



Landmarks Commission



**Agenda Number: 5**  
**Case No.: SI-2020-00129**  
**Project # 2020-003617**  
**May13, 2020**

**Staff Report**

<b>Agent</b>	Martica Casias
<b>Applicant</b>	Amy Stewart
<b>Request</b>	Certificate of Appropriateness for Alterations
<b>Legal Description</b>	Lot 8, Block 6 of the Perea Addition
<b>Address/Location</b>	510 11 <sup>th</sup> St. NW
<b>Size</b>	0.16 acres
<b>Zoning</b>	R-1A
<b>Historic Location</b>	Fourth Ward Historic Protection Overlay Zone (HPO-3)

**Staff Recommendation**

**APPROVAL of Case # SI-2020-00129 Project # PR-2020-003617, a request for a Certificate of Appropriateness for alterations, based on the Findings beginning on page 15 and subject to the conditions on page 16.**

**Leslie Najl**  
**Senior Planner**

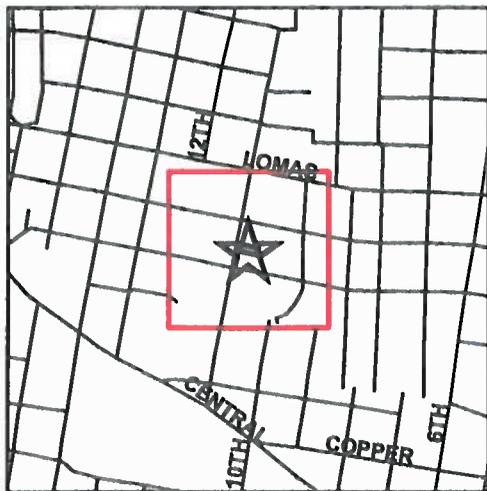
**Summary of Analysis**

The application is for a Certificate of Appropriateness to construct an addition to an existing house in the Fourth Ward Historic Protection Overlay Zone (HPO-3).

The principal building on the site was constructed in 1905 in the Bungalow style and is classified as a contributing building in the Fourth Ward. The original house was approximately 890 square feet with a 153 square foot porch going across the entire front of the house. Subsequent additions and modifications have occurred including infill of 153 square feet of the front porch to house a bathroom and two rear side additions. The proposed addition is comprised of 580 square feet adding a second bedroom and bath.

Staff has reviewed the project and finds that the replacement garage will not harm the locally distinctive qualities of the Fourth Ward HPO.

**PRIMARY REFERENCES:** This request was reviewed against the relevant guidelines for the Fourth Ward Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance.



### IDO ZONING MAP

Note: Gray shading indicates County.



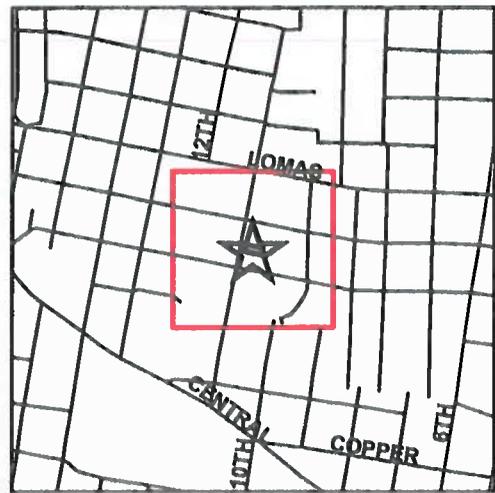
1 inch = 150 feet

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### OLD ZONING MAP

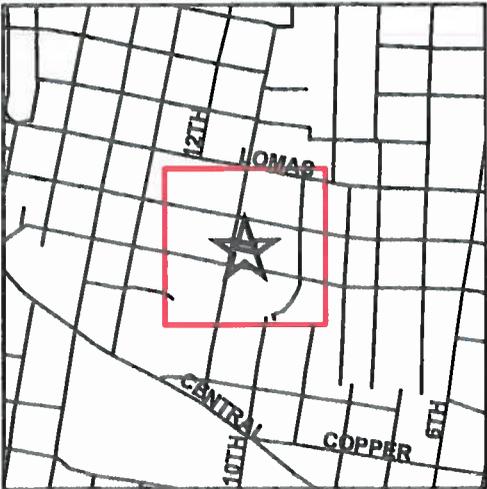
Note: Gray shading indicates County.



1 inch = 150 feet

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# LAND USE MAP

Note: Gray shading indicates County.

- |                                      |                                |
|--------------------------------------|--------------------------------|
| <b>Key to Land Use Abbreviations</b> | APRT   Airport                 |
| LDRES   Low-density Residential      | TRANS   Transportation         |
| MULT   Multi-family                  | AGRI   Agriculture             |
| COMM   Commercial Retail             | PARK   Parks and Open Space    |
| CMSV   Commercial Services           | DRNG   Drainage                |
| OFC   Office                         | VAC   Vacant                   |
| IND   Industrial                     | UTIL   Utilities               |
| INSMED   Institutional / Medical     | CMTY   Community               |
| ED   Educational                     | KAFB   Kirtland Air Force Base |



1 inch = 150 feet

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**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness for alterations (room addition)</i>
<b>Historic Location</b>	<i>Fourth Ward Historic Protection Overlay Zone</i>

**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	Flat and hipped roofs. Bungalow style largely around mid-1920s	Contributing; residential
<b>Site to the North</b>	1	Hipped roof with gable shed dormer, Hipped box, 1905	Contributing; residential
<b>Sites to the South</b>	1	NM Vernacular, colonial revival, wood siding, gabled asphalt shingled roof, 1909	Contributing; residential
<b>Sites to the East</b>	1	Alley & rear yards	
<b>Sites to the West</b>	1	Hipped and gabled roof, Mediterranean cottage, 1915	Contributing; residential

**II INTRODUCTION**

**Proposal**

This request is for a Certificate of Appropriateness for construction of a room addition to be placed to the east of the existing house. The addition will provide a second bedroom to the house and another bathroom.

The principal building on the site is a stucco and wood shingle bungalow located on the east side of 11<sup>th</sup> St NW, between Roma and Fruit Avenues in the Fourth Ward HPO on 0.16-acre lot. The front porch is a shed roof tying into a gable end roof. Two later additions were added; one with a gable end extending south and the other extending to the east. The resulting roof is a collection angles with no sense of integration.

This application is for another 580 sq. ft. addition to be added across the rear of the house. The new addition involves removal of the existing back wall and the addition of a new bedroom, bathroom, and utility room. There is a proposed gable roof consolidating earlier additions and creating a unified roof of the same pitch as the existing roofs but adding a uniformed wall height.

The proposal also requests approval of a metal roof for the entire structure and replacement windows to match existing in style. There is also evidence of the intension to enclose the front porch and replacement of screens with inappropriately sized windows.

### ***Context***

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

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

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

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

## ***III 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 2017**

This site is a Historic Asset in terms used in the *Comprehensive Plan*. The plan sets out goals

and policies concerning land use, environmental protection and heritage conservation. Chapter 11, Section 2, Historic Assets (pp. 11-25 – 11-26) states:

“Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.”

Applicable Historic Assets policies include:

**Policy 11.2.3 Distinct Built Environments:** Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

*The project directly addresses the ABC Comprehensive Plan by continuing to improve the quality of life in the historic Fourth Ward HPO through the renovation and upgrading of an historically contributing property. Although change will take place in the building, the front façade will remain largely untouched.*

**Integrated Development Ordinance (IDO)**

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1A.

The property is located within the Fourth Ward Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (H) identifies standards and guidelines for HPO 3 Fourth Ward.

**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

*The addition to the building is of simple, traditional architectural style, with a pitched, gabled roof to complement the original portion of the dwelling. It sits to the rear of the site and is not clearly visible from the street. Its position as subordinate to the contributing building is challenged by the modest size of the original house and the resulting roof rise. The proposed addition creates a larger roof span than previous additions and as such presents as an overpowering roof form.*

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

*The proposal will remove the rear wall of the house, of which there appear to be many. In doing so, some of the gable detailing will be lost. This detailing is a major loss for this small simple house. Current elevations show no such replication of detailing on the gabled ends. It is recommended that similar wood fish-scale shingled gables be reproduced, at least in a simplified form, to break the harshness of the large gables.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*The proposal will cause no harm to the original, distinguishing qualities of the contributing building as are seen from the street; however, there will be removal of detail from the rear of the house.*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*The proposal is for replacement windows throughout the house. The original portion of the house has double hung wood sash windows with a one-over-one pane configuration.*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*Not applicable - the architectural language of the new accessory structure references historic characteristics of the neighboring contributing buildings.*

#### **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.

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**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 Accessory Buildings are applicable to this case. The policy states, “Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.” The Guidelines for Site Features and Streetscapes are also applicable to this case. The policy states that, “Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.”

**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 (LC) in October 2010. The development guidelines to protect neighborhood character, specifically those relating to accessory buildings and site features, are applicable to this request. The proposal is analyzed with regard to relevant sections:

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

The guidelines for Windows 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 proposal shows a number of changes to existing window sizes, placement, configuration, and style. All of these elements are fundamental to integrity of historic properties and can help to bring cohesiveness in buildings that have had multiple additions over the years. Many of the openings have been changed since the original construction; however, the windows for the front portion of the original house are still in place.*

*The applicant shows the replacement of two banks of double sash windows being replaced with a triple win doe much like a mid-century picture window grouping this is inappropriate*

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*for the original architecture. These windows will need to be replaced with double sash windows of the same size as the windows currently there.*

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

*Windows that were installed in previous additions do not match those of the original house. The standard window design for this house is a sash window. In areas where a larger opening is desired, a double sash window is the appropriate replacement.*

*Where larger window opening is required for fire egress from sleeping rooms, casement windows can be appropriate; however, artificial mullions should be added to reflect the proportioning of sash windows.*

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

*Decorative features are not present in this simple house, but the use of double sash windows is a defining element which creates consistency and patterning which should be utilized where appropriateness.*

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.

- If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

*Current window replacement selection is counter to this guideline. Windows will have to reflect the current style, size, and configuration. Windows in the new addition should also reflect the sizes and configurations of original windows.*

- Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.

*Where casement windows are required for safety egress, snap in mullions can be used to create the appearance of sash windows in order to match the other windows.*

- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminium cladding may be approved. Metal window frames may be used when replacing historic metal windows.

*The proposal is using a fibrex window. Windows are 1/1 and can be easily replicated in this material.*

- When replacing windows with multiple lites, simplified sash patterns may be approved on rear and secondary facades.

*Not Applicable.*

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.

*The new windows will have additional glazing layers that will be within the window profile.*

**The guidelines for Roofs and Roof Features states:**

**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 forms.**

- It is not appropriate altering the pitch of a historic roof.

*Historic pitch is maintained.*

- Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.

*Eaves depths on new construction is not detailed but should match the original hoise which is not to be altered.*

- Retain and preserve original details, features and materials.

*Not Applicable.*

- It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.

*Not Applicable.*

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

*Not Applicable.*

- Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.

***The application shows a metal roof. Roof material must match original roofing material. Metal roofing is not permitted within the Fourth Ward unless it looks like shingles or other tiles.***

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

*Not Applicable.*

**The guidelines for Porches state:**

**POLICY**

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, materials and detailing.

1. Retain and preserve porches and related entrances.
  - Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.

***Though not mentioned in the application letter, it appears the intention is to be enclosed as a room. The proposed change has many unsuitable elements:***

- ***Replacement of screens with different size sash windows***
  - ***Infill of northside screen (under bathroom expansion option)***
  - ***Removal of battered columns, which are one of the few character defining features***
  - ***Inappropriate front door design***
- Deteriorated materials should be replaced to match the original in design, dimension and material. Consider a compatible substitute material only if using the original material is not feasible.

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*The porch can be successfully enclosed without loss of original materials, i.e. wood shingles.*

- If replacement of an entire porch or entrance is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.

*Not Applicable.*

- Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.

*Not Applicable.*

- Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.

**Redesign of the porch enclosure is required.**

- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

*Not Applicable.*

- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

*Windows used to enclose the front porch should consist of two groups of double sash windows with 1/1 configuration of the size currently displayed by the screen enclosure. The window to the north of the door can be a single fixed window or sash window.*

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.

- Original decorative elements such as spindle work, latticework, or bead board should not be altered or removed unless accurate restoration requires it.

*Exterior battered columns shall be replaced as they are the most defining feature of the house. If the original porch ceiling is still intact, then it shall be maintained in the newly created room and not drywalled or otherwise covered.*

- If replacement of a deteriorated detail of an entrance or porch is necessary, replace only the deteriorated detail in kind. New details should match the original in design, material, dimension and historic placement on the building.
- It is not appropriate to introduce new features or details that do not complement the historic architectural style or may result in creating a false sense of history.

**3. Protect and maintain historic materials.**

- Porches and entrances should be inspected regularly for signs of moisture damage, rust, structural damage or settlement and fungal or insect infestation.
- Porches and entrances should be adequately maintained through recognized preservation methods.

**4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time, it is recognized that such a location is often the preferred position for an addition.**

*The proposed addition has a back porch which is oversimplified and does not draw in elements from the original architecture. This porch should not look like the original porch; however, incorporating simplified elements and massing would better serve the building in its entirety.*

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

**POLICY**

Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended.

**1. Protect and maintain significant stylistic elements.**

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

***Distinctive features of the house are:***

- ***Wood shingled lower porch wall***

- *Battered porch columns*
- *Fish scale wood shingles at gabled ends*
- *Wood shingles at gable ends*

2. If replacement is necessary, design the new element using accurate information about original features.

- The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.

*Not Applicable.*

3. Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.

- The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

*Gabled ends need to reflect some sort of wood shingle and not wood planks or stucco.*

The guidelines for Additions 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.

*Minimal damage to the original structure will be caused by the addition; however, there will be the removal or covering of the rear dormer.*

- Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

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*Consider reusing the original fish scale shingles from the rear gable which will be removed or covered. Adding them to a gable on the rear porch would add interest to that elevation.*

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 building addition is added to the rear façade and well set back from the original façade. The small size of the original house makes it difficult to remain subordinate at least with the roof. The resulting roof is higher than the original but does maintain the original roof pitch. Its placement to the rear of the house helps to mitigate the height.*

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

*Most houses on the block are more massive than 510 11<sup>th</sup> St. The added roof height will not have a negative effect on the neighborhood.*

- Additions should not visually overpower the original building.

*The addition does not visually overpower the original building.*

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

*While the addition exceeds more than 50% of the original house, multiple historic additions reduce that percentage and bring it into compliance.*

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

*The addition incorporates the same roof shape as the original building although lacking its gable details.*

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

*The addition does not create a rear primary façade.*

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

*Not Applicable.*

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.

*Similar materials are used for the overall finish of the addition. It is evident from the original house due to the roof expanse.*

- Consider simplifying details or slightly changing materials.

*Consider adding some detail to the gables.*

- Additions should not reflect historic styles that pre-date the original building.

*Not Applicable.*

- 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.

*Not Applicable.*

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

*The materials compliment the original house and the neighborhood*

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

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

*New windows do not maintain the character of the house. The windows need to blend with the original window style.*

- On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.

*The solid to void ratio on primary facades of the addition or sufficiently similar to other facades.*

6. Existing additions to historic buildings may be removed if not associated with the period of significance.

*The later rear addition will essentially be removed although the floor space will remain.*

***Neighborhood Notification and other Considerations***

The Neighborhood Association and neighboring properties within 100 ft. excluding public rights of way were notified of this application and re-notified of the Zoom Meeting details. The requisite sign was posted at the property giving notification of this application. No comments on this application have been received to date.

***Conclusion***

This request for a Certificate of Appropriateness for construction of an addition to the rear of the existing house has been reviewed using the Development Guidelines for New Town Neighborhoods. Although the proposal meet several of the guidelines, there are many aspects that are unclear, primarily having to do with the front porch enclosure and the window selection. Details are insufficient to make a determination concerning the porch; however, the windows selected for that area are not appropriate. A number of window openings in the original house do not appear to be the same size and configuration as what is proposed. This will have to be corrected before a Certificate of Appropriateness can be issued.

***FINDINGS for APPROVAL subject to condition, of a request for a Certificate of Appropriateness for construction of an addition - Case # SI-2020-00129/ Project # PR-2020-003617 May 13, 2020)***

1. This application is a request for a Certificate of Appropriateness for construction of an addition at 510 11<sup>th</sup> St. NW, described as Lot 8 Block 6 of the Perea Addition and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned R-1A.
2. The single-storey building is wood framed bungalow with stucco exterior and an asphalt shingle roof and was constructed in 1905. It is classified as a contributing building in the Fourth Ward HPO.
3. The proposed addition to the building is situated to the rear of the existing building. It comprises a 580 sq. ft. for a second bedroom and bathroom, and a utility room.
4. The existing house is 1196 square feet, making the proposed addition just under 50% of the current square footage.
5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.”
6. The proposed addition utilizes exterior finishing materials that match the existing building.
7. The proposed roof pitch will be an extension of the existing roof and continuing the same pitch.
8. The IDO Section 14-16-6-6(D)(3)(b) 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”.
9. The proposed addition is located to the rear of the house and would not adversely affect the historical integrity or value of the adjacent house, or those of the site and the wider neighborhood.
10. The IDO Section 14-16-6-6(D)(3)(e) states “Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.”
11. The proposed addition is substantially compatible with the HPO design standards.

***RECOMMENDATION - Case # SI-2020-00129/ Project # PR-2020-003617 (May 13, 2020)***

**APPROVAL** subject to conditions, of Case # *SI-2020-00129/ Project # PR-2020-003617*, an application for a Certificate of Appropriateness for construction of an addition at 510 11<sup>th</sup> St. NW., based on the above 11 findings and subject to the following conditions:

**Conditions of Approval**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Front porch must maintain all openings at their current size. Sash windows may replace screens but must be of the same dimensions as the screen openings. No changes shall be made to the existing column and pilaster.
3. Window items 0008 and 0011 shall be replaced with double sash windows as currently in the dining room and bedroom.
4. Office window must remain or be replaced with double sash windows to match existing.
5. Casement windows 0012, 0013, 0014 shall have visual divides to suggest sash windows.
6. New doors shall be submitted for approval. Metal doors are not permitted.
7. Eaves depth shall match that of the original house.
8. Gabled ends shall have wood shingle detailing to reflect existing gables.
9. Metal roof as noted is not permitted. Roof shall be asphalt shingle or metal shingle that resemble shingles.
10. All changes must be presented to staff for approval.

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Leslie Naji  
Senior Planner  
Urban Design and Development Division

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Effective 8/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness - Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form WR)
<input type="checkbox"/> Archaeological Certificate (Form PR)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input checked="" type="checkbox"/> Historic Certificate of Appropriateness - Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Easement Plan (Form PR)	<input type="checkbox"/> Site Plan - EPC including any Variances - EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan - DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Fund (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land - Minor (Form S2)	<input type="checkbox"/> Amendment of Laws (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land - Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map - EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHR)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map - Council (Form Z)
<input type="checkbox"/> Demolition Outside of WFO (Form L)	<input type="checkbox"/> Variance - DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZCB)	<input type="checkbox"/> Variance - ZNE (Form ZNE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZNE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: AMY STEWART Phone: 505-699-3773  
 Address: 510 11th St NW Email: amy.l.stewart@cityofalb.org  
 City: ALBUQUERQUE State: NM Zip: 87102  
 Professional/Agent (Name): MARICCA CASAS Phone: 505-271-2781  
 Address: 2934 Glenwood Dr NW Email: maricca.casas@cityofalb.org  
 City: ALB State: NM Zip: 87107  
 Preliminary Interest in Site:  Lot #/owner: 1/ Amy Stewart

**BRIEF DESCRIPTION OF REQUEST**

RESIDENCE UPGRADES/IMPROVEMENTS AND BEDROOM ADDITION

**SITE INFORMATION** (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No: LOT 3 Block: 62 Unit: \_\_\_\_\_  
 Subdivision/Address: Perceps addn NRCD Map No: \_\_\_\_\_ UPC Code: 151305343011092518  
 Zone Atlas Page(s): J. 15 2 Existing Zoning: R-1A Proposed Zoning: \_\_\_\_\_  
 # of Existing Lots: 1 # of Proposed Lots: 2 Total Area of Site (acres): .169

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 510 11th St NW between Lomas NW and Central NW

**CASE HISTORY** (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: MARICCA CASAS Date: 4.8.2020  
 Printed Name: MARICCA CASAS  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Number	Action	Fees
Meeting/Hearing Date		Fee Total
Staff Signature	Date	Project #

**Form L: Historic Preservation and Landmarks Commission (LC)**

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDAS@crabtree.org](mailto:PLNDAS@crabtree.org) prior to making a submital. *Flipped files or those over 8 MB cannot be delivered via email, in which case the PDF must be provided on a CD.*

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown - HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forsythe - HPO-2	<input type="checkbox"/> Downtown Neighborhood Area - CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward - HPO-3	<input type="checkbox"/> East Downtown - CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland - HPO-4	<input type="checkbox"/> Nob Hill/HIGHLAND - CPO-5
Contributing Structures		<input type="checkbox"/> Old Town - HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures		<input type="checkbox"/> Silver Mill - HPO-6	
Unclassified Structures		Residential Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

- HISTORIC CERTIFICATE OF APPROPRIATENESS - MINOR Administrative Decision**
  - All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
    - Sign Posting Agreement
- INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
  - Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language \_\_\_\_\_
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
    - Sign Posting Agreement
- DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)
- HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR Requires Public Hearing**
  - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-4(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
  - Proposed Design Standards and Guidelines
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)
- ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>M. CAGLEY</i>	Date: 4.19.14
Printed Name: M. CAGLEY	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number	Case Number



City Signature

# APPLICATION MATERIALS

April 8<sup>th</sup>, 2020

To whom it may concern,

I am adding an improved addition to my home and renovating the existing. My home is located at 510 11<sup>th</sup> street NW. The addition is approximately 500 square feet, the pitch of the roof will match the existing 6/12 pitch, as is typical to the neighborhood.

The remodel will consist of new elements as listed below and will match the existing style as original throughout:

- ↳ Window, single hung as original throughout
- ↳ Doors
- ↳ Hardwood flooring
- ↳ Exterior finish, stucco and paint

The reasons for the addition and remodel are to improve my home and quality of life. I plan to live in my home for a long time. I hope this addition and renovations contribute to the quality of the outstanding neighborhood.



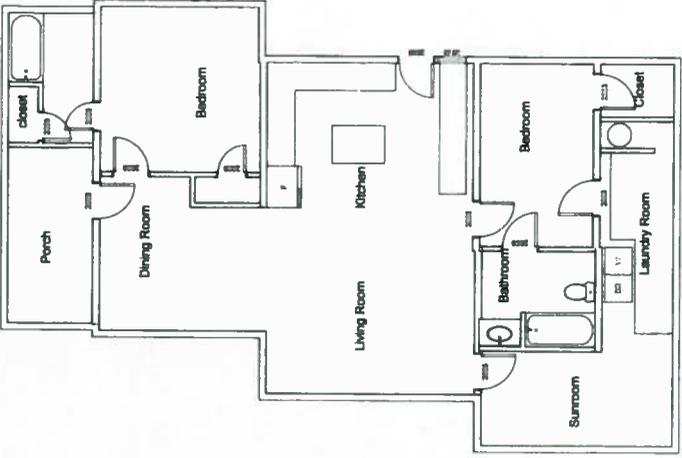
Martica Casias

Signing as Agent for Amy Stewart

Amy J. Stewart  
 510 11th Street  
 Albuquerque, New Mexico 87102  
 3-15-2020

SHEET TITLE  
 Site Plan & Existing  
 Residence

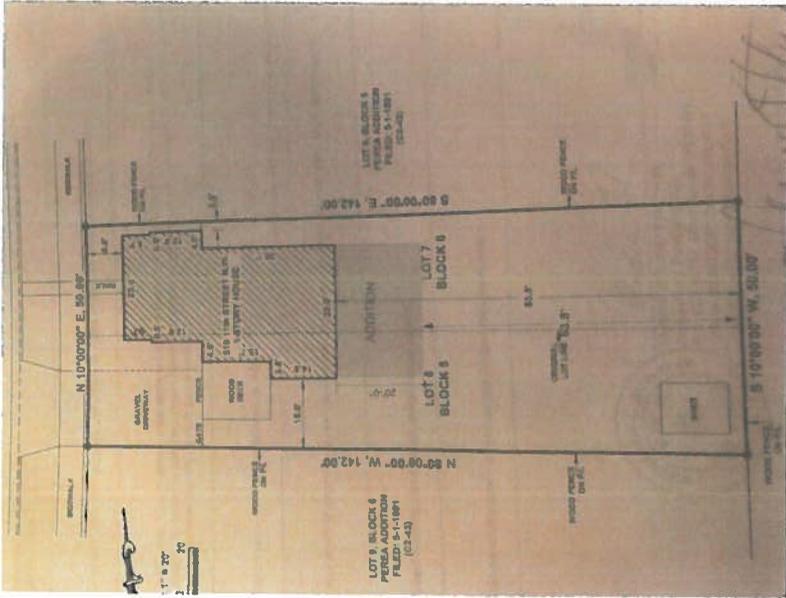
1



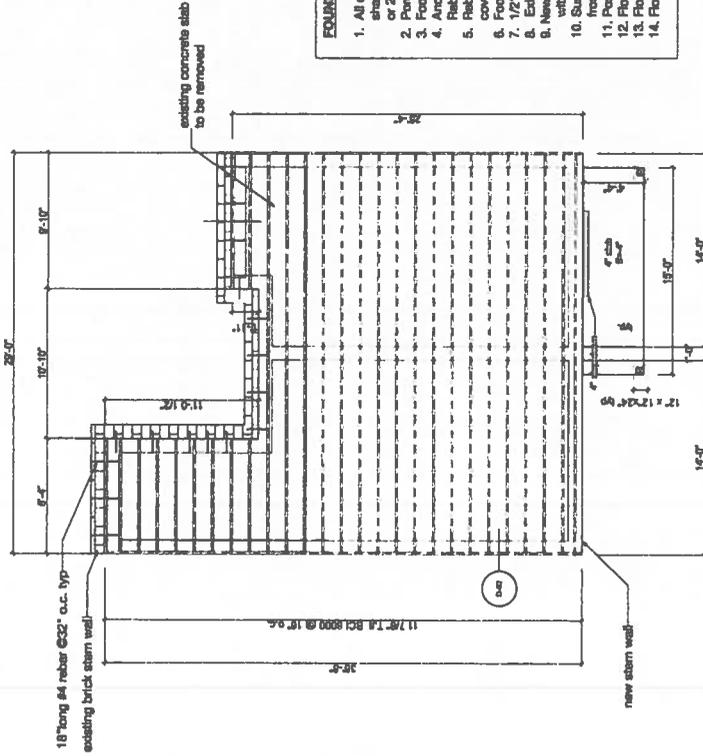
Existing Residence



Residence with Proposed Addition



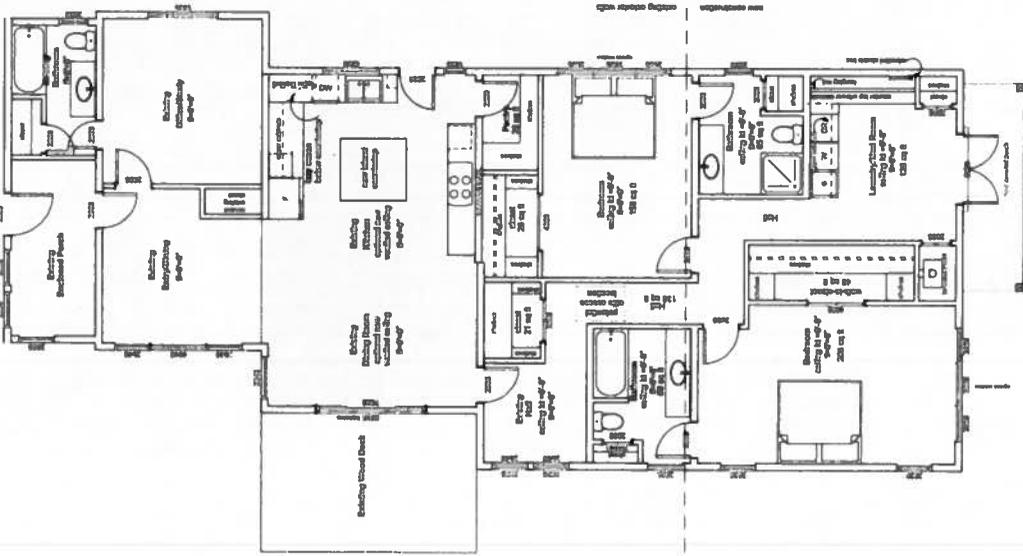
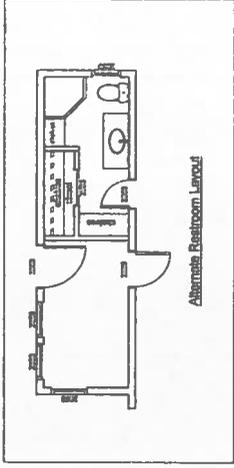
Site Plan



**FOUNDATION PLAN NOTES:**

1. All concrete in footings to be 3000 psi. Footings shall be 3000 psi concrete @ 28 days on compacted earth or 24" into undisturbed earth.
2. Patch slab 4" thick concrete.
3. Footers to be 12" wide min and 24" deep.
4. Anchoring 1#4 continuous horizontal and #4 bent dowel @ 32" o.c. all legs. Rebar also, #4 continuous LAP 30 diameter.
5. Rebar also, 30 bar diameter splices 15" min for #4; minimum coverage of 3".
6. Footers include 2"x24" R10 min at exterior perimeter of heated.
7. 1/2" x 10" anchor bolts min. from each corner @ 96"-0" o.c.
8. Existing residence is floor framing with crawl space.
9. New stem wall to be attached to existing foundation/slab with 18" long #4 rebar @ 32" o.c.
10. Surround new footings with 6 mil visqueen water barrier to slope away from building.
11. Post base is Simpson APU88KZ. Cap is Simpson BC30R.
12. Floor framing to be 11 7/8" TJI BCI 8000 @ 16" o.c.
13. Floor decking to be 7/16"
14. Floor framing insulation R2

1 Foundation Plan  
 SCALE: 1/4" = 1'-0"



**NOTES:**

1. Bathroom adjacent to officelobby to have new plumbing fixtures
2. All interior and exterior doors to be replaced
3. All windows to be replaced, new windows to have a R4 value
4. Cabinets in kitchen to be replaced with new
5. Ceiling heights in kitchen and living room to be vaulted, beams may be exposed or covered with drywall. Final determination to be made on site. Shaded area on plans indicate potential vaulted ceiling area
6. All floor levels to be even, with the exception of the front porch floor level
7. New shelves included in work
8. Existing light fixture to be new end or relocated
9. Existing light fixture to be upgraded and relocated
10. Electric box to be upgraded and relocated
11. Access to attic located above hall. Exact location to be determined on site
12. New flooring to be oak

Existing GSF = 1,166  
 New GSF = 560  
 Total GSF existing and new = 1,776



Amy J. Stewart  
 510 11th Street  
 Albuquerque, New Mexico 87102

3-16-2020

SHEET TITLE

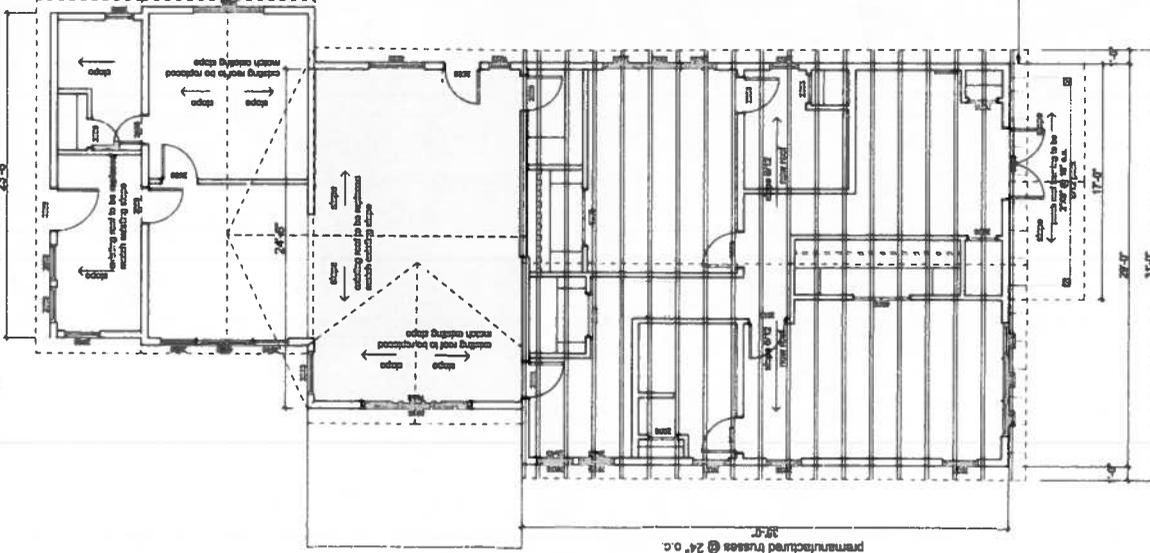
Roof Plan

5

1/4" = 1'-0"

**ROOF PLAN NOTES**

1. Exterior walls to be 2"x6" @ 24" o.c. spf #2 or better
2. Door and window headers to be 2"x6"
3. 5/8" plywood/OSB board roof and wall sheathing shall be structural and manufactured with exterior glue
4. All roof framing members to have Simpson 140.5A hurricane straps for up lift
5. All top sill to be gapped and all trusses to be gapped
6. Attach roof sheathing w/ 6d nails @ 6" o.c. on edges and 12" o.c. field typical unless otherwise noted
7. New roof pitch @ 12' slope; existing roof to be replaced to match existing pitch
8. Roof insulation to be R24
9. Wall insulation to be R24
10. Roof framing to be pre-manufactured trusses @ 24" o.c.
11. Shaded areas on roof framing plans currently have a 9'-0" ceiling height, remove existing ceiling finishes and expose vaulted space; re sheath with drywall, tape and texture. However, when the roof framing is exposed, the horizontal may determine to leave the framing exposed.
12. Be detailed on the exterior finishing materials to be replaced with metal roofing
13. New roof shall be metal roofing



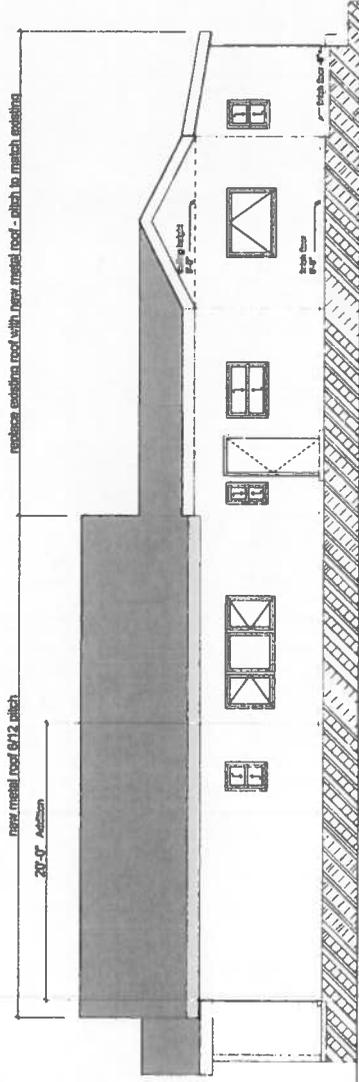
Roof Plan

Amy J. Stewart  
510 11th Street  
Albuquerque, New Mexico 87102

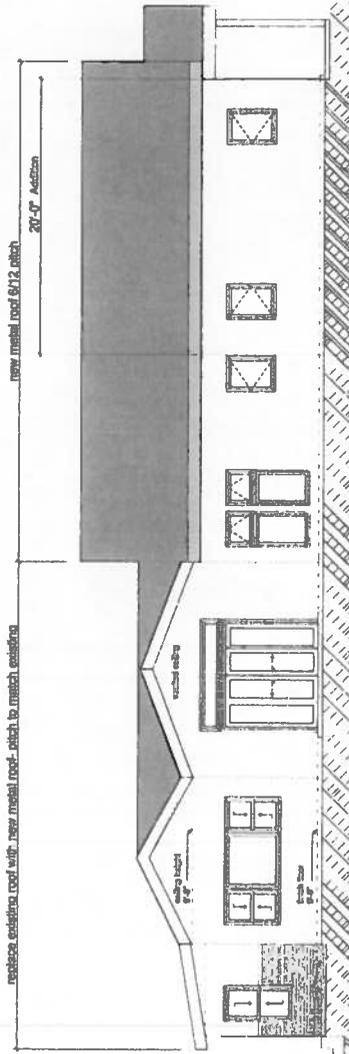
3-16-2020

EXTERIOR TITLE  
Exterior Elevations

6



South Elevation  
SCALE 1/4" = 1'-0"

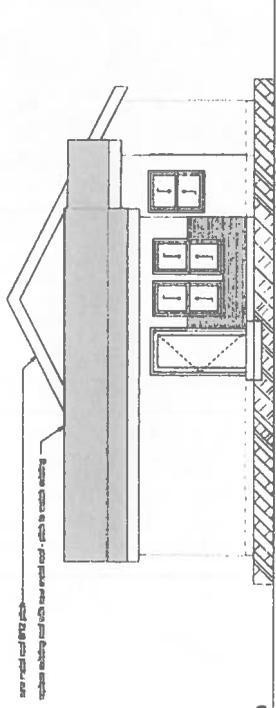


North Elevation  
SCALE 1/4" = 1'-0"

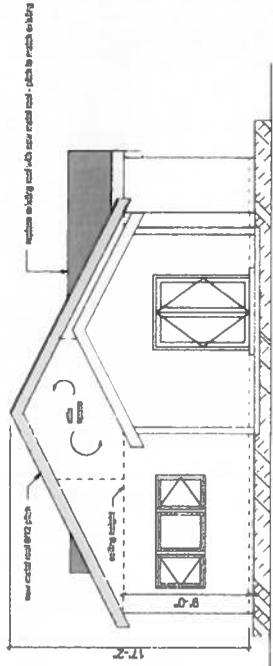
Amy J. Stewart  
510 11th Street  
Albuquerque, New Mexico 87102  
3-16-2020

SHEET TITLE  
Exterior Elevations

7



West Elevation  
SCALE: 1/4" = 1'-0"

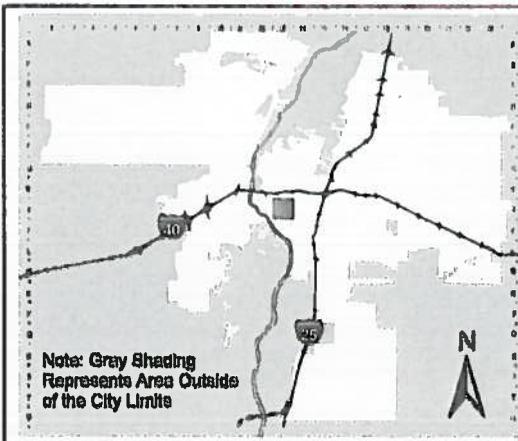


East Elevation  
SCALE: 1/4" = 1'-0"





For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



Note: Gray Shading Represents Area Outside of the City Limits

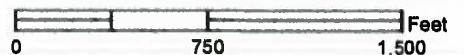
Address Map Page:

**J-13-Z**

Map Amended through:  
3/17/2017

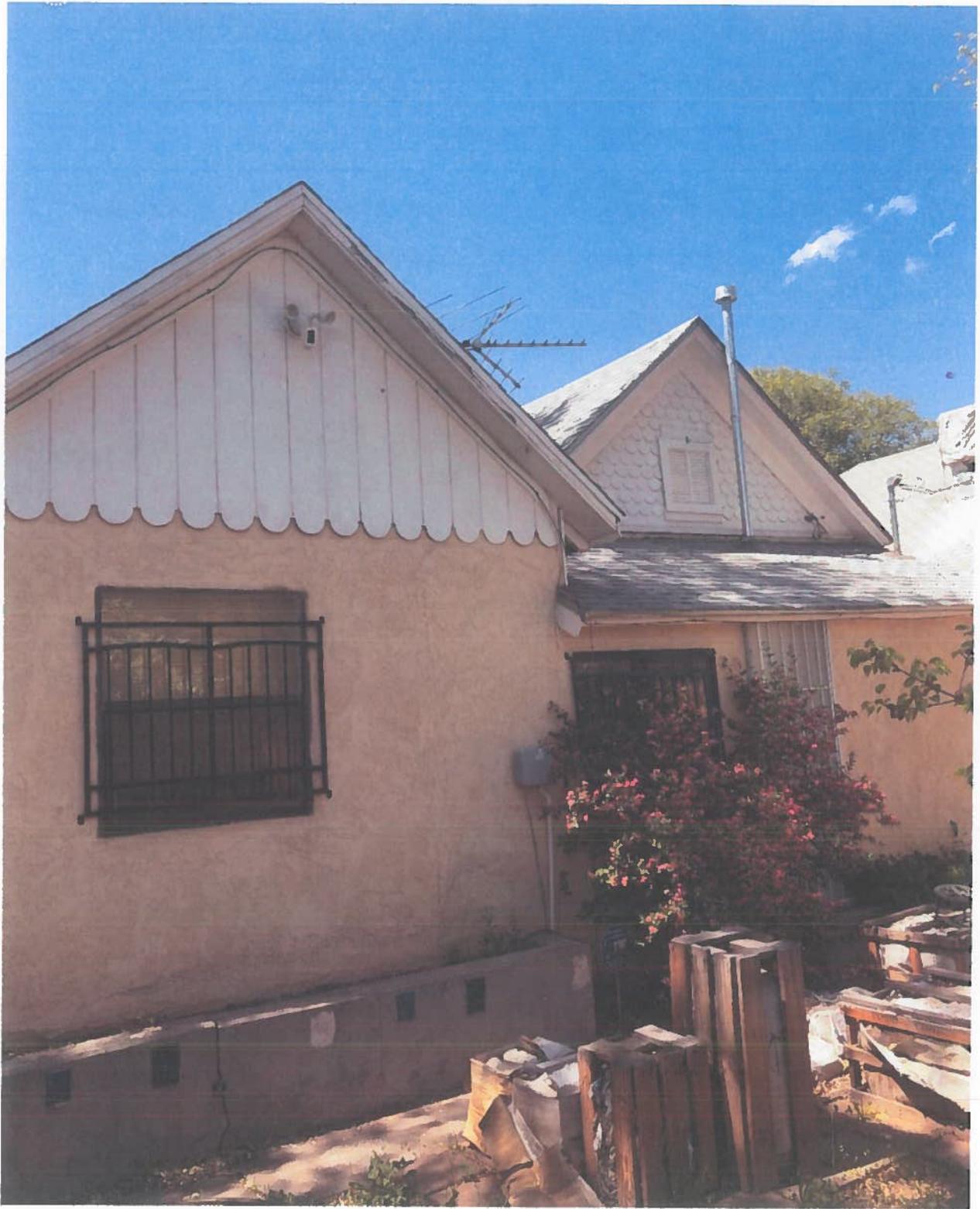


These addresses are for informational purposes only and are not intended for address verification.

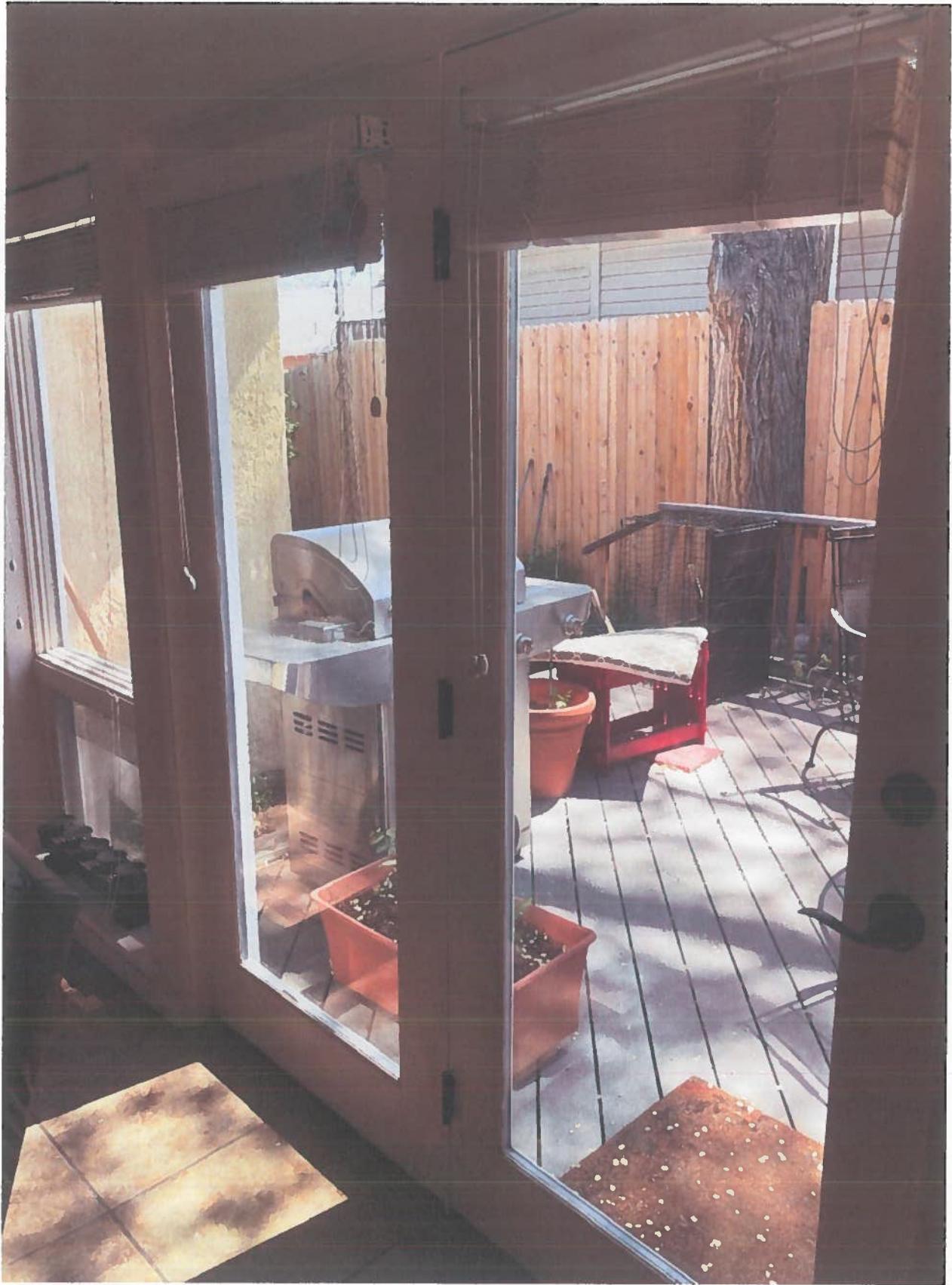






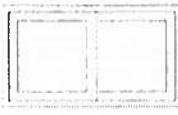






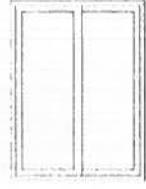


Item Qty Item Size (Operation) Location Unit Price Ext. Price



0003 1 100SHS1' 8" x 2' 11 1/2" (F/A) existing kitchen - tempered \$ 297.46 \$ 297.46  
 RO Size = 1' 8 1/2" W x 3' 0" H Unit Size = 1' 8" W x 2' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Tempered Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.31

Viewed from Exterior



0002 1 100SHS4030 (F/A) existing kitchen \$ 327.33 \$ 327.33  
 RO Size = 4' 0" W x 3' 0" H Unit Size = 3' 11 1/2" W x 2' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.32

Viewed from Exterior



0001 1 100SHS2030 (F/A) existing bath \$ 245.39 \$ 245.39  
 RO Size = 2' 0" W x 3' 0" H Unit Size = 1' 11 1/2" W x 2' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.32

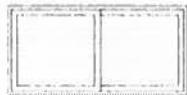
Viewed from Exterior

Item Qty Item Size (Operation) Location Unit Price Ext. Price



0006 1 100SHS3040 (F/A) existing dining \$ 327.33 \$ 327.33  
 RO Size = 3' 0" W x 4' 0" H Unit Size = 2' 11 1/2" W x 3' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.32

Viewed from Exterior



0005 1 100SHS2650 (F/A) existing porch \$ 347.43 \$ 347.43  
 RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.32

Viewed from Exterior



0004 1 100SHS2650 (F/A) existing porch - tempered \$ 418.16 \$ 418.16  
 RO Size = 2' 6" W x 5' 0" H Unit Size = 2' 5 1/2" W x 4' 11 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Tempered Glass (Each Sash), Andersen 100 Series Hardware, White  
 Half Insect Screen, Sandtone  
 U-Factor: 0.30, SHGC: 0.31

Viewed from Exterior



**Andersen Windows - Abbreviated Quote Report**  
**Project Name: AD Parra/Amy Stewart**



Quote #: 1689      Print Date: 03/18/2020      Quote Date: 03/18/2020      iQ Version: 20.0

Dealer: \_\_\_\_\_

Sales Rep: Chris Briggs, outside sales

Created By: cb

Customer: COD Sales, Chaparral Materials

Billing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact: \_\_\_\_\_

Trade ID: 021993      Promotion Code: \_\_\_\_\_

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0008	1	100SHS2640-100REC4040-100SHS2640 (F/A-F/A)	existing dining	\$ 1084.79	\$ 1084.79
RO Size = 9' 0 1/4" W x 4' 0 1/4" H      Unit Size = 8' 11 1/2" W x 3' 11 1/2" H					

100 Series  
 Composite Unit, Sandtone/White, "White" Lock Hardware, Low E Top/Bottom\*Low E\*Low E Top/Bottom Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: 1/2" Fiberglass Non-Reinforced Joining, Mull Priority: Vertical  
 Half Insect Screen, Sandtone

Viewed from Exterior

Unit	U-Factor	SHGC
1	0.30	0.32
2	0.27	0.33
3	0.30	0.32



0007	1	100SHS2030 (F/A)	new bath - tempered	\$ 292.80	\$ 292.80
RO Size = 2' 0" W x 3' 0" H      Unit Size = 1' 11 1/2" W x 2' 11 1/2" H					
100 Series Unit, 1 3/8" Flange Setback, Sandtone/White, Low E Tempered Glass (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, Sandtone					
U-Factor: 0.30, SHGC: 0.31					

Viewed from Exterior

Item Qty Item Size (Operation) Location Unit Price Ext. Price



0012 1 100CS2636 (L) new bedroom \$ 393.33 \$ 393.33  
 RO Size = 2' 6" W x 3' 6" H Unit Size = 2' 5 1/2" W x 3' 5 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandstone/White, L Handling, Low E Glass, White Lock Hardware  
 Insect Screen, White  
 U-Factor: 0.27, SHGC: 0.28

Viewed from Exterior



0010 1 100REC5' 3 1/2" x 1' 5 1/2" (F) new mud room transom \$ 297.99 \$ 297.99  
 RO Size = 5' 4" W x 1' 6" H Unit Size = 5' 3 1/2" W x 1' 5 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandstone/White, Low E Glass  
 U-Factor: 0.27, SHGC: 0.33

Viewed from Exterior



0009 1 100REC8016 (F) existing dining transom \$ 389.80 \$ 389.80  
 RO Size = 8' 0" W x 1' 6" H Unit Size = 7' 11 1/2" W x 1' 5 1/2" H  
 100 Series  
 Unit, 1 3/8" Flange Setback, Sandstone/White, Low E Glass  
 U-Factor: 0.27, SHGC: 0.32

Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0015	2	100AS2620/100REC2640 (V/F)	existing hall	\$ 661.22	\$ 1322.44

RO Size = 2' 6 1/4" W x 6' 0 1/4" H  
 Unit Size = 2' 5 1/2" W x 5' 11 1/2" H

100 Series  
 Composite Unit, Sandtone/White, \*White\* Lock Hardware, Low E Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: 1/2" Fiberglass  
 Non-Reinforced Joining, Mull Priority: Horizontal  
 Insect Screen, White

Viewed from Exterior

Unit	U-Factor	SHGC
1	0.28	0.28
2	0.27	0.33

1	2	3
---	---	---

0011	2	100CS2' 5 1/2" x 3' 7"-100REC2' 11 1/2" x 3' 7"-100CS2' 5 2 new bedrooms - egress 1/2" x 3' 7" (L-F-R)		\$ 1348.33	\$ 2696.66
------	---	---	--	------------	------------

RO Size = 8' 0 1/4" W x 3' 7 3/4" H  
 Unit Size = 7' 11 1/2" W x 3' 7" H

100 Series  
 Composite Unit, Sandtone/White, \*White\* Lock Hardware, Low E Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: 1/2" Fiberglass  
 Non-Reinforced Joining, Mull Priority: Vertical  
 Insect Screen, White

Viewed from Exterior

Unit	U-Factor	SHGC
1	0.27	0.28
2	0.27	0.33
3	0.27	0.28

Item Qty Item Size (Operation) Location Unit Price Ext. Price



0016 1 100SL2668-100GD2P5068 (S-LS) existing dining \$ 1767.63 \$ 1767.63  
 RO Size = 7' 5 3/4" W x 6' 8" H Unit Size = 7' 5 1/4" W x 6' 7 1/2" H

100 Series  
 Composite Unit, Sandtone/White, Low E Tempered\* Glass, No Grille, Mulling Location: Job Site, Mull Type: Standard 3/4" Mull, Mull Priority: Vertical  
 Gliding Insect Screen, Sandtone

Viewed from Exterior

Unit	U-Factor	SHGC
1	0.31	0.25
2	0.30	0.32



0014 1 100CS2636 (R) new bath - tempered \$ 474.60 \$ 474.60  
 RO Size = 2' 6" W x 3' 6" H Unit Size = 2' 5 1/2" W x 3' 5 1/2" H

100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, R Handing, Low E Tempered Glass, White Lock Hardware  
 Insect Screen, White

U-Factor: 0.27, SHGC: 0.28

Viewed from Exterior



0013 1 100CS2636 (R) new bedroom \$ 393.33 \$ 393.33  
 RO Size = 2' 6" W x 3' 6" H Unit Size = 2' 5 1/2" W x 3' 5 1/2" H

100 Series  
 Unit, 1 3/8" Flange Setback, Sandtone/White, R Handing, Low E Glass, White Lock Hardware  
 Insect Screen, White

U-Factor: 0.27, SHGC: 0.28

Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
Customer Signature			Total Load Factor 3.997	Subtotal	\$ 11,076.47
				Tax ( 0.000%)	\$ 0.00
				Grand Total	\$ 11,076.47

Dealer Signature

\*\* All graphics viewed from the exterior  
 \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

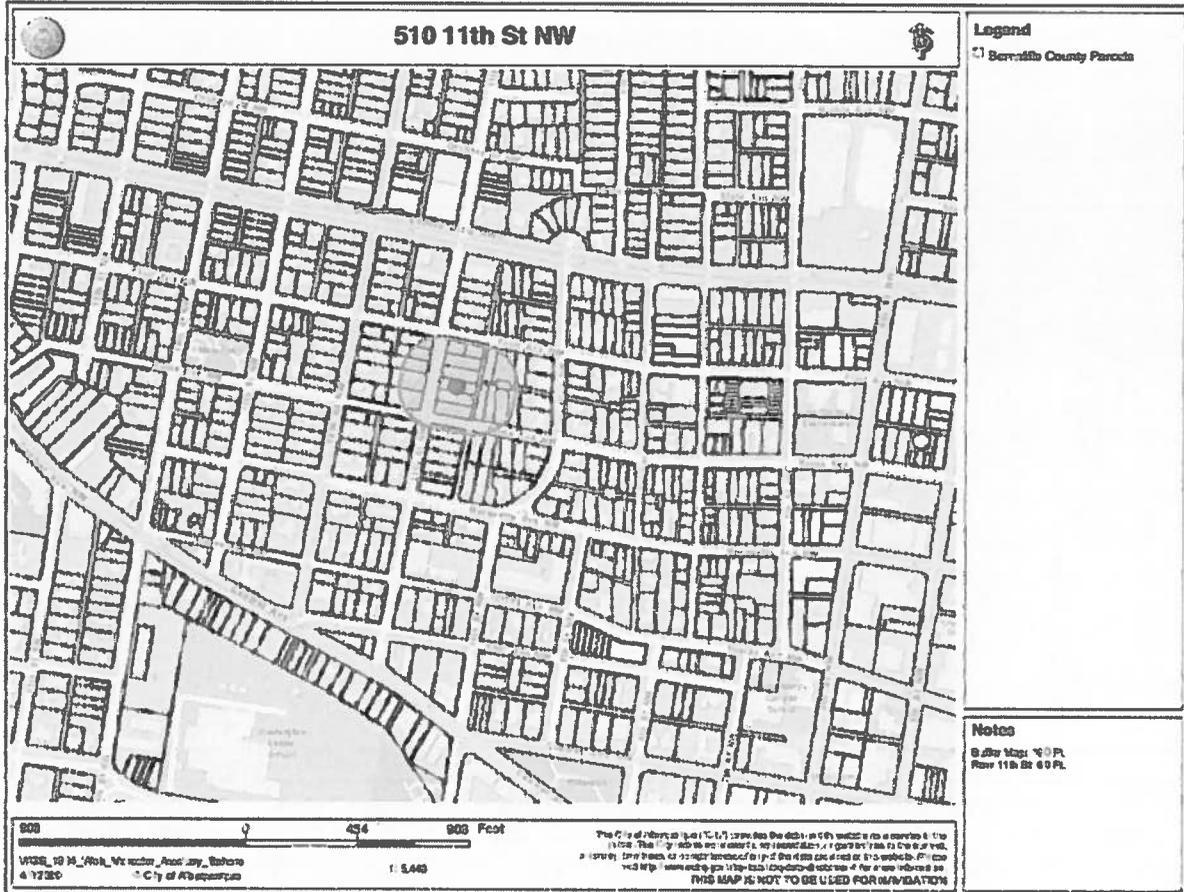
Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

## NOTIFICATIONS

# Done Buffer Map - 510 11th St NW.p...



8:20

LTE 

## Done List of Property Owners - 510...



CLARK JAMES B III & LEDA J  
516 11TH ST NW  
ALBUQUERQUE NM 87102-1898

POMPEI KENNETH G & JULIE  
10513 HIGHWAY 337  
TIJERAS NM 87099-8604

BAIRD DOUGLAS M &  
REBECCA F  
500 11TH ST NW  
ALBUQUERQUE NM 87102-1806

GINSBERG TERRY A  
PO BOX 25812  
ALBUQUERQUE NM 87125-0812

CARRASCO TELESFOR M &  
ERNESTINE  
1504 BOWE LN SW  
ALBUQUERQUE NM 87105-3702

STEWART ANTHONY C  
1010 FRUIT AVE NW  
ALBUQUERQUE NM 87102

CROW RYAN S & KIMBERLY E  
SAMUELS  
1021 ROMA AVE NW  
ALBUQUERQUE NM 87102

EYERS FRANK A & ELIZABETH  
L  
523 11TH ST NW  
ALBUQUERQUE NM 87102

MULLER AM  
501 11TH ST NW  
ALBUQUERQUE NM 87102

WEWERKA MICHAEL F &  
MEDLEY K S  
1014 FRUIT AVE NW  
ALBUQUERQUE NM 87102-1920

GATELEY ANN  
519 11TH ST NW  
ALBUQUERQUE NM 87102

GREENBURG DANIEL A &  
OLSON LEAH  
509 11TH ST NW  
ALBUQUERQUE NM 87102-1805

ABDALLA NICK & SPRING  
SUSAN  
515 11TH ST NW  
ALBUQUERQUE NM 87102

HUGHES JO ANNE  
PO BOX 2184  
CUBA NM 87013

ANDERSON STEVE P & LINDI B  
421 11TH ST NW  
ALBUQUERQUE NM 87102-1803

MULLER ANNA  
501 11TH ST NW  
ALBUQUERQUE NM 87102-1806

ARMJO RAY & MICHAEL &  
JOYCE  
1020 ROMA AVE NW  
ALBUQUERQUE NM 87102-1944

STEWART AMY J  
510 11TH ST NW  
ALBUQUERQUE NM 87102-1806

LOWERY VALERIA  
1019 ROMA AVE NW  
ALBUQUERQUE NM 87102-1943

BURKE MICHAEL S &  
ESTRADA DANNY S  
PO BOX 27307  
ALBUQUERQUE NM 87125

MENDEZ MARGIE B  
1018 FRUIT AVE NW  
ALBUQUERQUE NM 87102-1920

KILPATRICK RICHMOND G &  
MARGARET J NOLAN TRUSTEE  
KILPATRICK/NOLAN TRUST  
1505 LOS ALAMOS AVE SW  
ALBUQUERQUE NM 87104

**Naji, Leslie**

---

**From:** Naji, Leslie  
**Sent:** Friday, May 1, 2020 9:25 AM  
**To:** 'zoning@abqdna.com'; 'treasurer@abqdna.com'  
**Subject:** FW: renotification for Zoom hearing

Good Afternoon,  
Please see the invitation below to join in a zoom meeting to discuss a rear addition at 510 11th street.

Landmarks Commission

Join Zoom Meeting

<https://cabq.zoom.us/j/96530551126>

Meeting ID: 965 3055 1126

One tap mobile

+16699006833,,96530551126# US (San Jose)

+12532158782,,96530551126# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

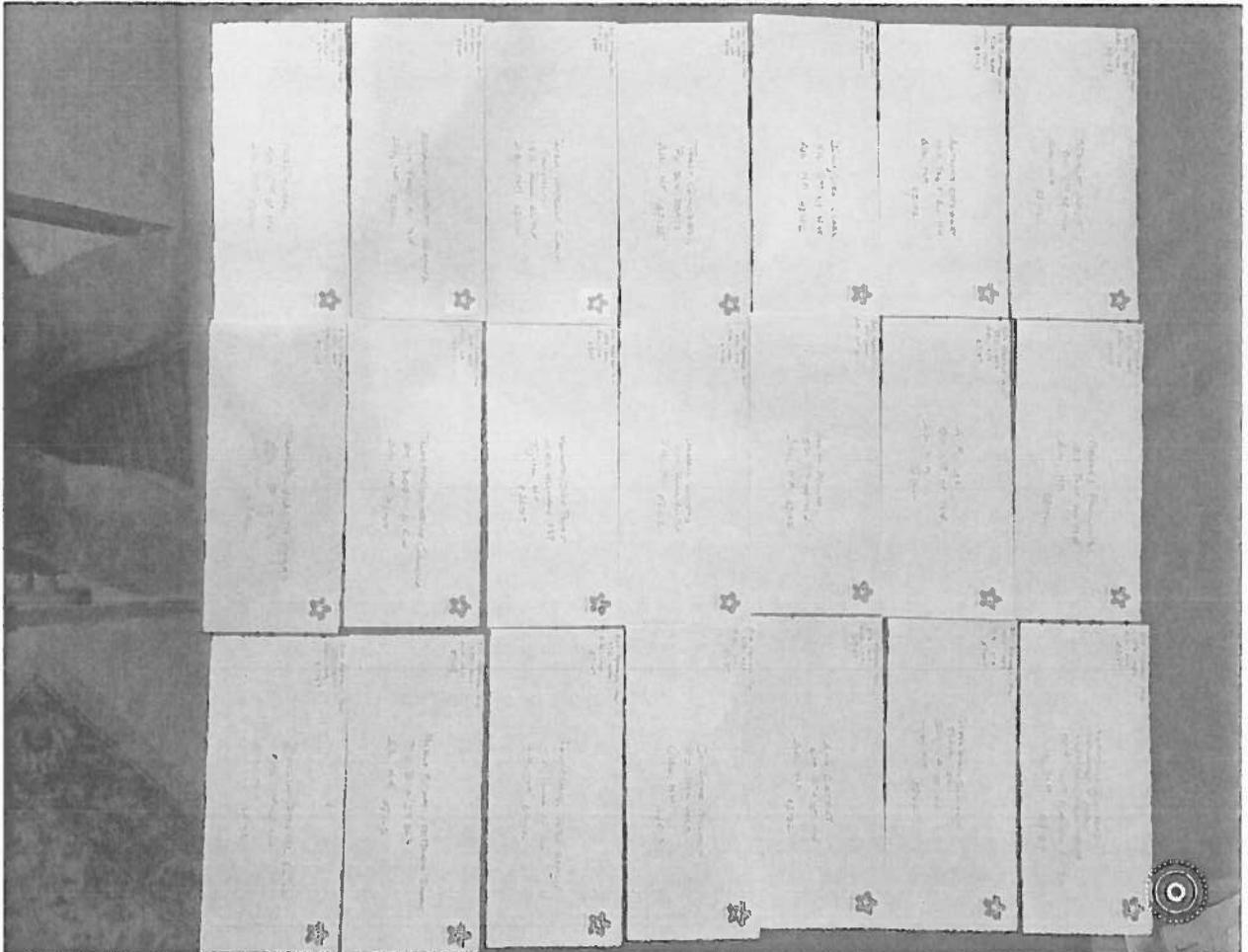
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 965 3055 1126

Find your local number: <https://cabq.zoom.us/j/96530551126>



**Naji, Leslie**

---

**From:** Isaiah Personal <isalah.parra@gmail.com>  
**Sent:** Friday, April 10, 2020 1:01 PM  
**To:** dmccain@comcast.net  
**Cc:** holly.siebert@gmail.com; Naji, Leslie; albertdparra@gmail.com; marticas17@gmail.com  
**Subject:** 510 11th St. NW Construction Request  
**Attachments:** IMG\_8257.jpg; ATT00001.txt; IMG\_8274.jpg; ATT00002.txt

**Good Afternoon,**

**We are in the process of obtaining our building permit for 510 11th street NW. Attached is the letter of intent and a copy of the buffer map.**

**Please let me know if you have any questions or concerns.**

**Thank you,**

**Isalah Parra  
Green Leaf Builders  
505.610.1112**

---

**This message has been analyzed by Deep Discovery Email Inspector.**

**Naji, Leslie**

---

**From:** Isaiah Personal <isaiah.parra@gmail.com>  
**Sent:** Friday, April 10, 2020 1:01 PM  
**To:** dmccain@comcast.net  
**Cc:** holly.siebert@gmail.com; Naji, Leslie; albertdparra@gmail.com; marticas17@gmail.com  
**Subject:** 510 11th St. NW Construction Request  
**Attachments:** IMG\_8267.jpg; ATT00001.txt; IMG\_8274.jpg; ATT00002.txt

Good Afternoon,

We are in the process of obtaining our building permit for 510 11th street NW. Attached is the letter of intent and a copy of the buffer map.

Please let me know if you have any questions or concerns.

Thank you,

Isaiah Parra  
Green Leaf Builders  
505.610.1112

=====  
This message has been analyzed by Deep Discovery Email Inspector.

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

STANLEY J. JAY  
501 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

MARCOZ MARCOZ B  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

WALTER W. BROWN  
MARGARET T. BROWN  
1507 LOTS ALABAMA ST SW  
Alb., N.H. 07104

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

ANTHONY STEWART  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

A. MULLER  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

GREEN BEAR CAMP &  
CAMP LEAN  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

JANE/LION CLARK  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

ANN MULLER  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

ANN GARELY  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

TRACY GINSBERG  
P.O. BOX 25512  
Alb., N.H. 07105

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

VALERIA LORRA  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

Jo Anne Hanson  
P.O. Box 2184  
Cuba, N.H. 07203

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

DAVID WATTS/LEAH  
CARROLL  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

KENNETH/JOAN TERRY  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

Ray/MARCOZ/TINA DANJA  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

MICHAEL/MARLEY WARDLA  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

TRACY WATTS/LEAH CARROLL  
101 FRUIT AVE NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

BRYAN MICHAEL/ESTHER DANNY  
P.O. Box 27807  
Alb., N.H. 07105

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

TRACY WATTS  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

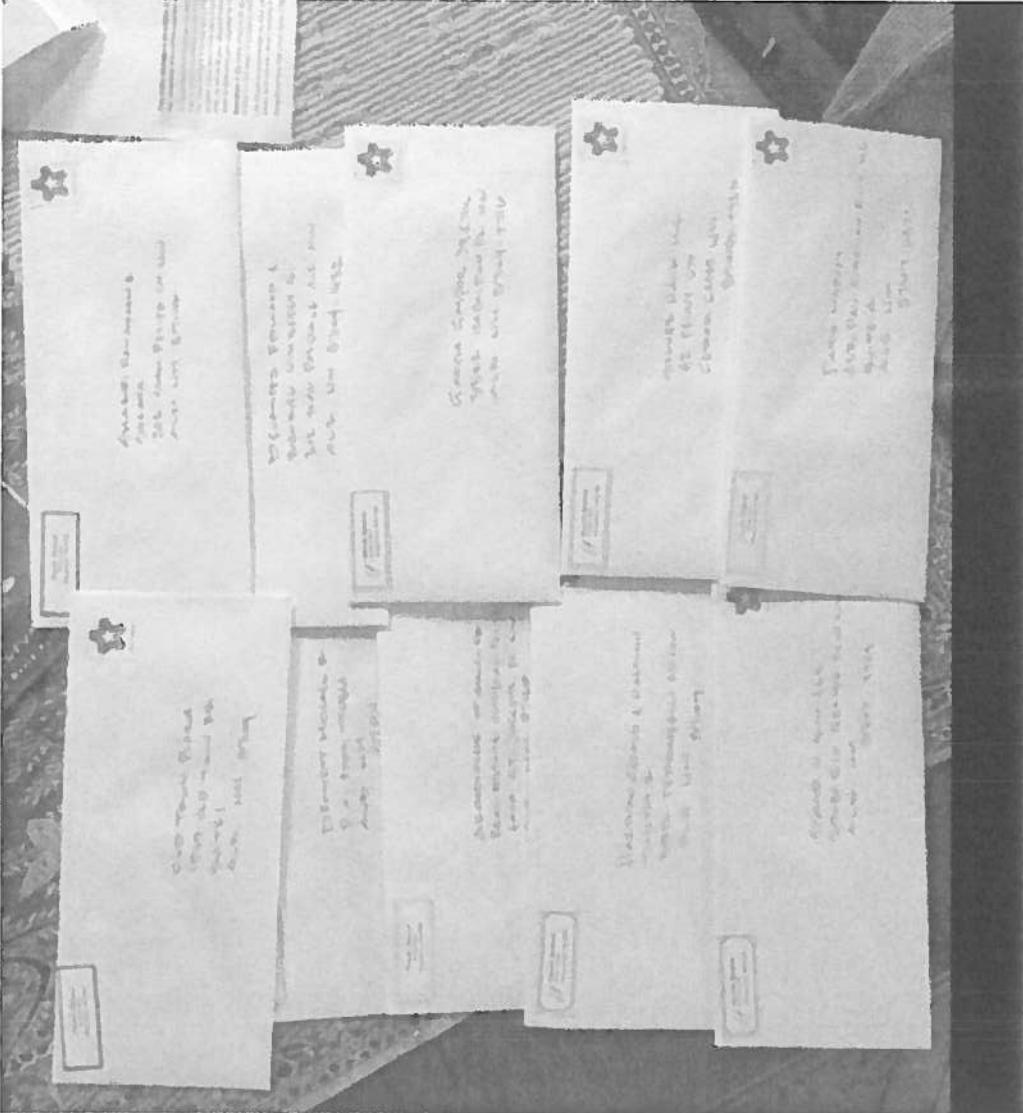
FRANK/ELIZABETH BYRNE  
501 11th ST NW  
Alb., N.H. 07102

★

THE RENAISSANCE  
575 W. 4th St.  
Alb., N.H. 07107

DOUGLAS/BERNICE BLISS  
501 11th ST NW  
Alb., N.H. 07102

★



☆  
Auntie Rose  
205 1/2 Pine Street  
New York City

☆  
Dear Mother  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
Dear Mother  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.

☆  
I hope you are  
well and happy  
as usual. I  
am well and  
hope you are  
the same.