

**Landmarks & Urban  
Conservation Commission**



**Agenda Number: 4  
Case No.: 17-LUCC-50028  
Project # 1011278  
July 12, 2017**

**Staff Report**

<b>Agent</b>		<b>Staff Recommendation</b> <i>Approval of Case #17 -LUCC-50028, Project #1011278a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 12 and subject to the conditions on page 13.</i>
<b>Applicant</b>	Timothy Eyster	
<b>Request</b>	Certificate of Appropriateness for alteration	
<b>Legal Description</b>	Lot 3, Block 16 of the Huning Highland Addition	
<b>Address/Location</b>	311 Edith Blvd. SE	
<b>Size</b>	0.16 acres	
<b>Zoning</b>	SU-2/MR	
<b>Historic Location</b>	Huning Highland Historic Overlay Zone	
		<b>Leslie Najl Staff Planner</b>

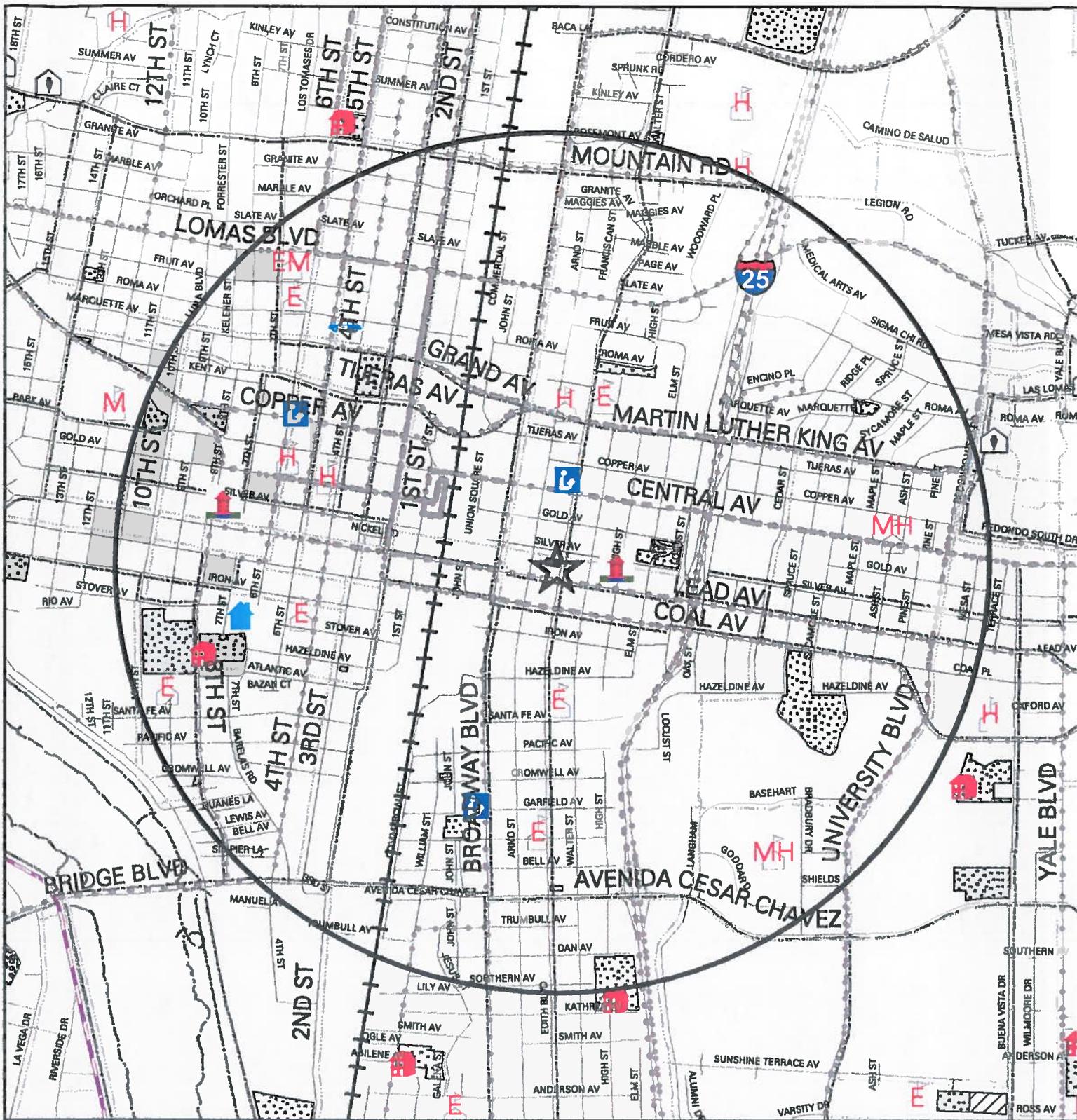
**Summary of Analysis**

The application is for a Certificate of Appropriateness to make alterations to a contributing building. The proposed alteration is to add an extension (addition) to the contributing building to the rear of the house to create a two story addition to the house. The extension would affect the rear elevation of the existing house but not the existing roof. The roof plane will be continued to the rear while maintaining existing street front features.

This project includes the rear addition as well as a new accessory building. This building consists of a two car garage and an upstairs one bedroom apartment.

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

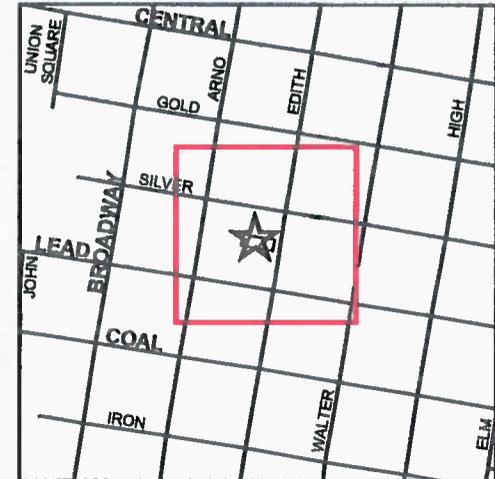
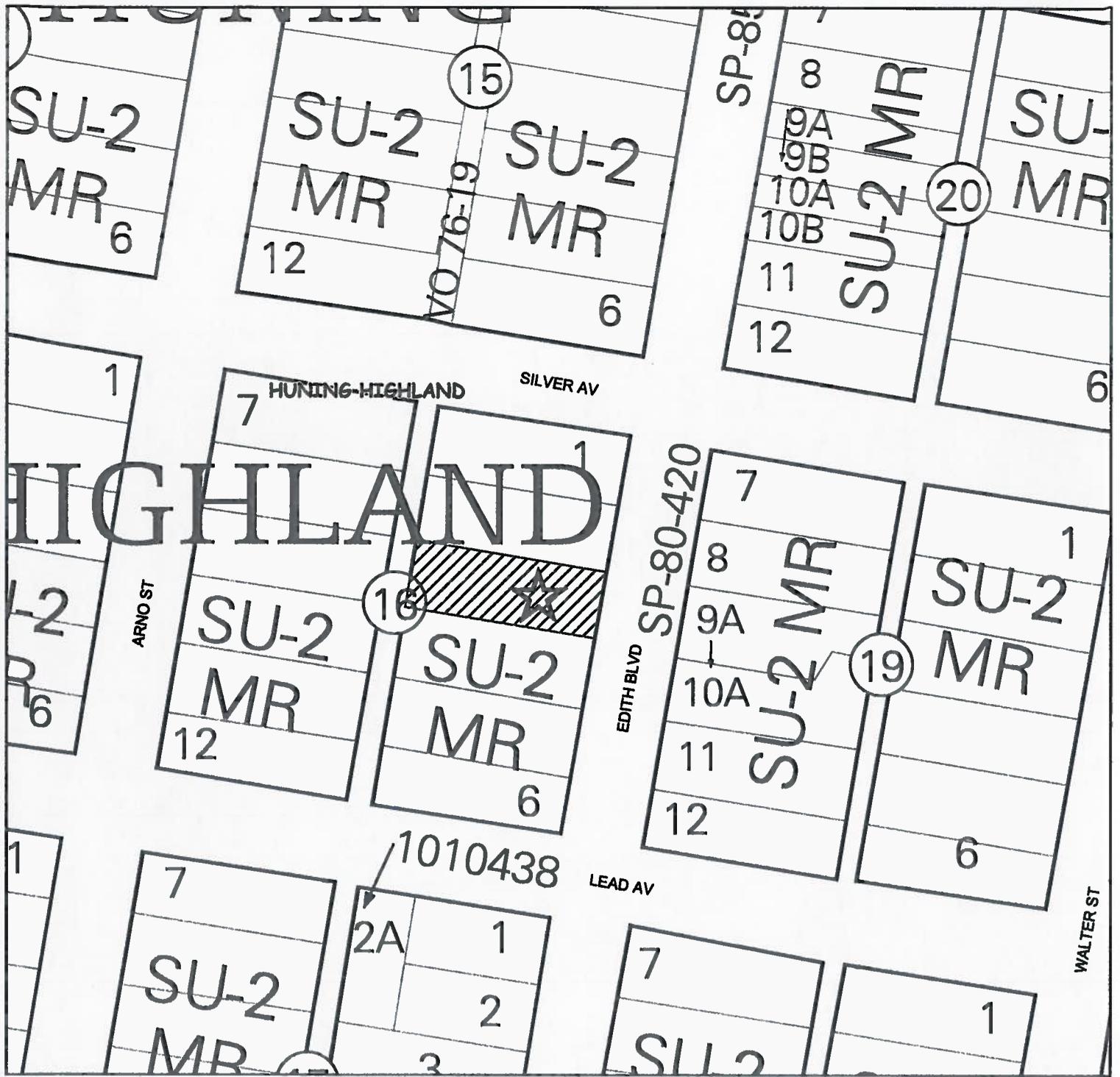
**PRIMARY REFERENCES:**  
*Landmarks and Urban Conservation Ordinance; Development Guidelines for the Fourth Ward Historic Overlay Zone.*



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       |





### ZONING MAP

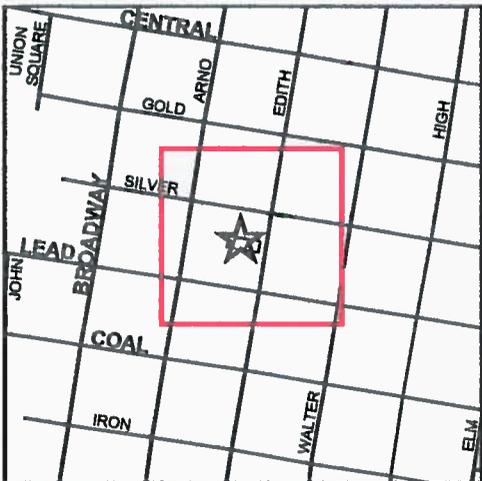
Note: Grey shading indicates County.



1 inch = 100 feet

Project Number:  
1011278  
Hearing Date:  
07/12/2017  
Zone Map Page: K-14  
Additional Case Numbers:  
17LUCC-50028





## 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:**  
1011278  
**Hearing Date:**  
07/12/2017  
**Zone Map Page:** K-14  
**Additional Case Numbers:**  
17LUCC-50028

**SUMMARY OF REQUEST**

<b>Requests</b>	<i>Certificate of Appropriateness for Alteration to Contributing Building</i>
<b>Historic Location</b>	<i>Huning Highland 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; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<b>Site to the North</b>	1	Side Gabled, stucco, New Mexico Vernacular, 1898	Contributing residential
<b>Site to the South</b>	2	Hipped roof, stucco finish new construction in modern Victorian style, 2015	Residential Non-Contributing
<b>Sites to the East</b>	1	Simplified Queen Anne, stucco with fish scale shingles, pitched and gabled roof, 1907	Residential Contributing
<b>Site to the West</b>	1½	Simplified Queen Anne, stucco with fish scale shingles, pitched and gabled roof, 1907	Residential Contributing

**I - INTRODUCTION**

**Proposal**

This request is for a Certificate of Appropriateness for alterations to a contributing house in the Huning Highland Historic Overlay Zone and the construction of a new garage with secondary unit above to the rear of the site. The subject house is a one-story Craftsman/Bungalow with a low profile front facing dormer. The house has brick side walls, wood shingles at the gables, front and rear walls, and 1/1 windows.

The applicant proposes an addition to the 816 square foot house in the form of an extension of the current roof line to the rear of the property. Due to the sloping of the site to the rear, the addition proposes a split level addition, stepping up to a master suite and stepping down to two bedrooms and a bath. The addition would reconfigure openings in the rear wall and add a side entry door into the current wall which is a shingled addition. All roof pitches are designed to match those existing on the house.

The house currently is 816sq.ft. With the proposed addition it would increase to a total of 1992 sq. ft. consisting of two floors of 588 sq. ft. each.

In addition, a new two car garage is proposed at the rear of the site. This will be facilitated by the removal of a non-contributing shed roofed storage building currently on the site. The applicant proposes a one bedroom apartment of 598 sq.ft. to be located above the garage.

### ***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 and Coal. 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.

## ***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. This zoning category corresponds to the RT Residential Zone which allows for single family houses and townhouses and allows for secondary dwelling units as a conditional use. The regulations in the sector plan address lot area, setbacks, building height and step back requirements, fenestration and porches along with other pertinent standards.

#### ***The proposal meets the SU2/MR regulations.***

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 that apply to:

- Roofs and Roof Features
- Additions
- New Construction

**The guidelines for contributing buildings Roofs and Roof Features state:**

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

1. Retain and preserve the original roof form.

*The proposed alteration has used the existing roof pitch in all new roof applications. The integrity of the existing roof is not affected as the new addition is completely to the rear of the existing house and utilizes an extension of the current roof line. From the street, the addition is not visible.*

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 and roof pitch of the existing structure. It is appropriate to the building style.*

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

*No skylights are added to the existing roof.*

**The guidelines for contributing buildings Windows and Doors state:**

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

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

*The proposed design does not affect the existing windows with very few exceptions. Windows and doors from the rear of the existing house will be removed with the addition. These windows are not original to the house.*

**The guidelines for contributing buildings Details and Ornamentation state:**

1. Protect and maintain significant stylistic elements.

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

**The guidelines for Additions to contributing buildings state:**

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

1. Retain and preserve original features and elements.

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

*The addition of this proposal is self-supporting. With the exception of changes in openings in the rear wall at the addition, the original structure is not affected. The design also incorporates the design element of the low profile dormers from the house's front elevation, the only design element, in the addition roof-line.*

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

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

*The addition is set to the rear of the building and not visible from the street. It is subordinate to the original in that it does not challenge the front façade. It is; however, a large addition.*

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

*The original building is a single story bungalow. The addition provides a two-story addition through the utilization of the rear sloping site and incorporation of attic space in the addition. From the rear, the addition has a larger mass than the original house. From the front, this is not evident. Other houses on the block are two stories. As such, the height at the rear is not alien to the neighborhood.*

- Additions should not visually overpower the original building.

*The extent of the addition certainly overpowers the original structure from the north, south and west elevations. From the front elevation; however, it does not appear evident at all.*

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

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*The original building is currently 816sq.ft. With the proposed addition it would increase to a total of 1992 sq. ft. consisting of two floors of 588 sq. ft. each. This far exceeds the 50% maximum addition size. The small size of the original bungalow does make for a very small house even with a 50% addition. Although this addition exceeds the recommended size, it makes every effort to maintain the integrity of the original structure, at least from the street front.*

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

*The proposed addition utilizes the original roof slope in all new roof planes. It also repeats roof elements such as dormer windows and wood shingle siding at dormers and gable ends.*

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

*The proposed addition maintains current primary entry façade.*

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

*The proposed addition adds all new elements to the rear of the house.*

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

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

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

*Exterior materials complement the existing materials. The current rear of the house is a combination of wood shingles and horizontal lap siding. The addition uses the lap siding on the side walls with the wood shingles being used at the dormers and gables.*

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

*New windows used with the addition are a mix of sizes and configurations. The smaller square windows are similar to those currently found on the original house as are the small rectangular windows in the low profile dormers on the upper level.*

*Two additional window sizes and shapes are utilized on the addition. One single hung egress window is placed on the second floor which is similar to single hung windows found on the original house. Three single paned casement windows are used on the lower level in the*

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*bedrooms. These windows are not in keeping with the window style of the original house. Although these windows need to be egress compliant, a single hung alternative should be considered.*

### **Guidelines Neighborhood Character and access**

3. New garages and accessory buildings should complement the historic resource.

- Accessory buildings must be subordinate to the main building
- The main building should inspire design for new garages with building details derived from the main building.
- Building materials and finishes should be combatable with the main building, although some contemporary materials are acceptable substitutes for wood siding.

*Although it is a large two story structure with an upstairs apartment, the proposed garage is subordinate to the house.*

*The design draws from the original house for materials, roof pitch, dormers and windows.*

*The same materials are used for the accessory building as those for the house addition.*

4. New accessory buildings should be sited to the rear of the property and should not be located in front or side yards.

*The new accessory building is located to the rear of the property with vehicular access being from the rear alley. It is not visible from the front street.*

5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

*Access is from the alley which is consistent with the neighborhood.*

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

*Garage doors are not visible from a public street.*

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**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.”*

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

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

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

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

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

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

*Not applicable.*

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

*As discussed in the staff report, the original character of the house will not be 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 does not include the removal of any original architectural features.*

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

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

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

*Not applicable.*

### ***Neighborhood Notification and other Considerations***

The 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 comments on this application were received as of the writing of this report.

### ***Conclusion***

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *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

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Certificate of Appropriateness regarding elements of architectural materials, roof lines, window openings and accessory building placement.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50028 / Project # 1011278 (July 12, 2017)***

1. This application is a request for a Certificate of Appropriateness for alterations at 311 Edith Blvd. SE described as Lot 3, Block 16 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 bungalow built circa 1898. Exterior walls are brick with wood shingles at the gable ends, dormers and rear addition.
3. The proposed alterations consist of a two-story 1176sq.ft. addition to the historic house and an accessory building housing a two car garage and a second floor 598sq.ft. apartment.
4. The subject house is in excellent condition and has been renovated previously.
5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. The LUC Ordinance 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".
7. The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the proposed alterations.
8. 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*".
9. 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 10 through 13 below.
10. The proposal is consistent with guidelines for contributing buildings concerning roofs, windows, details and materials.

11. The proposal is consistent with guidelines for additions #1, 3, and 4 in its incorporation of original features, materials and detailing.
12. The proposal is less consistent with guidelines #2 and 5 concerning scale and window styles. The new addition is larger than the 50% allowed addition size although the small size of the original structure and the effort made to minimize its effect on the streetscape warrants a waiver on size. The choice of windows is largely compatible however the single paned casement windows are inconsistent with existing windows and should be replaced with single hung windows.
13. The new accessory structure is consistent with guidelines for new construction.
14. 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-50028/ Project # 1011278 – (July 12, 2017)**

**APPROVAL of 17-LUCC-50028/ Project # 1011278**, an application for a Certificate of Appropriateness for alteration, located at 311 Edith Blvd. SE, based on the above 14 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 larger single paned casement windows with single hung windows. Final detail of new windows is subject to review and approval by LUCC staff.



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



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input checked="" type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><b>V</b> <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><b>P</b> <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><b>D</b> <input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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 2<sup>nd</sup> 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 X APPLICANT: Timothy Eyster PHONE: 505-991-0690  
 ADDRESS: 315 Edith Blvd SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: timothyeyster@gmail.com  
 Proprietary interest in site: Owner List all owners: Stevieh Hazlett

**DESCRIPTION OF REQUEST:** \_\_\_\_\_

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. 3 Block: 16 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hunting Highland Addition  
 Existing Zoning: SU-2, M2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-14 UPC Code: 10405742529 010506

**CASE HISTORY:**

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

**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): 0.14  
 LOCATION OF PROPERTY BY STREETS: On or Near: 311 Edith Blvd. S.E.  
 Between: Silver Ave. and Lead Ave.  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_

(Print Name) Timothy Eyster DATE 6/14/17  
 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-50028</u>	<u>COA</u>	_____	<u>\$35.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</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>\$80.00</u>

Hearing date July 12, 2017  
6-14-17 Project # 1011278

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- |  |  |
|--|--|
| <b>Historic Zone or Designation:</b>                   | <b>Type of Request:</b>                                      |
| <input type="checkbox"/> Historic Old Town             | <input type="checkbox"/> Alteration                          |
| <input type="checkbox"/> Historic Old Town Buffer Zone | <input type="checkbox"/> New Construction                    |
| <input checked="" type="checkbox"/> Huning Highland    | <input type="checkbox"/> Sign (Please read the note below)*  |
| <input type="checkbox"/> Fourth Ward                   | <input type="checkbox"/> Relocation                          |
| <input type="checkbox"/> Eighth & Forrester            | <input type="checkbox"/> Demolition                          |
| <input type="checkbox"/> City Landmark                 | <input type="checkbox"/> National Register Nomination Review |
| <input type="checkbox"/> HH-Edo UCOZ                   | <input type="checkbox"/> City Landmark Designation           |
| <input type="checkbox"/> Silver Hill                   | <input type="checkbox"/> City Overlay Designation            |
|  | <input type="checkbox"/> Other _____                         |

- Number and Classification of structures on property:**
- |  |  |
|--|--|
| # <u>1</u> Significant Structures      | Does this request involve a residential property?  |
| # <u>  </u> Contributing Structures    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      |
| # <u>  </u> Noncontributing Structures | Are tax credits or preservation loan funds applied for in connection with this proposal? |
| # <u>  </u> Unclassified Structures    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      |

**Attention applicants:**  
 A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

- LUCC public hearing applications:**
  - Project drawing checklist completed during a consultation with LUCC planner
  - All materials indicated on the project drawing checklist. 2 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.

Timothy Eyster  
 Applicant name (print)  
[Signature]  
 Applicant signature/date

<input type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2012
<input type="checkbox"/> Fees collected	<u>17 - LUCC 50028</u>	<u>[Signature] 6-14-17</u>
<input type="checkbox"/> Case #s assigned	_____	Dev Review Division signature/date
<input type="checkbox"/> Related #s listed	_____	PROJECT# <u>1011278</u>

# 311 Edith SE

## Addition and Second Structure

Dear Neighbor,

My wife, Stevieh, and I are pleased to be submitting plans to the LUCC for proposed work at 311 Edith SE (Lot 3, Block 16 of the Huning's Highland addition between Silver and Lead), which includes an addition to the existing house, and construction of a detached garage with a second story dwelling unit on the back of the lot.

Some information on the property:

- The City of Albuquerque surveyed the main structure in 1983, characterizing it as Bungalow style built between 1898 and 1919. No builder or actual date of construction was listed.
- The single story residence is built above grade on a tall concrete stem with crawlspace underneath. It is of masonry construction with a brick facade.
- The roof is a low 4 on 12 pitch with wood-shingled gables on the north and south sides, and deep overhangs that covered original porches on the east and west sides. It also has a prominent shed dormer on the east (street) side with three small windows. Additionally, it has original wooden Craftsman-style roof brackets in good condition.
- Windows are original with a mixture of 1 over 1 vertical wood sash, and wood casement with concrete lintels on top, and sills on bottom.
- A single family residence, the original part of the house contains a living room, dining room, bedroom, and kitchen. In addition, it has a later infilled porch on the west side which comprises a very small second bedroom, bathroom, and laundry area.

It is our intention to restore the existing Craftsman-style bungalow of 816 square feet, remodel the later porch-infill on the rear of the house, and add three bedrooms and two baths for a total square footage of just under 2000. We also propose to build a detached two-car garage of approximately 730 square feet topped with a one bedroom dwelling unit of about 600 square feet. We plan to build both structures concurrently starting mid-summer, 2017.

After spending a great deal of time reading the New Town Development Guidelines, and studying the architectural style of the existing home, we believe we've developed a design that will maintain and complement the feel of the existing structure while distinguishing itself through subtle contemporary touches.

To that end, we've designed the roof on the addition and garage to be the same pitch as the existing house with similar shed dormers and shingled gables. Both the new and old roof areas will be covered with new asphalt shingles. We've specified aluminum-clad wood casement windows of similar size and proportion to the originals, and will recess them to give them the same look. We'll restore the brick on the original home, and clad the addition and garage with a shiplap-style cementitious siding which will distinguish new from old while remaining very much aesthetically compatible and appropriate to the original architectural style.

Although the addition is of quite significant size compared to the original house, we feel it is appropriate as the original house was particularly small compared with other nearby homes. We also feel the additional size is necessary for the property's continued economic viability as demand rises for more spacious homes.

In line with best practices for historic preservation, we have taken great measures in the design to mitigate any change in appearance of the home from the street, and minimize the visual impact of the addition. This includes keeping the overall height of the roof the same by building the addition as a split or "one-and-a-half-story" structure where some of the lower story is underground, and the upper story utilizes the roof structure and large shed dormers for living space. We've also limited the width of the addition to the width of the existing house, observing the original setbacks.

With regard to the other structure, we feel that the garage with a second dwelling unit on top is the best way to develop the large lot that, at this time, is greatly underutilized. It allows, with minimal footprint, off-street parking, on-site storage, and maximum flexibility for people who may have a home office, a live-in parent or older child, frequent need of a guest suite for visitors, or otherwise require additional living space.

The design of the second structure, once again, utilizes a small footprint, low roofline with shed-dormers, and harmonious materials to give it great compatibility with the main house, and minimal impact on the streetscape.

Our proposal is scheduled to be heard by the Lucc at their meeting on July 12 beginning at 3PM. We welcome any questions or comments you may have between now and then.

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](mailto:ONC@cabq.gov) or by phone at (505) 768-3334. A facilitated meeting request must be received by ONC by Monday June 26, 2017.

We feel very privileged to have the opportunity to build and live in this wonderful historic neighborhood, and are very much looking forward to contributing in our small way to its continued beauty and vibrance.

Thank you!

Tim Eyster and Stevieh Hazlitt

Tim's contact info:

[timothyeyster@gmail.com](mailto:timothyeyster@gmail.com)

505-991-0690

# 311 Edith SE

## Addition and Second Structure

My wife, Stevieh, and I are pleased to be submitting plans to the LUCG for proposed work at 311 Edith SE (Lot 3, Block 16 of the Huning's Highland addition between Silver and Lead), which includes an addition to the existing house, and construction of a detached garage with a second story dwelling unit on the back of the lot.

Some information on the property:

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We feel very privileged to have the opportunity to build and live in this wonderful historic neighborhood, and are very much looking forward to contributing in our small way to its continued beauty and vibrance.

Thank you!

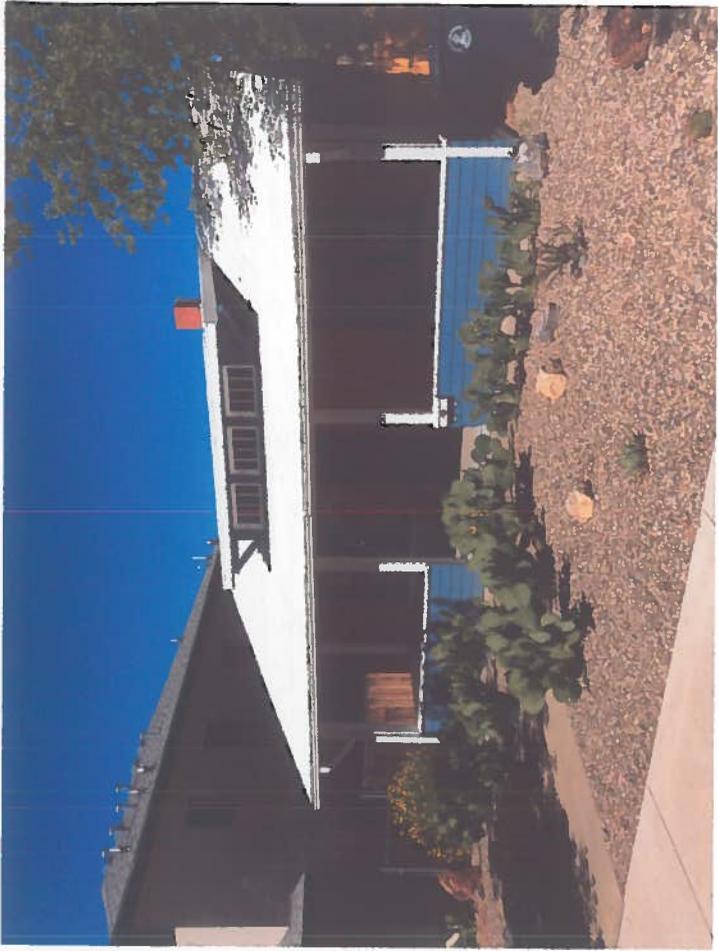
Tim Eyster and Stevieh Hazlitt

Tim's contact info:

[timothyeyster@gmail.com](mailto:timothyeyster@gmail.com)

505-991-0690





# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from 14 June 2017 To 29 June 2017

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 6/14/17  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 14 June 2017 [Signature]  
(Date) (Staff Member)

PROJECT NUMBER: 1011278



## City of Albuquerque

**\*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.

May 30, 2017

Timothy Eyster  
315 Edith Blvd SE  
Albuquerque, NM 87102  
(505) 991-0690  
timothyeyster@gmail.com

Dear Timothy:

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 **[Lot 3, Block 16, Huning's Highland Addition]** located on **[311 Edith Blvd SE, Between Silver Ave and Lead Ave]** zone map **[K-14]**.

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) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,

Office of Neighborhood Coordination  
Council Services 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](mailto:ONC@cabq.gov) or by phone at (505) 768-3334.

A facilitated meeting request must be received by ONC by: **Monday June 26, 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) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(ONC use only)

Date Processed: **05/30/17** ONC Staff Initials: **VMQ**

# ATTACHMENT A

**HUNING HIGHLAND HISTORIC DISTRICT ASSOC. (HHH) "R" Council District: 2**

**\*Bonnie Anderson**  
522 Edith SE/87102  
Ann L. Carson  
416 Walter SE/87102

**County District: 1&3**  
**Police Beat: 226/VA**  
**Zone Map #: K-14-15**

**BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (BCC) Council District: 2**

**\*Doug Majewski** e-mail: [dmajewski@designgroupnm.com](mailto:dmajewski@designgroupnm.com)  
P.O. Box 302/87103  
Rob Dickson e-mail: [rob@abqhigh.com](mailto:rob@abqhigh.com)  
P.O. Box 302/87103 515-5066 (c)

**County District: 1**  
**Police Beat: 226/VA**  
**Zone Map #: K-14-15**

7016 1370 0002 0518 6656

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

0108  
13  
Postmark Here  
06/13/2017

Sent To  
Doug Majewski  
P.O. Box 302  
Alb., NM 87103

PS Form 3800, April 2015 PSN 7530-02-000-6047 See Reverse for Instructions

7016 1370 0002 0518 6667

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

0108  
13  
Postmark Here  
06/13/2017

Sent To  
Bonnie Anderson  
522 Edith SE  
Alb., NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-6047 See Reverse for Instructions

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ALBUQUERQUE, NM 87103

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

0108  
13  
Postmark Here  
06/13/2017

Sent To  
Rob Dickson  
P.O. Box 302  
Alb., NM 87103

PS Form 3800, April 2015 PSN 7530-02-000-6047 See Reverse for Instructions

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

0108  
13  
Postmark Here  
06/13/2017

Sent To  
Ann Carson  
416 Walter SE  
Alb., NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-6047 See Reverse for Instructions