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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

June 10, 2021

TO: Cynthia Borrego, President, City Council

FROM: Brennon Williams, Planning Director

SUBJECT: AC-21-8, Project-2021-005239, SI-2021-00353, VA-2021-00136: Donald Mercer, appeals the Landmarks Commission decision to Approve a Certificate of Appropriateness for Alteration at 400 Arno Street SE, described as Lot 7, Block 17, Huning Highland Addition, Huning Highland Historic Protection Overlay Zone. (K-14-Z)

OVERVIEW

Applicant filed a request for a Certificate of Appropriateness (after the fact) for changes made to the property at 400 Arno St SE, a contributing property of the Huning Highland Historic Protection Overlay Zone (HPO-4) and was scheduled and heard at the April 14, 2021 public hearing.

This application came following a call that work was being done without a Certificate of Appropriateness on August 14, 2020. Inspectors also found the exterior work was unpermitted. A site visit by Landmarks Commission staff found the house resided with unapproved, and unprovable, material which did not match the original dimensions of the wood siding. Four over one wood sash windows had been replaced with one over one vinyl windows which are not permitted in the HPOs. The porch was still under construction and the owner was told that the original style tapered columns and shingle material would need to be replicated and that a Certificate of Appropriateness needed to be applied for.

Despite agreeing to the porch work, the applicant proceeded to use in appropriate siding material and constructed square columns.

Typically, the changes done by the applicant would be handled with a Certificate of Appropriateness MINOR, a staff decision usually made within a day. Had it been submitted prior to construction, the applicant would have been guided to appropriate windows and siding material,

as well as porch detailing. This would have saved time and money.

The work completed in August was not approvable; therefore, it was sent to the Landmarks Commission for a public hearing. For that hearing, the applicant proposed change to return some of the original features of the house. These applicant proposals are part of what is being appealed.

The Landmarks Commission voted for Approval of Project 2021-005239, SI-2021-00353 with conditions, based on the following Findings.

- The exterior siding used on the building is not per standards
- The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.
- Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.
- Per Policy Site Features & Streetscapes, existing block wall shall be cover with stucco.
- The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building's Arno St. facing façade.

In addition to the above staff recommendations, the LC placed the following conditions on the approval.

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.
- 3. The wood shingle siding on the porch and columns shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height of the front columns is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33 inches at the base to 24 inches at the top.

- 5. All windows shall be replaced with metal clad wood windows of the same dimension and operation as original windows, with the 4 glass divides at the top where previously present.
- 6. Exterior siding shall be returned to 4-inch horizontal siding to match original wood siding to the extent possible.
- 7. All changes need to be completed within the next 12 months.

BASIS FOR APPEAL AND STAFF RESPONSE

Section 14-16-6-4(V)(4) outlines the applicable criteria for the appeal in determining whether the Landmarks Commission erred in their decision:

6-4(V)(4) Criteria for Decision

The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes:

6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.

6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence. 6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

The reasons for the appeal, excerpted from appellant's letter, are listed below, with a bulleted, italicized response from the Planner for the Landmarks Commission. Please see the Appellant's letter and submittal packet for further details.

The Final Decision should be overturned because the requirements of the Landmarks Commission are arbitrary, capricious, and inherently unreasonable. As illustrated previously, the Applicant repaired the deteriorated siding on the home, replaced the dilapidated windows installed in 1910, and stabilized the property by removing the pillars and implementing a feasible replacement.

• The requirements of the landmarks Commission are not arbitrary or capricious; rather they are based on the Secretary of the Interior's Standards for Treatment of Historic Properties. Most requests for Certificates if Appropriateness are for repairs and restoration. Outside of an HPO the applicants work would have been fine but it was not appropriate for the historic protection overlay zone.

The requirements outlined in paragraphs 3, 5, and 6 of the Final Decision demonstrate that the Landmarks Commission is acting in a retaliatory manner by forcing Applicant to make these changes when they are based in large part on the subjective preferences of the commissioners, not on the law.

• The decision was based on guidelines that say any window replacement, or material replacement must match the original in size, shape, dimensions and configuration. Although staff did not recommend siding replacement or replacement of all windows back to the original, it is only a recommendation and the LC can be more stringent.

Had [the applicant] waited to push these plans through the Landmarks Commission, he would have likely incurred substantial costs in repairing frozen pipes during the winter.

• Had the applicant applied for a Certificate of Appropriateness, which he knew was required from a previous application, his project could have been handled administratively and the appropriate materials would have been purchased. As the siding was done in August, freezing pipes were not at issue.

Applicant preserves the argument that the Final Decision by the Landmarks Commission cannot be binding on Applicant as the terms of office for at least two of the commissioners had expired as of April 1, 2021, prior to the April 15, 2021 hearing.

• Commissioners are allowed to continue to serve after their term until such time as a replacement is found.

Applicant is appealing the decision from the Landmarks Commission requiring him to replace the wood shingling on the pillars Exhibit A at 3, paragraph 3. Wood shingle siding on the porch and columns is not a historic characteristic of the home and was an addition to a shotgun home previously moved from another location.

• The shingled siding and tapered columns are part of the applicants own application. The shingle material present prior to the reconstruction is the same as the eaves of the house and provides a cohesiveness to the design. The unsubstantiated claims of the house being a relocated shotgun house do not take away the historic qualities that have been present on this house for many decades.

The Applicant was following instructions given in Exhibit C from an email with Senior Planner based on her suggestion to take a look around the neighborhood from a previous application to see what would be acceptable.

• The email in question, attached below, was from a request for a front fence in April 2017. At that time, sketches were included of inappropriate changes to the front porch as well. It did not include discussion of windows.

Additionally, this decision will deter other homeowners in the Huning Highland District from attempting to modify their homes.

• Uphold the Landmarks Commission's decision will protect the character of the Huning Highland Historic District and discourage future property owners from by-passing the review procedures set out by the Integrated Development Ordinance and approved by City Council.

The siding installed by Applicant is similar to the original material in all aspects except for the dimension for the reasons outlined above.

• The design guidelines state: Synthetic siding [i.e. the Hardie Board used] may be

appropriate if:

- The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
- The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

The material used is only similar to the original in that it is horizontal. The original was approximately 4" (which is available) the new is approximately 7". The original material was smooth faced whereas the applicant installed a textured wood grain pattern.

/ Leslie Naji / Leslie Naji, Senior Planner Landmarks Commission City of Albuquerque Planning Department

AC-21-3 memo_JMA

Final Audit Report

2021-06-10

Created:	2021-06-10
Ву:	Lucinda Montoya (lucindamontoya@cabq.gov) Signed
Status:	CBJCHBCAABAAj3qlRUOrxRdvvzSqEksrSYtHat6YLt3U
Transaction ID:	

"AC-21-8 memo_JMA" History

- Document created by Lucinda Montoya (lucindamontoya@cabq.gov) 2021-06-10 - 8:19:39 PM GMT- IP address: 73.98.36.191
- Document emailed to BN Williams (bnwilliams@cabq.gov) for signature 2021-06-10 8:19:57 PM GMT
- Document e-signed by BN Williams (bnwilliams@cabq.gov) Signature Date: 2021-06-10 - 8:23:37 PM GMT - Time Source: server- IP address: 143.120.133.65
- Agreement completed. 2021-06-10 - 8:23:37 PM GMT

$A^{\rm City\,of}_{lbuquerque}$



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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	De	Decisions Requiring a Public Meeting or Hearing F			Policy	Policy Decisions				
□ Archaeological Certificate (Form P3)						□ Adoption or Amendment of Comprehensive Plan or Facility Plan <i>(Form Z)</i>				
□ Historic Certificate of Appropriateness (Form L)	– Minor					□ Adoption or Amendment of Historic Designation (<i>Form L</i>)				
□ Alternative Signage Plan (Form P3)		Historic Certif	ficate o	f Appropria	teness – Major	🗆 Ame	□ Amendment of IDO Text (Form Z)			
□ Minor Amendment to Site Plan (Form	P3) 🗆	Demolition O	utside	of HPO <i>(Fo</i>	rm L)	🗆 Ann	Annexation of Land (Form Z)			
□ WTF Approval (Form W1)		Historic Desig	gn Star	ndards and	Guidelines (Form L)	□ Amendment to Zoning Map – EPC (Form Z)				
		□ Wireless Telecommunications Facility Waiver (Form W2)			□ Amendment to Zoning Map – Council (Form Z)					
						Appea	ls			
						□ Dec A)	ision by EPC, LC, ZHE	, or City Staff (Form		
APPLICATION INFORMATION										
Applicant :Donald Mercer						Ph	one: 575-571-0864			
Address: 1409 Jefferson ST NE						Em	Email: donald.r.mercer@gmail.com			
City: Albuquerque				State	: NM	Zip	Zip: 87110			
Professional/Agent (if any):						Ph	Phone:			
Address:						Em	iail:			
City:				State	:	Zip:				
Proprietary Interest in Site:	Proprietary Interest in Site: List <u>all</u> owners:									
BRIEF DESCRIPTION OF REQUEST				-						
Appeal Public Hearing Decision.										
SITE INFORMATION (Accuracy of the	existing lega	I description	is cruc	cial! Attach	a separate sheet if	necessa	ry.)			
Lot or Tract No.:	Lot or Tract No.: Block:			Unit:						
Subdivision/Addition:		MRGCD		CD Map No.:	UP	UPC Code:				
Zone Atlas Page(s): K-14-Z		Existing Zoning:		Proposed Zoning:						
# of Existing Lots:		# of Proposed Lots:		Total Area of Site (acres):						
LOCATION OF PROPERTY BY STREETS										
Site Address/Street:400 Arno ST SE		Between: Br	oadwa	у		and: Ed	and: Edith			
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)										
PR-2021-005239										
						Da	te: 04/29/2021			
X										
<u>^</u>										
Donald Mercer										
Simplement										
Signature:				Applicant or C Acont						
Printed Name: Donald Mercer						Applicant or Agent				
FOR OFFICIAL USE ONLY	٨ ـــــ			007	Coos Newstraw		Antina	-		
Case Numbers	Action		ees	UU /	Case Numbers		Action	Fees		





DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

_		4444				
Meeting/Hearing Date:				Fee	e Total:	
Staff Signature:			Date:	Project #		

FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to <u>PLNDRS@cabg.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

- □ APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS MINOR TO THE LANDMARKS COMMISSION (LC)
- □ APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)
- APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)
 - Interpreter Needed for Hearing? ____ if yes, indicate language: ____
 - Project number of the case being appealed, if applicable: <u>PR-2021-005239</u>
 - Application number of the case being appealed, if applicable: <u>SR-2021-00353</u>
 - ✓ Type of decision being appealed: <u>Landmarks Commission</u>
 - ____ Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(𝒴)(4)
 - ____ Appellant's basis of standing in accordance with IDO Section 14-16-6-4(♥)(2)
 - ____ Letter of authorization from the appellant if appeal is submitted by an agent
 - ✓ Copy of the Official Notice of Decision regarding the matter being appealed

l, 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: Brald Mercan		Date: April 29, 2021		
Printed Name: Donald Mercer		I Applicant or □ Agent		
FOR OFFICIAL USE ONLY		•		
Project Number:	Case Numbers			
	-	ANT ALLOW		
	-			
	-			
Staff Signature:	M EL STOR			
Date:		- Addabab		

Case # SI-2021-00353 Project # PR-2021-005239

APPLICANT-APPELLANT DONALD MERCER'S NOTICE OF APPEAL

Applicant-Appellant Donald Mercer (hereinafter "Applicant"), *pro se*, hereby gives notice that he is appealing paragraphs 3, 5, and 6 of the Final Decision of the Landmarks Commission entered on April 15, 2021, attached hereto as **Exhibit A**. The Final Decision should be reversed because:

- I. The Final Decision by the Landmarks Commission is arbitrary, capricious, and unreasonable because the ordinances are being selectively enforced and the character of the neighborhood has significantly changed such that it would be unjust to bind Applicant.
- II. Applicant maintained, repaired, and stabilized the subject property as required by Albuquerque Code of Ordinances, Section 14-12-7(D) and improved the safety of the neighborhood.
- III. Applicant corrected the deterioration of the home as required by Albuquerque Code of Ordinances, Section 14-12-8.

As grounds for this appeal, Applicant states as follows:

INTRODUCTION

In August 2020, Applicant repaired the dilapidated property located 400 Arno Street Southeast, Albuquerque, New Mexico 87102, also referred to herein as the "subject property." The house at issue was built in approximately 1910. Since 1910, the house had become an eyesore to the community and sat on the corner of Lead, a busy road in east downtown. Applicant saved money from 2015 to 2020 to enable him to do the necessary repairs to the property that would require him to be out of the home. By 2020, time was of the essence for the repairs as the structure of the home was in a state of severe deterioration, lacking insulation and waterproofing materials. The repairs had to be finalized before winter. Once repairs began, it was determined that the pillars at the front of the house were not grounded, creating a structurally unsafe environment that could

destabilize the house. These were removed and replaced with adequately grounded pillars that were not of the same design as the original pillars but matched the integrity of the neighborhood. Applicant also replaced the old windows in the house that did not seal property and were the original windows placed in the house in 1910.

When Applicant began the reparations on the dilapidated structure, he failed to seek out the permits required by the City of Albuquerque. After repairs were completed, Applicant engaged in negotiations with Leslie Naji, Senior Planner with the Landmarks Commission, to obtain all necessary paperwork now that the house was in stable condition. Negotiations between Senior Planner Naji and Applicant continued for several months, with the Senior Planner informing Applicant that all she cared about in terms of the house were the windows and that she would not give him a Certificate of Appropriateness until Applicant replaced the brand-new windows of the property with windows that were approved by her as Senior Planner. At one point, the Senior Planner asked if Applicant would give her the original windows of the property and invited Applicant to her home to inform Applicant on how to take care of old windows. Applicant declined the request. When Applicant did not replace the windows of the property with the windows approved by the Senior Planner, a complaint was filed against Applicant and a hearing was held before the Landmarks Commission.

On April 15, 2021, the Landmarks Commission entered a Final Decision requiring the following modifications to the property located at 400 Arno Street Se, Albuquerque, New Mexico 87102. The modifications required are as follows:

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.

- 3. The wood shingle siding on the porch and columns shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height of the front columns is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33 inches at the base to 24 inches at the top.
- 5. All windows shall be replaced with metal clad wood windows of the same dimension and operation as original windows, with the 4 glass divides at the top where previously present.
- 6. Exterior siding shall be returned to 4-inch horizontal siding to match original wood siding to the extent possible.
- 7. All changes need to be completed within the next 12 months.

See Exhibit A at 3 (emphasis added).

Applicant is specifically appealing the Final Decision in regard to the modifications required at paragraphs 3, 5, and 6, which demands that the wood shingle siding on the porch and columns be replaced, exterior siding shall be returned to 4-inches, and that all windows in the house be replaced.

ARGUMENT

I. THE APRIL 29, 2021 FINAL DECISION BY THE LANDMARKS COMMISSION IS ARBITRARY AND CAPRICIOUS.

The Final Decision by the Landmarks Commission concerning paragraphs 3, 5, and 6 must be reversed because it is an arbitrary, capricious, and unreasonable wield of power. The Landmarks Commission is an administrative agency. "An agency's action is arbitrary and capricious if it is 'unreasonable or without rational basis, when viewed in light of the whole record." *Eathworks*' *Oil & Gas Accountability Project v. N.M. Oil Conservation Comm*'n, 2016-NMCA,055, ¶ 10, 374 P.3d 710. The burden is on the party challenging the administrative agency to show that the rule is "arbitrary or capricious" by establishing that the requirements are "not reasonably related to the legislative purpose." *Id.* It is illegal for an administrative agency to carry out actions that are arbitrary and capricious. *Zamora v. Vill. Of Ruidoso Downs*, 1995-NMSC-072, ¶ 17, 120 N.M. 778, 907 P.2d 182. "Judicial review of administrative action requires a determination whether the administrative decision is arbitrary, unlawful, unreasonable, capricious, or not based on substantial evidence." *Id.*

Here, the Final Decision should be overturned because the requirements of the Landmarks Commission are arbitrary, capricious, and inherently unreasonable. As illustrated previously, the Applicant repaired the deteriorated siding on the home, replaced the dilapidated windows installed in 1910, and stabilized the property by removing the pillars and implementing a feasible replacement. Applicant invested significant time and money into the property to save the home and add to the value of the neighborhood by removing an eyesore on the corner of Lead and Arno. Now, as can be seen in **Exhibit A** at 3, the Landmarks Commission is requiring that Applicant expend in excess of \$20,000 alone to replace the brand-new windows installed in the house in 2020. Thus, Applicant will incur well over \$20,000 in costs to implement the other unreasonable demands required by the Landmarks Commission, such as redoing the entire house with new siding, and redoing the pillars out front. Additionally, the tenant living on the property will be displaced, and Applicant will lose the rental income.

The requirements outlined in paragraphs 3, 5, and 6 of the Final Decision demonstrate that the Landmarks Commission is acting in a retaliatory manner by forcing Applicant to make these changes when they are based in large part on the subjective preferences of the commissioners, not on the law, and not facts of the historic property as the commissioners are uncertain as to what has been added to the property over time, which can be demonstrated by the comments of the commissioners: 00:45:56 I definitely think that it is a corner property and even though that there is a wall there um basically the way the House is set on the lot all sides of the House, maybe even the back of the House is visible and I don't know why.

00:46:16 We are trying to give him a break here, I think all the windows should be replaced that he has then he has just gone ahead and bought final windows and stuck them in thinking he wouldn't get caught.

00:46:29 I can live with the wood siding and I can even live with some of that pillar because I don't know if that those pillars were actually original to the House and.

00:46:41 that's something more in the 20s then turn of the century, but I **[I]'m not** okay with someone who is deliberately try to get around the system to say you've got I don't know what 10 windows and do three and that's Okay, I think all the windows, need to be done properly.

00:47:04 that's my opinion.

Landmarks Commission Hearing Recording, April 15, 2021 at 00:45:56 to 00:47:04 (https://cabq.zoom.us/rec/share/535jsU3k08mhVYe_aASWF_23pb_s1p0ihOfqQgWkV9qo_NkP bIkAYcrBMcyAAunt.Ir7kIHlqdlVEOMv7?startTime=1618434003000).

When discussing recommendations, the Landmarks Commissioners discussed the front steps of the property that had been newly added in 2020 to replace the dilapidated wood porch. However, these were determined to be acceptable for no clear reason other than the fact that they "**look better than whatever was there before**." Landmarks Commission Hearing Recording, April 15, 2021 at 00:48:19 during Senior Planner's recommendations.

It is clear that this is an administrative body acting in an arbitrary and capricious manner when the city ordinances being enforced against Applicant are being done so selectively. *See* **Exhibit B**, photos of homes located in the Huning Highlands Historic District. In **Exhibit B**, there are a plethora of homes peppered throughout the Huning Highland District that are in a state of severe dilapidation and disrepair, resulting in numerous complaints to the City of Albuquerque about the nuisance of these properties and risk of attracting criminal activity to the neighborhood. There are also brand-new builds with vinyl windows. This exhibit also contains photos of a home that burned down nearly a decade ago, as well as properties that have been sitting vacant for the same amount of time. It is well known that dilapidated, deteriorated buildings, including buildings with broken windows, can result in higher rates of crime. Albuquerque is already known for its high crime rate.

Applicant had good intentions when he repaired his home and replaced his 110-year-old windows. This was taking a step in the right direction by making the neighborhood a slightly safer place. Applicant could have left the property as it was and it would have eventually become uninhabitable, yet he would not be in the position he is today had he made that choice. Had he waited to push these plans through the Landmarks Commission, he would have likely incurred substantial costs in repairing frozen pipes during the winter. To require that Applicant now replace the siding to the desires of the Landmarks Commission is inherently unreasonable and a severe retaliatory gesture because Applicant, a lay person, originally failed to take the proper steps to first obtain the necessary permits. Indeed, Applicant should have obtained the proper permitting, but when he did try to correct this after the fact, he was met with severe resistance from the Senior Planner of the Landmarks Commission.

Exhibit B, containing photos of some of the homes in Huning Highlands, demonstrates how plainly unjust it would be to require Applicant to modify his home a second time as mandated by the April 15, 2021 Final Decision. As seen in **Exhibit B**, the character of the Huning Highlands District is so changed that the restrictions being applied in this case are no longer applicable and thus should not be binding on Applicant. Directly behind the subject property at issue is a brandnew build within the last six years.

Applicant respectfully request that the Final Decision be reversed as to items in paragraphs 3, 5, and 6 as the requirements they represent requirements that arbitrary, capricious, and

6

unreasonable. To force Applicant to comply would cause him to incur an immense financial burden, resulting in modifications in excess of \$20,000, which is the estimate to replace the windows alone. *See* **Exhibit C**, estimates to replace new windows with approved windows.

Lastly, Applicant preserves the argument that the Final Decision by the Landmarks Commission cannot be binding on Applicant as the terms of office for at least two of the commissioners had expired as of April 1, 2021, prior to the April 15, 2021 hearing. However, no notice was provided to Applicant of this information in advance of the hearing and was not clearly discussed at the April 15, 2021 hearing.

II. ALBUQUERQUE CODE OF ORDINANCES, SECTION 14-12-7 REQUIRES APPLICANT AS THE OWNER OF THE SUBJECT PROPERTY TO REPAIR AND STABILIZE THE STRUCTURE OF THE PROPERTY.

Applicant should not be required to replace brand-new windows and brand-new siding, including the siding on the pillars, on the subject property with different siding and windows that are required solely based on the preference of the Landmarks Commission. Applicant was required by the Albuquerque Code of Ordinances to maintain his home in the event of deterioration. Section 14-12-7 regarding Landmarks Designation states as follows:

(D) Minimum Maintenance and Security Requirement.
(3) The owner or any other person having legal custody or control of a landmarked structure shall repair or stabilize the structure if it is found to have any of the following defects:

(b) Deteriorated, loose or ineffective waterproofing and weatherproofing of exterior walls, roofs, foundations or floors, including broken windows or doors. (c) Any fault in the building or structure that renders it structurally unsafe or not properly watertight.

Albuquerque Code of Ordinances, Section 14-12-7(D).

In this case, the property at issue was built in or about 1910. When purchased by Applicant,

the property was in severe disrepair. Every side of the house lacked waterproofing and insulation

behind the house siding. All windows in the house did not provide weatherproof seal, largely due to the severe deterioration. The porch columns originally at the front of the home were not grounded yet were supporting the weight of the roof of the house on its northwest corner. This created a structurally unsafe, unstable living environment that could lead to the collapse of a portion of the property.

As Applicant had a duty to maintain the property, he replaced the siding of the home with an appropriate material that fits with the current character of the neighborhood and appropriate windows. *See* **Exhibit B**, which portrays images captured on April 28, 2021 of homes located at or near the subject property in the Huning Highlands District. The home located directly behind the subject property is a new build within the last six years in the Huning Highlands District and has added, not decreased, the safety and overall appearance of the neighborhood. The same can be said for the property at issue in this case.

Here, Applicant is appealing the decision from the Landmarks Commission requiring him to replace the new siding on the home as required in **Exhibit A** at 3, paragraph 6. This modification is unduly burdensome on Applicant and is a subjective requirement not based in law. Further, Applicant is appealing the decision from the Landmarks Commission requiring him to replace the wood shingling on the pillars **Exhibit A** at 3, paragraph 3. Wood shingle siding on the porch and columns is not a historic characteristic of the home and was an addition to a shotgun home previously moved from another location. The pillars were constructed of shipping pallets and particle board. This would create an incorrect feature in a historic district, as it did previously until repaired by Applicant. Additionally, Applicant appeals the decision from the Landmarks Commission requiring him to change out the current windows as required in **Exhibit A** at 3, paragraph 5. The Applicant was following instructions given in **Exhibit C** from an email with Senior Planner based on her suggestion to take a look around the neighborhood from a previous application to see what would be acceptable. As seen in **Exhibit B**, there are vinyl windows in existence in this district.

Applicant's modification of the home's siding and windows has contributed to the safety of the neighborhood. *See* Section 14-12-7(D) as it pertains to "Security Requirement." Deteriorated and dilapidated homes, including homes with worn siding, broken windows, and overall poorly maintained are well known to be magnets for crime and can create a public nuisance in a neighborhood. When these properties exist, this attraction of criminal activity creates a dangerous condition for all surrounding homes in the neighborhood. By remedying the issue of the deteriorated, dilapidated on the subject property, Applicant helped to make the Huning Highland District a bit safer. The City of Albuquerque has actual and constructive notice that the Huning Highland District is peppered with deteriorated, dilapidated homes that are a nuisance to the district and have remained that way for years with no action. *See* Exhibit B, photos of dilapidated homes.

Here, Applicant should not be required to replace the new siding of his property with siding that has been specifically identified by the Landmarks Commission and is not based in law. Nor should Applicant be required to replace the newly installed windows. Such a requirements creates an extreme financial burden on Applicant. *See* **Exhibit D**, estimates for implementing modifications required by the Landmarks Commission. Additionally, this decision will deter other homeowners in the Huning Highland District from attempting to modify their homes. This will have the impact of allowing homes in this area to become uninhabitable, magnets from crime, and a public nuisance.

For these reasons, Applicant respectfully requests that the Final Decision of the Landmarks Commission requiring replacement of the new siding, shingling and replacement of the new windows be reversed.

III. ALBUQUERQUE CODE OF ORDINANCES, SECTION 14-12-8 REQUIRED APPLICANT TO CORRECT DETERIORATION OF THE SUBJECT PROPERTY.

Applicant was required to maintain and repair the subject property. Section 14-12-8

concerns procedures for alterations, demolition, new construction and states:

(A) Requirement. 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. Within a historic zone, urban conservation overlay zone, or landmark site which has specific sign requirements, no sign may be altered, constructed, or demolished until a Certificate of Appropriateness has been duly approved. Interior features which are listed as worthy of preservation in the landmark's general preservation guidelines or specific development guidelines shall not be altered or demolished until a Certificate of Appropriateness has been approved. Notwithstanding the above, a Certificate of Appropriateness shall not be required for:

(1) **Ordinary maintenance and repair** where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration...

Albuquerque Code of Ordinances, Section 14-2-8 (emphasis added).

In this case, as outlined previously, the purpose of the modifications to the home was to correct deterioration to the structure as stated above. There is no clear definition for "ordinary maintenance and repair." Therefore, by turning to the Guidelines required for a Certificate of Appropriateness, it states that "[i]f replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature." See **Exhibit E**, Guidelines at 46.

Here, Applicant is being ordered to replace the new siding of the subject property when acceptable materials listed in the Guidelines was used: clapboard siding. *See* **Exhibit E**, Guidelines

at 44. Prior to the replacement of the siding on the house, the deteriorated siding was mismatched and consisted of an unapproved siding not listed in the Guidelines. Specifically, on the east wall of the house and the shingling of the front porch. Additionally, it was not feasible for Applicant to replace the deteriorated siding of the property as the original wall material was entirely missing from the east side of the property. Next, the deterioration had spread in areas on every side of the home. The siding formerly on the house, prior to replacement, was insufficient and completely lacked insulation and waterproofing.

It was also not feasible to match the original dimensions of the former, dilapidated siding as the 4 inch siding (now required by the Landmarks Commission in its April 15, 2021 Final Decision) was not available at the time of purchase and time was of the essence to begin modifications on the property as the pipes in the home had started freezing. It was imperative to begin renovations in this case as they were completed in August 2020, before winter. This was essential to install a functioning water barrier as well as insulation below the siding before temperatures dropped.

The Guidelines states synthetic siding may be appropriate if the material is similar to the original material in design. The siding installed by Applicant is similar to the original material in all aspects except for the dimension for the reasons outlined above. To require Applicant to tear off the new siding on the subject property and replace it with a siding selected by the Landmarks Commission based on subjective preference would be unjust. This would force Applicant to incur thousands of dollars in expenses to modify a property that has increased the safety and appearance of the neighborhood and preserved the integrity of the subject property by preventing it from following into complete disrepair.

The Staff Report is attached hereto as **Exhibit F** for review on appeal, in addition to **Exhibit G**, a blog of the Huning Highlands District demonstrating a blend of old and new homes.

Applicant respectfully requests that the Final Decision requiring that the windows, siding, and new siding on pillars be reversed.

CONCLUSION

For the foregoing reasons, Applicant respectfully requests that this Appeal be granted and that the Final Decision of the Landmarks Commission as it pertains to the siding, pillars, and windows be reversed because the requirements of the administrative agency are arbitrary, capricious, unreasonable, and Applicant was working to preserve the property as required by the Albuquerque Code of Ordinances. Alternatively, Applicant states that if the Final Decision cannot be overturned, Applicant requests an extension of time to the 12-month requirement to complete the repairs.

Respectfully submitted:

/s/ Donald Mercer____

Donald Mercer 400 Arno Street Southeast Albuquerque, NM 87102 <u>donald.r.mercer@gmail.com</u> t: (575) 571-0864

Applicant, Pro Se

EXHIBIT A April 15, 2021 Final Decision by Landmarks Commission



City of Albuquerque

Planning Department Landmarks Commission

P.O. Box 1293



OFFI

Date: April 15, 2021

OFFICIAL NOTIFICATION OF DECISION

Project 2021-005239 SI-2021-00353 Approval of Alterations

Albuquerque, New Mexico 87103

Donald Mercer, requests approval of post alteration changes to a contributing house, described as Lot 7, Block 17, Huning Highland Addition, located at 400 Arno St. SE. (K-14)

On April 14, 2021 the Landmarks Commission voted for Approval of **Project 2021-005239**, **SI-2021-00353** based on the following Findings.

FINDINGS

- 1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St.SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.
- 2. The subject site is approximately 0.15 acres.
- 3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:
 - Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
 - Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
 - Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
 - Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
 - Construction of a 6-foot high concrete block wall around the rear/side yard.

- 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. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.
- 7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.
- 8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.
- 9. Per Policy Site Features & Streetscapes, existing block wall shall be cover with stucco.
- 10. 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".
- 11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building's Arno St. facing façade.

RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021

APPROVAL for Case SI-2021-00176 / Project # PR-2021-005065, an application for alterations, at 400 Arno St SE, described as Lot 7, Block 17, Hning Highland Addition, based on the above eleven (11) findings. and subject to the following conditions.

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.
- 3. The wood shingle siding on the porch and columns shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height of the front columns is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33 inches at the base to 24 inches at the top.
- 5. All windows shall be replaced with metal clad wood windows of the same dimension and operation as original windows, with the 4 glass divides at the top where previously present.
- 6. Exterior siding shall be returned to 4-inch horizontal siding to match original wood siding to the extent possible.
- 7. All changes need to be completed within the next 12 months.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

Leslie Naji Planner, Landmarks Commission

EXHIBIT B Huning Highland District: Photos of Neighborhood
































EXHIBIT C Emails from Senior Planner

Email below illustrates the suggestion for looking into the neighborhood for suitable design.





The email below is an example of Leslie Naji's contempt towards the Applicant.



The email below highlights Leslie Naji's sole focus on the window replacement. Also, the email addresses the city process may have changed and gives proof of the verbal conversation of the window restoration.

From TwaiL Leslie <

The email below demonstrates the Applicant trying to work with Leslie in regards to the repair at 400 Arno St Se 87102.

Kindly, Christina Brigance

EXHIBIT D Estimates for Repairs Required by Landmarks Commission



Date: 09/0	01/2018		Branch: Phoe	nix	
Sales Consultant: Jona	athan Slover		Customer Suppo	rt Center: 1800 HOME-DEPOT	
Sales Consultant Phone #: (719) 761-5460		License(s):		
INSTALLATION ADDRESS:	400 Arno Street se				
	Albuquerque	NM	87102		
Job #:	1-6HZ6F6T				
PURCHASER(S):	Work Phone	Ho	ome Phone	Cell Phone	
christina brigance	(505) 948-3181				

Quote Name: 100

Your Project Price

	Total	Monthly*
Product Price:	\$11500.50	
Install Price:	\$1639.00	
Your Best Price:	\$14174.89	\$220.86

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Job#: 1-6HZ6F6T

PROJECT SPECIFICATIONS

2 Andersen 100 Picture (Ins)

Picture (Ins), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 29.00, H- 35.00, UI- 64

1 Andersen 100 Single Hung (Ins)

Single Hung (Ins), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard Tempered Glass Full Obscure Glass Full , Simulated Divided Light w/ Spacer, W- 25.00, H- 49.00, UI- 74

2 Andersen 100 Single Hung (Ins)

Single Hung (Ins), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 31.00, H- 45.00, UI- 76

6 Andersen 100 Single Hung (Ins)

Single Hung (Ins), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 31.00, H- 69.00, UI- 100

Job Level and Labor Options

11-Window/Door Wrap: Up to 120 UI

Promotional Offer:

\$149 per basic window installation pricing only applies to installation labor for special order window products installed through The Home Depot®. Valid for in-home contracts signed 08/30/2018 through 09/26/2018 in participating markets. Cannot be combined with any other offer or promotion except current credit promotion(s). Products and services vary by store and/or market area. Some products may not be available in some markets and certain products are excluded including select SPRs. Applicable to single-family residential homes only. Offer only applies to windows. Home Depot local Service Providers are background checked, insured, licensed and/or registered. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot store. State specific licensing information includes: AL 51289, 1924, AK 25084, AZ ROC252435 & ROC092581, AR 0228160517, CA 602331, CT HIC.533772, DC 420214000109, FL CRC046858, CGC1514813, GA RBC0005730, HI CT-22120, IA C091302, ID RCE-19683, LA 557308, 43960 and 883162, MA HIC.112785, MD MHIC No. 85434, MI 2101089942 & 2101198586, MN BC147263, MS, R00304, MT 37730, NE 26085, NV 38686, NJ 13VH09277500, NM 86302, NC 31521, ND 29073, PA PA002232, OR 95843, Home Depot is a Registered Rhode Island General Contractor whose Registration Number is 9480, SC GLG110120, TN 47781, UT 286936-5501, VA 2705-068841A, WA HOMED088RH, WI 1046796 and WV WV036104. ©2017 Home Depot Product Authority, LLC. See sales associate for full list of product exclusions and other **Crediti Offer** hat may apply or call 1-800-HOMEDEPOT. Void where prohibited.

No Interest If Paid In Full Within 12 Months* On Any Installed Roofing, Siding, Windows, Insulation, Gutter, and Leaf Protection Purchases That Total \$5000 or More on The Home Depot Consumer Credit Card. Interest will be charged to your account from the purchase date if the purchase balance (including premiums for optional credit insurance) is not paid in full within 12 months. Valid 2/1/18-1/31/19.

*With credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consumer Credit Card. APR: 17.99% – 26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*With credit approval for qualifying purchases. Interest only payments are required during the first 6 months and are based upon a 7.99% Annual Percentage Rate. After the first 6 months, the balance is amortized over 84 months at a 7.99% Annual Percentage Rate. Period begins at approval.

Monthly Payment Calculations:

Equal to Project Amount X 0.0156 (based on an assumption of 84 months and 7.99% APR from Home Depot Project Loan).

Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

<u>Questions or Concerns?</u> If The Home Depot and its authorized service provider are unable to answer Customer's questions, Customer may contact The Home Depot at <u>www.MyHomeDepotProject.com</u> or call our Customer Support Center at 1-877-903-3768



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Sales Consultant: Joi	nathan Slover		Customer Support Center: 1800 HOME-DEPOT		
Sales Consultant Phone #: (71	9) 761-5460		License(s):		
INSTALLATION ADDRESS:	400 Arno Street se				
	Albuquerque	NM	87102		
Job #	t: 1-6HZ6F6T				
PURCHASER(S):	Work Phone	Но	ome Phone	Cell Phone	
christina brigance	(505) 948-3181				

Quote Name: 6500 white

Your Project Price

	Total	Monthly*
Product Price:	\$7715.50	
Install Price:	\$1639.00	
Your Best Price:	\$10091.63	\$157.24

This is a price quote and does NOT constitute a Sales Contract

The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.

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Job#: 1-6HZ6F6T

PROJECT SPECIFICATIONS

1 Simonton 6500 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard Tempered Glass Full Obscure Glass Bottom , Grids Between Glass, W- 25.00, H- 49.00, UI- 74

2 Simonton 6500 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 31.00, H- 45.00, UI- 76

6 Simonton 6500 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 31.00, H- 69.00, UI- 100

2 Simonton 6500 Picture Window

Picture Window, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 29.00, H- 35.00, UI- 64

Job Level and Labor Options

3-Window/Door Wrap

Promotional Offer:

\$149 per basic window installation pricing only applies to installation labor for special order window products installed through The Home Depot®. Valid for in-home contracts signed 08/30/2018 through 09/26/2018 in participating markets. Cannot be combined with any other offer or promotion except current credit promotion(s). Products and services vary by store and/or market area. Some products may not be available in some markets and certain products are excluded including select SPRs. Applicable to single-family residential homes only. Offer only applies to windows. Home Depot local Service Providers are background checked, insured, licensed and/or registered. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot store. State specific licensing information includes: AL 51289, 1924, AK 25084, AZ ROC252435 & ROC092581, AR 0228160517, CA 602331, CT HIC.533772, DC 420214000109, FL CRC046858, CGC1514813, GA RBC0005730, HI CT-22120, IA C091302, ID RCE-19683, LA 557308, 43960 and 883162, MA HIC.112785, MD MHIC No. 85434, MI 2101089942 & 2101198586, MN BC147263, MS, R00304, MT 37730, NE 26085, NV 38686, NJ 13VH09277500, NM 86302, NC 31521, ND 29073, PA PA002232, OR 95843, Home Depot is a Registered Rhode Island General Contractor whose Registration Number is 9480, SC GLG110120, TN 47781, UT 286936-5501, VA 2705-068841A, WA HOMED088RH, WI 1046796 and WV WV036104. ©2017 Home Depot Product Authority, LLC. See sales associate for full list of product exclusions and other **Crediti Offer** hat may apply or call 1-800-HOMEDEPOT. Void where prohibited.

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*With credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consumer Credit Card. APR: 17.99% – 26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*With credit approval for qualifying purchases. Interest only payments are required during the first 6 months and are based upon a 7.99% Annual Percentage Rate. After the first 6 months, the balance is amortized over 84 months at a 7.99% Annual Percentage Rate. Period begins at approval.

Monthly Payment Calculations:

Equal to Project Amount X 0.0156 (based on an assumption of 84 months and 7.99% APR from Home Depot Project Loan).

Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

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Date: 09/01/2018			Branch: Phoenix		
Sales Consultant: Jor	nathan Slover		Customer Supp	ort Center: 1800 HOME-DEPOT	
Sales Consultant Phone #: (71	9) 761-5460		License(s):		
	400.4				
INSTALLATION ADDRESS:	400 Arno Street se				
	Albuquerque	NM	87102		
Job #	: 1-6HZ6F6T				
[
PURCHASER(S):	Work Phone	Н	ome Phone	Cell Phone	
christina brigance	(505) 948-3181				

Quote Name: 6500

Your Project Price

	Total	Monthly*
Product Price:	\$8759.50	
Install Price:	\$1639.00	
Your Best Price:	\$11217.90	\$174.79

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Job#: 1-6HZ6F6T

PROJECT SPECIFICATIONS

1 Simonton 6500 Double Hung

Double Hung, Woodgrain - Oak Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard Tempered Glass Full Obscure Glass Bottom , Grids Between Glass, W- 25.00, H- 49.00, UI- 74

2 Simonton 6500 Double Hung

Double Hung, Woodgrain - Oak Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 31.00, H- 45.00, UI- 76

6 Simonton 6500 Double Hung

Double Hung, Woodgrain - Oak Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 31.00, H- 69.00, UI- 100

2 Simonton 6500 Picture Window

Picture Window, Woodgrain - Oak Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 29.00, H- 35.00, UI- 64

Job Level and Labor Options

3-Window/Door Wrap

Promotional Offer:

\$149 per basic window installation pricing only applies to installation labor for special order window products installed through The Home Depot®. Valid for in-home contracts signed 08/30/2018 through 09/26/2018 in participating markets. Cannot be combined with any other offer or promotion except current credit promotion(s). Products and services vary by store and/or market area. Some products may not be available in some markets and certain products are excluded including select SPRs. Applicable to single-family residential homes only. Offer only applies to windows. Home Depot local Service Providers are background checked, insured, licensed and/or registered. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot store. State specific licensing information includes: AL 51289, 1924, AK 25084, AZ ROC252435 & ROC092581, AR 0228160517, CA 602331, CT HIC.533772, DC 420214000109, FL CRC046858, CGC1514813, GA RBC0005730, HI CT-22120, IA C091302, ID RCE-19683, LA 557308, 43960 and 883162, MA HIC.112785, MD MHIC No. 85434, MI 2101089942 & 2101198586, MN BC147263, MS, R00304, MT 37730, NE 26085, NV 38686, NJ 13VH09277500, NM 86302, NC 31521, ND 29073, PA PA002232, OR 95843, Home Depot is a Registered Rhode Island General Contractor whose Registration Number is 9480, SC GLG110120, TN 47781, UT 286936-5501, VA 2705-068841A, WA HOMED088RH, WI 1046796 and WV WV036104. ©2017 Home Depot Product Authority, LLC. See sales associate for full list of product exclusions and other **Crediti Offer** hat may apply or call 1-800-HOMEDEPOT. Void where prohibited.

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*With credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consumer Credit Card. APR: 17.99% – 26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*With credit approval for qualifying purchases. Interest only payments are required during the first 6 months and are based upon a 7.99% Annual Percentage Rate. After the first 6 months, the balance is amortized over 84 months at a 7.99% Annual Percentage Rate. Period begins at approval.

Monthly Payment Calculations:

Equal to Project Amount X 0.0156 (based on an assumption of 84 months and 7.99% APR from Home Depot Project Loan).

Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

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Date: 09	/01/2018		Branch: Phoenix		
Sales Consultant: Joi	nathan Slover	Cu	istomer Support C	Center: 1800 HOME-DEPOT	
Sales Consultant Phone #: (71	9) 761-5460	Li	cense(s):		
	400 Arno Street co				
INSTALLATION ADDRESS:	400 Arno Street se				
	Albuquerque	NM	87102		
Job #	1-6HZ6F6T				
PURCHASER(S):	Work Phone	Home	Phone	Cell Phone	
christina brigance	(505) 948-3181				

Quote Name: WW

Your Project Price

	Total	Monthly*
Product Price:	\$17858.00	
Install Price:	\$1639.00	
Your Best Price:	\$21033.36	\$327.73

This is a price quote and does NOT constitute a Sales Contract

The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.

The Home Depot Price will expire on 10/01/2018



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TOTAL PROJECT MANAGEMENT

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EXHIBIT E Guidelines for Huning Highland District

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



Historic Preservation Handbook



LANDMARKS & URBAN CONSERVATION COMMISSION



This handbook was produced by the City of Albuquerque Planning department. The development guidelines incorporated into this handbook were adopted 2010 by the Landmarks and Urban Conservation Commission for the Huning Highland Historic Overlay Zone on October 13, 2010.

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Historic Preservation Handbook

Historic Preservation is the act of saving historic structures, sites, objects and man made landscapes from deterioration or destruction. Saving these community assets takes many forms:

Official Recognition and Public Information creates awareness of the rich heritage of Albuquerque. The nation, state and city have determined that historic preservation merits support at each level of government.

Technical Advice and Assistance can encourage and guide rehabilitation and restoration.

Tax Benefits support rehabilitation or restoration.

Laws can control changes to, or prevent demolition of, historic properties. They may allow greater flexibility in zoning or building code requirements for "registered" properties.

- The National Historic Preservation Act of 1966 set the policies which guide not only federal but many state programs.
- New Mexico passed the **Cultural Properties Act in** 1969 to implement provisions of the national law.
- The Albuquerque City Council approved the Landmarks and Urban Conservation Ordinance in 1978 to enable protection of significant districts and individual properties.
- Ten years later, the **Albuquerque/Bernalillo County Comprehensive Plan** reiterated local support for prehistoric and historic preservation in goals for historic, cultural and archaeological resources.

Let he purpose of this handbook is to provide guidance for improvements to historic properties. The development guidelines included in this manual provide the framework for selecting the most "appropriate" treatment when planning an exterior project on a historic property. They emphasize retaining, maintaining, and repairing building materials and features, often the least costly approach for property owners. This handbook serves as an educational and planning tool for property owners and their design professionals who seek to make improvements that may affect historic resources.

Why Preserve?

The sequence of Albuquerque's development is reflected by the houses, businesses, public buildings and industrial structures in the city's fabric. Albuquerque was one of the first cities in the country to enact historic preservation controls, when the Historic Old Town Zone was created with the adoption of the first Zoning Code for the City of Albuquerque in 1959. The old villa that represented the founding of the city by Spanish colonists two-hundred and fifty years earlier was recognized as a special place within Albuquerque, and the H-1 zone was created to manage development within Old Town.

As the city grew in the decades after World War II, many older buildings around town were demolished. The loss of pre-World War II buildings impacts Albuquerque, where such buildings are relatively scarce compared to other cities of similar size. When prominent local landmarks including the Alvarado Hotel and Huning Castle were destroyed, public concern about the loss of these resources escalated. People's memories and experiences are often tied to specific places. People realized that such places had meaning for the community and were important cultural properties that contributed to Albuquerque's unique identity.

Paralleling developments in historic preservation efforts nationally in the 1970's, the City undertook a Historic Landmarks Survey in 1973. The survey inventoried the remaining historic buildings in the city and nearby unincorporated areas. In 1978, the results of that field survey, *Historic Albuquerque Today* was published.

To protect remaining buildings and sites, the Landmarks and Urban Conservation Ordinance was adopted by the City Council in 1978. The purpose of the ordinance is to "preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archaeological, 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."

The ordinance provides for the designation of some properties as city landmarks and for the creation of historic zones where development is subject to careful consideration and approval by a commission appointed for that purpose.

The Albuquerque/Bernalillo County Comprehensive Plan, adopted in 1988, is Albuquerque's course of action for urban conservation and development and for environmental management. Unlike earlier general plans that emphasized infill development and urban renewal, often at the expense of the existing building and community fabric, the 1988 Comprehensive Plan included Environmental Protection and Heritage Conservation topics. Protection, reuse and enhancement of significant historic districts and buildings are included in the goals and policies established by the plan. The plan also recognizes neighborhoods as distinct "communities" that are "meaning-ful to people because of their special combination of natural environment, social life, history, architecture and demographic composition."

As wise stewards of our cultural properties we recognize that change occurs over time. We can be respectful in our treatment of our neighborhoods and historic buildings and protect their character or "spirit of place" through our planning processes. We have learned that the benefits to the community are scenic, economic, ecological, social, recreational and educational.

What is a Historic Property?

The State Register of Cultural Properties is the official inventory of properties in New Mexico determined to be historically significant. These properties may be either individual sites or a group of properties forming a district. It is maintained by the State of New Mexico Cultural Affairs Department under the Historic Preservation Division.

The National Register of Historic Places is the official inventory of the Nation's historic places worthy of preservation, and it contains both individual properties and districts. The National Register is administered by the National Park Service under the Secretary of the Interior.

City of Albuquerque Historic Overlay Zones or Landmarks are those registered districts or properties designated by the City Council to protect areas of historical, architectural or cultural significance. Historic Overlay Zones and Landmarks have a city zoning overlay that requires design review of changes to buildings or new construction in the district by the Landmarks and Urban Conservation Commission.

Financial Assistance

State and Federal tax incentives are designed to encourage the rehabilitation of historic buildings. Buildings listed on the State Register of Cultural Properties or contributing buildings (glossary) in a state registered historic district are eligible for a State of New Mexico Investment tax credit for rehabilitation and improvements that promote the building's preservation. A tax credit covering 50% of qualified expenses up to fifty thousand dollars may be awarded. The State of New Mexico also has a preservation Revolving Loan Fund providing below market rate loans for rehabilitation. Many homeowners take advantage of these benefits for various improvements to their properties including re-roofing, mechanical systems, plumbing, electrical and restoration costs. Projects will be reviewed using *The Secretary of the Interior's Standards for Rehabilitation* (see appendices). The review process may take up to several months, so a property owner must plan in advance to take advantage of this financial incentive. More information and applications can be found on the Historic Preservation Division website at <u>www.nmpreservation.org</u>.

Income-producing properties within Albuquerque's registered historic districts or buildings listed individually on the National Register of Historic Places may be eligible for a 20% federal income tax credit for qualified rehabilitation expenses. This incentive is generally only useful for large-scale rehabilitation projects.

How Does This Handbook Work?

The development guidelines contained in this handbook encourage rehabilitation techniques that will enable property owners in historic districts to utilize state rehabilitation tax credits when improving their properties. These guidelines also address additions to buildings and new construction in historic districts. The standards for new construction offer direction for design solutions that harmonize with existing qualities and elements found in historic districts.

Projects within City Historic Overlay Zones or to City Landmarks require review and approval by the Landmarks and Urban Conservation Commission. (See page 29 and 37). The design standards in this manual provide a basis for making consistent decisions for Certificates of Appropriateness. The purpose of the standards and the review process is to promote preservation of the historic and architectural heritage of the city. These resources are vulnerable to inappropriate alteration and demolition.

egistered Historic Districts In Albuquerque

National Register of Historic Places and/or New Mexico Register of Cultural Properties:

- 1. Aldo Leopold Neighborhood Historic District (first block of 14th SW, south of Central)
- 2. Barelas-South Fourth Street Historic District (along 4th between Stover and Bridge SW)
- 3. Eighth Street/Forrester Historic District/HOZ* (northwest of downtown)
- 4. Fourth Ward Historic District/HOZ* (west of downtown between Central and Lomas)
- 5. Huning Highland Historic District/HOZ* (east of downtown)
- 6. Las Imagenes: Albuquerque West Mesa Archaeological District (Petroglyph National Monument)
- 7. Los Alamos Addition Historic District (in North Valley north of Montano between 4th and 2nd)
- 8. Los Griegos Historic District (in North Valley along Griegos Road and Guadalupe Trail)
- 9. Manzano Court Historic District (between Lomas and Mountain Road, east of 11th)
- 10. Menaul School Historic District (NE corner of Menaul and Broadway)
- 11. Monte Vista & College View Historic District (just east of UNM main campus)
- 12. Old Albuquerque Historic District* (Old Town)/HOZ*
- 13. Orilla de la Acequia Historic District (east of Old Town)
- 14. Silver Hill Historic District* (between UNM main campus and CNM)
- 15. Spruce Park Historic District (just west of UNM)
- 16. Veterans Administration Medical Center Historic District (near Kirtland Air Force Base south of Gibson Blvd.)
- 17. Watson Historic District (east of Old Town, north of Lomas)
- 18. Sigma Chi Historic District (west of University between Lomas and Las Lomas)

Note:

- * Bold type indicates a City designated Historic Overlay Zone subject to design review by the City of Albuquerque's Landmarks and Urban Conservation Commission
- Please consult City Planning Department staff for more specific information about district boundaries and building status.

City of Albuquerque Landmarks

- 1. Las Mananitas 1800 Rio Grande Blvd. NW
- 2. Atchison, Topeka, and Santa Fe Railway locomotive #2926, 1944.
- 3. Skinner Grocery Building, 1931, A.W. Boehning, architect. 722 Central Ave. SW
- 4. KiMo Theatre, 1927, Boller Brothers, architects. 423 Central Ave. NW
- 5. Rosenwald Brothers Building, 1910, Henry C. Trost, architect. 320 Central Ave. SW
- 6. Occidental Life Insurance Building, 1917, Henry C. Trost, architect. 305 Gold Ave. SW
- 7. La Posada de Albuquerque (old Hilton Hotel), 1939, Anton Korn, architect. 125 Second St. NW
- 8. Sunshine Building, 1924, Henry C. Trost, architect. 120 Central Ave. SW
- 9. Highland/Hudson Hotel Building, 1905, Francis W. Spencer, architect. 202 Central Ave. SE
- 10. Old Albuquerque High School, 1914, 1927, 1938-39-40Henry C. Trost, George Williamson and Louis Hesseldon, architects. Central Ave. and Broadway NE
- 11. Old Main Library, 1925, Arthur Rossiter, architect. 423 Central Ave. NE
- 12. Whittlesey House, 1903, Charles Whittlesey, architect. 201 Highland Park Circle SE
- 13. Atchison, Topeka, and Santa Fe Railway Fire Station, 1920, E.A. Harrison, architect. First and Second Streets SW
- 14. Franklin D. Roosevelt Park, 1933, C. Edmund "Bud' Hollied, landscape architect. Coal/ Spruce/Sycamore SE
- 15. Heights Community Center, 1938 42, Alvin Emerick, building foreman. 823 Buena Vista SE
- 16. Old Airport Terminal, 1939, Ernest Blumenthal, architect. 2920 Yale Blvd. SE
- 17. Ernie Pyle House/Library, 1940, Mount and McCollum, contractors. 900 Girard Blvd. SE
- 18. Jones Motor Co., 1939, Tom Danahy, architect. 3226 Central Ave. SE
- 19. El Vado Auto Court, 1939. 2500 Central Ave. SE
- 20. De Anza Motor Lodge, 1939, 4301 Central Ave. NE

Note: For additional information on these Landmarks, see the City of Albuquerque Planning Department website at <u>www.cabq.gov/planning/lucc</u>

Landmarks & Urban Conservation Commission

The Landmarks and Urban Conservation Commission (LUCC) was established in 1978 by an act of the City Council along with the adoption of the Landmarks and Urban Conservation Ordinance (Article 12, Chapter 14, R.O.A., 1994). The Commission consists of seven members, appointed by the Mayor with the City Council's confirmation, with expertise in areas related to historic preservation including architecture, history, real estate, construction or archaeology. Two members own property in a historic zone.

The Commission's responsibilities as set forth in the ordinance are to:

- Identify and evaluate structures and areas worthy of conservation, and to review the status of structures and zones already designated.
- Recommend to the Mayor and City Council landmarks to be designated.
- Conduct public hearings and make recommendations to City Council on applications for Historic and Urban Conservation Overlay Zones.
- Adopt development guidelines for designated Landmarks and Historic Zones.
- Review and make decisions regarding applications for alteration, new construction or demolition within Historic Zones or on Landmarks sites.
- Disseminate information to the public and seek input from interested groups and individuals concerning historic preservation and conservation.
- Make recommendations to the Mayor and City Council on methods for achieving historic preservation and conservation.
- Advise the Mayor, City Council and the Environmental Planning Commission on any proposed public improvements affecting the exterior appearance of Landmarks or significant structures in Historic Zones.



Albuquerque's Architectural Styles

The New Town Neighborhoods 1880 - 1920's

The tracks of the Atchison, Topeka and Santa Fe Railway that arrived in Albuquerque in 1880 were laid about one and one-half miles east of the Villa de Albuquerque (Old Town). The choice of location was very likely related to the topography of the area along the sand hills, thus avoiding the Rio Grande flood plain.

That same year, local businessmen Franz Huning, William C. Hazeldine and Elias Stover bought land around the proposed new depot site, assembling a three-mile square parcel that was to become "The Original Townsite of Albuquerque." The New Mexico Town Company was formed: a subsidiary of the railroad. By 1886, a "new town" had grown to twice the size of the old villa.

New Town's first residential subdivisions grew around a small commercial core west of the tracks. The new houses reflected the materials and architectural styles that were popular elsewhere in the country. The railroad had brought from the East and Midwest—and to a lesser extent from California—new materials, building techniques, and stylistic influences.



A "Bird's Eye View of Albuquerque 1886" by Agustus Koch shows Old Town and the "New Town" that had grown in the six years following the arrival of the A.T. & S. F. Railroad and its shops.

New Town Architecture

Prior to 1880, building in Albuquerque was characterized by a limited palette of locally available materials, primarily adobe, and by minimal outside stylistic influences. The architecture within the "New Town" neighborhoods incorporates little of the forms, materials or styles that characterize the pre-railroad Territorial Period.

Although the railroad brought the latest in manufactured doors, windows, fireplace fronts, interior and exterior trim as well as roofing shingles and other exterior materials, it did not guarantee that they were employed in the construction of houses that strictly represented the prevailing styles of the time. Very often they were used to create a frontier version that sought to recreate the homes that people remembered from where they had left, but with a less rigorous or "correct" application of the styles of the day. The resulting houses are highly eclectic and demonstrate the creativity of people often working within the constraints of limited resources.

The buildings within the historic districts and overlay zones are almost entirely residential. Because the relatively few commercial buildings that are in these neighborhoods exhibit a range of styles not generally employed in the design of the house, they are not included in the discussion of styles.

Houses are identified by both their style and form. Styles are defined by the use of materials, door and window patterns, detailing and proportions. Form is defined by the building's footprint (plan), massing, porches and roof profile. Styles such as the Colonial Revival are often closely associated with a particular form or forms. However, some well-recognized housing forms such as the four-square may be found in a number of styles and are more recognizable for their form than their particular style.

The architectural styles featured in this handbook are those commonly used in Albuquerque between 1880 and the 1920's. Development in the neighborhoods continued in later years as buildings were replaced and vacant land developed. Examples of architectural styles from later periods are also found in the neighborhoods.



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Pyramidal Cottage House Form (Hipped Box)

Particularly numerous in the Huning Highland Neighborhood, these simple one-floor houses were among the least expensive houses to build because of their efficient compact shape and the reduced amount of materials that their roofs required. More common in the Southeast than in other parts of the United States, these modest folk houses date from the beginning of the 20th century.



A hipped roof, with or without dormers, forms a simple pyramid that covers a small house of generally four rooms. A chimney is frequently located at the center peak of the roof.

The four sides are of equal or nearly equal length - on houses with four equal sides, the roof comes to a point, while on those that are slightly longer in one dimension, the roof has a short ridge.

Although often built without any defined style, the houses occasionally incorporated details from other styles popular at the time of their construction.

Foursquare House Form

The foursquare house is similar to the Pyramidal Cottage, in that it has a pyramidal roof, but it is generally more elaborate and always two floors. The houses became widespread throughout the United States during the early 20th century due to their availability through the Sears and Roebuck Catalog as "ready-cuts". They were produced in many styles, including Colonial, Craftsman, and Queen Anne, but with projecting eaves and a low hip, they perhaps best lent themselves to an expression of the Prairie style.



Shotgun house form

This house form has origins in west Africa and came to the U.S. through Haiti and New Orleans. Often built by freed slaves after the Civil War, the house type travelled west with the construction of the railroads. In Albuquerque, the shotgun house is found in working class neighborhoods or in association with TB sanitariums. The fifteen to eighteen-foot wide house fit neatly onto the typical twenty-five foot wide railroad era lot. After 1900 when a fifty-foot lot became the standard width, a pair of shotgun houses might be built side-by-side on a single lot.



One room wide Two or more rooms deep Gable roof and (off-center) door facing front

Cross Wing (T Plan, Picturesque Cottage)

This house plan was made popular by early house pattern books, particularly by those by Andrew Jackson Downing. These informal vernacular houses were influenced by the Romantic and English Garden movements, and have asymmetrical but balanced facades. The most common form found in Albuquerque has a front-facing gable to one side, balanced by a front porch, and a side facing gable to the other side. This form was also expressed in many New Mexico vernacular houses from the late 1800's and early 1900's.



Architectural Styles

New Mexico Vernacular

Few, if any houses built within the New Town neighborhoods truly exemplify pre-Railroad Era Territorial vernacular architecture. However, some houses did incorporate design elements and features from what was still a very vital and living tradition.



Buildings are typically one-story with adobe wall construction and have linear floor plans with few if any interior corridors.

Flat roofs are common. Steeply pitched corrugated metal (tin) roofs are equally common.

Doors are frequently set to the inside of the wall, while windows are set to the exterior face. Both often have pediments above them.

Multiple exterior entrances facing onto one side are common, which most often is the south or the side with the most favorable solar exposure.





Adobe

Exposed vigas

Corrugatæd metal roof



Second Empire (Mansard)

Also rare in Albuquerque, the Second Empire style originated in France under the reign of Napoleon III (1852-70). The style is most recognizable for it high steeply pitched mansard roofs that conceal a full-height top floor. The roof's named is derived from the 17th century French architect François Mansart.

The mansard roofs can be either straight, inward-





Cresting

Mansard slope profiles

Queen Anne

Complex massing and roof forms are created

Originating in England, Queen Anne was the most common and widely dispersed style within the Victorian era. Primarily influenced by the designs of Richard Norman Shaw, the style was rather incorrectly named after Queen Anne, whose reign of 1702-14 was typified by Renaissance architecture that had little relationship to the late Medieval models on which the style is based. It first appeared in America in the mid-1870s. By 1880 the style was spread by pattern books and the first architectural magazine The American Architect and Building News. Pre-cut architectural details were readily available by the newly expanding railroad network and the style was popularized throughout the country.



Free Classic porch

Spindlework and jigsaw-cut trim on porch

Patterned masonry

Textured shingles Spindle Column

Simplified Queen Ann (Folk Victorian)

As a reflection of the popularity of the Queen Anne style, the Simplified Queen Anne style combined traditional folk or vernacular house forms with the mass-produced ornament and features that the industrial age and the railroads were making available to a wider building market. The style is roughly contemporary to the Queen Anne style.



Spindles at porch railing

Simple textured shingles

Segmented brick arch over

double-hung window

Colonial Revival

The Philadelphia Centennial of 1876 heightened an interest in the architecture of America's colonial period. Colonial Revival architecture dating form the 1880s through the mid 20th century sought to recreate the architecture of early America. The architecture borrowed freely from the Georgian and Federal (Adams) styles, as well as from the Dutch Colonial and Late English Medieval. As the style developed, it tended to become truer to its Colonial antecedents.





Clapboard siding

Dentil course



Gambi**@ambif**el roof



Classical detailing

Neoclassical (Beaux Arts / World's Fair Classic)

The great "white city" of the 1893 Chicago World Columbian Exposition of 1893 sought to recreate the grandeur of ancient Rome. Though the temporary buildings were of only plaster, they spawned a resurgent interest in neoclassical architecture and the rich opportunities for ornamentation that it offered. While the style was perhaps more appropriate for civic structures, it was adapted for domestic architecture.



Although in many ways similar to the Colonial Revival, the style is distinguished by **fullheight neoclassical columned porches** on the principal façade, and by generally **heavier and more expressed classical detailing** on all façades.

> The more ornate **lonic and Corinthian columns** are commonly used. Classical **balustrades** are frequently employed at the roof-line or on porches.



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Tudor Revival

Another rare Albuquerque style, the Tudor Revival draws on English prototypes dating from the late medieval through the renaissance periods. The style first appeared in America during the 1890s and lasted until World War II. Houses built in the style could range from modest "cottages" to grand manor homes. The style is characterized by **steeply pitched roofs**,



asymmetrical facades, and picturesque massing. Common features include multiple gables, numerous dormers, and **massive tall chimneys** on the primary street-facing façade.

Walls are usually finished with stucco or are masonry, and less frequently are **false half timber**. Stone trim is frequently used on stucco houses.

Roofs have **modest or no eaves**, and are often covered in slate or similar appearing shingles. False thatched roofs with rounded eaves are occasionally employed to create a look that was sometimes referred to as "Ann Hathaway" cottages.

Narrow casement windows, often with **diamond panes**, are frequently grouped into bands.



False thatched roof



Diamond pane windows



Italianate

First popularized in America by pattern books during the 1840s, the style is based on Italian farmhouses and less frequently on Renaissance townhouse models. The style was in vogue from the 1840s through the mid 1880s. In addition to being popular on the East Coast and in the Midwest, it was highly utilized in the rapidly expanding post-Gold Rush San Francisco. Although the style was falling out of fashion by the arrival of the Railroad Era in Albuquerque, there are several notable examples.



Overall massing can be a simple symmetrical "classical" block or an asymmetrical romantic composition.

Quoins Bracketed cornice Mission Revival

Originating in California during the last decade of the 19th Century, the style sought to recreate an architecture that reflected that state's early Spanish mission history. The style spread into the Southwest, and to a lesser extent, other parts of the United States. The style was widely employed by the Santa Fe Railway in the buildings that it built across the Southwest, including Albuquerque's Alvarado Hotel. The style is often confused with the Mediterranean.



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Mediterranean (Spanish Eclectic)

Originating at the San Diego's Panama-California Exposition of 1915, the style sought to accurately replicate a wide range of architecture found in Latin America as well as Spain. The style was at the height of its popularity during the 1920s, but quickly lost favor by the late 1930s.



Southwest Vernacular (Flat Roofed Spanish Eclectic)

Popularized by local builders, this highly eclectic style adapted the Mediterranean style, as well as other "Southwestern" styles to meet modest budgets. Individual builders developed variants of the style for which they became recognized. The style was short-lived, originating in the 1920s and fading by the mid 1930s.

The houses are almost always **flat roofed** with **stepped parapets**, often with **projecting copings**.





Clay-tile window accent

Cutout ppening

Hood molding

Projecting coping

Spanish-Pueblo Revival

Unique to the Southwest, this revivalist style is based upon a blending of the architecture of the Pueblo peoples with that of the Spanish colonists. The first major work in the style was the New Mexico Building at the 1915 Panama-California Exposition. A replica of the building was later built as the Fine Arts Museum in Santa Fe. The style remains popular for new construction in New Mexico.



The hallmark feature of the style is **thick irregular rounded adobe walls**, or alternatively, materials that simulate the effect. The walls are often sloped inward, either from their bases or at the parapets. The parapets are generally rounded or irregular to simulate the effects of weathering.



Battered wall

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Bungalow (Craftsman)

Like the Mission and Mediterranean styles, the roots of the Bungalow, or Craftsman style lead to California. Beginning in Pasadena, during the 1890s the architect brothers Charles and Henry Green designed a series of homes for wealthy patrons that united oriental influences with those of the English Arts and Crafts Movement, and to a lesser extent, the Prairie School to create an architecture that spoke to the informal life style that Americans were adopting in the early 20th Century. Through publication in numerous journals and pattern books the style was popularized as an affordable house type for all income levels, and quickly spread throughout the United States. The style lost favor by 1930.



On both their interiors and exteriors, the houses express a sense of openness and connection to the earth. Generally one, or one and one-half stories, the houses have a dominate **single gable roof**, extending either parallel or perpendicular to the principal façade.

Wide eaves protect the walls. Exposed rafter tails are visible at the sides, while projecting roof beams and knee braces are expressive design elements at the rakes.

Large porches frequently extend across the entire front of the house, with expressive porch supports and railings. On houses where the primary roof is parallel to the street, a large dormer centered on the street façade forms the porch.

Wall surfaces of the gable end are frequently expressed through the use of **half-timbering** or texturing of the plaster and separated from the wall below by a **horizontal band** of trim.

Pier columns

Window



Knee brace, wide eave

Architectural Styles

Prairie

Originating in the American Midwest in the last decade of the nineteenth century, this truly American style of architecture was championed by many of the country's most creative architects, the foremost of which was Frank Lloyd Wright. In the Southwest, the El Paso firm of Trost and Trost was most active in promoting the style. Not widely accepted as a style for the mass market, its popularity rapidly declined after 1920.

Houses often consist of a primary mass with several intersecting secondary masses to form either a symmetrical or asymmetrical composition.

Casement windows, frequently with ornamental **muntin patterns**, that are often organized into **horizontal bands**.

Broad eaves, low slope roofs, belt courses, and **copings** emphasize the **horizontality** of the building and its connection to the earth.

Large porches, often expressed as a projecting element and site walls are utilized to integrate the house's interior with its exterior setting.







Braad, flat chimney

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The Overlay Zones

Historic Overlay Zones

goal from the Albuquerque/Bernalillo County Comprehensive Plan is to "Protect, reuse and enhance significant historic buildings and districts." In order to achieve this goal, historic overlay zones were established to protect the unique historic character of neighborhoods for future generations. Historic overlay zones provide some control over changes and development in historic neighborhoods, promote heritage tourism and contribute to sustainability by continued use of the materials in historic buildings.



Huning's Highland



U pon 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 buildings 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's 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's Highland Subdivision which continued to grow and develop until about 1925. The new subdivision became the home for Albuquerque's many prominent business and professional citizens.

The architectural environment of the Huning's Highland, including its streetscape and landscaping, is significant not only for its 19th and early 20th 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 houses and modest cottages. The overall scale of the community has a unity without monotonous repetition. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of the 20th century. During the 1920s the California Bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the buildings 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.

In addition to these basic building 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 housing neighborhood that is culturally and historically of great value to the city and worth conserving. The Huning's Highland Historic District was accepted to the National Register of Historic Places in 1978 and the historic overlay zone was created by the Albuquerque City Council in 1979.

Above: Arno Street looking north. Below: Lead Avenue looking east. circa 1902. Photo courtesy of the Albuquerque Museum.





Fourth Ward

This neighborhood of fine homes grew up between the original *Villa de Albuquerque* (Old Town) and the "new town" that had grown around the railroad tracks over a mile to the east. The Fourth Ward Historic District derives its name from the city's early system of political subdivisions called "wards".

The Perea Addition was platted in 1881, less than a year after the arrival of the railroad on land belonging to Jose Leandro Perea of Bernalillo, one the wealthiest men in the Rio Abajo. Sales were initially slow. Often, a half-block of building lots were purchased and some of the earliest fine homes were built on these larger parcels. Only a few houses were built in the area in the 19th century. Residential development at the time was concentrated in the Huning's Highland neighborhood east of the railroad tracks. The Fourth Ward began to fill with large new houses after the turn of the century; and by about 1905 it had become the preferred neighborhood for members of the city's mercantile and professional elite. The second subdivision in the Fourth Ward, the Luna Place Addition, was platted in 1907 by a company headed by Solomon Luna of Las Lunas. Planned as a self-contained boulevard, it ended in the half-moon Luna Circle on the north side of New York Avenue (Lomas Boulevard). The eastern edge of the historic district also includes portions of the New Mexico Town Company's Original Townsite.

Similar to Huning's Highland, the Fourth Ward was never exclusively upper-middle class. Modest cottages sat side by side with the substantial homes of Albuquerque's influential citizens. A streetcar line ran along Central Avenue from Downtown to Old Town, with a second line running along New York (Lomas) Avenue, making transportation to jobs and stores easy.

The architectural character and interest of the district reflects the leisurely pace with which it developed and the high quality of houses built there over the years. The neighborhood has a variety of finely executed styles and forms including Italianate, Queen Anne, Neoclassical, Tudor Revival, Colonial Revival, Mediterranean Revival, and Spanish-Pueblo Revival. Many houses blend elements from a variety of styles or traditions, including the continuing New Mexico Vernacular tradition.

The architecture is enhanced by the fine streetscapes of the neighborhood. Houses on the northsouth streets are set back about 20 feet from the road, allowing a deep front yard; on the east-west streets, the setback is often less. Sidewalk planting strips, fine large street trees and good gardens contribute to its somewhat Midwestern flavor. The Fourth Ward Historic District was accepted to the National Register of Historic Places in 1980 and the Albuquerque City Council adopted the historic overlay zone in 1991.

Robinson Park, circa 1900





Eighth Street and Forrester

The Eighth Street and Forrester Historic District is an excellent example of a working-class neighborhood developed in the first decade of the 20th century. It is relatively unscarred by substantial modern alterations or intrusions. The district is important for its architecture—its small, simple and attractive houses are scaled-down versions of styles popular in the period between 1901 and 1925. The neighborhood is also noted for its unusual platting.

In 1898, the area consisted of two long tracts of land stretching south from Mountain Road to within a block of New York Avenue (Lomas Boulevard). The eastern tract, or Eighth Street, belonged to Martin P. Stamm, who had acquired the land from Pedro Garcia in 1890. Stamm subdivided the tract in 1901 as the Park Addition. The eastern half of the addition was divided into three blocks, connecting with already existing streets to the east, but the western half was platted as one long block. Since the land backed up to an undivided tract to the west, Stamm was able to squeeze an extra three lots into his subdivision.

The westerly tract belonged to Henry Forrester, who was first rector of St. John's Episcopal Church from 1881 through 1892. In 1905, Forrester sold acreage to Harriet Ackerman who filed the plat of the Coronado Place Addition. Since that addition was bordered on the east with Stamm's unbroken sweep of lots and on the west with undivided land, it was platted as two long blocks.

The portion of the historic district to the south of the two additions, between Slate Avenue and Lomas Avenue were platted both earlier (1882-1883) and later (1914-1922). The Armijo Brothers Addition has some of the earliest buildings in the district. The Midway Place Addition and the Park Addition, although developed a decade later than Coronado Place and Forrester Additions, are similar in their modest houses, and the platting history shows them to have been developed in response to the success of the additions to the north.

Almost all of the houses along Eighth Street, Forrester Avenue, and Slate Avenue are small and simple. Most of the houses in the district were built between 1905 and 1915, and most of these can best be described as Cottage style. The few larger houses are larger only by comparison with the simple cottages which are the predominate form. A few more elaborate houses are late adaptations of the Queen Anne style. Other styles well represented in the district are the bungalow, and a variety of southwestern revival styles including Mission and Pueblo.

The Eighth Street and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the Albuquerque city council adopted the historic overlay zone in 1991.







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City of Albuqueque Planning Department

Development (Design) Review

he guidelines contained in this manual focus on exterior changes, and the design review process applies only to projects within Historic Overlay Zones. Property owners are not required to rehabilitate their buildings, but when an owner proposes to make exterior improvements, these guidelines will apply.

Development Review is mandatory in historic overlay zones as shown on page 29. LUCC staff approves minor alterations, typically in one to ten days. Larger projects are considered by the LUCC at public hearings that are held once each month. All applications require a complete information package and specific illustrations of proposed changes. A pre-application meeting with LUCC staff is strongly encouraged and staff will determine the level of review required for the proposed project. Staff will assist with preparing the application.

The LUCC and its staff will use the guidelines and policies contained in this manual to evaluate proposed changes to the exterior of properties when a Certificate of Appropriateness is required. These guidelines incorporate the Secretary of the Interior's Standards for Rehabilitation and the LUCC will consult the Standards for additional interpretation when reviewing applications. (See Appendix). A project is deemed to merit a Certificate of Appropriateness when they determine that the guidelines have been adequately met. The majority of projects presented to the LUCC are either approved as submitted or approved with modifications. With proper planning and consultation with City staff, projects that are out of compliance with the guidelines can be avoided.

In the consideration of a Certificate of Appropriateness, the development standards contained herein are mandatory except as specifically provided. These guidelines include advice about proper maintenance of historic properties and features, however; the guidelines are applicable only when a Certificate of Appropriateness is requested.

The policy statements represent the intent of the guidelines and the guidelines provide additional details to support the policies.

Definitions of the terms used in this document are as contained in the Glossary which is incorporated by reference in these guidelines. Definitions not contained in the Glossary are as provided by the Comprehensive Zoning Code. The word "should" is used to convey the expected standard and in the event that it is not met, an applicant must demonstrate why the standard cannot be applied. The word "shall" is mandatory except that exceptions may be approved if the LUCC determines:

1) That the deviation from the standard is consistent with the intent of the guidelines; and

2) The deviation will not significantly diminish or impair the historic or architectural character of the historic district or building; and

3) The applicant demonstrates that compliance would create unnecessary hardship or would be technically infeasible; and

4) Financial consideration shall not be the primary reason for approving a deviation from the standard.

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Certificate of Appropriateness

The Albuquerque Landmarks and Urban Conservation ordinance requires that Certificate of Appropriateness be obtained prior to any exterior changes to City Landmarks or any property within a Historic Overlay Zone. A Certificate of Appropriateness is a document certifying that a project meets the standards outlined in state and local law for such work. A building permit that includes exterior work will not be issued within a Historic Overlay Zone until either the Landmarks and Urban Conservation Commission or its staff has first issued Certificate of Appropriateness. Exterior work that does not require a building permit must still receive Certificate of Appropriateness.

Generally, interior work does not require historic preservation review as long as no structural members affecting the facades are modified. All exterior work affecting the character, design, composition, form or appearance requires review by the Landmarks Commission or their staff. This includes roofing, fencing and yard walls and window replacement. Routine maintenance, including painting, does not require review. It is best to check with city staff when considering work on your property.

If a City building or zoning inspector finds that work is occurring without authorization, the work is stopped, or "red tagged". In the simplest situations, construction or demolition is delayed; in more problematic situations, reversal of the alteration may be required. An owner's investment of time and money in an unauthorized alteration is not considered justification for approval. Penalties including additional fees, public hearings, fines and court action may be imposed for failure to obtain a Certificate of Appropriateness prior to work beginning. This is an undesirable circumstance that should be avoided. It is advisable to consult city staff to determine if a Certificate of Appropriateness is required.

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City of Albu	querque	
Planning De	partment Conservation	
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Commission P.O. Box 12	n 293	
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		Certificate of Appendix Scity right of way and Lor A shelter, described as City right of way and Lor A Michelson Subdivision between Romero NW and Feline NW located in the Historic Old Town Buffe
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Application Submittal

Whether an application is reviewed administratively by LUCC staff, or by the LUCC at a public hearing, the amount and quality of information as applicant supplies is crucial to getting a project reviewed. Provide photographs, or consult with city staff to see if they will take photographs. Provide drawings of the work to be done as illustrated on the following page. Also provide manufacturer's brochures, if possible, for products such as windows and doors, and a sample of materials if not commonly used in your neighborhood. The more information the applicant provides in the beginning of the process, the more quickly the application can be reviewed.

Applications are submitted on standard forms at the Development Review counter, on the west side of the ground floor of the City Planning Department, 600 Second Street NW. LUCC staff will assist with the preparation of an application. Fees do apply.



Site plans may be required for many applications.





Construction drawings must be adequate detailed and show all relevant information including building materials. Drawings may also be hand drawn, but must be to scale.

Staff Review Process

In order to prevent unnecessary delays for minor projects, the Albuquerque Landmarks and Urban Conservation Commission has made provision for staff approval of the project types listed below, as long as the project meets the Development Guidelines. Staff approvals are usually complete within five days. Any proposal that staff is unsure of, or that violates policy, will be referred to the Commission. Staff has the discretion to refer any application to the Commission. Any application that staff feels should be denied will be referred to the Commission.

Staff Decision (1-10 days)



Staff may approve the following project types:

- Landscape and site features including
 - Fences
 - Retaining walls
 - Driveways
 - Walkways
 - Decks and patios
- Additions to buildings which are 120 square feet or less
- New construction of accessory buildings of 120 square feet or less
- Replacement windows and doors
- Replacement roofing
- Changes in door or window openings on rear and side elevations not substantially visible from the street
- Properly documented restoration projects consisting of the removal of added features
- Signage
- Demolition of non-contributing accessory buildings
- Accessible ramps on rear and side elevations
- Removal of damaged or unstable secondary chimneys behind the roof peak as seen from the street
- Porch rails
- Other applications with the advice and consent of the Chairman of the Commission

Design Review

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LUCC Public Hearing Process



The LUC reviews the following project types:

- Additions to buildings that are greater than120 square feet
- Construction of new buildings
- Construction of accessory buildings greater than 120 sq. ft.
- Alterations that substantially affect contributing buildings
- Applications for alterations that could be eligible for a staff desision, but that staff has determined do not meet applicable development guidelines
- Applications for Landmark designation

Appeals

An applicant or a party aggrieved by a decision of the Landmarks and Urban Conservation Commission or its staff may, within fifteen days of said decision, file a written notice of appeal with the Planning department (fees apply). The Landmarks and Urban Conservation Commission considers an appeal of a staff decision. Appeals of Commission decisions are considered by the City Council, who delegates some authority to the Land Use Hearing Officer.

development guidelines for Historic Buildings

Contributing Buildings

At the time the neighborhoods were listed on the state and national registers of historic places as historic districts, their buildings were surveyed to determine whether or not they contributed to the historic significance of the district, and are thus indicated on neighborhood maps as "Contributing" or "Non-contributing". Contributing buildings are generally ones that date to the neighborhood's period of historic significance, and that retain a reasonable level of their original architectural design and materials.

Non-Contributing buildings are historic buildings that have been altered to an extent that they no longer retain a significant level of their original architectural integrity, or they may be buildings that were built after the neighborhood's period of historic significance.

The following guidelines for historic buildings will be used by the LUCC in design review for contributing buildings.

Exterior Walls

xterior walls define architectural style. Variations in materials, finished, vertical and horizon-Ital aspects, projecting and receding features, and texture all contribute to the form and character of historic buildings. They also provide opportunities for stylistic detailing and ornamentation. Features such as projecting bays, chimneys, towers and pediments influence the shapes of exterior walls. In addition, quoins, corner boards, cornices and brackets all embellish the connections between wall planes and from exterior wall to other building elements.

Contributing Buildings



Clapboard siding



Stick frame



Board Siding

Board and batten



Shiplap



Narrow clapboard



False half-timber



Butt-sawn



Fishscale

Wood Shingles



Split shingles, coursed



Mixed coursed





Diamond pattern

Exterior Walls

Masonry



Soft-fired brick, known as "pug-mill"



Before concrete blocks were available locally, molds could be purchased to make cast stone.



Hard bricks were available after 1899.



Mixed courses of cast stone and concrete blocks

Stucco



Smooth finish



Skip trowel Finish



Banana plaster



Pebble dash

Natural Stone



River rock

Did you know...

Pug-mill brick

Until 1899, many of the houses in Huning's Highland were built of brick that is soft compared to modern pressed brick, which you can easily identify when you see it. The brick was known as "pug-mill" brick because chunks of clay were mixed in a pug mill, slammed into a mold, then left in the sun to dry. Once dry, they were fired in a kiln. The bricks tend to break more easily than more modern bricks, but age better. After 1899, harder bricks were produced as a result of the introduction of a machine that was able to apply more force during the molding process.

Cast stone

Throughout Albuquerque's historic neighborhoods, you will notice a masonry block that looks like stone. Upon examination, you will find that all of the blocks have the same pattern on the split face. These are known as cast stone, and are a concrete block that was cast to look like smooth or rough faced stone. They were produced locally from 1906 through the early 1920's at a manufactory located at Copper and Arno in Huning's Highland.

POLICY

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.

- It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials. Synthetic materials such as stucco, synthetic stucco, panelized brick, masonite, vinyl, aluminum or other composite siding materials should not be applied as a covering over, or in place of, historic masonry materials or over any significant architectural feature.
- 2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.
- 3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

4. Synthetic siding may be appropriate if:

- The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
- The substitute material is similar to the original material in design, dimension, detail, texture and pattern.
- 5. The painting of unpainted brick and masonry does require a certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a change to the character of the building and will not be permitted except under special circumstances:
 - A building was first painted prior to the establishment of the Historic Overlay Zone.

- An instance where a building has poorly matched additions or repair work and the painting is designed to unify the disparate parts of the building.
- 6. When a stuccoed building is to be restuccoed, the original textures, if known, are recommended.
- 7. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance.
- 8. If masonry requires cleaning, the gentlest possible method shall be used to It is not appropriate harm to masonry units. Sandblasting is not appropriate as it is likely to cause damage to the masonry.

For more information see:

- Preservation Brief #8: Aluminum and Vinyl Siding of Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors

Foundations

Foundations are essential to the structural integrity of a building. Foundations of historic buildings typically consist of a footing located beneath the soil, piers or columns of brick or stone masonry rising from the footing, and a foundation wall extending above the ground surface. Foundation wall materials vary; they may be concrete, stone, or brick. Occasionally modest buildings are constructed directly on the ground with little or no foundation. Modern foundation systems eliminate the need for piers and the entire building rests upon a concrete slab or a continuous footing and foundation wall. Because moisture damage can be destructive to a foundation, proper maintenance is essential to insure the structural integrity of a historic building.



Pier foundation



Fieldstone foundation
Foundations

POLICY

Where the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

Guidelines

Retain and preserve original foundations.

- To prevent weakening of the structural system, it is not appropriate to remove or alter the original foundation.
- It is not appropriate to enclose or infill between original pier foundations with concrete block, brick, vinyl, metal or other material that would not have been used historically. If solid infill is necessary, the infill should be recessed at least four (4) inches from the front of the pier and should consists of a smooth finish and painted a dark color to diminish its visual impact.
- Consider lattice panels as infill between piers. Wood lattice should not touch the ground. Vinyl or composite lattice may be considered as alternatives.

2. Protect and maintain original foundations.

- Vines and plant materials should not be allowed to grow on foundation walls since plants tend to retain moisture and keep the wall from properly drying.
- Soil or pavement next to a foundation should slope away from the wall.
- Gutters and downspouts should carry water away from the foundation.
- Masonry foundation systems should be inspected, cleaned and re-pointed as needed according to masonry guidelines.

3. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.

• Repair deteriorated materials in kind, matching the original in scale, configuration, detail and material. Consider a compatible substitute material only if using the original is not feasible.

For more information see:

- Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

Roofs and Roof Features

A lthough the function of a roof is to protect a building from the elements, it also contributes to the overall character of a resource. The form and pitch of a roof, whether flat, hipped, shed, gable, gambrel or a combination of these forms, contributes significantly to the architectural character of a building. Pattern, scale, orientation and texture of roofing materials further define the character, as do features such as dormers, gables, vents, and chimneys.

Roof Types



Roof Deterioration

One of the most important aspects of preservation is ensuring that a building has a sound roof. All components of the roofing system are vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage of attic rafters or even wall surfaces. Common sources of roof leaks include:

- Cracks in chimney masonry
- Loose flashing around chimneys and ridges
- Loose or missing roof shingles
- Cracks in roof membranes caused by settling rafters
- Water backup from plugged gutters

Roofs and Roof Features

Repairing a Historic Roof

Roof form

In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof—the perceived line of the roof from the street—or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved. Exposed rafters should not be enclosed.

Roof materials

When repairing or altering a historic roof, you should not remove historic roofing materials that are in good condition. Where replacement is necessary, such as when the roofing material fails to properly drain or is deteriorated beyond use, you should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs cause a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most pitched roofs. A specialty roofing material such as tile or slate should be replaced with a matching material whenever feasible. Roofing materials are often associated with the architectural style of a building. For example, a corrugated metal roof might be appropriate for a New Mexican Vernacular building, but it would not be an appropriate replacement material for wood shingles. Unless the existence of a former metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal roofs on contributing structures is not allowed because of their texture, application and reflectivity.



Asphalt shingles - This pattern was known as the "French method".



Asphalt shinales - random



Asphalt shingles



Corrugated metal



Wood Shingles



Teracotta tile

Roofs on Additions

Roof top, side or rear additions

The roof of an addition should be compatible with the roof form of the historic building. In planning additions, It is not appropriate altering the angle of the roof and instead maintain the historic roofline as seen from the street.

Dormers

In certain styles of houses, a dormer was sometimes added to create additional head room in attic spaces. It would typically have a vertical orientation. They are found as single units or in pairs. A dormer does not dominate the roof form and is subordinate in scale to the primary roof planes. Likewise, a new dormer should always appear as a subordinate element. The style of the new dormer should be in keeping with the style of the house and should be set back from the roof edge and below the ridge.



A "wall dormer" is a dormer that occurs as an extension of one of the buildings main walls.



Dormer Types Gabled dormer Hipped dormer Shed dormer - common on bungalows Eyebrow dormer Arched dormer

Pedimented dormer

Roofs and Roof Features

POLICY

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

Guidelines

1. Retain and preserve the original roof forms.

- It is not appropriate altering the pitch of a historic roof.
- Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.
- Retain and preserve original details, features and materials.
- It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.
- 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.
- 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.
- 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.
- 3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost.
 - Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Properly design downspouts so that water is diverted away from the building.
- **4. Minimize the visual impact of skylights and other roof top devices** so as not be easily visible from the street.

- It is not appropriate to introduce new roof features in locations that compromise the architectural integrity of the building.
- Flush mounted or flat skylights may be appropriate on the sides or rear roof planes.
- Solar panels and accessory components should be designed to integrate the panels into the overall building pattern with emphasis on preserving roof slope and shape. (See site Features: Solar Panels for additional guidance.)

- Preservation Brief #4: Roofing for Historic Buildings
- Preservation Brief #19: The Repair and Replacement of Historic Wood Shingle Roofs
- Preservation Brief #30: The Preservation & Repair of Historic Clay Tile Roofs

Porches and Entrances

Jorches and associated entrances are often the focus of historic buildings, particularly on primary elevations. Traditional front porches contribute to the overall historic integrity of buildings within a historic district. Porches serve a functional purpose, protecting entrances from rain, wind, and sun. They also display stylistic details and are often an integral part of an architectural style. Entrances draw attention to doorways with such features as sidelights, transoms, pilasters and pediments. Because of their historic importance and prominence, careful consideration of the original intent and contribution to the overall architectural style and form of a building should be evaluated to maintain these features during consideration for a Certificate of Appropriateness.

Porch Types











Full-width, one story

Partial



Wrap



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.

Guidelines

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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 5. When no documentation of a historic porch or entrance exists, a new feature may be considered that is similar in character to those found on comparable buildings.
 - Design of the feature and materials utilized should complement the original building.
 - Buildings that historically did not have porches or pronounced entrance, should not introduce a new feature on a primary or secondary façade that may result in creating a false sense of history.
- 6. When installation of new features for accessibility are necessary, see guidelines on site features.

For more information see: Preservation Brief #45: Preserving Historic Wooden Porches

Windows & Doors

he arrangement of windows and doors, their size, and their propor-L tional relationship to each other and to the mass of the building, provide scale and visual interest to historic architecture. In addition to being ornamental, windows and doors historically served the function of controlling ventilation and daylight. Details and the ornamentation associated with their components contribute to defining a building's architectural style.

Many types of historic windows are found in early Albuquerque buildings, however wood sash or casement windows were used almost exclusively in Railroad Period houses. Depending upon the style and the age of the building, each sash is usually divided by muntins into individual "lights", or panes. Character defining features of a window include its glass, frame, sash, muntins, mullions, sills, heads, jambs, and molding. The design of the surrounding window casings, the depth and profile of window sash elements, their operation, and the materials of which they were constructed are also important features.

Historic styles are often defined by windows that are inset into relatively deep openings or have surrounding casings and sash components of substantial dimensions that cast shadows. The manner in which windows are combined or arranged on a building face also may be distinctly associated with a building style.









Single-hung





Casement (wood)



Casement (steel)





B		P	P
Hopper			

Contributing Buildings



Sash patterns



Parts of a Sash

Did you know...

Details of the windows on a historic building often varied, reflecting issues of cost and appearance. In the 1920's a 1/1 window was more costly than a 2/2or 6/6 window. Before the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid - 19th century house might have 2/2 windows on major elevations; yet have 6/6 windows on a rear wing.





6/1



18/18



6/6



Diamond pattern divided lights



Decorative glazing over a single pane



4/2

Windows & Doors

Maintenance and Repair of Historic Windows

One of the values of historic windows is the quality of the wood from which they were constructed. Historic wood windows incorporate both hardwoods and softwoods that were often harvested from early-growth timber stock with a different grain structure than is generally available today from second growth forest or fertilized tree farms. Greater concern was given to milling methods such as quarter or radial sawing. Windows were fitted to the opening with craftsmanship resulting in a window that performs with greater stability than its modern counterpart. No amount of today's staples, glue, finger-splices and heat welds can match the performance of traditional joinery. Today's spring loaded balances and plastic locking hardware cannot compete with the lasting performance and durability of pulley systems and cast-metal hardware.

Properly maintained, original windows can provide excellent service for centuries. Most problems result from a lack of maintenance. Accumulation of layers of paint may make operation difficult, but the removal of built-up layers of old paint and proper painting techniques can resolve this problem. Water damage can occur when surfaces are not properly drained and when water can infiltrate damaged or cracked paint causing decay. A good coat of paint should be maintained to prevent water infiltration.

Whenever possible, historic windows should be repaired rather than replaced. In many cases it is easier and more economical to repair an existing window rather than replace it. Old wood window sash can be removed from the window openings, paint and putty buildup can be stripped, missing and damaged parts replaced or repaired, and the sash reinstalled in good working order. Repairing the existing sash is always the Commission's first choice of window treatment.

Replacing Windows

When deciding whether to repair or replace an existing window consider the window's architectural significance - is it a key character-defining feature? Typically, windows on the front façade of a building and on sides designed to be visible from the street are key character defining elements. A window on the rear or on obscure sides may not be, and greater flexibility in the treatment or replacement of such secondary windows may be considered.

Many metal and vinyl frame windows differ in their proportions and dimensions from traditional wood windows and can distort the appearance of a house. Vinyl windows are generally available only in lighter colors that are inappropriate for most historic houses, which traditionally had dark window sash. Vinyl windows are not made in dark colors because the material could be deformed by excessive heat or exposure to sunlight.

Some rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have previously been replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

The ideal basis for the design of a replacement window is the original historic window. Information can come from either physical evidence or from historic photographs. Evidence can be misleading however - all windows in a building may not have been the same. A single surviving historic window can provide a basis for replacement windows that improves the overall historic character of a building, but evidence must be evaluated in the context of the design of the building itself.

Window Configuration types



Single: Common to all styles.



Double or Paired: Common for Italianate and later styles.



Composite:



Bay: Windows projecting from the side of a house, often with 45 degree angled side panels.



Box Bay: Project from the side of a house with 90 degree angles at the corners.



Oriel: Project from the side of a building, like a bay window, but are supported by brackets.



Ribbon: Three or more contiguous windows. Common for Bungalow (craftsman) and Prairie styles. All post-1900 eclectic styles may include ribbon windows, but not typically on the front.



Ornamental:

Windows & Doors

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.

Guidelines

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

- It is not appropriate to enclose, cover or fill in a historic window or door opening.
- If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
- New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
- New openings should never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.
- 2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.
 - If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design compatible with the original opening and the historic and architectural character of the building.
- 3. Retain and preserve functional and decorative features such as transoms and sidelights.
- 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.

- Windows & Doors
- 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.
- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminum cladding may be approved. Metal window frames may be used when replacing historic metal windows.
- When replacing windows with multiple lites, simplified sash patterns may be approved on rear and secondary facades.
- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.
- 5. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.
 - Features should be made of wood (painted or unpainted) or anodized metal. Metal screen, storm or security doors without paint or an anodized finish are not appropriate.
- 6. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building and sized and placed to fit the window openings they flank.

For more information see:

- Preservation Brief #9: The Repair of Historic Wooden Windows
- Preservation Brief #10: Exterior Paint Problems on Historic Woodwork
- Preservation Brief #13: The Repair & Upgrading of Historic Steel Windows
- Appendix: Resources / information

Details & Ornamentation

A rchitectural details enrich the historic character of a building. They add visual interest, define certain building styles and types, and they exemplify superior craftsmanship and architectural design. There is diversity in architectural details and ornamentation throughout the historic neighborhoods. Common features include window and entrance hoods, columns, bargeboards, porch rails, shaped shingles, patterned brick chimneys, exposed roof rafters, brackets and distinctive window and door surrounds. They exhibit materials and finishes often associated with particular styles and are not interchangeable from house to house.

When replacement is required, only those portions of a feature that are deteriorated beyond repair should be removed. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished and therefore preservation of the original material is preferred.

Using a material to match the original is always the best approach. However, a substitute material may be considered when it appears similar in composition, design, color and texture to the original. Many new materials today are used to replicate historic detail, but these materials should only be used when it is absolutely necessary to replace original materials with stronger, more durable substitutes. Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay, or where maintenance may be difficult. The appropriateness of substitute materials depends on their location and degree of exposure. For example, lighter weight materials may be inappropriate for an architectural detail that would be exposed to intense wear. It is not appropriate to use a fiberglass column on a front porch where it may be accidentally damaged, whereas the use of fiberglass to reproduce a cornice on a second story may be successful.



Details & Ornamentation

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.

Guidelines

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.

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.

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.

For more information see:

- Preservation Brief #16: The Use of Substitute Material
- Preservation Brief #17: Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

Additions to Historic Buildings

New additions to contributing historic buildings may be necessary to accommodate changes in occupancy, use, and lifestyle, and to ensure the stability of the historic district. If not planned properly, new additions have the ability to overwhelm a historic resource and compromise a building's integrity. Therefore, applicants are encouraged to work with the Landmarks and Urban Conservation Commission and city code officials early in the planning process to develop creative design solutions that meet the relevant standards while preserving the architectural and historic integrity of the property.

In most cases, loss of architectural character can be minimized by locating additions to the rear, which allows the original proportions and character of the building to remain prominent. The overall design should be in keeping with the character of the original building. At the same time, it should be distinguishable from the original historic portion so that the evolution of the building can be understood.

Keeping the size of a new addition small in relation to the original building will also minimize visual impacts. If an addition must be larger, it should be set back from the historic building and connected with a small element. This will help maintain the scale and proportion of the original historic building.

It is important not to obscure significant features of the historic building. It is also important to consider the effect the addition may have on the character of the district, as seen from the public right-of-way. Side additions may interrupt the rhythm of established side yard setbacks on the block. Roof pitch, materials, window design and general form should be compatible with the building's context.

Existing additions

Some early additions may have taken on their own historic significance. An addition that was constructed in a manner compatible with the original historic building and which is associated with the period of significance may merit preservation. Such an addition should be carefully evaluated before developing plans for its alteration.

Alternately, more recent additions usually have no historic significance. Some later additions detract from the character of the building and may obscure significant features, particularly enclosed porches. Removing such non-contributing additions should be considered.



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.

Guidelines

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

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

- Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.
- The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
- Additions should not visually overpower the original building.
- Additions should not exceed 50% of the original building's square footage.
- Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.
- Additions should not convert a secondary façade into a primary façade.
- Roof additions, such as dormers, should be added to rear and secondary facades.

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

- Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.
- Consider simplifying details or slightly changing materials.
- Additions should not reflect historic styles that pre-date the original building.
- Contemporary design for an addition may be appropriate if the original building's

characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.

- 4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.
- 5. Windows should be similar in character to the historic building.
 - New windows should be of a similar type and materials.
 - On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.
- 6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

For more information see:

- See Preservation Brief #14: New Exterior Additions to Historic Building

development guidelines to protect Neighborhood Character

Non-contributing Buildings New Buildings Accessory Buildings Site Features and Streetscapes Demolition

Character of Albuquerque's New Town Neighborhoods 1880-1920s

Before the automobile, Albuquerque's streets were alive with people walking to and from work, school, church, and shopping, and by tradesmen making deliveries. In 1904, an electric streetcar line replaced the 19th century horse-drawn trolley between the new railroad townsite and Old Albuquerque plaza. But Albuquerque remained very much a "walkable community." The trolley's leisurely pace prompted the popular local saying "If you're in a hurry walk, but if you have time, take the trolley."

The streets were a formal extension of the house into the public realm. Beginning in the street, this realm of layered spaces included a public landscaped strip and sidewalk, and then the semiprivate front yard and front porch, and ended with the private interior of the house. Though this hierarchy of spaces still remains in many instances, it has been weakened by the loss of fences and walls, the closing in of porches, and the realignment of parking to front driveways.

In contrast to the front yards, the rear yards served a utilitarian function. Entered from the alley, they contained carriage houses and later garages for the family vehicles, a small vegetable garden, assorted work sheds (accessory buildings), and often a lean-to or enclosed porch on the rear of the house where laundry and other household chores were done. The semi-private realm surrounding the houses was defined by fences, both in front and at the rear. Originally a necessity to keep animals out of gardens and yards, they have become less frequent in modern times, particularly in the front yard. However their retention or reconstruction can help reestablish the traditional layering of spaces discussed above.

A major character defining feature in these neighborhoods is a landscape, or planting strip between the sidewalk and curb. These areas have traditionally been planted with arching shade trees that, in addition to providing relief from the heat in the summer, have come to characterize these residential streets.

The "pedestrian scale" of Albuquerque's historic neighborhoods is defined by both the size of the relatively small building lots and by the distances that people could easily walk to either their

jobs or school, or to transit. The repetition of the basic building blocks, the free-standing house, provided a rhythm to the street, much like meter does in music.

Though the size and architectural styles of the houses within individual neighborhoods varies greatly, even between adjoining properties, they maintain a relatively consistent scale and massing and setback from the street that unifies them. To fit within their historic context, alterations and the new construction should respect and maintain the scale and massing that defines the existing neighborhood.

The legislation establishing the historic overlay zones specifically cites the significance of both their historic properties and of their overall historic neighborhood character. The neighborhoods are defined by both the private residences and by the public realm of the street. Preserving the historic character of these neighborhoods is thus a joint responsibility of the city and of the individual property owners.

Did you know...

Scale and Massing

Scale refers to the proportional relationship between the elements within the buildings, such as doors and windows, as well as the relationship between neighboring houses and to the street itself.

Massing refers to the overall size and shape of the building, as well as to how it is broken down into units that are "in scale" with other elements of the house and neighborhood.

Non-contributing Buildings

Buildings are classified as non-contributing to the historic character of the district when their construction date is outside of the district's period of significance, or when they have been altered to an extent that they no longer reflect their historic architectural character. Consult City Planning staff to determine the status of a building in the historic district. Non-contributing buildings are not eligible for tax credit rehabilitation programs.

While buildings may be considered as non-contributing to the historic character of the district, like new construction, they have a responsibility to blend in with the historic character and scale of the historic district in which they are located. A Certificate of Appropriateness is required for alteration and additions to non-contributing buildings in order to further their compatibility within the historic district's streetscape. Such alterations should be compatible with other buildings in the district, but should not copy or re-create, in detail or in whole, historic building design.

Generally, it is intended that alterations to non-contributing buildings be compatible with any historic features that they may retain, as well as with neighboring contributing buildings and with the overall neighborhood character.

Some non-contributing buildings can be rehabilitated to reflect their historic architectural character. Alterations can offer an opportunity to remove unsympathetic later additions and "modernizations" that may result in the building being re-classified as contributing.

The guidelines for New Construction apply to alterations and additions to non-contributing buildings. The guidelines for Site Features also apply to non-contributing buildings and sites.

New Buildings

A lbuquerque's historic districts convey a certain sense of time and place associated with their history, but they are also dynamic neighborhoods. Over time, existing buildings are altered and new buildings are constructed on vacant lots. Designating a historic overlay zone does not freeze a historic district in time, but it does attempt to ensure that when new construction does occur, it does so in a manner that reinforces the basic visual characteristics of the area.

New buildings need not attempt to look old. Imitating historic styles is generally discouraged by the Secretary of the Interior's Standards. It is preferable to be able to "read" the evolution of the street, identifying the age of buildings by their architectural style and method of construction. However, while it is neither necessary nor desirable to imitate historic styles, new construction in historic districts has an obligation to blend in with the historic character and scale of the district in which it is located. New buildings should not appear so "different" that they interrupt the harmony of the neighborhood. Designs of infill projects and other new construction should be carefully considered and designed with the surroundings in mind.

Zoning determines a building's maximum size with height, setback and density standards. New buildings are anticipated that may be larger than earlier structures due to changing standards of living, however; new buildings can strive to be compatible with the surrounding historic buildings by reflecting established shapes, patterns and details.

A building's **mass** is determined by the proportion of solid surfaces (walls) to voids (window and door openings).

Scale is characterized by how a building's size appears to a pedestrian (height, width and depth).

Form is a building's overall shape and footprint.

These elements can be incorporated into new buildings to provide continuity in the streetscape.

Begin by observing

In order to maintain harmony within the historic context, it is essential to plan properly for new construction. When planning, analyze the setting for the new building. Notice the siting, scale, and mass of other buildings in the neighborhood. Notice the setbacks, heights, parking arrangements, and building shapes. Also observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated: roof pitches, window shapes, siding, and window trims that have been used traditionally. These are the fundamental visual characteristics that can lend compatibility with the historic district.

The fundamental characteristics are often more important than the decorative details applied, but well designed stylistic and decorative elements, as well as building materials, can help a new building to blend in with other buildings in the district. When these variables are arranged in a new building to be similar to those traditionally found in the neighborhood, the new construction will be visually compatible with its surroundings.

The Landmarks and Urban Conservation Commission will review all the details of new construction as part of their evaluation of a new building.

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.

- Break large masses into smaller segments similar to other buildings.
- 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:
 - Building materials of traditional dimensions
 - One-story porches
 - Solid to void ratios that are similar to traditional buildings.
 - 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.
 - 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.

- Entrances to new buildings shall be oriented towards the street.
- Maintain patterns of window and door proportions and placement found in the vicinity.
- Maintain the front setback most common on the block.
- The space between adjacent buildings should be the same as the average space between other buildings on the block.
- 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.

• Rectangular masses are the typical building form.

6. Use roof forms that are similar to contributing buildings on the block.

- Hip and gabled roofs are appropriate in most settings.
- 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.

- 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).
- Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials.
- Wood is the preferred choice for window and doors. Metal window frames are discouraged other than exterior cladding for wood windows.
- Roofing materials shall be similar in appearance to other buildings in the district.

8. Imitation of older historic styles is discouraged.

- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
- Incorporate details and ornamentation found on historic buildings within the context of new construction.

9. Contemporary interpretations of traditional detail are encouraged.

• 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.

Garages and Accessory Buildings

A lthough the primary building makes the strongest contribution to the character of a historic district, accessory buildings also have a significant impact on the streetscape. Accessory buildings include garages, carriage houses or sheds. Both the carriage house and the garage were built to shelter transportation. When the automobile first arrived, it was often stored in the carriage house. Later, as the auto became more prevalent, the garage took on a building form of its own. Like its earlier counterpart, it was detached from and located some distance from the main house. In this case, that was due to concerns about flammability.

Traditionally, garages and storage buildings were oriented towards the alleys at the rear of properties. Materials, details and construction techniques often matched the primary building. Originally, garage doors were similar to those found on barns – double doors that slide horizontally. By the 1920's, safety was less of a concern and garages were built to the side of the house.

In some cases, an older accessory building on a property may be designated as a contributing building. Consult city staff for more information on the status of older accessory buildings.

For new accessory buildings, zoning determines the maximum size and setback, however the following guidelines will help in designing new buildings that preserve the historic and architectural value of the historic district.



POLICY

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.

Guidelines

- 1 Contributing accessory buildings should be preserved when feasible. The Landmarks and Urban Conservation Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).
- 2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
- 3. New garages and accessory buildings should compliment the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building should inspire design for new garages with building details derived from the main building.
 - Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.
- 4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.
- 5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.
- 6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.
 - Stamped metal or vinyls are not considered to be appropriate materials.

- 7. Carports may be considered if they compliment the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.
- 8. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

Site Features & Streetscapes

variety of site features appeared in early Albuquerque neighborhoods. Fences were popular and often defined property boundaries; masonry walls were used to retain steeply sloping sites and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also was seen. In a few cases, distinctive lawn ornaments or sculpture were introduced. Each of these elements contributed to the historic character of a neighborhood. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

In many historic areas of Albuquerque, the streetscape contains planting strips, the band of grass between the curb and the sidewalk. These may contain rows of street trees if the planting strip is wide enough to support the root system. The coupling of planting strips and street trees provides a rhythm along the block, as well as shade for pedestrians and must be preserved. They are a wonderful opportunity to add distinction to a historic property.

The City of Albuquerque's Street Tree and Landscaping Ordinances govern these planting areas in the public right-of-way. Planting or removal of trees in these areas requires a permit from the City Forester. Anyone who injures or damages a tree on public property will be required to repair or replace, sometimes with penalties.

Originally, painted wood picket fences were used to enclose many front yards. The vertical slats were set apart, with spaces between, and the overall height of the fence was generally less than three feet. Wrought iron, cast iron and wire fences also were used in early domestic landscapes. Where such fences survive, they should be preserved. More frequently, however, original fences are missing. Replacement with a fence similar in character to those used historically is encouraged in such conditions.

Fences

The proposed location of a new fence is important. Placement of fences along lot lines reinforces the historic lot patterns of neighborhoods. Fences placed along arbitrary lines, or off the lot lines, can create dead spaces and false alleys that detract from the visual continuity of the streetscape.

Fence heights that are the maximum height allowed by the zoning code (generally 8' in the rear and side yards and 3' in the front yards) are allowed. Although the City of Albuquerque's Comprehensive Zoning Code provides for a Special Exception approval process to exceed allowable fence height, this is discouraged in the historic districts. Lower front yard fences better enhance both the individual house and the streetscape. Taller fences placed in rear yards where visibility from the street is limited are often appropriate when a homeowner seeks privacy, pet control or security.



Although the use of wooden and metal fencing is recommended, coyote fencing, split rail fencing and chain link fencing are not compatible with the architectural styles of Albuquerque's "New Town" period and not appropriate for these neighborhoods.

The use of modern fencing material also presents special problems in the historic districts. Promoted by manufacturers as "maintenance free", they may seem like a practical alternative to traditional wood or iron fencing.

Extruded vinyl fencing, usually only available in white or tan color, has a glossy finish that is easily distinguished from wood fencing. Cellular vinyl material, which contains large amounts of "wood flour" can be painted and more closely matches the appearance of a traditional wood fence. Bamboo fencing has no historic precedent.

As new fencing materials become available, they should be evaluated for their visual resemblance to historic fences. Many of the fence designs and material that can be obtained at home improvement centers do not replicate the look and feel of historic materials and "detracts" from the landscape.

Trellises, exterior decks, gazebos and other site features can have an impact on the historic character of the site and the streetscape and should be planned sensitively. Modern conveniences can be accommodated in historic districts, however, property owners should keep these guidelines in mind when planning for such objects.

Please note that a Certificate of Appropriateness is required for new site features or extensive repair of existing features.





"While not often found at the front of a city lot, the fence is frequently a delightful feature of the back of the premises, where it may enclose the kitchen garden or perhaps screen a quiet resting spot, for backyards can be used for storing peace and comfort and beauty as well as garbage cans, clothes lines, and rubbish. Fences for such a purpose are usually wood lattice or mesh wire, overgrown with flowering vines. They screen the garden not only from the street, but from the next door neighbor and with their wealth of climbing vines and blossoms give pleasure to all who look upon them."

- "Fences, Walls & Hedges", American Homes & Gardens. September 1910. Vol. VII, No. 9

The wood lattice of the past was not the same as modern diagonal lattice. The slats were perpendicular and the square openings either small or large.

POLICY

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

Guidelines

1. Preserve historically significant site features which may include:

- Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.
- Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.
- Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public rights-of-way is subject to approval by the Landmarks and Urban Conservation Commission.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

• 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.

- 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.
- 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 (Planting) Strips

5. Maintain the planting strip.

- Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.
- City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994) for information on the removal of street trees

Fences and Free Standing Walls

6. Preserve historic fences and yard walls when feasible.

• Replace only those portions that are deteriorated beyond repair.

7. When constructing new fences, use materials that appear similar to those used historically.

- Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
- Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
- A painted wood picket fence is an appropriate replacement in most locations.
- A simple metal fence, similar to traditional "wrought iron" or wire may be appropriate.
- Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
- Vinyl and other synthetic fencing is reviewed on a case-by -case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.
- The use of extruded vinyl fencing material is not permitted in the front yard.
- Cellular vinyl fencing may be appropriate if painted.

8. A front yard fence should have a "transparent" quality, allowing views into the yard from the street.

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- Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
- A front yard fence should not obscure the character defining features of the house.

- 9. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.
- **10.** CMU block walls shall be stuccoed and architecturally integrated into the building.

Retaining Walls

11. Any existing retaining wall within the front yard setback area that faces a public right-of-way shall be maintained, repaired or restored in place, except that existing retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials. Railroad ties are not an appropriate material for new retaining walls or fencing.

12. Maintain the historic height of a retaining wall.

Increasing the height of a wall is not appropriate. If a fence is needed for security, consider using a wrought iron one that is mounted on top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.

13. Preserve the materials and the historic finish of a historic masonry retaining wall when feasible.

- If portions of the wall are deteriorated, consider replacing only those portions that are beyond repair if a suitable material is available. Any replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.
- If repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original.
- Painting a historic masonry retaining wall, or covering it with stucco or other cementious coating, is not appropriate. Painting of previously unpainted masonry requires a Certificate of Appropriateness.

14. Trellises and decks

- A new trellis or deck should be located at the side or rear of the house.
- A new trellis or deck should be compatible with the historic resource in material and design.
- It is not appropriate to introduce a new feature that may introduce a false sense of history. New features should be easily distinguished.

15. Mechanical equipment such as HVAC systems

- Rear yards are the preferred location for mechanical units.
- Mechanical units are not allowed in the front yards of residential buildings unless the LUCC determines that there is no feasible alternative.
- Mechanical units are permitted in side yards, but only if screened from the street and adjoining properties.

16. Satellite Dishes

Property owners should utilize the smallest dish possible to meet their needs

17. Play equipment constructed for use by children do not require a Certificate of Appropriateness. Also see definition of accessory building.

Parking areas and driveways

18. Avoid large expanses of parking

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.
- 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 set-back other than for driveways is prohibited.

19. Screen parking areas from view of the street.

• 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.

Accessibility

20. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to be a compliment to the existing structure and not detraction.

- Designs for new ramps or other structures should be simple.
- Design should be sensitive to the character and massing of the existing building, however; it should not mimic the historic design.
- Landscaping, choice of building materials and compatible color choices are ways of minimizing the visual impact of a new feature.
- Installation of new ramps or other structures should be done in a manner that is reversible, and the work should be removed when the need is passed.
- Extensive modification of existing porches and stoops should be avoided.
- 21. Accessibility requirements for commercial and multi-family buildings shall incorporate materials and styling that complement the building. Commercial quality landscaping may be required.

Solar Panels and Equipment

- 22. The use of ground based solar arrays is encouraged. Consider solutions that respect the building's historic setting yet provide solar access in the present and over time. Arrays should be located in an inconspicuous location such as a rear or side yard, be low to the ground, and screened to limit visibility. Care should be taken to respect historic landscape, including materials and grading.
- 23. Place solar panels in areas that minimize their visibility from the public right-of-way such as below a parapet, behind a dormer or on a rear facing roof. The primary facade of a historic building is generally the most distinctive and thus most important elevation. To the greatest extent possible, avoid placing panels on street-facing facades and roofs, including front and side street elevations.
- 24. Installations should not result in the permanent loss of significant character-defining features on historic buildings. Solar panels should not be located in areas that require alteration to character-defining features, such as changing an existing roof line or dormer. Also avoid solutions that obstruct views of significant features, such as windows and decorative detailing, or views of neighboring historic properties in a historic district.
- 25. Installations should not require or result in the permanent alteration of historic fabric. Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and or condition of the material upon which installation is proposed as well as the method of installation and removal later on. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.
- 26. Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roof line of a primary facade.
- 27. Flat roofs provide an ideal surface for solar arrays. To minimize visibility, set the panels back from the edge and adjust the angle and height of the panels as necessary.
- 28. Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70-degree angles when the roof slopes at a 45-degree angle.
- 29. Panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
- 30. Ensure that panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic building and reflectivity is minimized.
The Landmarks and Urban Conservation Ordinance Chapter 14-12-8 (B)(7) states that demolition of buildings within a historic overlay zone requires a Certificate of Appropriateness unless exempted by the specific development guidelines. The following standards apply to the demolition of buildings in the historic overlay zones:

- Demolition of contributing buildings shall only be permitted if the LUCC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.
- In making a determination or reasonable economic return, the LUCC may consider the estimated market value of the building, land and any proposed replacement structures and financial details of the property as cited in the Ordinance.
- Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness if plans for a replacement building have been approved by the LUCC and a building permit has been issued for the new construction.
- Demolition of non-contributing buildings without approved plans for a replacement building shall only be permitted if the LUCC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.
- Demolition of a non-contributing accessory building (as defined in the glossary of terms) is permitted without a Certificate of Appropriateness.

Painting

Maintenance

Paint serves to protect building materials from the elements. It seals out moisture and protects the material from damaging effects of the sun. Regular maintenance of a building should include painting appropriate surfaces every five to ten years. In between, paint can be refreshed with a garden hose, medium scrub brush and a mild detergent.

Preparing a building for painting can take more time than the painting itself. When left neglected for too many years, cracking, peeling or blistering of paint can occur. To get the best results and have the paint last longer, it is important to prepare the surface properly before applying the new paint. It is usually not necessary to strip painted surfaces before re-painting, this drastic measure can often be isolated to very deteriorated areas.

Whether you are painting yourself or hiring a contractor, be sure that the area is scraped, sanded, caulked and primed before applying the new paint. Look for evidence of water damage from gutters, leaky pipes or moldings. Address any of these issues prior to re-painting. Consult a home maintenance book, or city staff for more detailed information.

Materials such as brick or stone were not meant to be painted. Painting such surfaces will result in maintenance problems later. Seek qualified help when painting metal features. Metal also requires proper preparation to prevent rust and oxidation from occurring beneath the paint.

Color

Proper color helps a historic building to look its best! Some colors palettes are associated with a particular architectural style, but it is difficult to generalize about historic paint colors. During the late Victorian period in America when Albuquerque's New Town was founded, houses were painted in dark colors, grays, reds, olives, yellow and greens were most popular. The bungalow houses of the first decades of the twentieth century, when the New Town neighborhoods were developing, were designed to harmonize with nature. Whites, greys, soft greens and browns were most popular in paints and stains.

A single paint color rarely compliments a historic house - paint should be used to highlight a building's architectural detail. A two color scheme on a very simple house may be sufficient, or three or four colors might be warranted depending upon the architectural detail. Complementary colors work well to highlight a building's detail without creating a disjointed appearance.

For a historically sensitive color scheme you can consult books. Several paint manufacturers offer a line of historic paint colors. You may also consult with City planning staff for advice.

To determine the house's original color scheme you can examine the building. You can sand and/or scrape paint layers with a blade to investigate previous layers of paint color. However; paint color is not stable over time and you cannot guarantee that the color you're seeing accurately reflects the historic color. How much color changes depends on a large number of variables. You must also consider whether the earliest layer is a primer.

Paint

Lead Paint

Many people are aware of federal regulations issued in 1978 that prohibit the use of lead-based paint in residential projects. Historic houses may contain lead based paint and you should be informed about where and how this can present health problems. In most cases, any potential hazard can be easily abated. Improper removal of such lead paint can pose health risks and should never be undertaken without proper information.

Take precautions before you or your contractor begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- Have the area tested for lead-based paint.
- Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- Follow other safety measures to reduce lead hazards.

You can learn about other safety measures by calling1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." City preservation staff can also provide this brochure upon request. This brochure explains what to do before, during, and after renovations.

The federal government provides information about how to protect people from potential hazards. Consult the web site <u>http://www.hud.gov/offices/lead/library/lead/pyf_eng.pdf</u>or see the copy of the HUD pamphlet in the appendix to this publication. You can also visit the Environmental Protection Agency web site at <u>www.epa.gov/lead/</u>. You can download the "Renovate

Did youknow?

Milk paint

Prior to the manufacture of ready-mixed paint, paint was mixed by hand, largely from earth pigments and other natural materials. High-style paints were based on expensive drying oils, such as linseed. Painters mixed dry color pigment with lead and oil to make house paint. Colors varied from region to region based upon the pigments that were available locally. In rural areas painters took advantage of a cheaper ingredient— surplus milk. Casein paint, also called milk paint, was made with lime, pigment, and milk. Various recipes called for a large variety of additives to increase durability.

In the 1870's technological innovations in the paint industry included machines to grind the pigments into the oil and containers that allowed paint to be shipped. The expansion of the railroads provided the paint industry with a wide open market for the sale of the new ready mixed paints.

Today, casein or milk paint is again in use and manufactured and marketed as an environmen-

For for for more information see:

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⁻ Preservation Brief #19: Exterior Paint Problems on Historic Woodwork

⁻ Preservation Brief # 28: Painting Historic Interiors

⁻ Century of Color: Exterior Decoration for American Buildings 1820/1920 by Roger Moss

Appendices

Preservation Briefs can be found at:

www.cr.nps.gov/hps/tps/briefs/presbhom.htm

Information on lead paint:

www.hud.gov/offices/lead/library/lead/pyf_eng.pdf

www.epa.gov/lead/

For printed copies of these materials contact the LUCC at City Planning Dept.

Glossary of Terms

The following definitions shall apply to the historic overlay zone design guidelines:

Accessory building shall mean a building detached from and smaller than the main building on the same lot; the use of the building shall be appropriate, subordinate and incidental to the main use of the lot.

Adaptive Reuse: The process of converting a building to a new use other than that for which it was originally designed, (for example, changing a school into housing).

<u>Additions</u> shall mean the construction of new portions of a building, specifically adding additional square footage or height to an existing building.

<u>Adobe</u> An unfired, sun-dried brick made of clay and sand. A terrone is made of river sod, and was often cut directly from the banks of the Rio Grande.

<u>Alterations</u> shall mean any construction, modification, addition, moving or destruction to the exterior of an existing structure other than repair or painting.

Appropriate Especially suitable or compatible; fitting.

<u>Architectural Character</u> shall mean the basic detailing, architectural rhythm, architectural style, appearance and historic period of a building or group of buildings or structures, including the site and landscape development.

<u>Architectural Detailing</u> shall mean the exterior placement and/or construction of the different architectural features including all horizontal or vertical surfaces.

Architectural Elements see Architectural Feature

<u>Architectural Feature</u> shall mean a prominent or significant part or element of a building, structure, or site. Architectural features may include special lines, massing, projections, recesses, and texture.

<u>Architectural Style</u> shall mean the characteristic form and detail of buildings of a particular historic period.

Balustrade Part of a railing system that includes a hand- or top rail and its balusters. Sometimes a bottom rail is also included. A baluster is the post or spindle, which vertically supports a handrail on stairs or balcony railing.

Bargeboard A board, often ornamental, that conceals roof timbers projecting over gables.

Bays shall mean a regularly repeated spatial element, defined by beams or ribs and their supports, within a structure.

Bay Window A window or band of windows that protrudes from the face of a building within a structural bay.

Bracket Any overhanging member projecting from a wall or other body possibly to support weight acting outside the wall. In the styles found in this district, they are often more decorative than functional.

Buttress An exterior mass, typically masonry but may be wood, set at an angle to or bonded into a wall to strengthen or support the wall.

<u>**Canales</u>** Projecting gutters or spouts built to carry rainwater away from the face of a building. Prominent in Spanish and Pueblo styles.</u>

<u>Cantilever</u> A projecting feature supported only at one end.

Appendices

<u>Capital</u> The upper decorated portion of a column or pilaster on which the entablature rests.

<u>Casement Window</u> A window hung on one side that opens inward or outward. First appeared in wood and later in steel.

<u>Cast stone</u> Found quite often in this district. Cast stone is a cement mortar and stone chip mixture molded into blocks to simulate stone. The New Mexico Cast Stone factory was in use from 1906-1910 and Sears sold mail-order machines.

<u>Castellated</u> Bearing the external fortification elements of a castle such as battlements, turrets, etc. similar to a medieval castle. Southwest Vernacular styled houses sometimes have a castellated parapet.

<u>Certificate of Appropriateness</u> shall mean the written authorization required for alteration, demolition or new construction in historic overlay zones as provided for in Chapter 14, Article 12, Landmarks and Urban Conservation, ROA 1994.

<u>Clapboard</u> Overlapping horizontally laid long wood boards used on wood framed houses.

<u>Clerestory</u> A series of windows placed along the upper edge of a wall.

<u>Composition</u> shall mean the assemblage of architectural features and details of a specific architectural style, or the use of materials that are based upon specific examples found in an area or time period.

<u>Compatible</u> Capable of existing or operating together in harmony.

<u>Contributing building</u> shall mean a building that is listed on the State or National Register as contributing to the historic and architectural character of the historic district.

Cornice Any molded projection which "finishes" or "crowns" the part to which it is attached.

Demolition shall mean the complete removal of a building.

Dentil Ornamentation in the form of a band of square, tooth-like blocks, usually found underneath the cornice. Brick is often used for this ornamentation on Territorial Revival buildings.

Detail A drawing indicating location, composition and correlation of the elements and materials.

Dormer A vertically set structure on a sloping roof containing a window or vent. There are several types of dormers which are named by their shape or roof type.

Dormer window

Double Hung Sash Window A window with two vertically sliding sashes, one above another, arranged to slide vertically past each other.

Eave The lower edge of the roof that projects beyond the wall.

Engaged column A column that is in direct contact with a wall; at least half of the column projects beyond the surface of the wall to which it is engaged.

Emergency Repairs shall mean any and all repairs necessary to create a watertight building or structure due to a recently occurring natural disaster, including but not limited to a flood, tornado, lightning, or hail.

Entablature In classical architecture and derivatives, the part of a building carried by the columns; consists of **cornice, frieze and architrave**.

Exterior Materials The outer finish of a structure which provides protection against weather and serves as a decorative element.

Facade shall mean that portion of any exterior elevation on the building extending from grade

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to the parapet, wall, or eaves and the entire width of the building elevation, that faces a public street, alleys excluded.

Fanlight A semi-circular or fan-shaped window with a radiating glazing bar system; usually found over entrance doors.

Fascia A plain horizontal band or the finished edge of an eave or rafters.

Feature A prominent architectural part or characteristic.

Fence shall mean any structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of a property.

Fenestration The arrangement of windows and other openings on a building.

Guideline An indication or outline (as by a government) of policy or conduct.

Human scale The relationship of people to their surroundings; a dimension that relates to our own size.

Integrity shall mean the ability of a building to communicate its historic significance.

Keystone The wedge shaped stone found at the center of an arch.

Leaded Glass A window comprised of small panes of glass held together by lead strips called cames.

Lines shall mean visual elements of the building, either within the façade or on the building edge, which are in a linear form either horizontally or vertically and may be composed of masonry, glass, or other related materials.

Lintel A horizontal member (such as a beam) that spans a window or door opening in order to carry the weight of the wall above it. Often made of wood and exposed in the Spanish -Pueblo Revival style.

LUC Ordinance The Landmarks and Urban Conservation Ordinance of the City of Albuquerque's Revised Ordinances, Chapter 14, Article 12. This ordinance provides for the intent of historic preservation in the city, creation and duties of the Landmarks and Urban Conservation Commission, establishment of City Landmarks, historic zones, and urban conservation overlay zones, procedures for alteration, new construction, demolition, public hearing notification and procedures, appeal procedures, limits and penalties.

<u>Mass</u> shall pertain to the volume, bulk of a building or structure.

Massing The arrangement of structural volumes in order to create an overall proportionally interrelated form or series of forms.

<u>Masonry</u> The shaping, arranging and uniting stone, brick, adobe or concrete block to form walls and other parts of a structure.

<u>Mullion</u> The primary vertical member separating and often supporting two window sashes or fixed panes of glass. Mullions and muntins are often confused.

Muntin Secondary member separating fixed panes of glass within a window sash.

National Register of Historic Places The official list of the Nation's cultural resources worthy of preservation. The National Register is administered by the National Parks Service under the Office of the Secretary of the Interior. The associated programs for the National Register are administered by the NM Historic Preservation Division. Properties listed on the Register include districts, sites, buildings, structures, and objects that are significant in United States History, architecture, archaeology, engineering, and culture. These resources contribute to the historical and cultural foundations of the Nation. The National Register does not control the use, alteration, or

demolition of any privately owned property, unless Federal money is used in the project.

<u>New Mexico Register of Cultural Properties</u> The official State of New Mexico list of cultural resources worthy of conservation and preservation. This list and associated programs are managed and administered by the State of New Mexico Office of Cultural Affairs, Historic Preservation Division. The NM Register does not control the use, alteration, or demolition of any privately-owned property unless public money is used in the project.

Non-contributing building shall mean a building that is listed on the State or National Register as not contributing to the historic and architectural character of the historic district.

<u>Orientation</u> The direction the front facade of a building faces.

<u>Original</u> at the time of initial construction or developed over the course of history of the structure.

Palladian Window A three-part window grouping. The central window is arched, wider and often taller, and is flanked by two smaller windows, either flat or arched.

<u>Parapet</u> The extension or short wall above the roof line of a flat roof. In some styles, like Southwest Vernacular, found in creative shapes, like crenelated, stepped or undulating.

<u>Period of Significance</u> shall mean span of time in which a property attained the significance for which it meets the National or State Register Criteria.

<u>Pilaster</u> A rectangular column or shallow pier attached to a wall; quire frequently decoratively treated so as to represent a classical column with a base, shaft and capital.

Pitch The angle of a sloping roof. A low pitch is under 30°, normal pitch is 30-45°, a steep pitch is over 45°.

Porch shall mean a roofed structure that is open on at lest two sides, one side being the street facing side, that projects from the exterior wall of a building and is used as an outdoor living area. Porch walls are a minimum of 50% open (and unenclosed) except for removable screens, screen doors, storm sashes or awnings.

Porte Cochere A covered entrance porch for carriages or cars to drive through. Also called a carport.

Portico A covered walk or porch supported by columns or pillars; a colonnaded porch.

Primary Structure A structure that functions as the primary living or working height to width.

Projections shall mean items such as sills, eaves, cornices, canopies, porches, and chimneys.

Proportion 1. Harmonious relation; balance; symmetry. 2. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Public Right Of Way Publicly owned streets and walkways. For the sake of the guidelines, alleys are not considered a public right of way.

Quoin Units of masonry used to accentuate the corners of a building.

<u>Rafter</u> A roof support, sometimes exposed as a decorative detail.

<u>**Recesses</u>** shall mean portions of the building both in the horizontal and vertical planes that are setback from the building wall either for pedestrian articulation, to provide space for windows and/or doors or to create special architectural detailing.</u>

<u>Roof, Flat</u> A roof with no pitch, or a slight pitch.

<u>Roof, Gable</u> A style of roof with one ridge. The gable is also the triangular wall area at the end of 152

Glossary

<u>Roof, Gambrel</u> A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

<u>Roof, Hipped Roof</u> A roof with four uniformly pitched sides.

Roof, Mansard Roof A roof with two slopes on all four sides

<u>Roof Shed</u> A pitched roof with no ridge.

Rhythm shall mean the recurrence at regular or uniform intervals of features especially windows, masonry, textures, etc. within a building or neighborhood.

<u>Ridge</u> The horizontal line formed when two roof surfaces meet.

<u>Scale</u> shall mean a proportional relationship of the size of parts to one another and to the human figure.

Security Bars (Wrought Irons): Bars placed on the interior or exterior of a house over windows and/or doors for security.

Segmental arch AN arch formed by an arc or the segment of a circle.

Setback The distance of a building from the road. Also, the situation in which the upper stories of a building are stepped back from the lower story.

Shall In this publication, shall means mandatory in accordance with these guidelines.

Should What must happen unless circumstances illustrate why an alternative may be appropriate in accordance with these guidelines.

Shiny metal Unpainted metal, particularly modern metal like aluminum.

<u>Sidelight</u> A typically long, fixed sash located beside a door or window, often used in pairs.

<u>Single hung sash window</u> A sash window with one fixed sash and on operable sash.

Standard Something set up and established by authority as a rule for the measure of quantity, weight, extent, value, or quality; criterion; rule; requirement; mandate.

Structural clay tile A hollow cellular masonry unit composed of burnt clay, shale, or fire clay; made in a variety of form and sizes; used for partitions and exterior walls.

Terra cotta A fine-grained fired clay product used ornamentally on the exterior of buildings; may be glazed or unglazed, molded or carved; usually brownish red in color, but may also be found in tents of gray, white, and bronze.

Terrones Blocks made of sun-baked river bottom sod; used locally as a building material in older houses Terron is distinguished from adobe by the roots and organic fibers.

Texture shall mean the quality of a surface, ranging from mirror finish, smooth, to coarse and unfinished.

<u>Transom</u> A small window or series of panes above a door or above a casement or double hung window.

Turret A circular or polygonal projecting bay or structure usually with a steep pointed roof.

<u>Unusual Details</u> that are not typical of the style or era due to exceptional originality or workmanship, making them especially valuable.

<u>Vigas</u> A projecting timber roof beam, now often decorative.

Visible from the Street That portion of a structure that is visible to a person standing on any pub-

licly maintained street. For the purposes of design review, that portion of any structure that is not visible due only to vegetation is still considered visible from the public right of way.

<u>**Yard, front</u>** That part of a yard between the front lot line and the front façade of the principal building on the lot, and extended to the sides of the lot.</u>

<u>Yard, rear</u> That part of a lot between the rear lot line and the rear facades of the principal building on the lot and extended to both sides of the lot lines.

Yard, side That part of a lot not surrounded by buildings and not in the front or rear yard.

EXHIBIT F April 14, 2021 Staff Report by Senior Planner





Agenda Item: 5 Case # SI-2021-00353 Project # PR-2021-005239 April 14, 2021

Staff Report

Agent		Staff Recommendation
Applicant	Donald Mercer	APPROVAL of Case # SI-2021-00353
Request	Certificate of Appropriateness for Unapproved Alterations	Project # PR-2021-005239, a request for a Certificate of Appropriateness fo alterations, based on the Finding beginning on page 12 and subject to the conditions on page 13.
Legal Description	Lot 7 Block 17	
Address/Location	400 Arno St.SE	
Size	0.15 Acres	
Zoning	R-1A	
Historic Location	Huning Highland Historic Preservation Overlay Zone	Leslie Naj Historic Preservation Planne

Summary of Analysis

The application for a Certificate of Appropriateness is for alterations made to the property without making application for Historic Preservation review. The result has been

Within the Huning Highland HPO R-1 zone, casitas and secondary dwelling units are conditional accessory uses. The applicant has filed an application for that approval. This review is only for the architectural appropriateness of the structure. The new structure uses materials and windows similar to those of the contributing house and uses a roof slope found on porches around the house.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Staff considers the proposal consistent with the guidelines and the criteria.





1 inch = 100 feet Hearing Date: 4/14/2021

Project Number: PR-2021-005239 Case Numbers:

\$I-2021-00353 Zone Atlas Page: K-14

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CMSV | Commercial Services DRNG | Drainage

INSMED | Institutional / Medical CMTY | Community

OFC | Office

IND | Industrial

ED | Educational

LEAD

COA

BROADWA

R

PARK | Parks and Open Space

KAFB | Kirtland Air Force Base

VAC | Vacant

UTIL | Utilities



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SUMMARY OF REQUEST

Request	Certificate of Appropriateness for construction of a replacement		
	accessory building.		
Historic Location	Huning Highland Historic Preservation 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; Neutral; residential
Site to the North	1	Simplified Queen Anne, Gabled roof, 1900	Contributing
Site to the South	1	Spanish Revival, flat roof, 1930	Contributing
Sites to the East	2	(rear alley) Modern rectangle 2015, flat roof	Non- Contributing
Site to the West	1	Spanish Revival, flat roof, 1940	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. As a result, the work done on the house does not comply with the design guidelines for the Huning Highland Historic District.

The homeowner proceeded with the following activities:

- Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
- Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
- Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
- Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
- Construction of a 6-foot high concrete block wall around the rear/side yard.

Within the Huning Highland HPO R-1 zone, all changes to the exterior of a contributing building including walls and fences, must first be reviewed by planning staff for appropriateness within the historic district. That review did not take place and work was performed illegally.

This staff report will evaluate the changes made for appropriateness.

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. Some of the earliest houses were built along this block of Edith Boulevard.

The architectural environment of 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, comers 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 various capping patterns, 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, Coal and Martin Luther King. 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

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multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

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

Integrated Development Ordinance (IDO)

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

The property is located within the Huning Highland 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 (I) identifies standards and guidelines for HPO 4: Huning Highland.

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 changes are not consistent with the Huning Highlands Development Guidelines as they do not maintain the original character of the house.

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 changes previously made to the house have diminished the historical character of the house. The applicant has suggested some revisions to the design to be made in the future that will bring the front façade more inline with the original style of the house.

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.

Although the current changes have altered the character of the original building, proposed changes will attempt to restore some of those features, at least to the front if the building.

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.

Deteriorated features were replaced and do not match the original.

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

<u>Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone</u>

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

The proposal is partially consistent with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, 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 Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution 46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

POLICY – EXTERIOR WALLS

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.

The applicant states that the exterior walls were detaching from the wall and needed immediate remedy. The material chosen was an 8" cementous horizontal plank to replace the original 4" wood siding.

Although siding of the same dimension would have been preferable, the fact that the entire house has been re-sided makes reversion to 4" planks financially unfeasible. Other elements are more important to the character of the house.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

A major change in the façade was the shingled porch. The removal of the cedar shingle siding of alternating wide and narrow courses and replacement of tapered columns with small straight columns has had a dramatic, negative impact on the house. The applicant has submitted drawings for reinstating the shingled porch and tapered columns. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33' at the base to 24 inches at the top.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

Since the original material has been removed, its restoration is not possible.

4. Synthetic siding may be appropriate if:

• The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.

• The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

Synthetic material has been used. Had it been submitted prior to installation; a smaller smooth plank would have been recommended.

POLICY – PORCHES & ENTRANCES

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

Guidelines

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.

• 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.

• 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.

• 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.

• 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.

• 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.

• 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.

The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.

POLICY – WINDOWS & DOORS

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 façade in terms of scale, materials and detailing.

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

The replacement windows installed on the house match the original windows in size, number, position and arrangement.

3. 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.

The size and operation of the windows is the same as the original windows; however, muntin pattern and materials are not the same. The original wood windows had a 4 over 1 muntin configuration. The replacement windows are artificial divides of a 9 over 9 pattern. The replacement windows are also vinyl.

• 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.

The snap-in muntins are not used on the outside of the glass resulting in an obvious flatness to the appearance. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

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

Vinyl windows in place to the rear and sides of the house may remain. Front windows shall be replaced with appropriate windows.

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

Simplified sash patterns are to remain on secondary facades.

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

The new windows will be double glazed.

POLICY – SITE FEATURES & STREETSCAPES

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

Fences and Free-Standing Walls

8. Preserve historic fences and yard walls when feasible.

• Replace only those portions that are deteriorated beyond repair.

There were no historic fences on the site.

9. When constructing new fences, use materials that appear similar to those used historically.

• Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

The concrete block wall was approved in 2017 and was supposed to be covered in stucco.

11. A taller privacy fence may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

The block wall starts beyond the front of the house but is less than halfway back. Because of the traffic noise on Lead Ave. this is appropriate.

12. Concrete block walls shall be stuccoed and architecturally integrated into the building.

As required at the time of approval, the concrete block wall needs to be covered with stucco.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Preservation 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 (B) 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 preservation overlay zone.

The proposed design changes, reverting back to elements closer to the original, will bring the building more in compliance than it is at present.

§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 proposed changes will limit the present impairment to the architectural character and historical value of the neighboring contributing buildings or the Huning highland HPOZ.

§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.

The original qualities and character have been removed from the site. This proposal works towards reinstatement of some of those features, at least from the public street.

\$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 structures 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

IV NOTIFICATION & CONCLUSIONS

Neighborhood Notification

The applicant notified the Huning Highland Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. The only comment received concerned the height of the block wall which was built previously and is not at issue with application except for the stucco to be added.

Conclusions

As discussed in the analysis above, the project partially complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

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

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for construction of a new accessory building - Case SI-2020-00004 / Project # PR-2020-003241 (February 12, 2020)

1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St.SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.

2. The subject site is approximately 0.15 acres.

3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:

• Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding

• Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids

- Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
- Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
- Construction of a 6-foot high concrete block wall around the rear/side yard.

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. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.

7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.

8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-ofway; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

9. Per Policy – Site Features & Streetscapes, existing block wall shall be cover with stucco.

10. 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".

11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building's Arno St. facing façade.

RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021.

APPROVAL of *Case SI-2021-00353 / Project # PR-2021-005239*, an application for a Certificate of Appropriateness for alterations, located at 400 Arno St. SE, described as Lot 7, Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eleven (11) findings and subject to the following conditions.

Recommended Conditions of Approval

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.
- 3. The wood shingle siding on the porch shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33' at the base to 24 inches at the top.
- 5. The three windows facing Arno St. shall be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.



Leslie Naji, Historic Preservation Planner **Urban Design and Development Division**

$A^{\rm City\,of}_{lbuquerque}$



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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	■ Historic Certificate of Appropriateness – Major (Form L)		□ Wireless Telecommunications Facility Waiver (Form W2)	
□ Archaeological Certificate (Form P3)	□ Historic Design Standards and Guidelines (Form L)		Policy Decisions	
□ Historic Certificate of Appropriateness – Minor (Form L)	□ Master Development Plan (Form P1)		□ Adoption or Amendment of Comprehensive Plan or Facility Plan (<i>Form Z</i>)	
□ Alternative Signage Plan (Form P3)	□ Site Plan – EPC includin (<i>Form P1</i>)	ig any Variances – EPC	□ Adoption or Amendment of Historic Designation (<i>Form L</i>)	
UWTF Approval (Form W1)	□ Site Plan – DRB (Form F	P2)	\Box Amendment of IDO Text (Form Z)	
□ Minor Amendment to Site Plan (Form P3)	□ Subdivision of Land – Mi	inor <i>(Form</i> S2)	\Box Annexation of Land (Form Z)	
Decisions Requiring a Public Meeting or Hearing	□ Subdivision of Land – Ma	ajor <i>(Form</i> S1)	□ Amendment to Zoning Map – EPC (Form Z)	
□ Conditional Use Approval (Form ZHE)	□ Vacation of Easement or Right-of-way (Form V)		□ Amendment to Zoning Map – Council (Form Z)	
□ Demolition Outside of HPO (Form L)	□ Variance – DRB (Form V	/)	Appeals	
□ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form Z	ZHE)	\Box Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION				
Applicant: Donald Mercer			Phone: 575-571-0864	
Address: 400 Arno ST SE			Email: beanmercer@gmail.com	
City: Albuquerque		State: NM	Zip: 87102	
Professional/Agent (if any):			Phone:	
Address:			Email:	
City:		State:	Zip:	
Proprietary Interest in Site: owner		List <u>all</u> owners:		
BRIEF DESCRIPTION OF REQUEST				
Certificate of appropriation for siding for	or 400 Arno St SE and	windows and porch c	onstruction	
SITE INFORMATION (Accuracy of the existing I	egal description is crucial!	Attach a separate sheet if	necessary.)	
Lot or Tract No.: 7		Block: 17	Unit:	
Subdivision/Addition: Huning Highland Add	lition MRGCD Map No.:		UPC Code: 101405740827643611	
Zone Atlas Page(s): K-14	Existing Zoning: R-1A		Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots:		Total Area of Site (acres): 0.15	
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: 400 Arno St SE 87102	Between: Lead		and: Coal	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)				
Signature: Conald Mar.	la		Date: 8-21-2020-2.25.2021	
Printed Name: Donald Mercer			Applicant or D Agent	
FOR OFFICIAL USE ONLY				
Case Numbers		Action	Fees	
-				
Meeting/Hearing Date:			Fee Total:	
Staff Signature:	1	P ^{ate:}	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 PLNDRS@cabg.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
☑ Alteration	□ Sign (see note below)	East Downtown – HPO-1	🗆 Downtown Area
Demolition Demolition City Landmark Designation		Eighth & Forrester – HPO-2	Downtown Neighborhood Area –
New Construction	□ City Overlay Designation	□ Fourth Ward – HPO-3	CPO-3
Number and Classification of Structures on Property		🛛 Huning Highland – HPO-4	East Downtown – CPO-4
Contributing Structures: House		🗆 Old Town – HPO-5	□ Nob Hill/Highland – CPO-8
Noncontributing Structures: Block wall		□ Silver Hill – HPO-6	City Landmark
Unclassified Structures: Shed		Residential Property? X Yes	□ No

EASE 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)

Sign Posting Agreement

$\mathbf{\nabla}$ 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-(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 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)

l, 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: Knald Morta		Date:	
Printed Name: Donald Mercer		⊠ Applicant or □ Agent	
FOR OFFICIAL USE ONLY			
Project Number:	Case Numbers	ALL ALBU CHA	
	-		
	-		
	-		
Staff Signature:		MEX Links	
Date:		- ALANA	

Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

02/24/2021 Donald Mercer Homeowner 1409 Jefferson St NE Albuquerque, NM 87110

To Whom it may concern,

This letter is intended to detail the repairs that have already been done on the property of 400 Arno St SE in the Huning Highland historical district. The letter will entail the work that has been completed and the work that will need to be done on the home to best keep the historical characteristics of the home.

The home renovations that have been completed are home siding, windows, and front pillars at the opening of the porch. At the time the work was completed the home was in a dire condition and in serious need of repair. To highlight the extent of the neglected home we will discuss the need for immediate repair.

The front pillar located in the front porch area was not constructed appropriately causing a severe sag and an inevitable collapse of the structure. Upon discovery the front porch pillar was removed and replaced onto the appropriate footing. During repair the integrity of the pillars were not restored due to the timeline and available funds. In time and with permitting the pillars will be restored to the historical aesthetic.

The insulation in the home was lacking causing pipes to freeze putting the home in danger of water damage. The home had already seen water damage due to the grading on the property causing rain to drain underneath the home. This has since been corrected. To the preserve the home, the siding had to be removed and replaced with insulation, decking, water barrier and ultimately the siding. During this time the windows had to be replaced as well due to the extra insulation and the discovery of no framing around the windows. The windows where replaced with standard vinyl windows with no change to the dimension. It is understood the windows need to match the historical "wood" structure. The intention is to replace the necessary (street-facing only, as per historic guidelines) windows over time to the characteristic aesthetic of the neighborhood.

With the above statements it is understood the home at 400 Arno St NE Albuquerque, NM 87102 will need to be brought up to the historical aesthetic governed by the Huning Highland historical district. The repairs on the home where done without permitting due the extent of the damage to preserve the home. I had applied for permitting through the historic district before renovations.

This letter is being written to ask for a certificate of appropriateness to get permits through the city for the work done as well as the work that needs to be completed. The timeline for the repairs will be governed by the financing available. In order to proceed, I would like a final and written list of the aesthetic changes that are being requested by the president of the Huning Highland Neighborhood Association.

If you have any questions or concerns, please don't hesitate to call or email.

Kind Regards,

Donald Mercer Phone: 575-571-0864 Email: donald.r.mercer@gmail.com





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 March 30, 2021 To April 14, 2021

- 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.

Donald	Mercer	08-21-2020
(App	licant or Agent)	(Date)
I issued 2 signs for this application,	2.26.2021 ,,,	(Staff Member)

PROJECT NUMBER: Pr-2021-00 /SI-2021-00

Rev. 1/11/05
Naji, Leslie

From:	Donald Mercer <beanmercer@gmail.com></beanmercer@gmail.com>
Sent:	Saturday, March 13, 2021 1:25 PM
То:	Naji, Leslie; Chavez, Jonathan R.; Christina Brigance
Subject:	Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry
Attachments:	image001.png; image002.png; image003.png; image004.png; image005.png; image001.png

External

------ Forwarded message ------From: **Donald Mercer** <<u>donald.r.mercer@gmail.com</u>> Date: Sat, Mar 13, 2021, 1:24 PM Subject: Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry To: <<u>beanmercer@gmail.com</u>>

------ Forwarded message ------From: **Carmona, Dalaina L.** <<u>dlcarmona@cabq.gov</u>> Date: Wed, Mar 10, 2021, 11:09 AM Subject: 400 Arno St. SE Neighborhood Meeting Inquiry To: <u>donald.r.mercer@gmail.com</u> <<u>donald.r.mercer@gmail.com</u>>

Dear Applicant,

Please find the neighborhood contact information listed below.

					*
Association Name	First	Last	Email	Address Line 1	City
	Name	Name			
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard	Albu
				SE	
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway	Albu
				Boulevard NE	
Huning Highland Historic District	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albu
Association					
Huning Highland Historic District	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albu
Association					

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u> If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrateddevelopment-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <u>devhelp@cabq.gov</u>, or visit: <u>https://www.cabq.gov/planning/online-planning-permitting-applications</u> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of
webmaster@cabq.gov
Sent: Wednesday, March 10, 2021 10:28 AM
To: Office of Neighborhood Coordination <<u>donald.r.mercer@gmail.com</u>>
Cc: Office of Neighborhood Coordination <<u>onc@cabq.gov</u>>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Home Renovation In Huning Highlands

Contact Name

Donald Mercer

Telephone Number

5755710864

Email Address

donald.r.mercer@gmail.com

Company Name

SELF

Company Address

1409 Jefferson St NE

City

Albuquerque

State

NM

```
ZIP
```

87110

Legal description of the subject site for this project:

Home at 400 Arno St SE Albuquerque NM 87106

Physical address of subject site:

400 Arno St SE Albuquerque NM 87106

Subject site cross streets:

Lead and Arno

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

This message has been analyzed by Deep Discovery Email Inspector.

₄ 183 _____

This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From:	Bonnie Anderson <andersonbonnie505@gmail.com></andersonbonnie505@gmail.com>
Sent:	Sunday, March 14, 2021 3:38 PM
То:	Donald Mercer
Cc:	john@innovateabq.com; David Tanner; Ann Carson; Sanchez, Suzanna A.; Christina Brigance; Chavez, Jonathan R.; Naji, Leslie
Subject:	Re: 400 Arno Application for Variance

External

Donald,

Those height dimensions are not acceptable in this neighborhood. You might want to check with Landmarks if you are not familiar with height constraints for fences.

Bonnie

242-8848

On Sun, Mar 14, 2021 at 7:28 AM Donald Mercer <<u>donald.r.mercer@gmail.com</u>> wrote:

Hi Bonnie,

Sorry for the confusion. The drawing is correct. The section facing Arno is where the gate will be located. This section is also 6 ft tall.

Thanks,

Donald Mercer

On Sun, Mar 14, 2021, 8:01 AM Bonnie Anderson <<u>andersonbonnie505@gmail.com</u>> wrote:

Donald,

The overhead drawing you sent me shows a uniform 6 foot wall, including the section on Arno. If that is not accurate, please send a drawing that shows accurately the plan for this wall. Thanks! Bonnie

On Sat, Mar 13, 2021 at 12:21 PM Donald Mercer <<u>donald.r.mercer@gmail.com</u>> wrote:

Hi Bonnie,

The fence will be 6 feet along Lead. The front of the home will not have a fence that tall if at all. There is a section facing Arno where the entrance to the back yard will be 6 ft. If you have any questions please don't hesitate to contact me.

Kind regards,

Donald Mercer 575-571-0864

On Sat, Mar 13, 2021, 7:00 AM Bonnie Anderson <<u>andersonbonnie505@gmail.com</u>> wrote: Donald, You are planning to have the wall be 6 feet high along Lead and along Arno? Bonnie

> 1¹ 185

	On Fri, Mar 12, 2021 at 3:09 PM Donald Mercer < <u>donald.r.mercer@gmail.com</u> > wrote:
	Hi Bonnie, I have attached the document showing where the wall is being built and the height. Let me know if you have any questions.
	Kind regards,
	Donald Mercer
	On Thu, Mar 11, 2021 at 5:21 PM Bonnie Anderson < <u>andersonbonnie505@gmail.com</u> > wrote: Donald, Before the neighborhood can decide if we need to meet or not, we need to have a clear idea of the wall you are intending to build. Please provide a scale drawing and a description of the color/texture of the exterior surface. Thanks! Bonnie Anderson HHHDA
	On Wed, Mar 10, 2021 at 3:05 PM Donald Mercer < <u>donald.r.mercer@gmail.com</u> > wrote: Hello, My name is Donald Mercer and I am sending you this email in request for a variance for the property of 400 Arno ST SE located at the south intersection of Lead and Arno.
	Please see the attached form and let me know if you have any questions.
	Kind Regards,
	Donald Mercer 575-571-0864
= T	======================================



OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordina	ance (IDO) to answer the following:
Application Type: Certificate of Appropriateness Major	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	⊠⁄Yes 🗆 No
Neighborhood meeting required:	✓ Yes ☐ No If requested
Mailed Notice required:	✓ Yes 🗆 No
Electronic Mail required:	✓ Yes 🗆 No
Is this a Site Plan Application:	□ Yes ♀No Note : if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 400 Arno St. S	SE
Name of property owner: Donald Mercer	
Name of applicant: Donald Mercer	
Date, time, and place of public meeting or hearing, if a	applicable:
April 14, 2021 @3:00 PM via Zoom	
Address, phone number, or website for additional info	
https:/cabq.gov/planning/boards-commissions or 924-3927	
PART III - ATTACHMENTS REQUIRED WITH TH	IS NOTICE
✓Zone Atlas page indicating subject property.	
\checkmark Drawings, elevations, or other illustrations of this re	quest.
□ Summary of pre-submittal neighborhood meeting, i	f applicable.
☑ Summary of request, including explanations of devia	ations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MAD	E IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATE	D DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTA	CHMENTS MUST BE PRESENTED UPON
APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

__ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov Printed 11/1/2020 187



OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

□ a. Location of proposed buildings and landscape areas.

 $\hfill\square$ b. Access and circulation for vehicles and pedestrians.

 \square c. Maximum height of any proposed structures, with building elevations.

□ d. For residential development: Maximum number of proposed dwelling units.

□ e. For non-residential development:

 $\hfill\square$ Total gross floor area of proposed project.

□ Gross floor area for each proposed use.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov Printed 11/1/2020 188



MORA ADAM RUDY 416 ARNO ST SE ALBUQUERQUE NM 87102-3560

YU PERCY P C & MARIA 417 ARNO ST SE ALBUQUERQUE NM 87102

CUMMINGS MARK KIMBALL 409 ARNO ST SE ALBUQUERQUE NM 87102-3559

SMART STACI L 413 LEAD AVE SE ALBUQUERQUE NM 87120-3565

WOMENS HOUSING COALITION INC 3005 SAN PEDRO DR NE ALBUQUERQUE NM 87110

MAIETTA DENNIS & VICTORIA 314 ARNO ST SE ALBUQUERQUE NM 87102

KNOLL HARRIET C & RUDOLPH J & DOUGLAS C 405 EDITH BLVD SE ALBUQUERQUE NM 87102-3561

LUCERO MICHAEL T 316 LEAD AVE SE ALBUQUERQUE NM 87102-3564

SANCHEZ MICHAEL J & MARIA Y 410 EDITH BLVD SE ALBUQUERQUE NM 87102 GRAVES ANDREW D & SANDOVAL ORIANA 419 EDITH BLVD SE ALBUQUERQUE NM 87102

EYSTER TIMOTHY 206 SOLANO DR NE ALBUQUERQUE NM 87108

MERCER DONALD 400 ARNO ST NE ALBUQUERQUE NM 87102

OSOFSKY ROBIN 415 EDITH BLVD SE ALBUQUERQUE NM 87102-3561

GONZALES FELIPE P & JOSIE 415 ARNO ST SE ALBUQUERQUE NM 87102-3559

DEBERG ERIC L 323 EDITH BLVD SE ALBUQUERQUE NM 87102

MONTANO ALEAH A 321 ARNO ST SE ALBUQUERQUE NM 87102

RODRIGUEZ ADAM G & ANA G 709 LA VEGA RD SW ALBUQUERQUE NM 87105

MURRAY JONATHAN C & ANGELA M 412 LEAD AVE SE ALBUQUERQUE NM 87102-4292 COOPER STEPHAN 411 ARNO ST SE ALBUQUERQUE NM 87102

MANZANARES PATRICK A 317 EDITH BLVD SE ALBUQUERQUE NM 87102-3532

MERCER ROBERT & HANSON JULIE A 406 ARNO ST SE ALBUQUERQUE NM 87102-4271

MAIETTA DENNIS & VICTORIA 314 ARNO ST SE ALBUQUERQUE NM 87102

MAIETTA DENNIS M & DOW MAIETTA VICTORIA 314 ARNO ST SE ALBUQUERQUE NM 87102-3515

FORRESTER PHOENIX E 1225 8TH ST NW ALBUQUERQUE NM 87102

SANDOVAL BRIAN LEE 318 ARNO ST SE ALBUQUERQUE NM 87102-3515

TAPIA LORELLA 401 EDITH BLVD SE ALBUQUERQUE NM 87102-3561



MORA ADAM RUDY 416 ARNO ST SE ALBUQUERQUE NM 87102-3560

YU PERCY P C & MARIA 417 ARNO ST SE ALBUQUERQUE NM 87102

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TAPIA LORELLA 401 EDITH BLVD SE ALBUQUERQUE NM 87102-3561

KNOLL HARRIET C & RUDOLPH J & DOUGLAS C 405 EDITH BLVD SE

ALBUQUERQUE NM 87102-3561





LUCERO MICHAEL T

316 LEAD AVE SE

ALBUQUERQUE NM 87102-3564





410 EDITH BLVD SE

ALBUQUERQUE NM 87102



195



GRAVES ANDREW D & SANDOVAL ORIANA

196

419 EDITH BLVD SE

ALBUQUERQUE NM 87102





EYSTER TIMOTHY 206 SOLAND DR NE ALBUQUERQUE NM 87108

George H.W. Bush	Forest				102-3561
	OSOFSKY ROBIN	415 EDITH 3.VDSE	ALAUQUERQUE NIM 37202-3581	Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110	OSOFSKY ROBIN 415 EDITH BLVD SE ALBUQUERQUE NM 87102.3561
Donaid Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110		198			





MONTANO ALEAH A

321 ARNO ST SE

ALBUQUERQUE NM 87102



RODRIGUEZ ADAM G & ANA G

709 LA VEGA RD SW

ALBUQUERQUE NM 87105



MURRAY JONATHAN C & ANGELA M

412 LEAD AVE SE

ALBUQUERQUE NM 87102-4292



COOPER STEPHAN

411 ARNO ST SE

ALBUQUERQUE NM 87102





SITTE THE REVEASE

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Decald Merrier & Deni 1409 Jefferson ST NE Athioperque, NM #7110

3.4 1944



MAIETTA DENNIS M & DOW MAIETTA VICTORIA

314 ARNO ST SE

ALBUQUERQUE NM 87102-3515



207



95 naid Marcar & Christina Briganse 1409 Lefferson ST NE Albuquemque, MM FORRESTER PHOENIX E

1225 8TH ST NW

ALBUQUERQUE NM 87102

Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110

FORRESTER PHOENIX E 1225 8TH ST NW ALBUQUERQUE NM 87102



TAPIA LORELLA

401 EDITH BLVD SE

ALBUQUERQUE NM 87102-3561





CRECORY HINES

SINGET STADIL

Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110 SMART STACI L 413 LEAD AVE SE ALBUQUERQUE NM 87120-3565

CUMMINGS MARK KIMBALL

409 ARNO ST SE

ALBUQUERQUE NM 87102-3559







SEN

SD.

HERITAGE

NJORA ADAM RUDY 416 AANO ST SE A IBUQUERQUE NM 87102-3560 Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110

MORA ADAM RUDY 416 ARNO ST SE ALBUQUERQUE NM 87102-3560




Donaid Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87440

George H.W. Bush

MAILTTA DENNIS & VICTORIA

314 ARNO ST SF

A.BUOLERQUE NM 87102

Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110 MAIETTA DENNIS & VICTORIA 314 ARNO ST SE ALBUQUERQUE NM 87102

ATTACHMENTS





ORIGINAL APPERANCE

CURRENT APPERANCE

ATTACHMENTS



Window selection (with 4 top panes)

EXHIBIT G Blog of Huning Highland District Neighborhood: Blend of Old and New

Hidden New Mexico



By using this website, you agree to our use of cookies. We use cookies to provide you with a great experience and to help our website run effectively.

Q

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Some urban neighborhoods view their histories as private matters. Not Huning Highland. This historic district only a few blocks east of downtown Albuquerque wears its colorful and sometimes scandalous past like a badge of honor.

With its little frame houses, hidden gardens, good restaurants and a haunted hotel with a trendy rooftop bar, Huning Highland is a world apart from Old Town where tourists and locals entertaining out-of-town guests tend to congregate.

One of Albuquerque's oldest subdivisions, the Huning Highland neighborhood is bounded on the north by Dr. Martin Luther King Jr. Avenue NE; on the east by I-25; on the south by Iron Avenue SE; and on the west by Broadway Boulevard SE. It is a fun and easy neighborhood to explore on foot.

Way Out West

Albuquerque was a dusty, wild west outpost when the railroad arrived in 1880 and brought an influx of railroad workers from the east. Many of them, unprepared for what they encountered in their new home, experienced culture shock as well as location shock.

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There were Indians and Mexicans. Not everyone spoke English. The desert was teeming with huge spiders, rattlesnakes and ravenous coyotes. Even the birds were dangerous. The altitude and dry air were uncomfortable. The food was so spicy it was close to inedible and the buildings were ugly. Everything was foreign and strange. Too strange.

Even the most adaptable and adventurous

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Albuquerque businessman Franz Huning announced he was creating a new Anglos only housing development on the outskirts of the city the newcomers couldn't buy the lots fast enough.

They set about constructing the Un-Albuquerque. They hoped Huning Highland would be an island of cultural security in the midst of an alien environment. They lined the dirt streets with young shade trees and planned to build frame houses with steeply pitched roofs, wide front porches and rosecovered trellises. There wouldn't be an adobe wall, a kiva fireplace, *canale* or *viga* in sight.

And the railroad, the very thing that had brought them west in the first place was what would make it all possible. That and Sears, Roebuck and Company.

Home Sweet Home

Before 1900, houses were built from locally available materials. There were regional differences in terms of style. Houses in Nebraska did not look like houses in Florida. In the early 1900s that began to change when kit houses, also known as mail order homes, took the US and Canada by storm.

Companies including Montgomery Ward and Sears produced lavish catalogues showcasing a wide variety of kit houses. and elaborate Queen Annes. The catalogues, which were also known as pattern books, included drawings, detailed floor plans and options for those who wanted to customize their selections.



The house kits traveled to their destinations by train. They arrived in pieces. Every component was labeled and numbered from the pre-cut timbers to the stairs, bannisters, window frames, doorknobs, cabinets, nails and varnish. Each kit also included detailed instructions. All the homeowner had to do was hire a crew to follow the plan and put it together, which is precisely what the lot owners of Huning Highland did.

And just like that a little piece of Albany began to materialize on the far eastern edge of Albuquerque.



Evolution

Huning Highland has had its ups and downs over the years the most notable being the changes caused by the arrival and eventual demise of America's Mother Road, Route 66, which passes through the heart of the neighborhood as Central Avenue.

The opening of the Interstate Highway system in the late 1950s was the kiss of death for Route 66 as well as the motels, gas stations, hamburger stands, souvenir shops and other businesses along Central that catered to the traveling public.

Unfortunately the decline of Central Avenue coincided with the flight to the suburbs that affected so many cities in the middle of the 20th century. The once fashionable neighborhood of Huning Highland lost its luster and began a slow but steady decline.

When I-25 construction demolished the eastern edge of the neighborhood in the 1960s, things got even worse. Central Avenue became a wasteland of liquor stores, flop houses, pawn shops, condemned buildings and trash-filled vacant lots.

But the residents of Huning Highland did not give up and eventually things started to improve.

In 1978 the Huning Highlands Historic District was added to the National Register of Historic Places. New people started moving into the area, property values increased and shops, restaurants and other small businesses began opening on Central.

As you walk the neighborhood today, you still see reminders of the bad times. It's all

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finally come full circle and the area is once again a desirable place to live.



South of Central

Start your tour by traveling along Walter Street between Central and Coal. You'll pass several wonderful cottages. Head off on any side street that intrigues you.

Some homeowners embrace the district's history and maintain a traditional decorating style.



Others prefer a more open, contemporary look for their cottages.



Somehow it all works and the old homes blend comfortably with new infill housing that is transforming empty lots and abandoned eyesores to family homes.



Take a moment to notice the brick building on the corner of Coal and Walter. It was a gas station designed to mimic the lines of an English cottage. It is now the H.B. and Lucille Horn Preservation Station and is a meeting

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Even the plants and flowers of Huning Highland tell the story of disparate elements harmonizing. There are gardens that could have been transported directly from the shady suburbs of Indianapolis. They sit next door to yards filled with yuccas and prickly pears. In other spots blooming cacti grow alongside climbing roses.



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After you've explored the south side, cross Central and take a look at the north side of the neighborhood.

Old Albuquerque High School

The brick Gothic Revival building at 401 Central Ave SE, on the northeast corner of Broadway and Central, is the original Albuquerque High School. The main building was constructed in 1914. The neighboring Manual Arts Building was completed in 1927 and the gymnasium on Tijeras went up in 1938. Students attended classes here until the early 1970s. The buildings were empty until 2003 when they began being converted into interesting apartments, beautiful condos and stylish retail and office spaces.

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tours are offered regularly. Their website includes tour information.



Special Collections Library

The graceful Pueblo/Spanish Revival building at 423 Central Ave SE, the northwest corner of Edith and Central, was built in 1925. It is now the Special Collections Branch of the Albuquerque Public Library. It is well worth your time to step inside. The library may look familiar if you're a fan of the TV series *Better Call Saul*. Both the interior and exterior appear in the show as the Davis and Main Law Firm.



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Huning Highland was the scene of one of the most significant acts of espionage in US history. During World War II Albuquerque and Santa Fe were crawling with Soviet spies.

The Soviet Union was an ally, but it was not part of the top-secret Manhattan Project, the massive effort to create the first atomic bomb that was underway at Los Alamos just north of Santa Fe.

One of the people working on the Manhattan Project was a mechanic named David Greenglass. His wife rented an apartment in Huning Highland. David would spend weekends with her there, a typical arrangement due to the extreme housing shortage at Los Alamos.

David Greenglass's sister, Ethel, was married to Julius Rosenberg who actively recruited friends and family – including David Greenglass - to join his Soviet spy ring. On June 2, 1945 in an upstairs room of what is now The Spy House at 209 High Street NE, Greenglass gave a Soviet courier the plans for the bomb.



When Greenglass was arrested he told authorities everything he knew and named his sister and brother-in-law as accomplices. David Greenglass served 15 years in prison. The Rosenbergs were executed for treason in 1953.

The Spy House is now a B&B as well as a venue for murder mystery dinners, weddings and other special events.

Thirsty?

One of Albuquerque's loveliest hotels is located at 806 Central Ave SE. The Hotel Parq Central was built in the 1920s as a hospital for employees of the Atchison, Topeka and Santa Fe Railroad. In the 1970s it served as a children's psychiatric facility known as Memorial Hospital. There are plenty of reports of ghostly activity around the premises, which can probably be attributed to the turbulent



The Hotel Parq Central does not try to hide its past. There are reminders of the hospital days scattered throughout the buildings and grounds. The hotel's trendy rooftop bar, the Apothecary Lounge, employs some of the most creative bartenders in town and the sunset views over the city are awesome. Highly recommended.



Hungry?

Try one of these Huning Highland standouts, all on Central.

The Standard Diner at 320 Central Ave

Food Network's *Diners, Drive Ins and Dives.* Open for breakfast, lunch and dinner, it has indoor and outdoor seating and full bar service. "A modern twist on diner classics."

The Standard Diner's deco style building was a gas station and car dealership in the 1930s.

The Artichoke Café at 424 Central Ave SE is an award-winning bistro specializing in new American dishes. Open for lunch and dinner. "Where artisan cocktails meet creative cuisine."

Farina Pizzeria and Wine Bar at 510

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of the best pizza joints in the nation. "Artisanal pizza, eclectic Italian wine list and local brews with fantastic daily specials featuring seasonal local ingredients."

The Grove Café and Market at 600 Central Ave SE was featured in the TV series *Breaking Bad*. The Grove has indoor and outdoor seating. They specialize in coffee, fresh local food and seasonal specials. "An artisan café serving breakfast, brunch and lunch."



More Information

Although it's fun to explore Huning Highland any time, each May on Mother's Day weekend the neighborhood association sponsors a house and garden tour. It's fascinating to see the interiors and private outdoor areas of these historic homes.

For more information, visit the Huning Highland Historic District Neighborhood Association's website.





Related Posts



Touching the Past at Dripping Springs

September 25, 2018

The Dav of the Dead

Lpsturtevant@gmail.com



Squarespace Circle Member

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City of Albuquerque Planning Department Landmarks Commission Date: April 15, 2021

OFFICIAL NOTIFICATION OF DECISION

Project 2021-005239 SI-2021-00353 Approval of Alterations

Albuquerque, New Mexico 87103

Donald Mercer, requests approval of post alteration changes to a contributing house, described as Lot 7, Block 17, Huning Highland Addition, located at 400 Arno St. SE. (K-14)

On April 14, 2021 the Landmarks Commission voted for Approval of **Project 2021-005239**, **SI-2021-00353** based on the following Findings.

FINDINGS

- 1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St.SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.
- 2. The subject site is approximately 0.15 acres.
- 3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:
 - Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
 - Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
 - Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
 - Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
 - Construction of a 6-foot high concrete block wall around the rear/side yard.

- 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. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.
- 7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.
- 8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.
- 9. Per Policy Site Features & Streetscapes, existing block wall shall be cover with stucco.
- 10. 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".
- 11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building's Arno St. facing façade.

RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021

APPROVAL for Case SI-2021-00176 / Project # PR-2021-005065, an application for alterations, at 400 Arno St SE, described as Lot 7, Block 17, Hning Highland Addition, based on the above eleven (11) findings. and subject to the following conditions.

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.
- 3. The wood shingle siding on the porch and columns shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height of the front columns is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33 inches at the base to 24 inches at the top.
- 5. All windows shall be replaced with metal clad wood windows of the same dimension and operation as original windows, with the 4 glass divides at the top where previously present.
- 6. Exterior siding shall be returned to 4-inch horizontal siding to match original wood siding to the extent possible.
- 7. All changes need to be completed within the next 12 months.

APPEAL: IF YOU WISH TO APPEAL A **<u>FINAL DECISION</u>** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

Leslie Naji Planner, Landmarks Commission





Agenda Item: 5 Case # SI-2021-00353 Project # PR-2021-005239 April 14, 2021

Staff Report

Agent		Staff Recommendation	
Applicant Request	Donald Mercer Certificate of	APPROVAL of Case # SI-2021-00353, Project # PR-2021-005239, a request for a	
Request	Appropriateness for Unapproved Alterations	Certificate of Appropriateness for alterations, based on the Findings beginning on page 12 and subject to the conditions on page 13.	
Legal Description	Lot 7 Block 17		
Address/Location	400 Arno St.SE		
Size	0.15 Acres		
Zoning	R-1A		
Historic Location	Huning Highland Historic Preservation Overlay Zone	Leslie Naji Historic Preservation Planner	

Summary of Analysis

The application for a Certificate of Appropriateness is for alterations made to the property without making application for Historic Preservation review. The result has been

Within the Huning Highland HPO R-1 zone, casitas and secondary dwelling units are conditional accessory uses. The applicant has filed an application for that approval. This review is only for the architectural appropriateness of the structure. The new structure uses materials and windows similar to those of the contributing house and uses a roof slope found on porches around the house.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Staff considers the proposal consistent with the guidelines and the criteria.

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 2



CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 April 14, 2021 **URBAN DESIGN & DEVELOPMENT DIVISION** Page 3



\$I-2021-00353 Zone Atlas Page:

Case Numbers:

K-14

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CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 4



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SUMMARY OF REQUEST

Request	Certificate of Appropriateness for construction of a replacement				
	accessory building.				
Historic Location	Huning Highland Historic Preservation 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; Neutral; residential
Site to the North	1	Simplified Queen Anne, Gabled roof, 1900	Contributing
Site to the South	1	Spanish Revival, flat roof, 1930	Contributing
Sites to the East	2	(rear alley) Modern rectangle 2015, flat roof	Non- Contributing
Site to the West	1	Spanish Revival, flat roof, 1940	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. As a result, the work done on the house does not comply with the design guidelines for the Huning Highland Historic District.

The homeowner proceeded with the following activities:

- Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
- Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
- Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
- Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
- Construction of a 6-foot high concrete block wall around the rear/side yard.

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 **URBAN DESIGN & DEVELOPMENT DIVISION** April 14, 2021

Within the Huning Highland HPO R-1 zone, all changes to the exterior of a contributing building including walls and fences, must first be reviewed by planning staff for appropriateness within the historic district. That review did not take place and work was performed illegally.

This staff report will evaluate the changes made for appropriateness.

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. Some of the earliest houses were built along this block of Edith Boulevard.

The architectural environment of 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, comers 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 various capping patterns, 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, Coal and Martin Luther King. 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

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021

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multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

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

Integrated Development Ordinance (IDO)

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

The property is located within the Huning Highland 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 (I) identifies standards and guidelines for HPO 4: Huning Highland.

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 changes are not consistent with the Huning Highlands Development Guidelines as they do not maintain the original character of the house.

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 changes previously made to the house have diminished the historical character of the house. The applicant has suggested some revisions to the design to be made in the future that will bring the front façade more inline with the original style of the house.

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

Not applicable

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 8

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.

Although the current changes have altered the character of the original building, proposed changes will attempt to restore some of those features, at least to the front if the building.

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.

Deteriorated features were replaced and do not match the original.

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

Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

The proposal is partially consistent with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, 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 Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution 46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

POLICY – EXTERIOR WALLS

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.
Guidelines

1. Retain and preserve exterior wall materials and details.

The applicant states that the exterior walls were detaching from the wall and needed immediate remedy. The material chosen was an 8" cementous horizontal plank to replace the original 4" wood siding.

Although siding of the same dimension would have been preferable, the fact that the entire house has been re-sided makes reversion to 4" planks financially unfeasible. Other elements are more important to the character of the house.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

A major change in the façade was the shingled porch. The removal of the cedar shingle siding of alternating wide and narrow courses and replacement of tapered columns with small straight columns has had a dramatic, negative impact on the house. The applicant has submitted drawings for reinstating the shingled porch and tapered columns. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33' at the base to 24 inches at the top.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

Since the original material has been removed, its restoration is not possible.

4. Synthetic siding may be appropriate if:

• The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.

• The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

Synthetic material has been used. Had it been submitted prior to installation; a smaller smooth plank would have been recommended.

POLICY – PORCHES & ENTRANCES

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

Guidelines

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.

• 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.

• 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.

• 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.

• 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.

• 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.

• 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.

The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.

POLICY – WINDOWS & DOORS

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 façade in terms of scale, materials and detailing.

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

The replacement windows installed on the house match the original windows in size, number, position and arrangement.

3. 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.

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 11

The size and operation of the windows is the same as the original windows; however, muntin pattern and materials are not the same. The original wood windows had a 4 over 1 muntin configuration. The replacement windows are artificial divides of a 9 over 9 pattern. The replacement windows are also vinyl.

• 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.

The snap-in muntins are not used on the outside of the glass resulting in an obvious flatness to the appearance. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

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

Vinyl windows in place to the rear and sides of the house may remain. Front windows shall be replaced with appropriate windows.

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

Simplified sash patterns are to remain on secondary facades.

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

The new windows will be double glazed.

POLICY – SITE FEATURES & STREETSCAPES

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

Fences and Free-Standing Walls

8. Preserve historic fences and yard walls when feasible.

• Replace only those portions that are deteriorated beyond repair.

There were no historic fences on the site.

9. When constructing new fences, use materials that appear similar to those used historically.

• Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

The concrete block wall was approved in 2017 and was supposed to be covered in stucco.

11. A taller privacy fence may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

The block wall starts beyond the front of the house but is less than halfway back. Because of the traffic noise on Lead Ave. this is appropriate.

12. Concrete block walls shall be stuccoed and architecturally integrated into the building.

As required at the time of approval, the concrete block wall needs to be covered with stucco.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Preservation Overlay Zone and the project is subject to certain provisions of the <u>Landmarks and Urban Conservation</u> <u>Ordinance</u> (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

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

viable economic and social entities."

"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 (B) 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 preservation overlay zone.

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 13

The proposed design changes, reverting back to elements closer to the original, will bring the building more in compliance than it is at present.

\$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 proposed changes will limit the present impairment to the architectural character and historical value of the neighboring contributing buildings or the Huning highland HPOZ.

\$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.

The original qualities and character have been removed from the site. This proposal works towards reinstatement of some of those features, at least from the public street.

\$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 structures 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

IV NOTIFICATION & CONCLUSIONS

Neighborhood Notification

The applicant notified the Huning Highland Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. The only comment received concerned the height of the block wall which was built previously and is not at issue with application except for the stucco to be added.

Conclusions

As discussed in the analysis above, the project partially complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

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

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 **URBAN DESIGN & DEVELOPMENT DIVISION** April 14, 2021

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for construction of a new accessory building - Case SI-2020-00004 / Project # PR-2020-003241 (February 12, 2020)

1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St.SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.

2. The subject site is approximately 0.15 acres.

3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:

• Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding

• Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids

- Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
- Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
- Construction of a 6-foot high concrete block wall around the rear/side yard.

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. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.

7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.

8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-ofway; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

9. Per Policy – Site Features & Streetscapes, existing block wall shall be cover with stucco.

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10. 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".

11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building's Arno St. facing façade.

RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021.

APPROVAL of *Case SI-2021-00353 / Project # PR-2021-005239*, an application for a Certificate of Appropriateness for alterations, located at 400 Arno St. SE, described as Lot 7, Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eleven (11) findings and subject to the following conditions.

Recommended Conditions of Approval

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Block wall to the north of the house shall be covered with stucco.
- 3. The wood shingle siding on the porch shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
- 4. Dimensions of tapered height is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33' at the base to 24 inches at the top.
- 5. The three windows facing Arno St. shall be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.

CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-00353 / Project # PR-2021-005239 URBAN DESIGN & DEVELOPMENT DIVISION April 14, 2021 Page 17



Leslie Naji, Historic Preservation Planner **Urban Design and Development Division**

$A^{\rm City\,of}_{lbuquerque}$



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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	☑ Historic Certificate of Appropriateness – Major (Form L)		□ Wireless Telecommunications Facility Waiver (Form W2)		
□ Archaeological Certificate (Form P3)	□ Historic Design Standards and Guidelines (Form L)		Policy Decisions		
□ Historic Certificate of Appropriateness – Minor (Form L)			□ Adoption or Amendment of Comprehensive Plan or Facility Plan (<i>Form Z</i>)		
□ Alternative Signage Plan (Form P3)	□ Site Plan – EPC includin (<i>Form P1</i>)	ng any Variances – EPC	□ Adoption or Amendment of Historic Designation (<i>Form L</i>)		
□ WTF Approval (Form W1)	□ Site Plan – DRB (Form I	P2)	□ Amendment of IDO Text (Form Z)		
□ Minor Amendment to Site Plan (Form P3)	□ Subdivision of Land – M	inor <i>(Form</i> S2)	\Box Annexation of Land (Form Z)		
Decisions Requiring a Public Meeting or Hearing	□ Subdivision of Land – M	ajor <i>(Form</i> S1)	□ Amendment to Zoning Map – EPC (Form Z)		
□ Conditional Use Approval (Form ZHE)	□ Vacation of Easement o	r Right-of-way <i>(Form V)</i>	\Box Amendment to Zoning Map – Council (Form Z)		
□ Demolition Outside of HPO (Form L)	□ Variance – DRB (Form	V)	Appeals		
□ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form 2	ZHE)	□ Decision by EPC, LC, DRB, ZHE, or City Staff (<i>Form A</i>)		
APPLICATION INFORMATION					
Applicant: Donald Mercer			Phone: 575-571-0864		
Address: 400 Arno ST SE			Email: beanmercer@gmail.com		
City: Albuquerque		State: NM	Zip: 87102		
Professional/Agent (if any):			Phone:		
Address:			Email:		
City: State:		State:	Zip:		
Proprietary Interest in Site: owner		List <u>all</u> owners:			
BRIEF DESCRIPTION OF REQUEST					
Certificate of appropriation for siding for 400 Arno St SE and windows and porch construction					
SITE INFORMATION (Accuracy of the existing I	egal description is crucial!	Attach a separate sheet if	necessary.)		
Lot or Tract No.: 7		Block: 17	Unit:		
Subdivision/Addition: Huning Highland Add	lition	MRGCD Map No.:	UPC Code: 101405740827643611		
Zone Atlas Page(s): K-14	Existing Zoning: R-1A		Proposed Zoning:		
# of Existing Lots: 1	# of Proposed Lots:		Total Area of Site (acres): 0.15		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 400 Arno St SE 87102 Between: Lead and: Coal					
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)					
Signature: Brahd Martan Date: 8-21-2020-2.25.2021			Date: 8-21-2020-2.25.2021		
Printed Name: Donald Mercer			Applicant or D Agent		
FOR OFFICIAL USE ONLY					
Case Numbers		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 <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation		
\Box Sign (see note below)	East Downtown – HPO-1		Downtown Area	
Demolition Demolition City Landmark Designation		-2	Downtown Neighborhood Area –	
□ City Overlay Designation	Fourth Ward – HPO-3 CPO-3		CPO-3	
Number and Classification of Structures on Property		ļ	East Downtown – CPO-4	
Contributing Structures: House			□ Nob Hill/Highland – CPO-8	
Noncontributing Structures: Block wall			City Landmark	
Unclassified Structures: Shed		X Yes	🗆 No	
c c	Sign (see note below) City Landmark Designation City Overlay Designation City Coverlay Designation Ctructures on Property Ck wall	Sign (see note below) East Downtown – HPO-1 City Landmark Designation Eighth & Forrester – HPO City Overlay Designation Fourth Ward – HPO-3 tructures on Property Huning Highland – HPO-4 Old Town – HPO-5 Silver Hill – HPO-6	Sign (see note below) East Downtown – HPO-1 City Landmark Designation Eighth & Forrester – HPO-2 City Overlay Designation Fourth Ward – HPO-3 tructures on Property Huning Highland – HPO-4 Old Town – HPO-5 Silver Hill – HPO-6	

*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)

_ 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)
- \checkmark 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-(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - 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: Brald Mercan		Date:			
Printed Name: Donald Mercer		☑ Applicant or □ Agent			
FOR OFFICIAL USE ONLY					
Project Number:	Case Numbers	STATISTICS AND			
	-	ATAL MENT			
	-				
	-				
Staff Signature:		MERCU			
Date:		- Addadda			

___Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

02/24/2021 Donald Mercer Homeowner 1409 Jefferson St NE Albuquerque, NM 87110

To Whom it may concern,

This letter is intended to detail the repairs that have already been done on the property of 400 Arno St SE in the Huning Highland historical district. The letter will entail the work that has been completed and the work that will need to be done on the home to best keep the historical characteristics of the home.

The home renovations that have been completed are home siding, windows, and front pillars at the opening of the porch. At the time the work was completed the home was in a dire condition and in serious need of repair. To highlight the extent of the neglected home we will discuss the need for immediate repair.

The front pillar located in the front porch area was not constructed appropriately causing a severe sag and an inevitable collapse of the structure. Upon discovery the front porch pillar was removed and replaced onto the appropriate footing. During repair the integrity of the pillars were not restored due to the timeline and available funds. In time and with permitting the pillars will be restored to the historical aesthetic.

The insulation in the home was lacking causing pipes to freeze putting the home in danger of water damage. The home had already seen water damage due to the grading on the property causing rain to drain underneath the home. This has since been corrected. To the preserve the home, the siding had to be removed and replaced with insulation, decking, water barrier and ultimately the siding. During this time the windows had to be replaced as well due to the extra insulation and the discovery of no framing around the windows. The windows where replaced with standard vinyl windows with no change to the dimension. It is understood the windows need to match the historical "wood" structure. The intention is to replace the necessary (street-facing only, as per historic guidelines) windows over time to the characteristic aesthetic of the neighborhood.

With the above statements it is understood the home at 400 Arno St NE Albuquerque, NM 87102 will need to be brought up to the historical aesthetic governed by the Huning Highland historical district. The repairs on the home where done without permitting due the extent of the damage to preserve the home. I had applied for permitting through the historic district before renovations.

This letter is being written to ask for a certificate of appropriateness to get permits through the city for the work done as well as the work that needs to be completed. The timeline for the repairs will be governed by the financing available. In order to proceed, I would like a final and written list of the aesthetic changes that are being requested by the president of the Huning Highland Neighborhood Association.

If you have any questions or concerns, please don't hesitate to call or email.

Kind Regards,

Donald Mercer Phone: 575-571-0864 Email: donald.r.mercer@gmail.com





Α

В

					В
	NAME	DATE	TITLE:		A
D 'R. PR.			400 Arno		
NTS:			SIZE DWG. NO.	REV	
			SCALE: 1:48 WEIGHT: SHEE	[1 OF 1	

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 March 30, 2021 To April 14, 2021

- 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.

	Donald	Mercer		08-21-2020
	(Appl	icant or Agent)		(Date)
l issued 2	_ signs for this application,	2.26.2021	. Ohly	j.
		(Date)		(Staff Member)

PROJECT NUMBER: Pr-2021-00 /SI-2021-00

Rev. 1/11/05

Naji, Leslie

From:	Donald Mercer <beanmercer@gmail.com></beanmercer@gmail.com>
Sent:	Saturday, March 13, 2021 1:25 PM
То:	Naji, Leslie; Chavez, Jonathan R.; Christina Brigance
Subject:	Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry
Attachments:	image001.png; image002.png; image003.png; image004.png; image005.png; image001.png

External

------ Forwarded message ------From: **Donald Mercer** <<u>donald.r.mercer@gmail.com</u>> Date: Sat, Mar 13, 2021, 1:24 PM Subject: Fwd: 400 Arno St. SE Neighborhood Meeting Inquiry To: <<u>beanmercer@gmail.com</u>>

------ Forwarded message ------From: **Carmona, Dalaina L.** <<u>dlcarmona@cabq.gov</u>> Date: Wed, Mar 10, 2021, 11:09 AM Subject: 400 Arno St. SE Neighborhood Meeting Inquiry To: <u>donald.r.mercer@gmail.com</u> <<u>donald.r.mercer@gmail.com</u>>

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First	Last	Email	Address Line 1	City
	Name	Name			
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard	Albu
				SE	
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway	Albu
				Boulevard NE	
Huning Highland Historic District	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albu
Association					
Huning Highland Historic District	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albu
Association					

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>



If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrateddevelopment-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <u>devhelp@cabq.gov</u>, or visit: <u>https://www.cabq.gov/planning/online-planning-permitting-applications</u> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of
webmaster@cabq.gov
Sent: Wednesday, March 10, 2021 10:28 AM
To: Office of Neighborhood Coordination <<u>donald.r.mercer@gmail.com</u>>
Cc: Office of Neighborhood Coordination <<u>onc@cabq.gov</u>>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Home Renovation In Huning Highlands

Contact Name

Donald Mercer

Telephone Number

5755710864

Email Address

donald.r.mercer@gmail.com

Company Name

SELF

Company Address

1409 Jefferson St NE

City

Albuquerque

State

NM

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ZIP
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87110

Legal description of the subject site for this project:

Home at 400 Arno St SE Albuquerque NM 87106

Physical address of subject site:

400 Arno St SE Albuquerque NM 87106

Subject site cross streets:

Lead and Arno

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

This message has been analyzed by Deep Discovery Email Inspector.

This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Sent:	Bonnie Anderson <andersonbonnie505@gmail.com> Sunday, March 14, 2021 3:38 PM</andersonbonnie505@gmail.com>
To:	Donald Mercer
Cc:	john@innovateabq.com; David Tanner; Ann Carson; Sanchez, Suzanna A.; Christina Brigance; Chavez, Jonathan R.; Naji, Leslie
Subject:	Re: 400 Arno Application for Variance

External

Donald,

Those height dimensions are not acceptable in this neighborhood. You might want to check with Landmarks if you are not familiar with height constraints for fences.

Bonnie

242-8848

On Sun, Mar 14, 2021 at 7:28 AM Donald Mercer <<u>donald.r.mercer@gmail.com</u>> wrote:

Hi Bonnie,

Sorry for the confusion. The drawing is correct. The section facing Arno is where the gate will be located. This section is also 6 ft tall.

Thanks,

Donald Mercer

On Sun, Mar 14, 2021, 8:01 AM Bonnie Anderson <<u>andersonbonnie505@gmail.com</u>> wrote:

Donald,

The overhead drawing you sent me shows a uniform 6 foot wall, including the section on Arno. If that is not accurate, please send a drawing that shows accurately the plan for this wall. Thanks!

Bonnie

On Sat, Mar 13, 2021 at 12:21 PM Donald Mercer <<u>donald.r.mercer@gmail.com</u>> wrote:

Hi Bonnie,

The fence will be 6 feet along Lead. The front of the home will not have a fence that tall if at all. There is a section facing Arno where the entrance to the back yard will be 6 ft. If you have any questions please don't hesitate to contact me.

Kind regards,

Donald Mercer 575-571-0864

On Sat, Mar 13, 2021, 7:00 AM Bonnie Anderson <<u>andersonbonnie505@gmail.com</u>> wrote: Donald, You are planning to have the wall be 6 feet high along Lead and along Arno? Bonnie

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	i, Mar 12, 2021 at 3:09 PM Donald Mercer < <u>donald.r.mercer@gmail.com</u> > wrote: onnie,
I hav	ve attached the document showing where the wall is being built and the height. Let me know if you have any stions.
Kind	regards,
Dona	ald Mercer
	hu, Mar 11, 2021 at 5:21 PM Bonnie Anderson < <u>andersonbonnie505@gmail.com</u> > wrote:
	hald, are the neighborhood can deside if we need to meet as not, we need to have a clear idea of the well you are
	ore the neighborhood can decide if we need to meet or not, we need to have a clear idea of the wall you are ending to build. Please provide a scale drawing and a description of the color/texture of the exterior surface.
	inks!
	nnie Anderson
НН	HDA
On	Wed, Mar 10, 2021 at 3:05 PM Donald Mercer < <u>donald.r.mercer@gmail.com</u> > wrote:
	ello,
	y name is Donald Mercer and I am sending you this email in request for a variance for the property of 400 Arno SE located at the south intersection of Lead and Arno.
Ple	ease see the attached form and let me know if you have any questions.
Kir	nd Regards,
Do	onald Mercer
57	5-571-0864
====== This me	ssage has been analyzed by Deep Discovery Email Inspector.



OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordina	ance (IDO) to answer the following:	
Application Type: Certificate of Appropriateness Major		
Decision-making Body: Landmarks Commission		
Pre-Application meeting required:	⊠⁄Yes 🗆 No	
Neighborhood meeting required:	✓ Yes □ No If requested	
Mailed Notice required:	🖓 Yes 🗆 No	
Electronic Mail required:	✓ Yes 🗆 No	
Is this a Site Plan Application:	□ Yes ♥ No Note : if yes, see second page	
PART II – DETAILS OF REQUEST		
Address of property listed in application: 400 Arno St. S	E	
Name of property owner: Donald Mercer		
Name of applicant: Donald Mercer		
Date, time, and place of public meeting or hearing, if applicable:		
April 14, 2021 @3:00 PM via Zoom		
Address, phone number, or website for additional information:		
https:/cabq.gov/planning/boards-commissions or 924-3927		
PART III - ATTACHMENTS REQUIRED WITH TH	IS NOTICE	
✓Zone Atlas page indicating subject property.		
✓ Drawings, elevations, or other illustrations of this request.		
□ Summary of pre-submittal neighborhood meeting, if applicable.		
☑ Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADI	E IN A TIMELY MANNER PURSUANT TO	
SUBSECTION 14-16-6-4(K) OF THE INTEGRATE	D DEVELOPMENT ORDINANCE (IDO).	
PROOF OF NOTICE WITH ALL REQUIRED ATTA		
APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

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OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

 $\hfill\square$ a. Location of proposed buildings and landscape areas.

 $\hfill\square$ b. Access and circulation for vehicles and pedestrians.

 \square c. Maximum height of any proposed structures, with building elevations.

□ d. For residential development: Maximum number of proposed dwelling units.

□ e. For non-residential development:

 $\hfill\square$ Total gross floor area of proposed project.

□ Gross floor area for each proposed use.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov Printed 11/1/2020 276



MORA ADAM RUDY 416 ARNO ST SE ALBUQUERQUE NM 87102-3560

YU PERCY P C & MARIA 417 ARNO ST SE ALBUQUERQUE NM 87102

CUMMINGS MARK KIMBALL 409 ARNO ST SE ALBUQUERQUE NM 87102-3559

SMART STACI L 413 LEAD AVE SE ALBUQUERQUE NM 87120-3565

WOMENS HOUSING COALITION INC 3005 SAN PEDRO DR NE ALBUQUERQUE NM 87110

MAIETTA DENNIS & VICTORIA 314 ARNO ST SE ALBUQUERQUE NM 87102

KNOLL HARRIET C & RUDOLPH J & DOUGLAS C 405 EDITH BLVD SE ALBUQUERQUE NM 87102-3561

LUCERO MICHAEL T 316 LEAD AVE SE ALBUQUERQUE NM 87102-3564

SANCHEZ MICHAEL J & MARIA Y 410 EDITH BLVD SE ALBUQUERQUE NM 87102 GRAVES ANDREW D & SANDOVAL ORIANA 419 EDITH BLVD SE ALBUQUERQUE NM 87102

EYSTER TIMOTHY 206 SOLANO DR NE ALBUQUERQUE NM 87108

MERCER DONALD 400 ARNO ST NE ALBUQUERQUE NM 87102

OSOFSKY ROBIN 415 EDITH BLVD SE ALBUQUERQUE NM 87102-3561

GONZALES FELIPE P & JOSIE 415 ARNO ST SE ALBUQUERQUE NM 87102-3559

DEBERG ERIC L 323 EDITH BLVD SE ALBUQUERQUE NM 87102

MONTANO ALEAH A 321 ARNO ST SE ALBUQUERQUE NM 87102

RODRIGUEZ ADAM G & ANA G 709 LA VEGA RD SW ALBUQUERQUE NM 87105

MURRAY JONATHAN C & ANGELA M 412 LEAD AVE SE ALBUQUERQUE NM 87102-4292 COOPER STEPHAN 411 ARNO ST SE ALBUQUERQUE NM 87102

MANZANARES PATRICK A 317 EDITH BLVD SE ALBUQUERQUE NM 87102-3532

MERCER ROBERT & HANSON JULIE A 406 ARNO ST SE ALBUQUERQUE NM 87102-4271

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Donald Mercer & Christina Brigance 1409 Jefferson ST NE Albuquerque, NM 87110





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ATTACHMENTS





ORIGINAL APPERANCE

CURRENT APPERANCE

ATTACHMENTS



Window selection (with 4 top panes)

CHAIR MYERS: Okay let's go to the next one, is that you Ms. Naji?

MS NAJI: It is indeed. Concerning, application project number PR-2021-005239. We have a request for a certificate of appropriateness for 400 Arno street se. This is a little bit different, the work has already been done and we're trying to get an approval on the work and some changes to get it more in keeping with the original style of the house, and we have here the original the little bungalow house here that was at 400 Arno and the applicant proceeded with work, including removal of the front porch, removal of the windows, and removal of the exterior siding, and re-siding without a certificate of appropriateness, as well as the construction of the front wall and gate here on, here this side wall has been approved several years ago. The problem, the time that I was informed of the work going on at the house, we were down to the front porch was the columns had not yet been completely removed the windows had been replaced in the wood siding had been replaced. The applicant was stating that the situation was that the siding was falling off the building, which I can understand that it certainly needed to be replaced with. The bulk of this work would typically be a staff decision. But because we're trying to sort of work backwards, it has come to the condition. I just want to sort of really enforce that staff decisions can be made very quickly within a couple of days. And by making those applications in advance, we can direct applicants to get the right material, the first time, so things don't have to be re-done.

In terms of deciding the original siding is a much smaller siding was about a four-and-a-half-inch siding, the new siding is about six and a half inches. And it's like a hearty board sort of material because of the extensive use on the house will we're gonna let that goal, of course. Of more concerned are the windows on the house, as you can see in this picture of the original windows were very nice for over one window some which I think we're salvaged. Instead, we have a one over one with just like an inside nine over one grid. What we like to do is if we're going to replace the windows. One is to at least get the same style so that was the front window should be just the vertical, the vertical slats instead of the cross grid. And These are vinyl windows, which we you know, especially for a detailed window, which we don't we don't approve. In the grids need to be sort of like true vision grid so that there's something in between the glass and on the inside, and on the outside. because all the windows have been replaced go back here, staff is recommending that ultimately, the three windows that are in the front there's a window here and then these two double windows that these be replaced within the next year. To a new window similar to this one here and I provided at least one manufacturer where they can find those to replace those windows and to allow the other windows to remain.

Concerning the front porch, I had talked with the owner on the porch as they were working on this and I had told them that they need to re-build this with the wood shapes along the front of the porch and with the taper column, which he said it was going to be done, but it wasn't. They have now provided drawings for a request you know, for their plans to ultimately get back to create this. The wood shape column base as well as this front. The front boards here on the porch should also be replaced with the wood shapes and with the same pattern, the same pattern of the shapes is still present on the gables at the house. They never were on the side of the House, they were always at the Gable ends, and then here on the front porch. So, part of the understanding with this application in addition to the windows, is that these

front columns and the front material here on the outside skirting of the porch will be changed back to the fakes as was previously seen.

The stucco the block wall, this wall here had been before the Commission I think in 2016 or 2015 and was approved. This was added this had been a wood fence, I think, in a wood gate that apparently was hit, and so they built the wall. My concern is that this concrete block wall needs to be stucco. The guidelines for the neighborhood say that concrete block walls shell be stucco and architecturally integrated into the building. So that is something that was agreed to back when the Wall was first permitted back like I say in 2015 or 16, but that was never carried out and that needs to be done now. Staff recommends that a certificate of appropriateness be issued for this property. With the following five conditions, one being the applicant is responsible again to require all appropriate permits and related approvals. That the block wall to the north of the house shall be covered with stucco. The wood shingle siding on the porch shall be alternating wide and narrow courses of cedar shingles to match the Gable ends and will be extended wall exterior porch was not only the column basis the dimensions of taper height is not provided and should be the height of the original shape covered portion approximately six feet from grade. The flare portion should taper from 33 inches, it says 33 feet, I will change that, at the base to 24 inches at the top. And that the three windows facing Arno shall be replaced with metal plan would windows, with the four glass divides at the top, and this needs to be completed within the next 12 months. I stand for any questions.

CHAIR MYERS: Thank you, Ms. Naji, Commissioner Bellow.

COMMISSIONER BELLO: Ms. Naji (inaudible), are there deadlines for the rest of this for.

MS NAJI: I'm sorry I'm not picking you up very clearly.

COMMISSIONER BELLO: Okay I'm sorry, can you hear me now?

MS NAJI: Yes.

COMMISSIONER BELLO: Ok, you have a deadline for the windows, they have to be done within 12 months is there a deadline for any of the rest of the work.

MS NAJI: I think all the work should be done within the 12-month period.

COMMISSIONER BELLO: I suppose I should make that is that right it.

MS NAJI: That should be a separate point.

COMMISSIONER BELLO: Yes, Okay, thank you.

CHAIR MYERS: Ms. Naji I have a question for you. When I read the report, it seemed to me like at some point the applicant knew fairly early on that they needed these approvals, but maybe they thought it was

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taking too long, did I read that correctly and they went ahead, did I read that correctly or was I, did I, am I making that up?

MS NAJI: There is some comment in the applicant's letter stating that they had filed for a certificate of appropriateness. There was never any application made for that certificate of appropriateness, unfortunately, it is my understanding, also, that from the inspectors who came and saw it, that the applicant was aware that he needed a certificate of appropriateness and just was hoping, nobody would notice.

CHAIR MYERS: yeah that's geez, I don't like that. Commissioner Solares.

MS BRIGANCE: I'll speak up, I am the wife ...

CHAIR MYERS: I'm talking to Commissioner Solares excuse me, Commissioner Solares.

COMMISSIONER SOLARES: Yes, so was this project submitted to the city for any reason, change out of the windows or anything? Was it processed through the city or is it just somebody then inspector drove up and saw some work going on there?

MS NAJI: that's my understanding is the inspector's saw it and then they're like um do you have any permits for this and I had not, and they had not through the through the other applications either.

CHAIR MYERS: Commissioner McKinney.

COMMISSIONER SOLARES: Any of the work require any permits?

MS NAJI: Yes.

COMMISSIONER AUSTIN: Absolutely.

CHAIR MYERS: Commissioner Solares, are you done or do you have any other questions?

COMMISSIONER SOLARES: No that's it.

CHAIR MYERS: Commissioner, McKinney.

COMMISSIONER MCKINNEY: Just a clarification within the Hunning Highland district is this a contributing building?

MS NAJI: Yes, it is.

CHAIR MYERS: Commissioner Austin.

COMMISSIONER AUSTIN: Ms. Naji, you're talking about the three windows on Arno being replaced correctly are those the only three windows that he has changed to vinyl windows?

MS NAJI: Commissioner Austin, no all the windows have been changed. I have been trying to work at this point with, I feel like when we are backpedaling here that we are trying to work at, making a solution that's doable for the applicant at this point. That would minimize the effect to the neighborhood and the damage to the house has been done, but we can try and reduce some of the impact, I think, on the street.

COMMISSIONER AUSTIN: I definitely think that it is a corner property and even though that there is a wall there um basically the way the house is set on the lot all sides of the house, maybe even the back of the house is visible and I don't know why we are trying to give him a break here. I think all the windows should be replaced that he has then he has just gone ahead and bought vinal windows and stuck them in thinking he wouldn't get caught. I can live with the wood siding and I can even live with some of that pillar because I don't know if that those pillars were actually original to the house and that's something more in the 20s then turn of the century, but I I'm not okay with someone who is deliberately try to get around the system to say you've got I don't know what 10 windows and do three and that's Okay, I think all the windows, need to be done properly. that's my opinion.

CHAIR MYERS: Good, Commissioner Dudley.

COMMISSIONER DUDLEY: I have a question about the slide with the images that show changes and notes at the summit steps in front and back of the home, do not have appropriate steps um are these curves steps Dane, are they going what's the status with that, what are we looking at there?

MS NAJI: I had not in my recommendations had not insisted on replacing the curved steps. Just because of the idea of pulling out concrete.

COMMISSIONER DUDLEY: Those curve steps are in, can you show the front again, are they in front and back?

MS NAJI: Yeah, they are in the front and in the back, you can see it a little bit here it's not particularly dramatic of an effect on the front. It does look better than whatever was there before. And the previous picture, but um that would be a decision I you know I would leave to the Commission.

CHAIR MYERS: Any other Commission or comments before we get to the applicant. looks like. So, I think with this let's go to the applicant. Who can state their name and address, for the record.

MS BRIGANCE: Hi I'm Christina Brigance. My addresses is 400 Arno street SE. And my apologies for speaking earlier, I didn't realize how this process went.

CHAIR MYERS: That's fine and you're the you're the applicant?

Landmarks Commission April 14, 2021 PR-2021-005239_400 Arno St. AC-21-8 MS BRIGANCE: I'm the applicant's wife.

CHAIR MYERS: Okay, great so please go ahead, you have up to 10 minutes to make your case and maybe address some of the comments you've heard already.

MS BRIGANCE: Yes, absolutely um I'm sorry I'm also keeping my video off because it will make my connection unstable. Okay. So, we didn't do this with that intent, I want to start with that what happened is we bought this house in 2015, and over the course of the five years, there were just extensive repairs that we needed to do to keep the house from deteriorating. So, the first thing we did was the wall there's no pictures here, but it was it was one of those would slap walls in the back that was completely rotted and not providing any protection for our backyard. In those years it got we got things taken out of our backyard basically broken into numerous times so that's where we started. With the speed of coming to, in the years that came we, the windows were not functional, most of them didn't open. So, we had even taken to caulking some of them shut just for safety and the noise barrier from the road which certainly wasn't the safest thing to do. And then, with the siding we found out when we replaced the back door, because it was hanging crooked we found out that the back wall was, it was kind of floating and I'm not a contractor, so I don't know the exact terms, but there was there was no insulation in it, and so we started looking at the rest of the house, and there were just basically hadn't been any updated insulation, on the other three walls. And following that we started getting pipes freezing so all of these have been, were happening in financially a guick amount of time, so that's how I would address the materials that we chose. I'm sorry that we didn't go through the permitting process. We had a timeline with once the pipe started freezing we started to become more concerned about replacing the siding. The stairs were purely aesthetic actually, as you can see a I don't know for sure, but I highly doubt those wood plank stairs are a historical feature of the house and we just replace those four for the look of the property, the aesthetic, and I think that's all I can say, but I'm happy to answer further questions.

CHAIR MYERS: Okay. Thank you, Commissioners to do you have some quiet do we have some questions of the applicant? Commissioner Austin.

COMMISSIONER AUSTIN: So, when did you say you purchase the House?

MS BRIGANCE: It was August of 2015.

COMMISSIONER AUSTIN: So, you've been in the neighborhood for six years.

MS BRIGANCE: I'm glad.

COMMISSIONER AUSTIN: Did you live in the neighborhood before?

MS BRIGANCE: um no I did not.

COMMISSIONER AUSTIN: Okay, so in all the process of buying the House and meeting the neighbors and talking to the neighbors and looking at thousands around you, you had no inkling that this was an historic overlay house that had protections, that and standards that had to be met, you were never aware of this, you didn't realize, you were in the historic neighborhood?

MS BRIGANCE: Uh yes, we did.

COMMISSIONER AUSTIN: Thank you.

CHAIR MYERS: Commissioner Bellow.

COMMISSIONER BELLO: Yeah and the follow up on the same lines, usually some sort of a notice from the city that and bombs you. Have a window shouldn't be changed, that the exterior shouldn't be altered you remember receiving anything like that.

MS BRIGANCE: No, I don't.

CHAIR MYERS: Commissioner McKinney.

COMMISSIONER MCKINNEY: Are you aware that there are tax credits available for restoration work and on a historic common and historic district, such as this, where you ever informed about that? Of course, it has to be presented to the State cultural crock these prior to the work being done. Oh, I'm just wondering if you were aware that there are up to \$25,000 in tax credit over five-year period?

MS BRIGANCE: I'm with not in front of that.

COMMISSIONER MCKINNEY: I wish, are all the realtors who sell property I know those that are on the board here, certainly on the Commission certainly do but I'm going through the process myself, I live in historic on it's on the same historic district, and the meeting as this month and see if, in fact, that I get a tax credit for stock oh.

MS BRIGANCE: Oh gosh yeah. That would be that would have been great to know and yeah, I we're not interested in in changing I'm happy to keep the historic nature, I love the neighborhood in that that it exists. I just hope you all I brought across that this understanding of just the essential necessity of it with the time with a time period but.

COMMISSIONER MCKINNEY: Really, no one informed you about some of the tax advantages for the maintenance, which includes everything from electrical plumbing windows, even as long as the windows or original and a real work or replicated exactly. I just find that it's the columns and proud of the house really and the windows really are, I think, why it's a contributing building to the to the neighborhood in course now they're gone. So, we have some concerns.

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MS BRIGANCE: Yeah regarding columns. I forgot to mention that, when I was speaking, but we don't have a problem restoring them to what they looked like. That also just happened on actually the last day the contractors were there when the siding was done, they were putting the siding on the columns and they found that it was not even touching the ground that outside column, so the weight of the roof was not distributed on to that column at all. And then in their time in finding this on the last day they didn't have the time to build out that same structure, because it wasn't um. I thought we have pictures of it, I wish I could have shared here. But there was just like pieces of wood in there, instead of full a full frame.

CHAIR MYERS: Commissioners, any other comments or questions? You know I think a lot of this just when you buy a house in the historic district, you know it's just part of the deal, you know that you've got to comply with the regulations that are in place and certainly, sometimes that can be a burden, but you also you get the benefit of being in a historic neighborhood you know so it's you know it just goes both ways and. Are there any Interested parties signed up to speak here, Mr., Salas?

MR SALAS: No Sir.

CHAIR MYERS: Okay, no one is that right, no one signed up to speak. The applicant, do you have anything to add any kind of in closing.

MS BRIGANCE: Um yeah, I would just like to close that we don't have a problem, making the requested changes that Leslie presented. It would be really helpful if the timeline was longer than a year, just for the financial aspect of it. And I just I hope I get across that we didn't do this with bad intent for the neighborhood.

CHAIR MYERS: Okay, thank you, thank you. Miss Naji, do you have anything you want to add in closing, here are sum things up?

MS NAJI: Yes, thank you, Chairman Myers, I think you know that there was not ill intent on the part of the property owner and I do see, I would like, I would be willing to help them in any way like if they want to apply for tax credits. Perhaps to replace all the windows into a more appropriate style and to get funding for the column restructuring that might be something that you would be able to get tax credits for and to get it back to where it was since it's already a contributing building, but in terms of the 12-month time period. My concern is that it gets done but that I would like to see that make sure that some effort is made within the next 12 months, either with the stucco or maybe not all three things, but at least that there's some staging with the work that we're seeing some progress me made on it. That's all, thank you.

CHAIR MYERS: Thank you, Ms. Naji. Commissioners anything to add otherwise maybe we will close the floor and discuss this? Let's close the floor and discuss this. Commissioner Austin.

COMMISSIONER AUSTIN: Okay I'm going to be the hard ass about this I'm sorry, but there is a responsibility of living in an historic neighborhood and certainly with a neighborhood association with the

things that the city does to remind people that they have to get permission to do these things. And I don't find it compelling of you know I can see if it was a roof leak okay that's an emergency um I feel very strongly that all the windows needs to be repaired and put back to what they should be. I absolutely the wall needs to be stucco. The columns to me is six of one half a dozen another because I'm not even sure that they are original but in not a later I'm a later edition, but if they are original, then I agree that they have to be back um. Especially since the applicant knew as he was doing these things that he needed permits and he blew it off, I think that six, I think the 12 months is more than generous more than generous. So, I want to stick with the I wouldn't even mind six months, but I would, I would, I would add this to the 12 months, but all of the windows need to be replaced the wall needs to be stucco. And I will defer to anyone else on the two columns I actually like the kind of cleaner look that it is now, but if these were which know columns and they need to be put back.

CHAIR MYERS: Thank you, Commissioner Austin. Commissioner Bellow.

COMMISSIONER BELLO: I agree with Commissioner Austin, off the dime and if there's any wiggle room to be written into it, if there's a failure to meet the deadline, then review by staff or to figure out why and then to figure out new timeframe if it falls behind because something can't be obtained or a certain amount of work can't be done.

CHAIR MYERS: Thank you, Commissioner Bellow. Commissioner Solares.

COMMISSIONER SOLARES: Yes, thank you. I think this is one of those cases where we don't want to see something like this, this is the whole point of why we're on this board, and why these neighborhood organizations exist and I, it's just really disappointing and instead to see the changes on this specifically on the detailing of the siding and the size of the siding. And that's why I think these columns are original because I've seen them and other neighborhoods about this period of this house of these houses in it looks like I can't tell because there's just not enough pictures in this report to see what's wrong, other than just really two be showing the you know the entry and that column area, but the key detail, I think, is this beautiful siding that was done, at least on the front side because that's the only picture that we can see so like I said I believe i've seen similar siding similar columns like this on that flare out at the end. So, I would like to see that rebuilt. I don't know what can be done about the siding but what's there now is looks like it's some kind of 90s type siding that you can buy a home depot and slap on anything, and it has taken away the original character of the of the House and let alone the window to know that, which is a whole nother subject right there so extremely disappointing. Thank you.

CHAIR MYERS: Thank you, Commissioner Solares. I agree with, oh Commissioner deadly.

COMMISSIONER DUDLEY: Sorry Chair Myers, I was just going to mention that I personally have I agree with what's been said thus far with by the other Commissioners. I do think they're, my the biggest difference I see with the changes that were made have to do with the way that porch is treated which in great, you know greatly was it was impacted by changing those the bottoms of those columns, but also just like the outline and the end the short wall, I think there it's become really two dimensional when it

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used to have a real three dimensionality and character to it so. I would say that is a priority to return that front facade to a look, that it had once. I think you know, knowing what it's like to be a homeowner in a historic district I you know I appreciate the love and the care that, that the homeowners thought they were putting into this property, but I am likely the other Commissioners very disappointed that the original character and quality was lost with the replacement using you know these newer windows that are vinyl and have those pieces of plastic that try to distinguish the you know the top portion which you know really brings down the quality and this is on a major thoroughfare through our neighborhood it's visible from Arno, it's visible from Lead, and I would recommend that like Commissioner often said that all the windows do get changed back to something more compatible with the historic quality.

CHAIR MYERS: Thank you, Commissioner Dudley. Any other Commissioners? I agree with all the other Commissioners, I mean I'd go so far as maybe to see some of that siding replaced on the front, I mean because to me that that's what was so beautiful about the original the smaller siding. I know it gets expensive, but if it had come to us originally, I mean I think that's all we have to treat it what would we have done if it came to us originally what would our thoughts have been and what would our comments have been I mean I just think that's the analysis.

MR MERCER: Hello, this is Donald, I just logged on sorry.

CHAIR MYERS: Hi Mr. mercer.

MR MERCER: I am the property owner yes.

CHAIR MYERS: Yes, thank you, we are currently discussing this. Would you like to if you would like to have an opportunity to address this. Were you here, were you here earlier.

MR MERCER: I was not actually because I wasn't aware, while I was aware of the beanbag couldn't find the link to it, and I was at work, so I just barely jumped on, but if you if you guys want me to kind of discuss the reasons why we approach the house this way I'm more than happy to let you know why we went this way and the reasons why we did what we did.

CHAIR MYERS: Yeah, I know. Mr. mercer I don't know I mean regardless of why you did it, I think our obligation is to tell you what is typical right in this historic district. Certainly, would have been nice, you know if you had showed up you know for the meeting on time, but my guess is that the Commissioners are probably okay with giving you a little bit of time, we want to you know we don't want to completely cut people off. Unless a Commissioner objects, I think it would be appropriate for you to have a couple minutes if you would like to you know to if you'd like to say something.

MR MERCER: Sure, I could like just, I just wanted to just so that people understand the background of the actual of the house, and the reason why these repairs went in and why we did it this way. So, the house is very old house right, so there was a lot of issues with plumbing and pipes freezing.

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CHAIR MYERS: Oh yeah sworn in. Oh, all right Mr. mercer please if you know raise your right hand and repeat after me.

MR MERCER: OK, I can even start my video. Okay.

CHAIR MYERS: I swear or affirm to tell the truth.

MR MERCER: I swear the firm to tell the truth.

CHAIR MYERS: Okay, and then again just again your email your physical address and your name.

MR MERCER: And then go ahead 400 Arno street and my name is Donald Mercer.

CHAIR MYERS: Okay, go ahead.

MR MERCER: Ok, so the issue with the house initially was that it was having had a lot of frozen pipes and there was a lot of water damage. So, the motivation for jumping on the house and replacing all the siding was because it needed to actually be insulated because the house doesn't have any installation so um, and this was this was just like kind of late summer so winter was going to come around so we were afraid that there was going to actually be more issues with frozen pipes. So, while we were living in the house that we were having to deal with you know going in and making sure to shove. Insulation in the walls, because pipes are actually exposed. I'm not sure if you guys remember the house on the back, it was just kind of like this it looks kind of like a trailer like plywood siding that they usually use so that's the area where the wall was actually not even connected to the house, because there was so much damage. So, we went ahead and pulled all the siding off to repair the plumbing and the extent of the damage was so bad that we went ahead and replaced all of the siding. I was actually not aware that I needed to get all this permitting. The windows, I thought if you replace them windows for window then it would be fine talking with Leslie, I understand that the windows that we picked to put in there we're not appropriate, and we are actually in the process of probably going to replace those ones, all of this is kind of thought through, as we replace all the siding we've on the front porch I know there's some you guys probably noticed the pillars aren't the same as a previously were. So, you could probably click on those so the pillars that the pillar on the left side of the house was actually collapsing, so initially the pillars were just going to be left and we were just going to redo them, but we had to pull all of the pillars out and rebuild all of the pillars there because they were not built correctly. So, it was actually put it was cantilevered on like a two by four it was trying to hold up the whole structure, so the house was going to be caving in. So, and you know the short the short time that we have to prepare the house because we had a crew there we went ahead and pulled all the pillars out and put the right foundations and the right post to actually hold the House up and keep the integrity of the house together, and then we planned on coming back and putting those pillars back in at another time. Does that make sense?

CHAIR MYERS: You know your I believe it was your wife, she addressed a lot of this and I think ultimately. You know we're you know we're not really here to address that we're here, we understand why you guys did it we understand your justification for it, but you know what ultimately, we are, we are the Landmarks Commission. Okay, so we are trying to figure out how to make sure that the home when it is redone is in compliance with the neighborhood okay. Okay, so certainly we understand what you've said, your wife added some of that if you have anything else specific you know regarding the staff report, the conditions that are suggested. Please let us know but we understand that you thought you were doing it to you know you we understand what your justification was but.

MR MERCER: Okay, I just wanted to make sure that that was that was clear yeah.

CHAIR MYERS: Okay. Okay um, thank you. So, I think let's go back to the to the Commissioners. I think we were all had made our comments, a lot of us had made comments it didn't do any of the Commissioners have anything else to add it sounded like maybe we wanted to add a few conditions to the current staff report so maybe if any of the Commissioners. Commissioner Austin, had a suggested condition.

COMMISSIONER AUSTIN: No, I do, but I believe that Commissioner Maddox, raised his hand and wasn't recognized.

CHAIR MYERS: I'm sorry I can't see a Commissioner Maddox.

COMMISSIONER MADDOX: That's quite all right, thank you yeah, I wanted to chime in on what Commissioner Solares was saying about this siding. You know that that is a huge thing I mean adding those columns back is great, but that siding really condition for that needs to be added into what we do today to eventually get that back to where it was originally that's really what I wanted to point out. I am very familiar with this property, I know that the previous owner of his property on the reason he sold him because he needed he needed a lot of work and he didn't have the time or energy, he was an architect living out of state and we tried to help him with some of the work on that before he decided to just abandon his project and sell it. So, I do understand that you know it's an old property we all live in these older neighborhoods because we love these older properties, and you just got to follow the rules we appreciate you guys coming today.

CHAIR MYERS: Thank you, Commissioner Maddox, and I mean you guys are, I think it's worth noting the applicants are here today and it sounds like you know they seem willing to you know comply with the rules moving forward so that's great. Commissioner Austin.

COMMISSIONER AUSTIN: um I understand the financial considerations I own two houses in the neighborhood in Hunning, one of which was actually condemned. I was living in Oregon when I bought it and I knew from day one that I was in a historic overlay district, and I knew from day one that anything I had to do anything that I did had to be worked with the Commission, and the house was completely redone top to bottom I'm legally, and correctly all the permits were pulled in everything was pulled and

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you know as a single woman, um I can't I was able to do it and I've been able to do it twice um I really you know I didn't know, of course you knew you bought a house in historic district. Anyone who lives in the city knows that there has to be permits done and anyone who is living in a house like this knows that it has to be done correctly and not using hardy board and not using vinal windows. I find it very difficult to accept that they didn't know um yes economically can be difficult, but that is one of the problems of living in an historic neighborhood. So, I have to agree and I will add I said earlier, you know the windows were an issue, and certainly the columns I understand now are an issue if it is proved that that's not how they originally were. I could live with that I agree siding has to be done correctly, I think all the work that's been done, we all have problems with installation, we all have problems with leaky windows, we all have problems with roofs that's what happens when you buy 100-year old house and you have to have a commitment in your heart to be the steward of that house and save it. So, I think that everything that's been said from the Commissioners is correct and those need to be the conditions.

CHAIR MYERS: Thank you, Commissioner Austin. Commissioner Belo.

COMMISSIONER BELLO: Yeah if we could just informally go down the list of what those conditions are going to be it's going to be the wall stucco. The siding reports columns are we going to include all windows?

CHAIR MYERS: Yes, I think so far that's kind of where we're headed.

COMMISSIONER BELLO: Okay, and then are and then preserving the 12-month deadline is that correct as well?

COMMISSIONER BELLO: I think that's what we're headed.

CHAIR MYERS: Yeah and we can all vote on it, but I think, maybe that's where we should head.

COMMISSIONER BELLO: Okay.

CHAIR MYERS: And maybe to that and it sounds like we need those columns you know we're going to want those columns back, and it seems like oh good Okay, maybe I should just read and do we also talk about the siding, for the front at a minimum maybe.

COMMISSIONER AUSTIN: Number three. Okay that's got to be amended to all siding all siding has to be done correctly.

MS NAJI: The siding on the porch was originally like shingles the original siding on the House was like four-inch plank you know. siding.

COMMISSIONER AUSTIN: Good plank and I think that has to be added.

MS NAJI: Well, I, if I may interject here, the Commission has agreed, through the guidelines that hardy board is permissible other materials so long as it resembles wood in dimension and that the smooth faces used.

COMMISSIONER AUSTIN: Well then, what I think we have to do is talk about this siding and dimensions, then, if it's not hardy bored, then it is the dimensions to match.

CHAIR MYERS: Yeah, that's what I would think so maybe we do.

COMMISSIONER SOLARES: Who has those dimensions though?

COMMISSIONER AUSTIN: Whether...

COMMISSIONER SOLARES: You know, anything can we are that somebody's going to go off and pictures.

COMMISSIONER AUSTIN: Pictures.

MS NAJI: We have pictures will just have to go off the pictures they it measures about four inches the original siding.

CHAIR MYERS: I think then that's what I think, maybe then that's what the motion will be and if Commissioners have problems with that and obviously I think we give some discretion to the staff. But it seems like what we want is that it match as closely as possible, you know if not exactly right to what was there before and you know. Commissioner McKinney.

COMMISSIONER MCKINNEY: Just another clarification, am I getting this right that the siding on the front was different than the siding on let's say the north side and the South side.

COMMISSIONER DUDLEY: Chair Myers. I can share my screen I on Google Street View from 2019 It shows it.

CHAIR MYERS: let's look at that that'd be great can we get a Commissioner Dudley share here screen there.

MR SALAS: Oh yeah you're good to go.

Commissioner Dudley: Okay.

CHAIR MYERS: There you go.

COMMISSIONER SOLARES: So, the columns in front, the shingles on their match this shingles that are on the side of the house at the attic level.

MS NAJI: Yeah correct.

MR MERCER: No, they did not actually. So those the shingles that are on the attic side are were, I think put on by the previous owner what you see there is actually like a hearty board type of shingle. And you could even see on the bottom it's like a compressed wood is what they were using their where the actually got is it's kind of eroding and you could actually see on that left pillar were kind of it was sort of falling apart. And then, as you could see on the front window, where the where the siding is that siding was actually I think repaired at some point. And so, it actually looks smaller than it does, because they kind of overlapped a bunch of pieces on there.

CHAIR MYERS: Yes.

MR MERCER: So, you could see there's the dimensions are very different from each different piece, as you kind of look down the wall and it's because society.

CHAIR MYERS: Okay, with Thank you Mr. Mercer let me let you know typically, this is just when the Commissioners are discussing this.

MR MERCER: I'm sorry I was just trying to clarify just trying to help that's all.

CHAIR MYERS: So, based on these pictures and some of the comments there by the applicant, maybe, maybe you know I don't know exactly where we're heading, but maybe. Ms. Naji, can we see the conditions as currently written let's look at those. And why don't we just take a moment to look at those each of us and see if we've got any real issues with it and then maybe what we you know a lot of this, I think, Ms. Naji It has she always has some discretion right, you know I mean not to violate the express written language, but you know when there's a little bit of given there, she has discretion so maybe let's look at it and see if we have any comments or concerns.

COMMISSIONER DUDLEY: One question I have for Ms. Naji, is just is number three and four, both regarding the porch? I'm just not sure what number four is referring to with the tapered height and maybe it just needs to specify the columns.

CHAIR MYERS: I love the columns yeah.

MS NAJI: Yes, that's just for the columns he has drawings provided but there's no dimensions on them, and I just wanted to guarantee that the height of that taper portion is...

CHAIR MYERS: Than let's reference columns.

Landmarks Commission April 14, 2021 PR-2021-005239_400 Arno St. AC-21-8 COMMISSIONER AUSTIN: Okay, lets add columns.

CHAIR MYERS: yeah. Okay, so that looks good to me and I said, you know and other Commissioners, please wanting... to replace middle way, whether for okay exterior siding exterior siding show rich okay yeah.

COMMISSIONER AUSTIN: Leslie, Laura Austin here, we're all the windows I'm for glass divides on the top or whether it's just different windows?

MS NAJI: No, I believe all of them were actually the applicant can tell you, for sure you can see a lot of my notes on decides that they are for over one I'm not positive about the back.

CHAIR MYERS: Mr. mercer would you, do you know the answer to that.

MR MERCER: I did, and I thought we were gonna agree on the first three initially and then, as we kind of progress, we would replace all the windows, with the same type of window.

CHAIR MYERS: No that's not what we're doing so, did you know the answer that question, maybe she could repeat it, if necessary.

MR MERCER: Yeah could you repeat that, please?

MS BRIGANCE: I do, if I love to speak.

CHAIR MYERS: Sure, please yeah.

MS BRIGANCE: So, the back window was for divides, but it was not a split window, it was like a door swinging one, like a casement window.

MS NAJI: Casement window yeah.

MS BRIGANCE: And then one onn the south side we're also the same and but we're also the four divided.

CHAIR MYERS: And so maybe what we say, is to match the original right and we don't get into you know the four glass divides at the top, we just get into matching the original right. Maybe we could just say that. And then they would take care of it, and then we would just rely on Ms. Naji to make sure that's done correctly, as if she doesn't have enough going on.

COMMISSIONER AUSTIN: Now couldn't we just change that sentence to edit the end of all windows to be replaced with metal glass windows, with the for glass divides on top to match as closely as possible to the original window in that area. That works you too.

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CHAIR MYERS: Yeah, any other comments on these conditions?

COMMISSIONER MCKINNEY: Just a clarification again on the front columns the siding is like wide narrow wide narrow wide narrow. The balustrade on the Porches is the same way, and I find that that's really it ties that together and I don't see I don't think I see that referenced in the conditions of the of the dimension in there.

COMMISSIONER AUSTIN: Original spelled wrong here dear.

MS NAJI: That's why we have red lines. Okay, the word site in the shake siding that's on the porch on the columns and on the gables as like a thin band, and then a white man. The siding on the House generally with, with the exception of where repairs had been taken place over time is a consistent just you know roughly for in siding. There is some as there are some areas that you know, like they were showing there and you're the problem when it goes, where some of its narrower than that some of its wider than that it was obviously appeared in a similar fashion.

CHAIR MYERS: Okay um.

COMMISSIONER MCKINNEY: I guess what I was trying to have to say and it's the shingles on the columns and the balustrade of the porch that I was concerned about that back to the original appearance.

CHAIR MYERS: Yeah maybe that's what we say.

COMMISSIONER AUSTIN: On number four.

CHAIR MYERS: Number four yes, make it so that it's back to the original appearance and maybe it, you know, and maybe it does say to see.

MS NAJI: It does say.

CHAIR MYERS: And that.

MS NAJI: Number three says it OK.

CHAIR MYERS: OK OK OK.

COMMISSIONER MCKINNEY: And just another point of clarification we're not talking about the extended steps in the handrail that we see in the photo that was submitted previous because I think that needs to go, obviously it has gone.

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CHAIR MYERS: Yeah yeah yeah, I think that's right. So, I think, maybe we're fairly close. Here, maybe close enough that someone could make a motion if appropriate. You should never speak Commissioner Austin.

COMMISSIONER AUSTIN: In the case of SI-2021-00353 project number PR-2021-005239 that we approve with the conditions one through seven as written.

CHAIR MYERS: Right there's a motion of approval, with the seven conditions on the screen, is there a second?

COMMISSIONER SOLARES: Second.

CHAIR MYERS: Second, from Commissioner, a Solares and now let's do a roll call vote here. Okay I'm sorry that I lost that there I keep losing that, let's stop this stop so I can go through all my. Anyway, I'll just go through Commissioner McKenney.

COMMISSIONER MCKINNEY: Yes.

CHAIR MYERS: Commissioner Austin.

COMMISSIONER AUSTIN: Yes.

CHAIR MYERS: Commissioner Bellow.

COMMISSIONER BELLO: Yes.

CHAIR MYERS: Commissioner Maddox.

COMMISSIONER MADDOX: Yes

CHAIR MYERS: Commissioner Solares.

COMMISSIONER SOLARES: Yes.

CHAIR MYERS: Yes, Commissioner Dudley.

COMMISSIONER DUDLEY: Yes.

CHAIR MYERS: Commissioner Myers, yes. So, motion passes unanimously so it's approved with those conditions. Thank you.

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Planning Department Brennon Williams, Planning Director

Development Review Division 600 2nd Street NW – 3rd Floor

Albuquerque, NM 87102

NOTICE OF APPEAL

May 6, 2021

TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on May 5, 2021. You will receive a Notice of Hearing as to when the appeal will be heard by the <u>Land Use Hearing</u> <u>Officer</u>. If you have any questions regarding the appeal please contact Alfredo Ernesto Salas, Planning Administrative Assistant at (505) 924-3370.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-21-8 PLANNING DEPARTMENT CASE FILE NUMBER: PR-2021-005239 SI-2021-00353, VA-2021-00136

APPLICANT: Donald Mercer 1409 Jefferson ST NE Albuquerque NM, 87110

cc: Crystal Ortega, City Council, City county bldg. 9th floor Kevin Morrow/Legal Department, City Hall, 4th Floor-LC file <u>donald.r.mercer@gmail.com</u> <u>beanmercer@gmail.com</u>



LANDMARKS COMMISSION AGENDA WEDNESDAY, APRIL 14, 2021 3:00 P.M.

Due to COVID-19 this meeting is a Public Zoom Video Conference Members of the public may attend via the web at this address: <u>https://cabg.zoom.us/j/2269592859</u>

or by calling the following number: 1-301-715-8592 and entering Meeting ID: 226 959 2859

MEMBERS

J. Matt Myers – Chair Lauren Austin – Vice Chair Joe McKinney – Damon Maddox Daniel Solares - Robert Bello - Rosie Dudley

Due to the number of cases and the time required for each, a time limit shall be imposed on all parties in interest to each case. Limits are necessary so that the LC may give the last case on the agenda the same attention given the first. Limits shall be as follows:

Staff Report: Applicant: Other Interested Parties Applicant Rebuttal: Staff Rebuttal Floor Closed: Five Minutes Ten Minutes Two Minutes Each Five Minutes Five Minutes Commissioners' discussion and vote

- 1. Call to Order: **3:00**
- 2. Additions and/or Changes to the Agenda.
- 3. Approval of the March 10, 2021 Minutes.

4. PR-2021-005225 SI-2021-00330 Application for Certificate of Appropriateness	Nicholas Nuccio, requests approval of a Certificate of Appropriateness for new construction at 401 Walter Street SE, described as Lot 1, Block 18, Huning Highland Addition, Huning Highland Historic Protection Overlay Zone. (K-14-Z)
5. PR-2021-005239 SI-2021-00353 Application for Certificate of Appropriateness	Donald Mercer, requests approval of a Certificate of Appropriateness for Alteration at 400 Arno Street SE, described as Lot 7, Block 17, Huning Highland Addition, Huning Highland Historic Protection Overlay Zone. (K-14-Z)

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7. Adjourn

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact the Planning Department, at 924-3860(VOICE) or TTY users may access the voice number via the New Mexico Relay Network by calling 1-800-659-8331.

NOTICES OF DECISION will be mailed only to the applicant or agent. All other interested parties can view and print a copy of the decision at the following website or a hard copy is available at our office on the 3rd floor, City Planning. www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets