF PROPERTY BY STREETS: On or Near: HIS ROMA NW
 Between: 15th and 14th
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 12.20.16

SIGNATURE [Signature] DATE 4/6/17
 (Print Name) JONATHAN SIEGEL Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17LUCC - 50014</u>	<u>COA</u>	_____	\$ <u>35.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>10.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>35.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>70.00</u>

Hearing date May 10, 2017

[Signature]

12.20.16
Staff signature & Date

Project # 1011203

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
 - Silver Hill

- 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:

- # ~~2~~ Significant Structures
- # ~~2~~ 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:

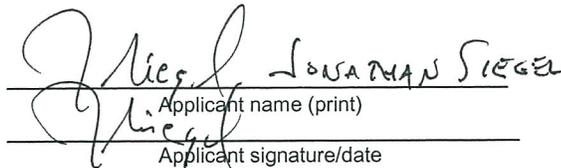
- Project drawing checklist completed during a consultation with LUCC planner
- All materials indicated on the project drawing checklist. **8 packets**
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 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.



 Applicant name (print)

 Applicant signature/date

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
17-LUCC-50014

Form revised October 2012

 4-6-2017

 Dev Review Division signature/date
PROJECT# 1011203



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/28/2016

Note: Grey 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

March 31, 2017

Planning Department
City of Albuquerque
600 2nd NW
Albuquerque, NM 87102

re: Certificate of Appropriateness application, LUCC
authorization for agent
1418 Roma NW

To whom it may concern:

This letter is intended to serve as formal authorization for Jonathan Siegel of Siegel Design Architects, LLC to serve as my agent in requesting permissions and gaining necessary approvals for renovations and additions to an existing residence and rear building at 1418 Roma NW.

Thank you,



Greg Blackwell, property owner

April 5, 2017

Notification letter

re: 1418 Roma Ave NW
004 Lembkes Sub West 10' of N50 L4 and all of lots 5 & 6
Owner: Greg Blackwell
contact: 206 7903

A copy of the application letter to LUCC is enclosed.
In addition please note:

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.

A facilitated meeting request must be received by **Friday April 24, 2017**.

April 3, 2017

re: Scope of proposal: 1418 Roma NW

This letter is intended to provide LUCC with details requested for the scope of the proposed work at the above address.

1. Extent of work to be done:

- a. The proposal is to remove non-historic poor additions made over the years to this residence which is of historic value to the neighborhood and the city. A rear addition or additions on the main house, which are essentially not visible from the street are to be removed and replaced with a new addition which is intended to be sympathetic to the character of the main house and the district. The carriage house at the rear – also likely part of the original construction - will also have non-conforming additions (in poor condition) removed. A new addition will be constructed on the west end of the carriage house, in materials comparable to the existing. Related landscape clean-up is expected, including removal of some minor non-historic chain-link fencing and installation of new fencing consisting of stone pilasters and wood fencing.

2. Uses of existing and proposed structures:

- a. The main house has been used as a residence and will be used as a residence after renovations and addition. The rear carriage house was clearly originally a garage. It appears to have been used in the past variously as an art studio, storage, and as a small dwelling unit. After work proposed here, this will be a secondary dwelling unit as permitted by the Zone code.

3. Square footages:

- a. Existing main house: 1,546 sq ft existing including additions to be removed
1,266 sq ft basic house to remain
280 sq ft to be removed
663 sq ft new addition
1,929 sq ft total new main house with addition
- Carriage house: 630 sq ft existing including addition to be removed
499 sq ft basic carriage house to remain
131 sq ft to be removed
149 sq ft new addition
648 sq ft total new carriage house / secondary dwelling unit

4. Proposed phasing:

- a. Repair of roof at main house is first priority. Addition to main house and renovation / addition at carriage house next phase. Repair of existing windows and wood trim will occur as possible – much work by home-owner as time is available, one window at a time.

5. Relevant historic facts:

- a. The main house was built by Charles Lembke about 1923 for his own family. We reviewed the house briefly with Consultant Ed Boles; the structures which we are trying to keep seem generally original, except the roof which appears to have been replaced. Only non-contributing later additions are proposed for demolition. The carriage house doors are to be restored and kept as storm-shutters.

Respectfully submitted,



Greg Blackwell

1418 Roma NW

Photographs of existing



Front of house (to remain unchanged)



Street view: carriage house beyond to be restored including blue doors to be restored and re-used. Existing metal gate to remain.



Street view from North west; existing wall to remain at side yard



West side of main house; portion of rear carriage house which is to be demolished shown in far rear



Rear yard showing adjoining structures NOT on this property but along property line; rear addition at main house (proposed to be demolished, non-conforming) visible at far left.



Rear of main house, showing non-conforming poor addition proposed to be demolished and replaced with new addition



Carriage house doors believed to be original will be restored and re-used as storm shutters addition at left will be removed. Chain-link fence will be removed



non-contributing addition to east of Carriage House at left of photo to be demolished side of brick carriage house on right is to be restored



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

April 5, 2017

Greg Blackwell
1418 Roma Ave NW
Albuquerque, NM 87104
(505) 206-7903

Dear Greg:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[LUCC Submittal]** project recorded as **[004 LEMBKES SUB WEST 10' of N. 50 L4 and ALL of Lots 5 & 6]** located on **[J-13]** zone map **[Zone Map Page]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or QNC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Friday April 21, 2017.**

Neighborhood Notification Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

.....
(ONC use only)

Date Processed: **04/05/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

DOWNTOWN N.A. (DNA) "R"

***Reba Eagles** e-mail: dreagles44@msn.com

1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)

David McCain e-mail: dmccain47@comcast.net

1424½ Lomas Blvd. NW/87104 250-8757 (c)

Website: www.abqdna.com

NA E-mail: info@abqdna.com

7015 1730 0000 6165 5158

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