



Landmarks & Urban
Conservation Commission



Agenda Number: 6
Case No.: 15-LUCC-50029
Project # 1004847
September 9, 2015

Staff Report

Agent	Alejandro Gonzales	Staff Recommendation <i>DEFERRAL of Case # 15-LUCC-50029, Project #1004847, a request for a Certificate of Appropriateness for new construction based on the Findings on page 11.</i> Maryellen Hennessy, Senior Planner Staff Planner
Applicant	ModHab LLC	
Request	Certificate of Appropriateness for new construction	
Legal Description	Lot 1, Block 18 Huning's Highland Addition	
Address/Location	401 Walter. SE	
Size	0.10 acres	
Zoning	SU2/MR	
Historic Location	Huning Highland Historic Overlay Zone	

Summary of Analysis

The applicant proposes to construct a new one and one-half and two-story single family house on a vacant lot at the southeast corner of Lead Ave. and Walter Street. The rectangular lot is narrower at the Walter Ave. street side; the longer side is adjacent to Lead Ave. The building is to be both pitched and flat-roofed.

Staff is unable to provide a thorough analysis of the project as presented with this application. Staff finds that the drawings submitted with this application are insufficient to understand the exact nature of the project, in particular with regard to window and door openings and types and exterior materials. There are various features indicated that are unexplained and other than roofing shingles, only one exterior material, cedar siding, is noted.

Staff recommends deferral for thirty days to allow the applicant to revise the drawings for staff analysis. The applicant does not agree that a deferral is warranted and staff has provided findings herein in support of the recommendation

PRIMARY REFERENCES: *LUCC Rules of Procedure.*



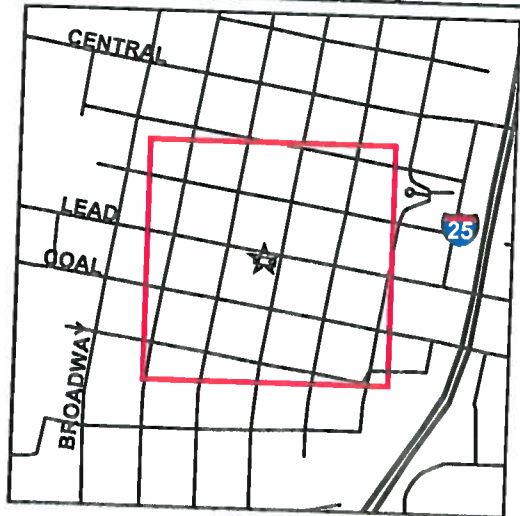
ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1004847
Hearing Date:
9/09/2015
Zone Map Page: K-14
Additional Case Numbers:
15LUCC-50029



LAND USE MAP

Note: Grey shading
Indicates County

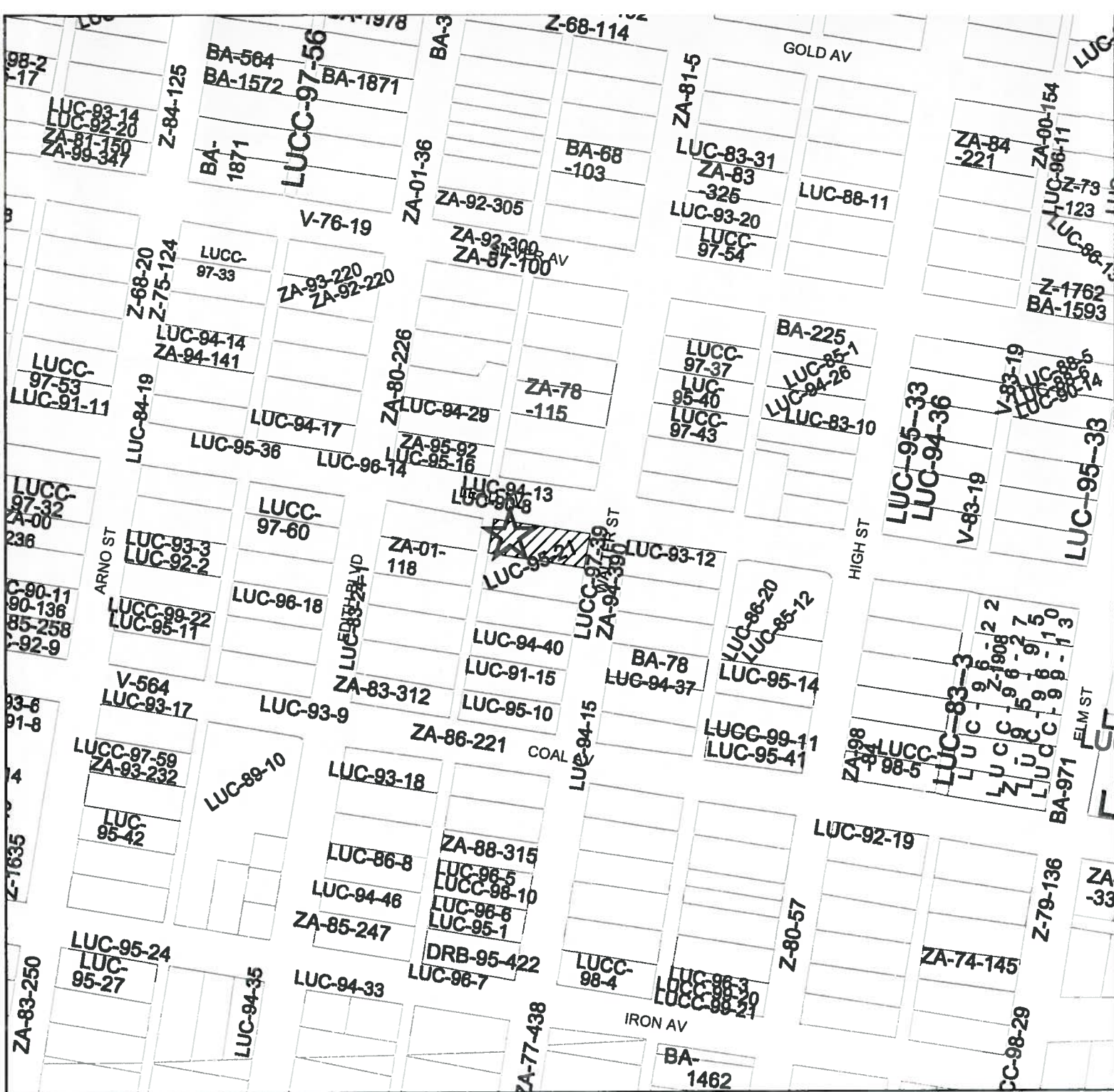
KEY to Land Use Abbreviations

- 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



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HISTORY MAP

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Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
- ☐ Minor subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
- ☐ for Building Permit
- ☐ Administrative Amendment/Approval (AA)
- ☐ IP Master Development Plan
- ☒ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

- ☐ Annexation
- ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ☐ Adoption of Rank 2 or 3 Plan or similar
- ☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

V

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D

L

APEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ALEJANDRO GONZALEZ PHONE: 209-5447
ADDRESS: _____ FAX: _____
CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MODHAB LLC PHONE: 209 5447
ADDRESS: 6101 SEDUCLARD NW, AZ FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87100 E-MAIL: alejandra@modhab.co
Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: CERTIFICATE OF APPROPRIATENESS

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. 1 Block: 18 Unit: _____
Subdiv/Addn/TBKA: HUNINGS HIGHLAND ADDN.
Existing Zoning: S02/MR. Proposed zoning: --- MRGCD Map No _____
Zone Atlas page(s): K14 UPC Code: 101405745826443708

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004847
1004504

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .19
LOCATION OF PROPERTY BY STREETS: On or Near: 401 WALTER SE
Between: LEAD and COAL

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Alejandro Gonzalez DATE 8-12-15
(Print Name) ALEJANDRO GONZALEZ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

- ☐ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers

15LUCC 50029

Action

COA

ADV

CMF

S.F.

Fees

\$35.00

\$35.00

\$10.00

\$

\$

\$

\$80.00

Hearing date September 9, 2015

Staff signature & Date
8-12-15

Project #

1004847

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for new construction</i>
Historic Location	<i>Huning Highland Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
Site to the North	2	Two-story Queen Anne cross gabled roof, 1896	Contributing, Residential
Sites to the South	1	One-story Hipped Box, 1908	Contributing, Residential
Sites to the East	1 1/2	One and a half-story Queen Anne with gabled and hipped roof, 1907	Contributing, Residential
Site to the West	1	One-story Simplified Queen Anne with cross gabled roof, 1892	Contributing, Residential

II INTRODUCTION

Proposal and History

The applicant seeks a Certificate of Appropriateness to construct a new 1900 square foot one and one-half and two-story single family house on a vacant lot at the southeast corner of Lead Ave. and Walter. The rectangular lot is narrower at the Walter Ave. frontage; the longer side is adjacent to Lead Ave. The proposed building has two distinct masses, one with a pitched roof and the other flat-roofed.

The property is currently vacant and has been so for approximately 50 years. Historically, as shown on the 1898 Sanborn Map, one dwelling unit with two front porches and a rear porch occupied 401 Walter. An accessory building was located at the end of the property, along the alley; this was possibly a coach or carriage house. The 1942 Sanborn Map shows that the main building had been divided into two dwelling units and the accessory building by the alley was a third dwelling unit. Sometime between the 1942 Sanborn map and the 1957 Sanborn Map the buildings were demolished/ destroyed. The site has remained vacant since then.

The LUCC approved a Certificate of Appropriateness for construction of a duplex building on this site in May of 2006 (project #1004847 06LUCC-00531) for the same applicant. That project was never built.

Context

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 industrial type 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

III. ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned SU-2/MR Mixed Residential under the Huning Highland Sector Development Plan. It corresponds to the R-1 Residential zone in the Zoning Code with minimal exceptions. One is the minimum front setback, which is 10 ft. instead of 20 ft. for buildings other than garages or carports.

Analysis to be provided in subsequent report.

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. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An discussion 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: [note that under each numbered guideline staff has changed the bulleting to an alphabetic listing for easier reference]

POLICY – New Buildings [p. 73]

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

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block:
 - a. Break large masses into smaller segments similar to other buildings.
 - b. The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.
2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
 - a. Building materials of traditional dimensions
 - b. One-story porches
 - c. Solid to void ratios that are similar to traditional buildings.
 - d. Windows should be recessed and similar in size to surrounding buildings.
3. Design the front elevation to appear similar in scale to contributing buildings on the block.
 - a. On a two-story building there should be a one-story element such as a porch.
4. Infill construction should enhance the pedestrian character of the district.
 - a. Entrances to new buildings shall be oriented towards the street.
 - b. Maintain patterns of window and door proportions and placement found in the vicinity.
 - c. Maintain the front setback most common on the block.
 - d. The space between adjacent buildings should be the same as the average space between other buildings on the block.
 - e. Parking and garages should be located towards the rear of the property whenever possible.
5. Use building forms that are similar to those of contributing buildings on the block.
 - a. Rectangular masses are the typical building form.
6. Use roof forms that are similar to contributing buildings on the block.
 - a. Hip and gabled roofs are appropriate in most settings.
 - b. Flat roofs should be used only where appropriate to the context and should have a parapet.

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.
 - a. The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap).
 - b. Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials.
 - c. Wood is the preferred choice for window and doors. Metal window frames are discouraged other than exterior cladding for wood windows.
 - d. Roofing materials shall be similar in appearance to other buildings in the district.
8. Imitation of older historic styles is discouraged.
 - a. Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
 - b. Incorporate details and ornamentation found on historic buildings within the context of new construction.
9. Contemporary interpretations of traditional detail are encouraged.
 - a. New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with the historic buildings.
10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

POLICY – Site Features & Streetscapes [p. 80]

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

Guidelines

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
 - a. Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.
3. Preserve the historic grading design of the site.
 - a. Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
 - b. Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.
4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

Parking areas and driveways

19. Avoid large expanses of parking
 - a. Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
 - b. Locate parking areas to the rear of the property when physical conditions permit.
 - c. An alley should serve as the primary access to parking when physical conditions permit.

-
- d. Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

20. Screen parking areas from view of the street.

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

Staff is unable to provide a thorough or complete analysis of the project as presented with this application. Staff finds that the drawings submitted with this application are insufficient to understand the exact nature of the project, in particular with regard to window and door openings and types and exterior materials. There are various features indicated that are unexplained and other than roofing shingles, only one exterior material, cedar siding, is referenced.

The applicant should provide revised drawings at the 1/4" scale requested for residential projects. The site plan and the floor plans should be oriented alike to facilitate reading the plans. All exterior materials should be noted and all visible exterior details and features such as trellises should be identified and detailed. A window and door schedule was requested but not provided.

This is an infill project and the applicant should also provide a street elevation which includes adjacent lots on either side as requested.

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.

§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.

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

§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.

§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.

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

As discussed above, the information provided is insufficient to provide analysis of the proposed project.

Additional Considerations

The applicant notified the Huning Highland Historic District Association and the Broadway Central Corridors partnership of this request. No comment has been received to date.

Conclusions

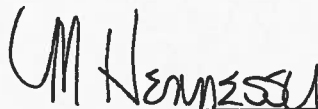
As discussed in the analysis above, the submittal lacks the clarity needed for a proper analysis of the proposed new building. Applicant should revise the drawings to meet the standards described in the project drawing checklist provided.

FINDINGS for DEFERRAL of a request for a Certificate of Appropriateness for new construction - Case 15-LUCC-50029 / Project # 1004847 (September 9, 2015)

1. This application is a request for a Certificate of Appropriateness for new construction at 401 Walter Street SE described as Lots 1 Block 18 of the Huning's Highland Addition of the Huning Highlands Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject site is a vacant lot of approximately 0.1 acres.
3. The proposal is to construct a new single family house. The proposed house would be one and one half and two-story, 1,900 sq. feet with both gabled and flat roofs.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. Conformance with the specific development guidelines for the historic zone cannot be determined based on the submittal. The drawings submitted with this application are insufficient to demonstrate the exact nature of the project, in particular with regard to window and door openings and types and exterior materials. Drawings should be revised to at the 1/4" scale requested for residential projects on the checklist provided to the applicant. All exterior materials should be noted and all visible exterior details and features should be identified and detailed. A window and door schedule was requested but not provided.
7. This is an infill project and the applicant has not provided a street elevation which includes adjacent lots on either side as requested on the project check list provided to the applicant.

RECOMMENDATION - Case No. 15-LUCC-50029/ Project # 1004827- September 9, 2015

DEFERRAL of 15-LUCC-50029/ Project # 1004827, an application for a Certificate of Appropriateness for new construction, located at 401 Walter Street SE, described as the Lots 1 Block 18 of the Huning Highlands Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR based on the above 7 findings.



**Maryellen Hennessy, Senior Planner
Urban Design and Development Division**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☒ IP Master Development Plan
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STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

☒ V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ D Street Name Change (Local & Collector)
☒ L A APPEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

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Professional/Agent (if any): ALEJANDRO GONZALEZ PHONE: 209-5447
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MODHAS LLC PHONE: 209 5447
 ADDRESS: 6101 SEDUARD. NW, A2 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87100 E-MAIL: alejandra@modhas.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: CERTIFICATE OF APPROPRIATENESS

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. 1 Block: 18 Unit: _____
 Subdiv/Addn/TBKA: HUNINGS HILLAND ADDN.
 Existing Zoning: SUZ/MP. Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K 14 UPC Code: 101405745826443708

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): 1004847

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .19
 LOCATION OF PROPERTY BY STREETS: On or Near: 401 WALTER SE
 Between: HEAD and COAL

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Alejandro Gonzalez DATE 8-12-15
 (Print Name) ALEJANDRO GONZALEZ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15LUCC - 50089</u>	<u>COA</u>	—	<u>\$35.00</u>
<input checked="" type="checkbox"/> All fees have been collected	—	<u>ADV</u>	—	<u>\$35.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	—	<u>CMF</u>	—	<u>\$10.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	—	—	—	\$
<input checked="" 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 September 9, 2015

Vog

8-12-15

Project #

1004847

Staff signature & Date

PROJECT DRAWING CHECKLIST



Landmarks & Urban Conservation Commission

The following checklist is used to indicate the minimum information that will be required for review of your application.

You must submit all information indicated by the Planner.
10 copies for residential Public Hearing
10 for income producing or non-residential Public Hearing
1 copies for a Staff Decision
Drawings are to be folded to fit into a 8.5" x 14" pocket.

Site Plan:



Drawing scaled 1"=10' for 1 or 2 lots, 1"=20' for 3 or more lots. Features must be precisely located and dimensioned. The site plan must indicate ALL the following:

1. Existing and proposed structures on the subject property
2. Existing structures on adjacent properties if within 10'-0" of the property line for residential projects or within 25'-0" of the property line for nonresidential projects
3. Walls and fences -- location, height, and material
4. Property lines
5. Public and private easements
6. Public and private streets and alleys -- correct names and dimensions
7. Graphic scale and dimensions of elements on the site plan
8. North arrow

Landscape Plan: Site includes 3 lots or more, OR the project is in Old Town or Old Town Buffer Zone.

-- Landscape Plan scaled 1" = 10' for 1-2 lots or 1" = 20' for 3 or more lots. It should include ALL existing and proposed hard surfaces, gravel or rock surfaces, shrubbery, trees, planting beds, grass areas, ground cover.

Building drawings: Building drawings scaled 1/4" = 1' for residential or 1/8" = 1' for nonresidential

- ✓ 1. Existing and proposed floor plans -- indicate all existing and proposed doors and windows on floor plans
- ✓ 2. Existing and proposed building or structure elevations (side views) -- materials, height must be indicated and the locations of all new and existing window and door openings must be dimensioned



This is an infill project. The submittal must include:

1. for multi-unit or single-unit residential projects on 1 or 2 lots, a street elevation which includes adjacent lots on either side
2. for nonresidential or mixed use projects, or for any project on 3 or more lots, or as required by staff, a massing model at a scale of 1"=20'



Door and window schedules including materials, sizes



The project is in Old Town or Buffer Zone. Indicate all signs: locations, heights, dimensions, colors.

Detail Drawings:

— Building Sections
— Wall Sections



Window detail
Door details

— Other details specified here

Other supporting documentation:

- Pictures of existing buildings, structures and site conditions
- Financial documents
- Reports from other local, state and/or federal agencies
- Other documentation as specified :

By :

UNLennessy

4/9/15

UCC Planner

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

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

Historic Zone or Designation:

- ☐ Historic Old Town
☐ Historic Old Town Buffer Zone
☒ Huning Highland
☐ Fourth Ward
☐ Eighth & Forrester
☐ City Landmark
☐ HH-Edo UCOZ

Type of Request:

- ☐ Alteration
☒ New Construction
☐ Sign (Please read the note below)*
☐ Relocation
☐ Demolition
☐ National Register Nomination Review
☐ City Landmark Designation
☐ City Overlay Designation
☐ Other _____

Number and Classification of structures on property:

- # ☒ Significant Structures
☒ Contributing Structures
☒ Noncontributing Structures
☒ Unclassified Structures

Does this request involve a residential property?

☒ Yes ☐ No

Are tax credits or preservation loan funds applied for in connection with this proposal?

☐ Yes ☒ No

Attention applicants:

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

☐ **LUCC public hearing applications:**

- ☒ Project drawing checklist completed during a consultation with LUCC planner
☒ All materials indicated on the project drawing checklist. **18 packets for residential projects 18 for nonresidential or multi-use projects.**
☒ 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.

MOD HAB LLC, ALEJANDRO GONZALEZ

Applicant name (print)

Alejandro Gonzalez
Applicant signature/date

☒ Checklists complete

Application case numbers

Form revised October 2007

☒ Fees collected

15 LUCC - 50029

Vuga 8-12-15

☒ Case #s assigned

Dev Review Division signature/date

☒ Related #s listed

PROJECT# 1004847

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 of 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 August 25, 2015 To September 9, 2015

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.

Alison Smith
(Applicant or Agent)

8-12-15
(Date)

I issued 2 signs for this application, 8-12-15
(Date)

V. J. Smith
(Staff Member)

DRB PROJECT NUMBER: 1004847



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

August 14, 2015

Alejandro Gonzalez
Modhab LLC
6101 Sequoia Rd. NW, A2/87120
Phone: 505-209-5447/ Fax:

Dear Alejandro:

Thank you for your inquiry of August 14, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (LUCC SUBMITTAL) LOT 1, BLOCK 18, HUNINGS HIGHLAND ADDN. LOCATED ON 401 WALTER ST. SE BETWEEN LEAD AVENUE SE AND COAL AVENUE SE zone map K-14.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

ATTACHMENT "A"

August 14, 2015

Alejandro Gonzalez

Modhab LLC

6101 Sequoia Rd. NW, A2/87120

Phone: 505-209-5447/ Fax:

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (BCC) "R"

***Doug Majewski**

120 Vassar SE/87106

Rob Dickson

P.O. Box 302/87103

HUNING HIGHLAND HISTORIC DISTRICT ASSOC. (HHH) "R"

***Bonnie Anderson**

522 Edith SE/87102

Ann L. Carson

416 Walter SE/87102



MODHAB

DESIGN & BUILD
REAL PROPERTY

903 B COAL AVENUE SW
ALBUQUERQUE, NM 87102

T 505.209.5447
ALEJANDRO@MODHAB.COM

WWW.MODHAB.COM

August 12, 2015

Broadway Central Corridors Partnership, INC
Doug Majewski
120 Vassar SE
Albuquerque, NM 87106

Rob Dickson
P.O. Box 302
Albuquerque, NM 87103

Huning Highland Historic District Association
Bonnie Anderson
522 Edith SE
Albuquerque, NM 87102

Ann L. Carson
416 Walter SE
Albuquerque, NM 87102

Dear Neighborhood Association,

I am writing to explain the scope of the project which has been proposed for the site located at 401 Walter SE, Albuquerque, 87102, which heard at the September 2015 LUCG hearing. The legal description of the property is Lot 1, Block 18, Huning Highland Addition. The proposed construction is to be a single family residence sized at 1904 SQFT. The proposed building will be a two story structure with a gable roof and a parapet perimeter flat roof. The building will be clad in cedar lap siding and roofed with a dark cottage style asphalt shingle. The site on which said building is proposed has been vacant since I have owned it for the last nine years and seems to have been vacant for at least sixty years prior to my ownership. The neighborhood is mostly single family residential in nature. The proposed building has taken into consideration size, scale, massing, architectural stylistic sensibilities, fenestration which are represented in the historic Huning Highland Neighborhood, all the while embracing a contemporary adaptation for the styles and methods of our current construction trends. I thank you for your time and attention to this matter if you have any questions please contact me at 505/209-5447.

Sincerely,

Alejandro Gonzalez



MODHAB

**DESIGN + BUILD +
REAL PROPERTY**

903 B COAL AVENUE SW
ALBUQUERQUE, NM 87102

T 505.209.5447
ALEJANDRO@MODHAB.COM

WWW.MODHAB.COM

August 12, 2015
Landmarks & Urban Conservation Commission
CABQ Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Dear Commissioners,

I am writing to explain the scope of the project which has been proposed for the site located at 401 Walter SE, Albuquerque, 87102, which you will be hearing on your September 2015 hearing. The proposed construction is to be a single family residence sized at 1904 SQFT. The proposed building will be a two story structure with a gable roof and a parapet perimeter flat roof. The building will be clad in cedar lap siding and roofed with a dark cottage style asphalt shingle. The site on which said building is proposed has been vacant since I have owned it for the last nine years and seems to have been vacant for at least sixty years prior to my ownership. The neighborhood is mostly single family residential in nature. The proposed building has taken into consideration size, scale, massing, architectural stylistic sensibilities, fenestration which are represented in the historic Huning Highlands Neighborhood, all the while embracing a contemporary adaptation for the styles and methods of our current construction trends. I thank you for your time and attention to this matter and I look forward to presenting my work to your commission in September of 2015.

Sincerely,

Alejandro Gonzalez