



**Landmarks & Urban
Conservation Commission**

**Agenda Number: 4
Case No.: 15-LUCC-50040
Project # 1004967
December 9, 2015**

Staff Report

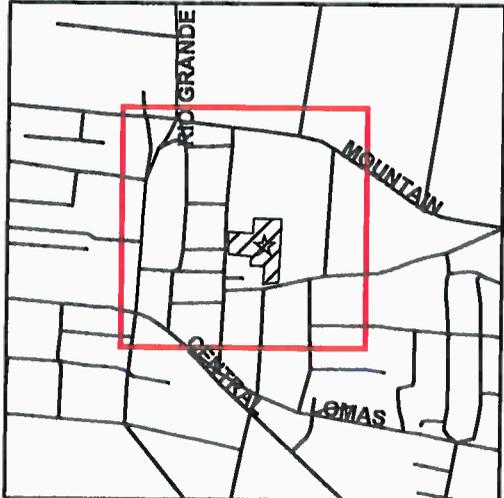
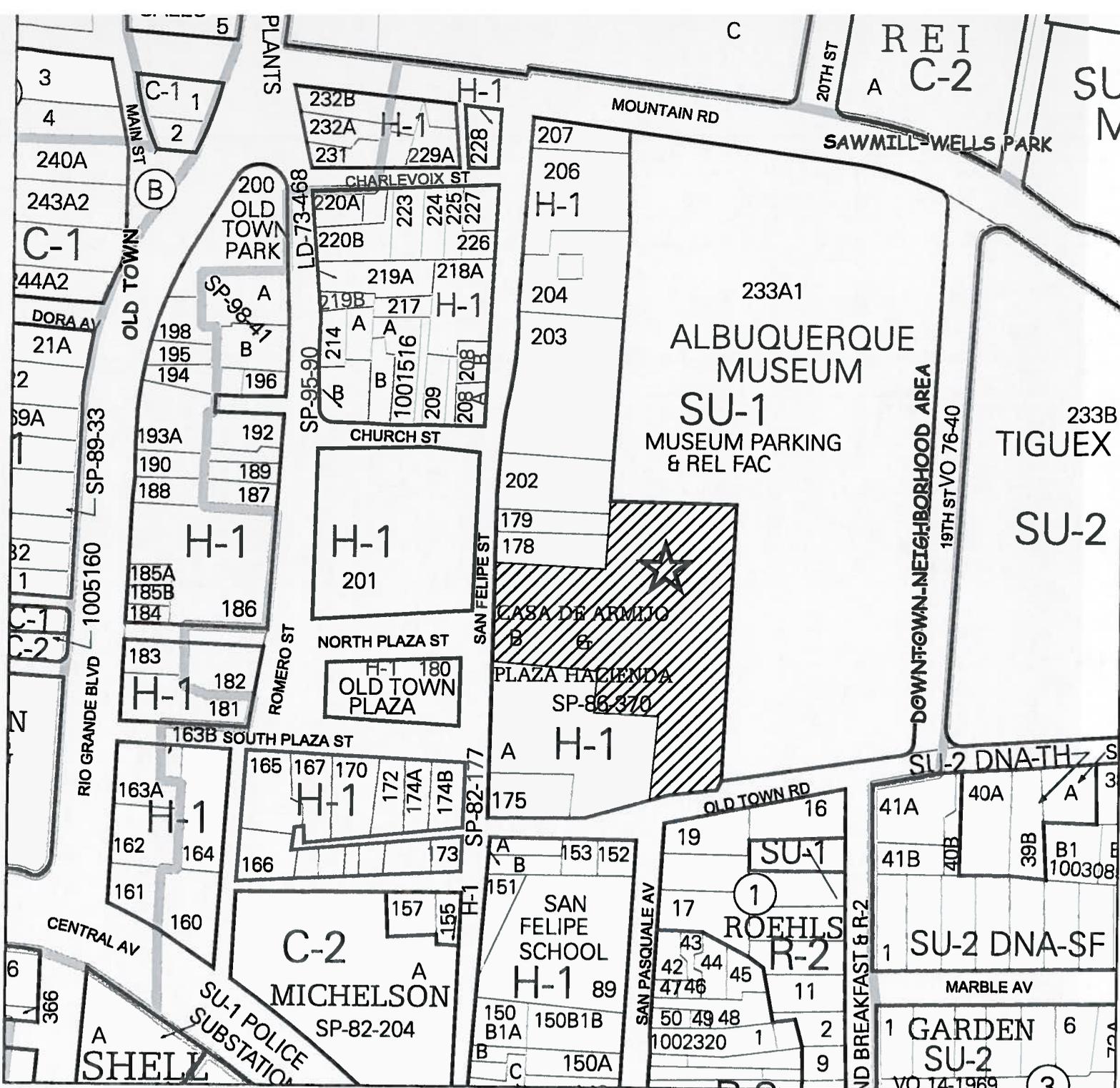
Agent	Rick Bennett Architects	Staff Recommendation APPROVAL of Case # 15-LUCC-50040, Project #1004967, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 10 and subject to the Conditions of Approval on page 11. Maryellen Hennessy, Senior Planner Staff Planner
Applicant	Old Town Plaza LLC	
Request	Certificate of Appropriateness for new construction	
Legal Description	Tract B Plat of the Lands of Casa de Armijo and Plaza Hacienda	
Address/Location	1919 Old Town Road NW	
Size	2.172 ac.	
Zoning	H-1	
Historic Location	Old Town Historic Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness to construct two new one-story buildings on land that is currently used for parking. The two buildings are of different architectural styles: flat roofed Spanish Pueblo Revival and gable roofed New Mexico Vernacular, with the buildings connected by a common portal. The buildings are designed using traditional forms, materials and finishes. This approach is effective for reducing the visual size and in keeping with the cluster of existing buildings on the site. The form and architectural style of the new buildings are common to the H-1 Historic Zone.

This request for a Certificate of Appropriateness for alteration has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. The applicant's proposal to complies with the with the development guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:
Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Zone.



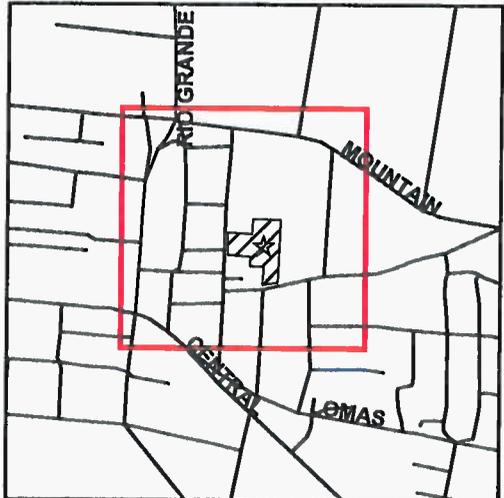
ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1004967
Hearing Date:
11/11/2015
Zone Map Page: J-13
Additional Case Numbers:
15LUCC-50040



LAND USE MAP

Note: Grey shading indicates County.

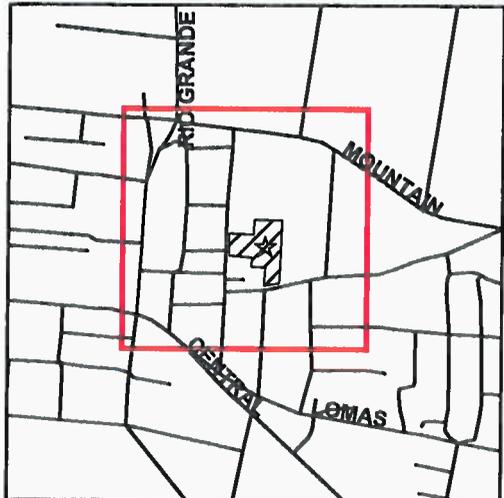
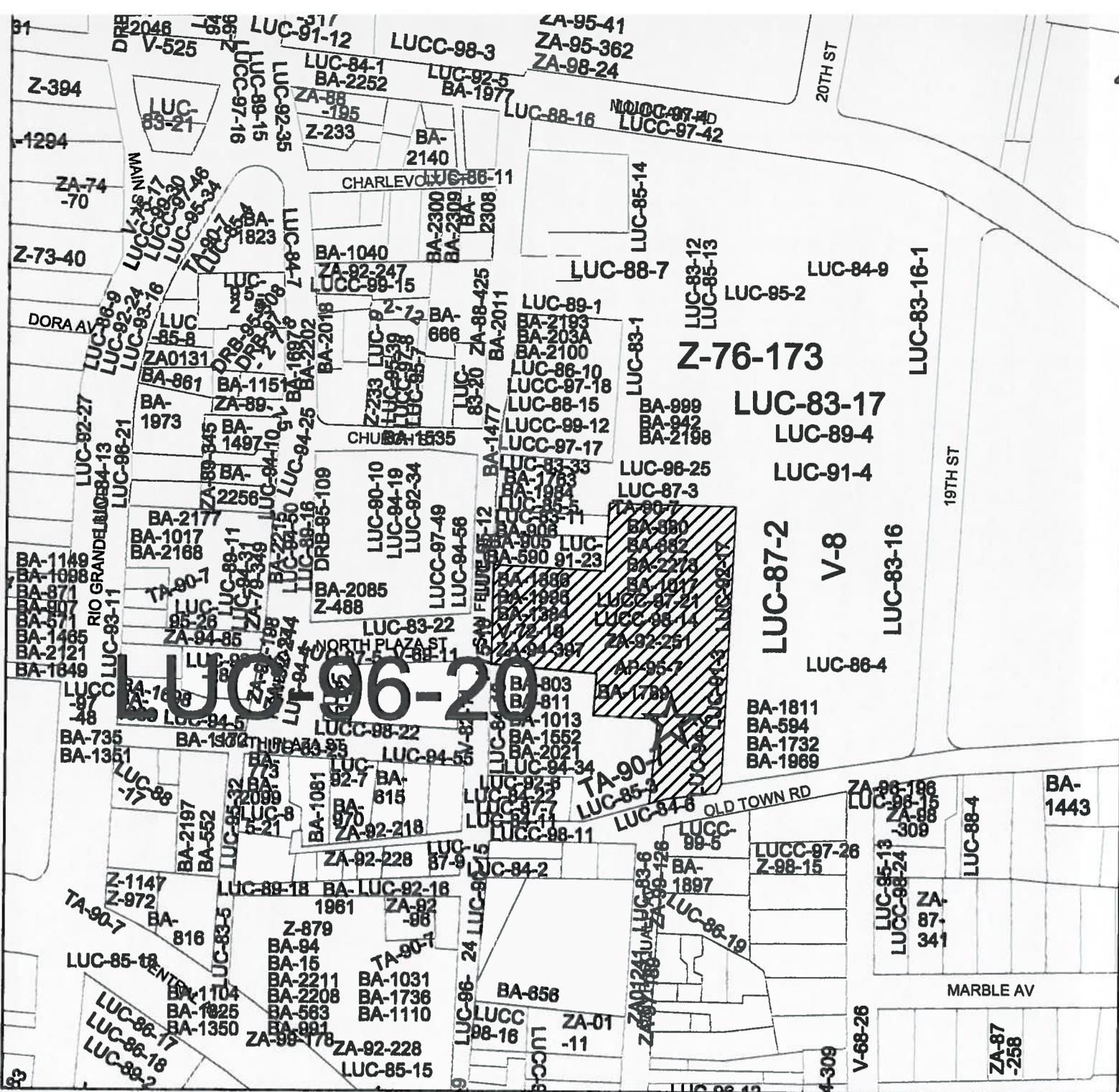
KEY to Land Use Abbreviations

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



1 inch = 200 feet

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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
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Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Old Town Historic Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990’s.	Contributing, Unclassified Residential and Commercial
<i>Site to the North</i>	1	Albuquerque Museum	Unclassified
<i>Sites to the South</i>	1 and 2	Flat and pitched, Spanish Pueblo Revival	Contributing
<i>Sites to the East</i>		City parking lot	Contributing
<i>Site to the West</i>		Old Town Plaza	Contributing

II INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness to construct two new one-story buildings on land that is currently used for parking. The buildings would be connected by a common portal. The buildings, 2500 and 3000 sq. feet in area, are of differing architectural styles; one is a Spanish Pueblo Revival and the other a New Mexico Vernacular. Traditional materials including wood posts and window trim, heavy timbers and windows with multiple lights are used throughout.

The subject site is part of a complex of buildings associated with Herman Blueher who established a truck farm and nursery on the fields northeast of Old Town in 1896, in the area that now includes Tiguex Park. His two-story Italianate mansion, built between 1898 and 1902, was drastically altered in the mid-twentieth century, it lost its original hipped roof and is now encapsulated within Pueblo Revival style additions. A gable roofed building at the rear of the property that now houses shops and offices began life as a farm produce storage building. These two building are designated a Contributing within the Old Albuquerque Historic District.

The 1924 Sanborn map illustrates the complex of farm structures at its zenith. Storage and other utility structures supported the Blueher agricultural operation. During the 1930’s and 1940’s, Old

Town had become a predominantly residential area with the plaza as the quiet commercial center of its immediate neighborhood. Between 1950 and 1957, and the buildings on the property converted to “shops”.

Context

The Historic Old Town Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City’s first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Zone.

Inside of this historic zone is the state registered “Old Albuquerque Historic District”. The Old Albuquerque Historic District is a sub-set of the Old Town Historic Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area’s growth as a tourist-oriented commercial center after 1940. Old Albuquerque became “Old Town”, a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

History

In late 2012, the LUCC and other departments of the City approved a Certificate of Appropriateness to make alterations to the existing wall between the subject property and the museum parking lot. In March of 2013 a Certificate was approved to make improvements to Blueher farm building.

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 Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. The H-1 Zone was later amended to include a 300 foot "buffer" zone surrounding Old Town to ensure a coherent visual character for the surrounding neighborhood. Signage, architectural style, and permissive uses are controlled through the H-1 Zoning. The code provides for Certificates of Appropriateness for development with the H-1 and the Buffer zones. Relevant sections of the H-1 Zone (§14-16-2-25, R.O.A., 1994) are attached.

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 has 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.

The zoning regulations for the H-1 zone limit the height of buildings to 26 feet. No minimum setbacks are required. A floor area ratio of .75 is permitted and the new development meets this maximum ratio. The proposed development conforms to the zoning requirements.

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

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone. The Specific Design Guidelines for the Old Town Historic District also apply to the buffer zone within 300 feet of the historic district. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.

3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
7. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.
9. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
10. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.
11. Any security device that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
12. Property owners are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.
13. An application for a Certificate of Appropriateness for work which does not require any type of building or construction permit may be approved by staff.

The new buildings are designed in vernacular styles, one with a pitched roof of galvanized metal and the other with a flat roof. Both buildings will have stucco finish exteriors and windows with divided lights and wood exterior trim. No specifications were provided for the windows, which should be wood. The design and scale of the new buildings are similar to the majority of buildings in the H-1 Historic Zone.

The drawings submitted for this project are illustrative; heights of major features are noted but no other dimensions are provided nor is every exterior material noted on the building elevations. Subsequent drawings for building permit should be provided for staff review and official LUCC records.

Development guidelines #'s 7 and 10 are applicable to this application and the proposal complies with those guidelines.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Old Town Historic Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

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

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

As discussed in the analysis above, the development is consistent with the ordinance and the development guidelines.

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

The architectural character of the site or the historic zone will not be significantly impaired or diminished by the new development. The architectural style, materials and the scale of the buildings is similar to those found on other buildings in the historic zone.

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

Not applicable.

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

As discussed in the introduction in the staff report, the site was “originally” associated with the Blueher house and small buildings related to agricultural activities. That character changed when Old Town became a tourist oriented commercial center of shops, restaurants and galleries. The scale and design of the new buildings are compatible with the surroundings.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable

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

Not applicable.

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

Not applicable.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application and hearing date. The applicant notified the Historic Old Town Property Owners Association was notified of the request. No comments have been received regarding this application.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. The new buildings comply with both.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 15-LUCC-50040 / Project # 1004967 (December 9, 2015)

1. This application is a request for a Certificate of Appropriateness for the construction of two new buildings at Plaza Hacienda, described as Tract B, Lands of Casa de Armijo and Plaza Hacienda MRGCD Map 38, in the Historic Old Town (H-1) Zone.
2. The subject property is approximately 2.2 acres and contains several existing buildings including the historic Herman Blueher house and farm building, contributing buildings in the state registered Old Albuquerque Historic District. The property also has a commercial parking lot and is located at the eastern boundary of the historic zone.
3. The proposal is to construct two new one-story buildings connected with a portal structure. One building is to be approximately 3000 sq. feet and the other 2500 sq. feet in size. The buildings will be located on a portion of the existing parking lot.
4. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. The LUC Ordinance 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*". The proposed development is consistent with the designation ordinance and the guidelines. The buildings are designed in a manner that reflects architectural styles common to the H-1 Zone. The new buildings utilize traditional exterior materials.
7. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". The architectural

character of the H-1 Historic Zone will not be impaired or diminished by the proposed development. The form and architectural style of the new buildings are common to the historic zone and compatible with the surroundings. Traditional exterior details and materials are used throughout.

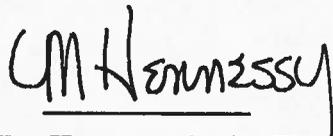
8. The revised Code of Ordinances of Albuquerque New Mexico, 1994, including the Zoning Code, is incorporated herein by reference and made part of the record for all purposes.

RECOMMENDATION - Case No. 15-LUCC-50040/ Project # 1004967

APPROVAL of an application for a Certificate of Appropriateness for new construction located at the rear of Plaza Hacienda, described as Tract B of the Lands of Casa Armijo and Plaza Hacienda, zoned H-1 based on the above 8 Findings and subject to the following conditions.

Conditions of Approval Recommended for 15-LUCC-50040/ Project # 1004967

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
 2. Applicant shall provide LUCC staff with floor plans and elevations as drawn for building permit.
 3. Final selection of windows are subject to LUCC staff review and approval.
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**Maryellen Hennessy, Senior Planner,
Urban Design and Development Division**

Attachments

- 1) Photographs of site and adjacent buildings
- 2) 1924 Sanborn Fire Insurance map

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

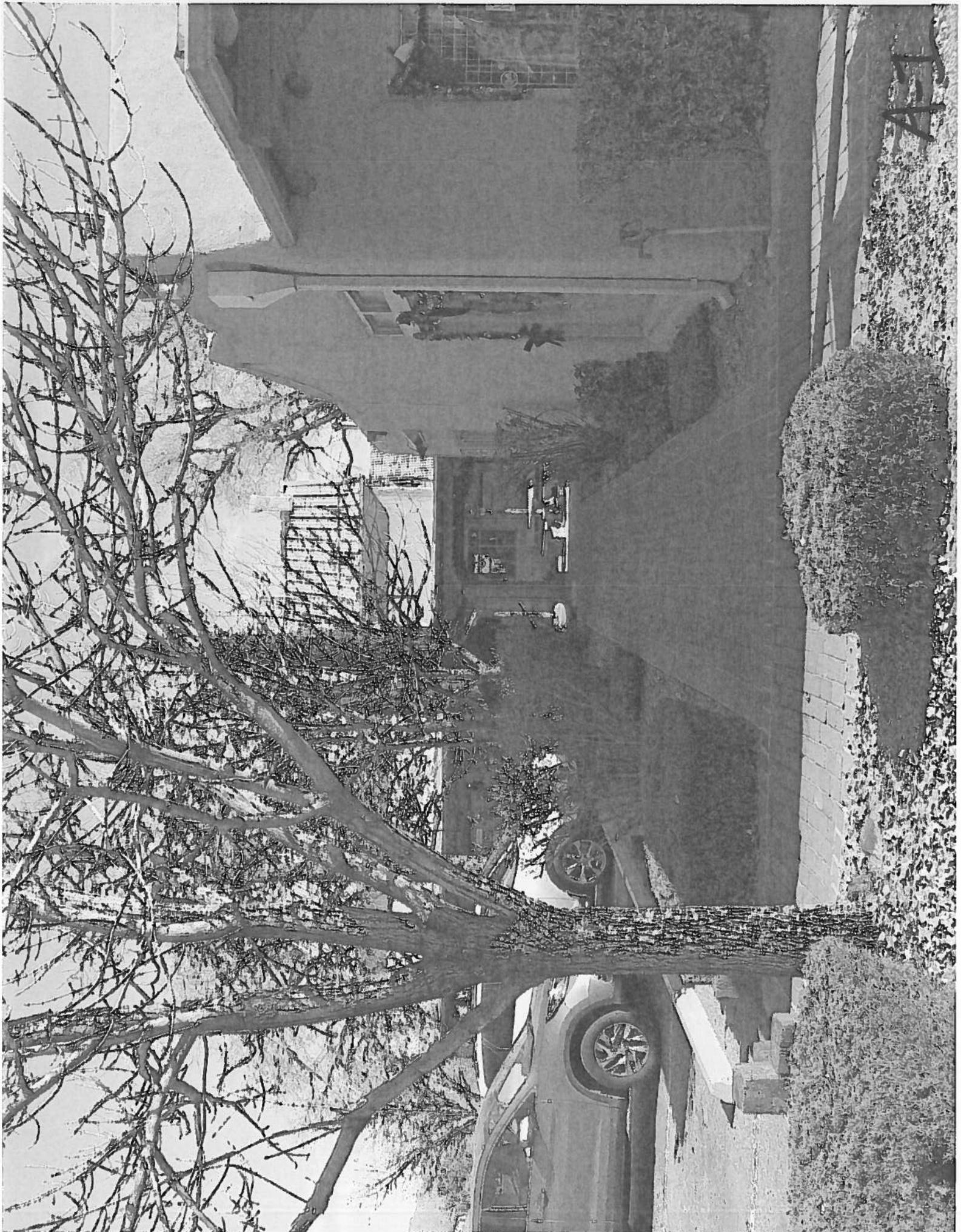
BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS







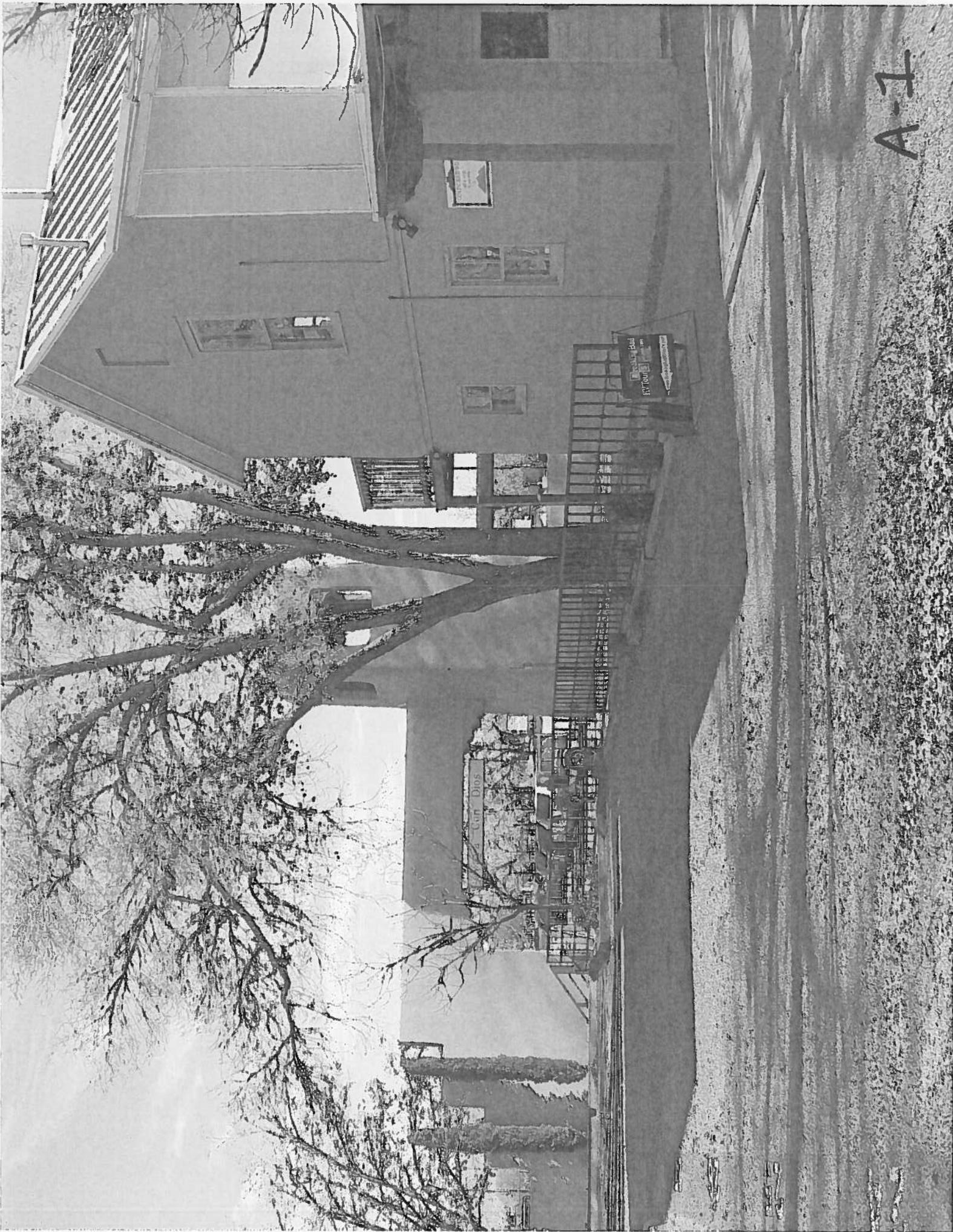
A-17

HERE

NCE



A-7



A-1

A-1





A-1

A-7



A-1





ASD

MAR. 1924
ALBUQUERQUE
 N. MEX. **40**

OLD ALBUQUERQUE

Located 1/2 Miles W. of P.O. of Newtown
 - Population: 1200 -
 - Prevailing Winds: S. & S.W. -
 - City Water - No Fire Apparatus

TRUCK FARM

TRUCK FARM

SANTIAGO

607 608 609 610 611 612

2113 SCHOOL AIII

SHED

109

COURT

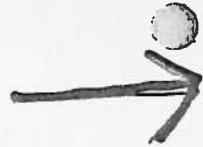
SAN-FELIPE CHURCH & ST. JOSEPH
 SCHOOL (CATHOLIC)

CHURCH

SAN JOSE

A-2

FARM BLD



BLUENER HSE



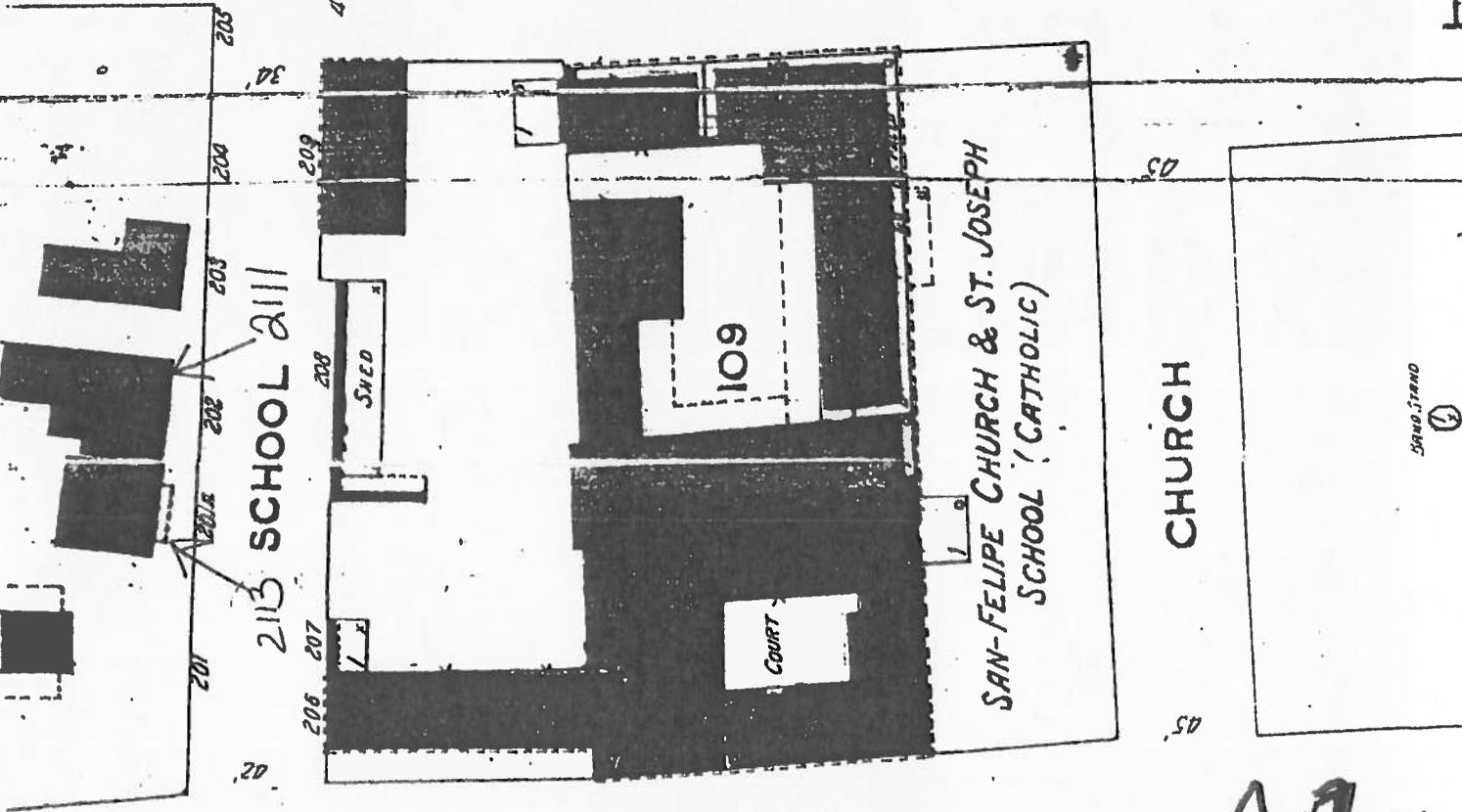
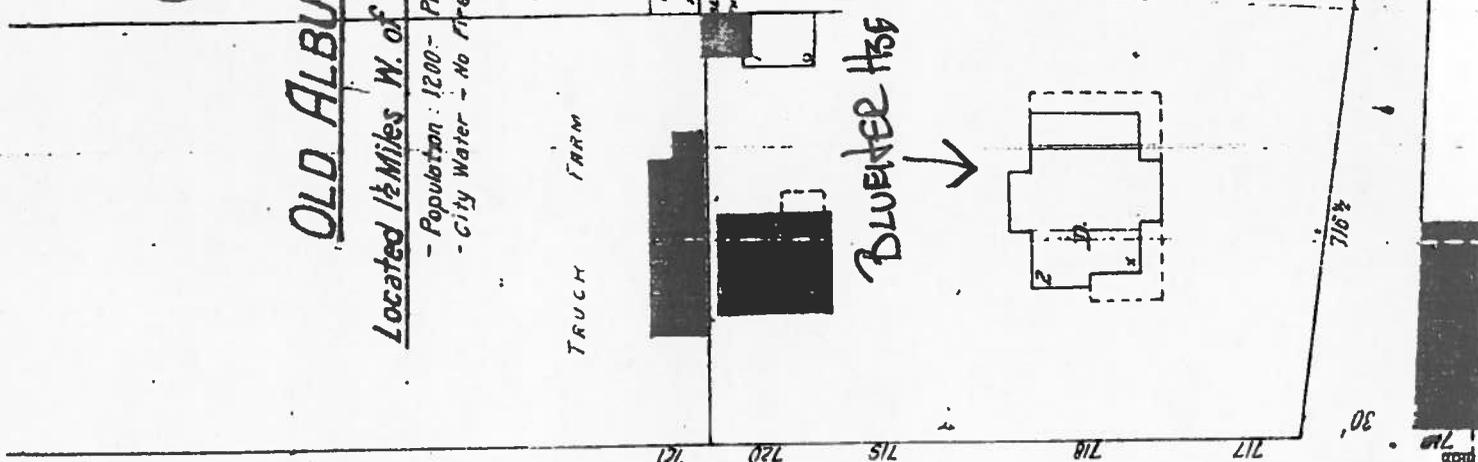
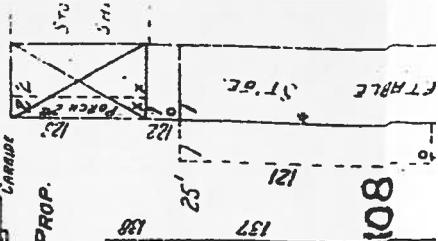
H. BLUENER PROP.

WAGON SHED

BOX STORAGE

AUTO. FINISHING RM.

TABLE ST. PL.



APPLICATION MATERIALS



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Pick BENNETT

Company Name: RBA ARCHITECTURE PC

Address/Zip: 1104 PARK AVENUE SW

Phone: 242-1859 Fax: 242-6630 E-mail: Pick@RBA81.COM

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

TRACT B. PLAT OF THE LANDS OF CASA DE ARMIJO
(LA PLACITA PATIO MANGUETS) AND PLAZA HACIENDA

Located On SAN FELIPE ST
street name (ex - 123 Main St. NW) or other identifying landmark

Between SAN FELIPE & NORTH PLAZA IN OLD TOWN. and
street name or other identifying landmark

BEHIND LA HACIENDA RESTAURANT
street name or other identifying landmark

The site is located on the following zone atlas page (J-13).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 9, 2015

Rick Bennett
RBA Architect
1104 Park Avenue SW/87102
Phone: 505-242-1859/Fax: 505-242-6630
E-mail: rick@rba81.com

Dear Rick:

Thank you for your inquiry of **November 9, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(LUCC SUBMITTAL) – TRACT B, PLAT OF THE LANDS OF CASA DE ARMIJO (LA PLACITA PATIUO MARKETS) AND PLAZA HACIENDA, LOCAED ON SAN FELIPE STREET NW BETWEEN SAN FELIPE STREET NW AND NORTH PLAZA IN OLD TOWN AND BEHIND LA HACIENDA RESTAURANT** zone map **J-13**.

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

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

Kathy Hiatt, 110 San Felipe St. NW/87104 715-1609 (c)

Jim Hoffsis, 2012 South Plaza St. NW/87104 242-7204 (w)

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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA.**

7007 3020 0001 1077 1156

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87104

Postage \$3.45

Certified Fee \$2.80

Return Receipt Fee (Endorsement Required) \$0.00

Restricted Delivery Fee (Endorsement Required) \$0.00

\$1.64

Total Postage & Fees \$

\$7.89

Postmark Here

NOV 10 2015

11/10/2015

Sent To *Jim Hays*
Street, Apt. No. or PO Box No. *2012 Santa Plaza St. NW*
City, State, ZIP+4 *ABQ NM 87104*

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87104

Postage \$3.45

Certified Fee \$2.80

Return Receipt Fee (Endorsement Required) \$0.00

Restricted Delivery Fee (Endorsement Required) \$0.00

\$1.86

Total Postage & Fees \$

\$8.11

Postmark Here

NOV 10 2015

11/10/2015

7007 3020 0001 1077 1156

Sent To *Kathy Heath*
Street, Apt. No. or PO Box No. *110 San Felipe St NW*
City, State, ZIP+4 *ABQ NM 87104*

PS Form 3800, August 2006

See Reverse for Instructions



SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- | | | |
|--------------------------|--------------------------|--|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| V | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| P | <input type="checkbox"/> | Adoption of Rank 2 or 3 Plan or similar |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| D | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | 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): Rick BENNETT RBA PHONE: 242-1859
 ADDRESS: 1104 PARK AVE SW 87102 FAX: 242-6630
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: RICK@RBA41.COM
 APPLICANT: OLD TOWN PLAZA LLC PHONE: 760 207 8139
 ADDRESS: 1919 OLD TOWN RD NW SUITE 1 FAX: _____
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: JTBATAGLIA@JTBADMI.COM
 Proprietary interest in site: OWNED List all owners: JOYCE BATAGLIA

DESCRIPTION OF REQUEST: LUCC APPROVAL

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. TRACT 15 PLAT Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANAS OF CASA DE ARMILLO OLD TOWN PLAZA HACIENDA
 Existing Zoning: H-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J13 UPC Code: 101305817132521504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
BA LUCC 97.21 LUCC 98.14 LUCC 92.17 LUCC 91.3 LUCC 85.3

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): _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: _____ and _____

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

SIGNATURE [Signature] DATE 11/10/15
 (Print Name) Rick BENNETT Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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 50040

Revised: 11/2014

Action	S.F.	Fees
<u>COA</u>	_____	\$ <u>35.00</u>
<u>ADV</u>	_____	\$ <u>35.00</u>
<u>CAF</u>	_____	\$ <u>10.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>80.00</u>

Hearing date Dec 9, 2015

[Signature] 11-10-15 Project # 1004967

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:

- # 2 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. **15 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.

Rick BENNETT RBA
 Applicant name (print)
[Signature] 11/10/15
 Applicant signature/date

Checklists complete Application case numbers Form revised October 2007

Fees collected 13 LUCC 50040 [Signature] 11-10-15

Case #s assigned _____ Dev Review Division signature/date

Related #s listed _____ PROJECT# 1004976

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 24, 2015 To December 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.

[Signature] 11/10/15
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-10-15 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1004967



November 10, 2015

Mary Ellen Hennessy
City of Albuquerque
Landmarks & Urban Conservation Commission
600 Second Street NW 3rd Floor
Albuquerque, NM 87103

**Re: LA HACIENDA RETAIL / OFFICE BUILDING
PROJECT #1579**

Dear Mary Ellen,

RBA agents for Old Town Plaza, LLC respectfully submits this application for 2 new buildings to be constructed in Old Town Albuquerque north of the existing shops which are east of La Hacienda restaurant.

Scope:

- A new 3,000 SF single story Office Building with connecting portal
- A new 2,500 single story Retail Area with connecting portal
- Some new landscaping to complement the existing mature landscaping on the site.
- No new parking areas are proposed but existing parking to the north will remain.

Phasing:

- The two buildings will be constructed at the same time and connected to each other with the roof structure of the new portals. This will be a single phase project.

Architecture:

- This new development will close in the north end of the existing Plaza and redirect foot traffic from the parking lot to the east, west to the Old Town Plaza.
- The 3,000 SF Office Building on the east side of the lot will have a pitched, galvanized roof and will be complementary to the existing two story building to the south. The two buildings are different architectural styles to reduce the visual size of the buildings and to complete a village feel of smaller individual buildings clustered together.
- The 2,500 SF Retail Building will be a low sloped roof structure to complement the Shops to the south of this building.
- The stucco colors will either match or be in the same family of tan as the rest of the project.
- The window trim will be a sky blue to match the existing shops.
- The portals will be natural stained wood columns, beams and tongue and groove decking.
- The new walkways will be a combination of brick and colored concrete.
- The existing landscaping and other site features will be disturbed as little as possible but there will be some removal of misc. banco's and garden walls.

Drawings / Submittals:

- AGS Site map
- Existing Site Survey showing existing structures
- Proposed Site Plan
- Proposed Floor Plans
- 4 Color Elevations
- 2 Conceptual Sketch Renderings



The proposed project will fit its surroundings and will have the feel that it has always been there and will not be a new and shiny addition but rather a traditional feeling addition to this area using authentic traditional finishes such as wood windows, heavy timber, portals, cement stucco using traditional forms and materials.

The development will meet all the requirements of the H-1 zone and be an exciting new project in this part of Old Town constructed in an existing parking area. The neighbors have been notified and we look forward to presenting at the 12/09/15 hearing.

If you have any questions, please feel free to call and thank you for considering this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett". The signature is written in a cursive style and is positioned above the printed name.

Rick Bennett
Architect

rba