



Landmarks Commission

Agenda Number: 4
Project #: PR-2025-020010
Case #: HCOA-2025-00003
Hearing Date: March 12, 2025

Staff Report

Applicant	Phillip Martinez
Request	Certificate of Appropriateness – Major
Legal Description	Block 7, Lots 8 & 9, Luna Place
Address/Location	1016 Lomas Blvd. NW
Size	Approximately 0.14 acres
Zoning	MX-L Fourth Ward Historic
Historic Designation	Protection Overlay Zone (HPO-4)

Staff Recommendation
 APPROVAL of project #PR- 2025-020010 HCOA-2025-00003 based on the Findings and subject to the Conditions of Approval within this report

Staff Planner
 Nasima Hadi

Summary of Analysis

This application for a Certificate of Appropriateness pertains to the existing gate and window constructed without a Certificate of Appropriateness at 1016 Lomas Blvd. NW.

The proposal is to approve a roll-up metal gate for the existing wood fences. The roll-up metal gate is 18 feet, five inches wide, and 11 feet, three inches high. It is installed in the alley. The window replacement will remove the inappropriate newly installed window and replace it with a triple double hung set of windows to replicate the original windows.

Staff has reviewed the project and finds that the gate, as placed and with conditions, will not significantly harm the locally distinctive qualities of the neighborhood. Staff reviewed the request and finds it to be consistent with the relevant development guidelines for the Fourth Ward Historic Protection Overlay zone (HPO-4) and the criteria for approval of a Certificate of Appropriateness in the IDO, subject to conditions.

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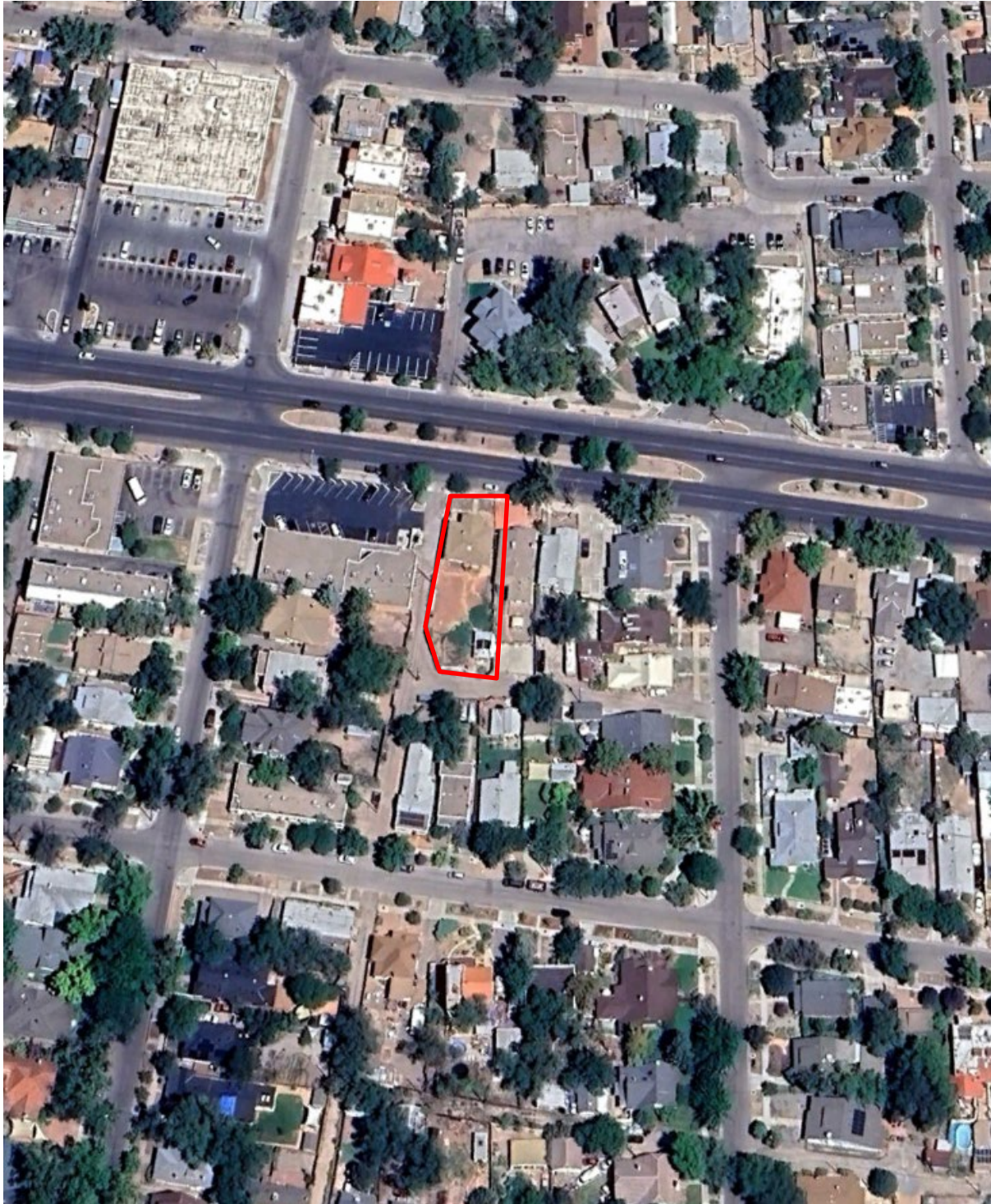
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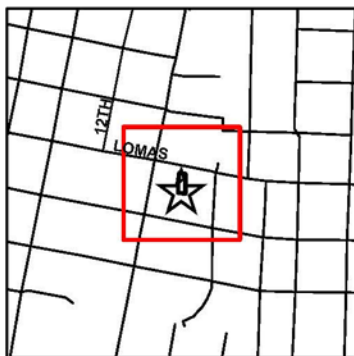
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I. Map

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

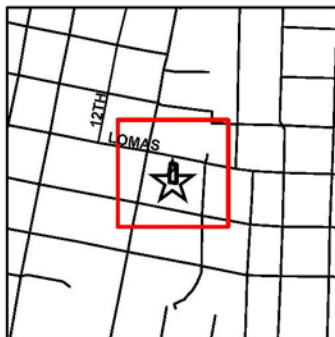


1 inch = 100 feet

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3/12/2025
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Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

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

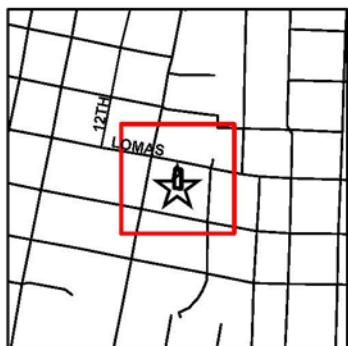
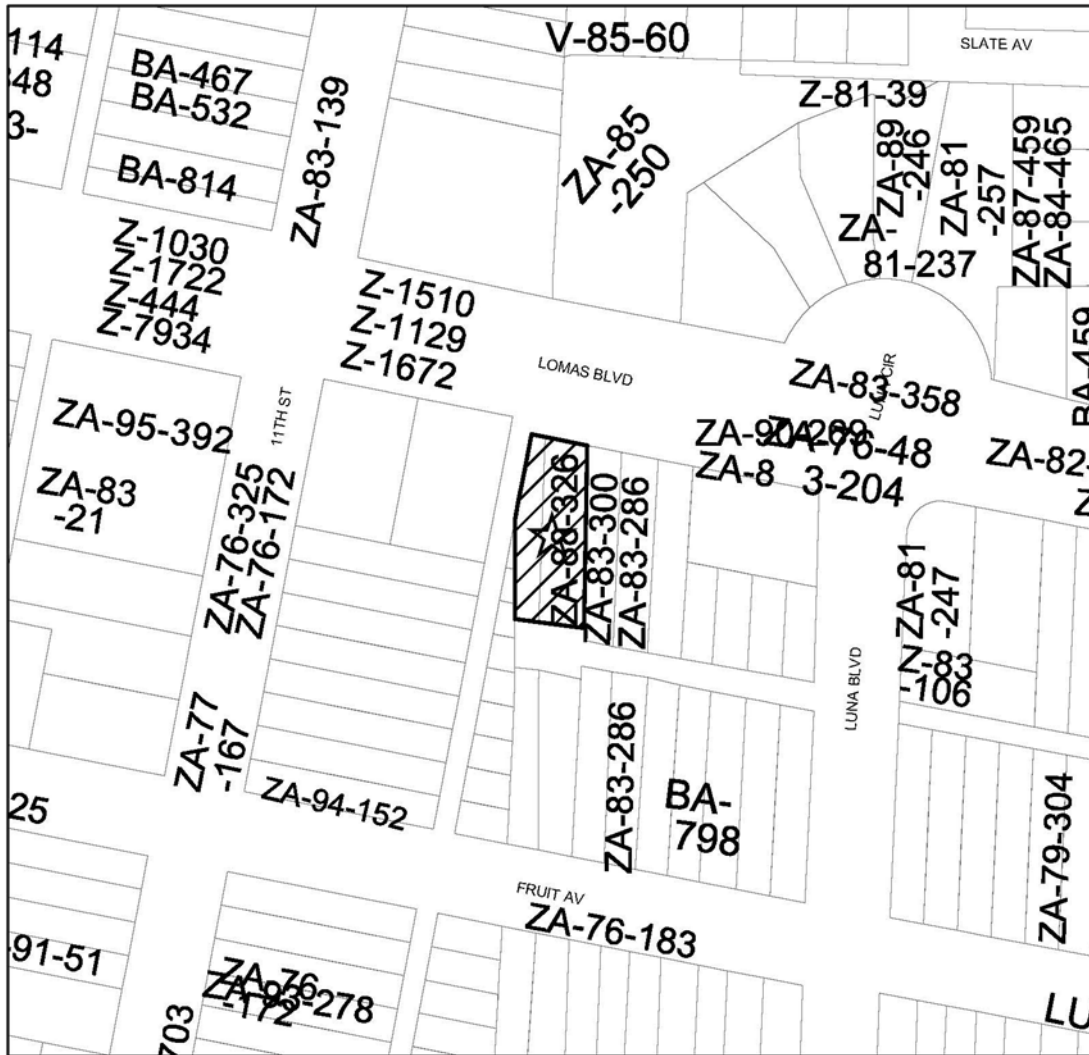


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History Map



HISTORY MAP

Note: Gray shading indicates County.



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II. Introduction

Request	<i>Certificate of Appropriateness for Alterations</i>
Historic Location	<i>Fourth Ward Historic Protection Overlay Zone (HOP-4)</i>

Area History and Character

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

	Subject Site	Site to the North	Site to the South	Site to the East	Site to the West
<i># of Stories</i>	1	2	1	1	1
<i>Roof Configuration</i>	Hipped	Hipped	Flat	Pitched	Flat
<i>Architectural Style</i>	Bungalow	Simplified Queen Anne	Territorial Revival	Bungalow	Spanish pueblo revival
<i>Age of Construction (approx.)</i>	1922	1910	1924	1923	1978-79
<i>Historic Classification</i>	Contributing	Not contributing	Contributing	Contributing	Not contributing
<i>Land Use</i>	Single-family residential	Commercial Office	Single-family residential	Single-family residential	Multi-Family

Request

The application is a request for a Certificate of Appropriateness for the existing gate and window replacement, built without a Certificate of Appropriateness, located at 1016 Lomas Blvd. NW.

On February 2, 2025, the applicant applied for a Certificate of Appropriateness – Major following the issuance of a Notice of Violation by Code Enforcement. The applicant had installed a metal roll-up gate. The owner made improvements without understanding the approval process.

The roll-up metal gate is 18 feet, five inches wide, and 11 feet, three inches high. It is installed in the alley. The installed metal rollup gate, which is not in keeping with the historic character of Fourth Ward, could not be approved by staff and has been referred to the Landmarks Commission.

In addition, the applicant proposed replacing the inappropriate previously installed windows. The new windows will match the original windows and meet the requirements of Fourth Ward guidelines.

Landmark Commission's Role

Pursuant to IDO §14-16-6-6(D)(2)(b), the Landmarks Commission shall make the final decision about the request after conducting a public hearing and considering the Staff recommendation.

Site History

There are no previous cases for the subject site.

Area History

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

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

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

The National Registry nomination goes on to say that, “The architectural character and interest of the Fourth Ward District come from the leisurely pace with which it developed and the high quality of houses built there over the years so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial, well-designed homes

of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941.”

III. Zoning

The application for this request was submitted subsequent to the effective date of August 3, 2024, of the Integrated Development Ordinance (IDO) and is subject to its regulations and processes.

IDO Zoning

In May 2018, the Integrated Development Ordinance replaced the City’s Zoning Code, and the property was zoned MX-L.

Overlay Zones

Historic Preservation Overlay (HPO) Zone

The property is located within the Fourth Ward Historic Preservation Overlay zone (HPO-4). IDO §14-16-3-5(K) identifies standards and guidelines for HPO-4. IDO §14-16-6-6(D) establishes procedures and decision criteria for a Certificate of Appropriateness – Major in a Historic Protection Overlay zone.

Character Protection Overlay (CPO) Zone

The property is located within the Downtown Neighborhood Area Character Protection Overlay zone (CPO-3). CPO-3 regulates lot sizes, required usable open space, setbacks, building height, parking, building design, and signs. These regulations are not applicable to this request.

IV. Certificate of Appropriateness – Major

IDO Review and Decision Criteria

Pursuant to IDO §14-16-6-6(D)(3) (Review and Decision Criteria), "An application for a Historic Certificate of Appropriateness – Major shall be approved if it meets all of the following criteria."

- (a) The change is consistent with §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 proposal for new replacement windows on the street facing façade will remedy the placement of inappropriate sliding windows with triple banks of double hung windows to match the windows removed. Replacement windows to the sides and rear may remain.

The roll-up door in lieu of a sliding gate is not consistent with the historic character of the Fourth Ward.

- (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 reinstallation of the triple bank windows to the front of the house will maintain the architectural character of the house. The roll-up door, though not in keeping with the historic character of the Fourth Ward, will not significantly impair nor diminish the character of the neighborhood due to its location. The new metal roll-up gate was installed in the alley, and it is not visible from the front of the property.

- (c) The change qualifies as a “certified rehabilitation” pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

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

The new windows will enhance the original character of the house by replicating the original windows.

The installed metal roll-up is not within a historic feature.

The new windows will enhance the original character of the house, and they will not distinguish the original qualities or character of the structure.

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

The new windows will be of a metal clad Fibrex window, custom made to match the original dimensions. The windows will be 4 over 1 with grids on the inside and outside with internal spacers.

- (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 in which it is to be located.

Not applicable.

(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed 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 LC or City Council 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.

Development Guidelines for Fourth Ward Historic Protection Overlay Zone

The Landmarks and Urban Conservation Commission (now the Landmarks Commission) established design guidelines for building projects in the Fourth Ward (HPO-4) in October 2010. The guidelines include 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 proposed alterations are broken down into components for the purpose of analysis. Relevant policies are within the shaded boxes. Relevant guidelines follow in regular text.

Staff’s analysis of the proposal’s conformance with the design guidelines is provided below in ***bold italics***.

POLICY – WINDOWS AND 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 facades.

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.

Having previously installed a window style that is not in line with the historical aesthetic of the house, this application calls for the removal of the inappropriate windows on the front façade. The new replacement window will be a triple window set of narrow double sash four over one windows that match the original windows of the house. Although all windows of the house have been replaced, windows at the sides and rear, which are not visible from the street, may stay in place.

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.

As the original windows have been lost, the applicant proposes new windows of the same dimensions and configuration to be placed at the front of the house. Additional windows to the side and rear are not visible from the street and may remain.

POLICY – SITE FEATURES AND STREETSAPES

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

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.

The neighborhood has mainly used wood and iron fencing and gates. The roll-up metal door is 18 feet, five inches wide, and 11 feet, three inches high (including frame). The gate/door scale and design are not historically similar to those of the neighborhood; however, the gate is not highly visible from the street.

V. Agency & Neighborhood Concerns

Reviewing Agencies

Code Enforcement has stated that they do not have any reviews of doors. Although fence heights are a maximum of 8 feet, the nature of the overhead door utilized has made CE silent on the height.

Neighborhood/Public

The applicant notified the Downtown Neighborhoods Area Association and property owners within 100 feet, excluding public rights-of-way, as required. A sign was posted on the property, giving notice of this application, as required. As of this writing, Staff has received two letters in support of the roll-up door from neighbors. (See Attachment D – Public Comments.) There has been no opposition to the request.

VI. Conclusion

The metal roll-up gate/door design is not in line with the historical aesthetic of Fourth Ward; however, being placed behind the existing building in the alley, it is not highly visible from the street. At the same time, it provides added security to the property.

The windows facing the street that do not meet the Fourth Ward guidelines will be replaced with new sash-pattern windows that match the original historical windows in the house.

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

Findings, Certificate of Appropriateness – Major

Project #: 2025-020010 / HCOA: 2025-00003

1. The application is a request for a Certificate of Appropriateness for the existing gate/ door and window replacement, built without a Certificate of Appropriateness, located at 1016 Lomas Blvd. NW.
2. The subject site is approximately 0.14 acres. The legal description for the subject site is Block 7, Lots 8 & 9 Luna Place in the Fourth Ward Historic Protection Overlay Zone (HPO-4). The property is zoned MX-L.
3. The applicant applied for a Certificate of Appropriateness – Major following the issuance of a Notice of Violation by Code Enforcement.
4. The applicant installed a roll-up metal door within an existing wood fence.
5. Windows of the house were replaced with inappropriate sliding windows.
6. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO 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.
7. Section 14-16-6-6(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.

- (a) The change is consistent with §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 proposal for new replacement windows on the street facing façade will remedy the placement of inappropriate sliding windows with triple banks of double hung windows to match the windows removed. Replacement windows to the sides and rear may remain.

The roll-up door in lieu of a sliding gate is not consistent with the historic character of the Fourth Ward.

- (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 reinstallation of the triple bank windows to the front of the house will maintain the architectural character of the house. The roll-up door, though not in keeping with the historic character of the Fourth Ward, will not significantly

impair nor diminish the character of the neighborhood due to its location. The new metal roll-up gate was installed in the alley, and it is not visible from the front of the property.

- (c) The change qualifies as a “certified rehabilitation” pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

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

The new windows will enhance the original character of the house by replicating the original windows.

The installed metal roll-up is not within a historic feature.

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

The new windows will be of a metal clad Fibrex window, custom made to match the original dimensions. The windows will be 4 over 1 with grids on the inside and outside with internal spacers.

- (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 in which it is to be located.

Not applicable.

- (g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed 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 LC or City Council 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.

8. The application has been reviewed against Development Standards for Fourth Ward Historic District in the areas of:

WINDOWS AND DOORS:

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.

Having previously installed a window style that is not in line with the historical aesthetic of the house, this application calls for the removal of the inappropriate windows on the front façade. The new replacement window will be a triple window set of narrow double sash one over one windows that match the original windows of the house. Although all windows of the house have been replaced, windows at the sides and rear, which are not visible from the street, may stay in place.

SITE FEATURES AND STREETSAPES:

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 neighborhood has mainly used wood and iron fencing and gates. The roll-up metal gate is 18 feet, five inches wide, and 11 feet, three inches high. The gate scale and design are not historically similar to those of the neighborhood; however, the gate is not highly visible from the street.

9. The Downtown Neighborhoods Area Association and neighboring properties within 100 feet, excluding public rights of way, were notified of this application. The requisite sign was posted on the property, giving notification of this application, Staff has received two letters in support of the roll-up door from neighbors. (see Attachment D Public Comment). There has been no opposition to the request.
10. Staff has reviewed the project and finds that the proposal will not harm the locally distinctive qualities of the Fourth Ward (HPO-4). The request was reviewed against the relevant development guidelines for New Town Neighborhoods and the criteria for approval of a Certificate of Appropriateness – Major found in the Integrated Development Ordinance (IDO).

Recommendation

APPROVAL of Project #: 2025-020010 / HCOA-2025-00003, a request for Certificate of Appropriateness – Major Alterations at 1016 Lomas Blvd NW, legally described as Block 7, Lots 8 & 9 in the Fourth Ward Historic Protection Overlay (HPO-4) zone, based on the above 10 Findings and subject to the following Conditions.

Recommended Conditions of Approval

Project #: 2025-020010 / Case #: HCOA-2025-00003, Application Description

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals
2. The windows will be 4 over 1 with grids on the inside and outside with internal spacers.

Nasima A Hadi

Nasima Hadi
Historic Preservation Planner
Urban Design and Development Division

Notice of Decision cc list:

LC File

A) PHOTOGRAPHS



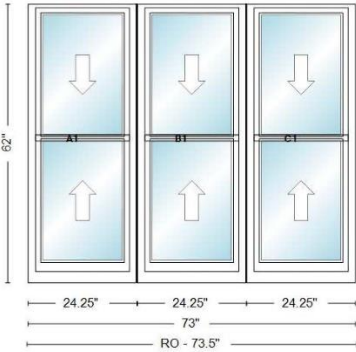
Front of the building looking Southwest.



Front of the building looking Southeast.



Front of the building before the renovation and changing of the original windows



<u>Item</u>	<u>Qty</u>	<u>Operation</u>
100	1	AA - AA - AA

RO Size: 73 1/2" x 62"

Mull: Factory Mull, Andersen Ribbon Mull, 1/8 Non Reinforce
 TW 2' 1/4"X5' 2" - TW 2' 1/4"X5' 2" - TW 2' 1/4"X5' 2", Unit, 41
 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pir
 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional,
 Full Screen, Aluminum

New Window Design



Back in the Ally looking Northeast.



Back in the Ally looking Northwest.



Front of the building with the Certificate of Appropriateness hearing death sign

B) APPLICATION INFORMATION

To whom it may concern,

I, Phil Martinez, respectfully request a Certificate of Appropriateness for the existing safety gate at my family's property. Additionally, I want to address the height of the fence and express our agreement to replace the two identified windows with historically accurate ones to meet all concerns here today and notify you of a landmark Commission hearing on the matter. These three items—the two windows, the gate, and the fence—are considered equipment essential for addressing safety issues. This request is motivated by an urgent need for safety, a sentiment shared by many in Albuquerque, our beloved city currently facing rising crime rates.

First, we agree to update the windows according to city standards.

Second, the design of our fence is comparable to at least one other fence in the alley and matches the height of another fence with a different design, making a total of three fences that are 8 feet tall in the same alley with many other examples in the Neighborhood. Furthermore, safety considerations regarding the alley must be factored in when evaluating the height of the fence in the alley; it not only contributes to privacy but also helps reduce noise pollution from Lomas Boulevard and enhances security, our top priority.

My late father purchased the property at 1016 Lomas in the 1980s. My now-deceased 101-year-old grandmother sometimes shared stories of her as a young girl playing in front of our house, and I feel like I am a custodian for those who came before me and those who will come after me. As long as I can remember, that fence has been maintained at its current height, with a gate in that alley. Several years ago, a woman broke her hand on the old gate and threatened to sue my family, which was a traumatic ordeal for us. Safety has been a primary concern in our decision-making process regarding the replacement of the gate. The old gate was hazardous; it swung violently in the wind, which was a serious risk that needed addressing. I took it upon myself to paint the fence and replace the old gate with a new one, hiring a reputable company for the work. I feel misled by their conflicting assessments during two different visits, but I trusted what they said about the gate. Unfortunately, we cannot reverse our course now.

I beg you to please consider our situation.

Finally, the circumstances justifying the gate and fence arose from a crisis. As Governor Michelle Lujan Grisham's 2025 State of the State Address noted, "Everyone in this room knows that crime is out of control in New Mexico. Even our public safety professionals agree, we're in a state of crisis." This sentiment resonates deeply with my family, myself, and many residents who have felt the impacts of crime firsthand in Albuquerque.

The alley where the gate is located often faces a range of issues, from minor litter to more serious concerns like hypodermic needles and even human feces. I've been actively cleaning up this alley, addressing trash dumped near the dumpster, and dealing with cars parked inappropriately. I encourage anyone to visit this alley early in the morning or late at night and consider whether they would feel safe leaving their loved ones alone. Although there have been

some improvements, it's thanks to the proactive efforts of both the neighbors and the city, and we should continue to support this progress. I've talked with many of my neighbors and those I need to inform about the upcoming hearing on this matter, and I've received unanimous support. I urge you to take a look at my neighbors' letters regarding this issue.

This safety gate is essential for protecting my property, family, and community. Just as businesses have been compelled to invest in security measures, it is equally crucial for property owners to enhance their safety against potential threats. As the Governor stated, "Business owners investing in their properties to repel burglars and keep their employees safe should know we all have their backs." This "having their backs" principle should naturally extend to our property, as families deserve the right to feel secure.

I recognize that I made an error in trusting the advice I received from the gate company, which has unfortunately led to complications for my family. I am pleading with you not to penalize my mother, my partner, and others who visit our property because of my decisions, which I didn't understand. Instead, I urge you to look at the broader context; these decisions were made during a crisis, and that extraordinary situation should be a significant factor in your decision-making. In such conditions, protecting one's family is of utmost importance wouldn't you agree?

Implementing this gate is a proactive step to ensure the safety of my family and support the ongoing efforts to enhance security in our neighborhoods. We must come together as a community to reclaim a sense of security for ourselves.

Thank you for considering my request. I hope for a favorable response prioritizing the safety of our cherished city and its residents. Please, I invite anyone to stop by and see the property day or night.

Sincerely,

Phil Martinez

PO Box 40475
Albuquerque, New Mexico 87196
JKI7500@gmail.com
505-484-9623
1/17/2025

To whom this may concern,

I hope this letter finds you well.

I am writing to formally introduce myself as Phil Martinez, the authorized agent for my mother, Glorianne Martinez. I am contacting you regarding the ongoing building code issues associated with the property at 1016 Lomas Boulevard.

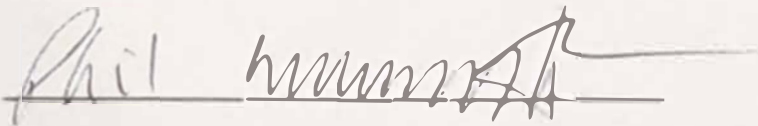
As her representative, I am committed to resolving these matters promptly and by all relevant regulations. My mother and I are committed to ensuring the property meets all necessary building codes and standards. I would appreciate any guidance or assistance you can provide to facilitate this process.

Please contact me at 505 484 9623 or jki7500@gmail.com to discuss any required documentation or next steps. I look forward to working collaboratively to resolve these issues efficiently.

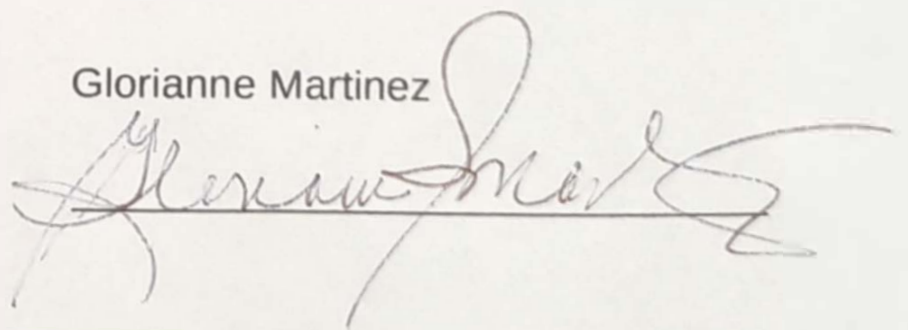
Thank you for your attention to this matter.

Sincerely,

Phil Martinez

A handwritten signature in black ink, appearing to read "Phil Martinez", written over a horizontal line.

Glorianne Martinez

A handwritten signature in black ink, appearing to read "Glorianne Martinez", written over a horizontal line.

Melissa Feeser
1015 Fruit Ave NW
Apt C
Albuquerque, New Mexico 87102

5 February 2025

Members of the City of Albuquerque & Landmarks Commission,

I write to you on behalf of Philip Martinez and the estate located at 1016 Lomas Boulevard, with the hope you will grant him a Certificate of Appropriateness for renovations and continued upkeep.

For the past decade, I have lived in the home on the south side of the shared alley behind 1016 Lomas. The building and surrounding area was kept up well enough, but I noticed a marked difference when Mr. Martinez began maintaining the property a few years ago. My apartment, located in the back of 1015 Fruit Avenue, can only be accessed via the alley. With added presence, maintenance, and improvements being made at 1016 and 1032 Lomas (Lofts on Lomas), the alley has become safer and cleaner. I am no longer seeing the large number of weeds and garbage that once existed, and the volume of houseless community members utilizing the alley for unsavory reasons has significantly decreased.

The improvements made by Mr. Martinez to 1016 Lomas, most notably since the summer of 2024, have been completed with a fine degree of detail and have always suited the character and style of the Downtown/Twelfth Street Neighborhood. Mr. Martinez has, on several occasions, communicated to myself and other neighbors his intentions and plans for the property; he has always given approximate project timelines (updating the privacy fence, for example), whether to expect temporary vehicle/trailer traffic or noise impacts, and has asked to please reach out if ever inconvenienced. Overall, Mr. Martinez has always practiced being a mindful, considerate neighbor and I look forward to seeing 1016 Lomas become the very best version of itself.

Thank you for your time and consideration in this matter.

Regards,

Melissa Feeser
msfeeser@gmail.com



LC PRE-APPLICATION MEETING



APPLICANT: CITY OF ALBUQUERQUE PLANNING DEPARTMENT DATE: 1.10.2025

AGENCY REPRESENTATIVES PRESENT AT MEETING:

Leslie Naji

Silvia Bolivar

Others Nasima Hadi

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?

1016 Lomas Blvd. NW

2. WHAT IS THE NATURE OF THE PROJECT?

High overhead door has been added to alley side fence. Needs review and approval.

3. SUMMARY OF DISCUSSION (continued over)

The overhead door should have had certificate of appropriateness and is out of character. LC will have to determine if the door can stay or if it needs to be replaced with a sliding mechanical door at the height of the fence.

Note: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre-application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING).

Leslie Naji 1.10.25

STAFF/DATE

APPLICANT OR AGENT/DATE

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3850 Fax: (505) 924-3847



Dec 11, 2024

NOTICE OF VIOLATION

**MARTINEZ GLORIANNE TRUSTEE MARTINEZ TRUST 722
NAVARRA WAY SE
ALBUQUERQUE, NM 87123**

Dear Property Owner:

A recent inspection was made of your property located at **1016 LOMAS BLVD NW, Albuquerque, NM**. This inspection revealed one or more violations of the Integrated Development Ordinance and/or the Albuquerque Weed and Anti-Litter Ordinance.

This office would like to solicit your cooperation and community spirit in correcting the violation(s) on or before the listed "Resolve By Date" on this notice. At which time a re-inspection of the property will be conducted. Page two (or reverse) of this notice describes the violation(s) found on your property and corrective action(s) needed to remedy the violation(s).

This notice, when in regard to the Albuquerque Weed and Anti-Litter Ordinance, is issued pursuant to Section 9-8-25 ROA 1994 and Chapter 14 Article 16 ROA 1994 requiring notification of property owner for compliance.

If the violation(s) cannot be remedied by the corrective action date, please contact me directly for consideration of an extension. Do not hesitate to contact me if you have questions concerning this matter. When contacting me please reference Notice of Violation File Number **CF-2024-067934** and address. Because I am a field inspector, the best time to reach me is before 9:00 a.m. or after 3:30 p.m. Monday-Friday.

Thank you for your cooperation on this matter.

Sincerely,

Ray Velardez
Code Enforcement Specialist
(505) 804-6145

File Number: CF-2024-067934

Job Number: 216512866-001

Initial Print Date: Dec 11, 2024

Page 1 of 3

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Violation at Property

Address: **1016 LOMAS BLVD NW, Albuquerque, NM**

The above-described premises have been inspected and the following violations of City laws and regulations have been found:

Violation Type	Violation Description	Resolve By Date
14-16-4-2 Allowable Uses	At time of inspection the property has several windows that are installed without approval from the Historical division. All repair and alterations made to the appearance of the structure must be approved by Historical division or the land marks commission. The Historical division is requesting the removal of all unapproved windows and the large roll up gate located on the side of the property. Obtain a variance and a certificate of appropriateness before any further work continues to be in compliance	Jan 10, 2025

Code Sections	Code Description
3-5(E)(1)	Within the boundaries of an HPO zone, the exterior appearance of any structure, including but not limited to any sign, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

File Number: CF-2024-067934

Job Number: 216512866-001

Initial Print Date: Dec 11, 2024

Page 2 of 3

H - 62"
W - 73"

curtmerservice@
Championwindow.com



Champion Window Company of Albuquerque, LLC
4401 McLeod Road NE, Suite A • Albuquerque, NM 87109
505-565-5686 • 877-758-1953 • F 513-346-4611
GetChampion.com

CONTRACT ACKNOWLEDGMENT & FUNDING AUTHORIZATION

NEW
WINDOWS

Subject to terms and conditions which appear throughout this Contract, including Terms of Sale, each applicable state or other Addendum, this Contract Acknowledgment and Funding Authorization and any express written limited warranty, Customer acknowledges receipt of a copy of this Contract document, the state or other Addendum(s), if required, limited warranty and notice of cancellation.

(Customer Initials) _____
(Customer Initials)

I/we hereby accept Champion's proposal to furnish all labor and material necessary to perform the Work on the premises of the

Owner Phil Alcega
located at 10116 Louisa Blvd NW
in the City of ABQ State of NM Zip 87102 Phone 505-454-7623

Customer email address _____

Sales representative Ricardo Vargas License # _____ (if applicable)

\$15,438

Transaction Types:

Payments by check will be made on this contract

GreenSky: Application ID _____ Plan # _____

Total Contract Price: \$ 25,726.90

Down Payment (30%) 7,719.00 + 1,822.90
(= 9,541.90)

Upon Order of Manufactured Material (30%)

at Before the Start of Installation (30%)

at Substantial Completion (Remainder)

\$	7,719.00
\$	7,719.00
\$	7,719.00
\$	2,569.90

check

The undersigned Customer agrees and authorizes Champion Window Company of Albuquerque, LLC; to charge the above referenced account for the payment(s) listed above. No additional authorization is required for future charges with regard to the above referenced payments for only this specific Contract. Value of work not complete not to exceed 10% of total Contract Price. Please note: Any changes to this Contract must be made by a written Additional Work Authorization and will require a separate credit authorization.

"You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of the attached notice of cancellation for an explanation of this right."

The Genuine. The Original.



Overhead Door Company of Albuquerque
A DHSPACE Company
5656 Pasadena Avenue N.E.
Albuquerque, NM 87113
505-344-3667
OverheadDoorAlbuquerque.com
NM LIC #366998, G506, E503

Overhead Door Company of Four Corners
A DHSPACE Company
2798 Inland Street
Farmington, NM 87401
505-327-1282
OverheadDoorFourCorners.com
NM LIC #380246, G506, E503

Overhead Door Company of Santa Fe
A DHSPACE Company
10 Bisbee Court, Unit E
Santa Fe, NM 87508
505-474-2932
OverheadDoorSantaFe.com
NM LIC #380247, G506, E503

PROPOSAL

Order # 67973
Quote Name Martinez-Rolling
Requested By Martinez, Phil
Estimator Lee Hightower

Date 06-12-2024

SOLD TO Martinez, Phil
1016 Lomas Blvd Nw
Albuquerque, NM 87102

PROJECT Martinez, Phil
1016 Lomas Blvd Nw
Albuquerque, NM 87102

- This proposal is priced furnished and installed, all state and local taxes included.
- Pricing assumes reasonable access will be provided.
- Work to be completed during standard working hours of 8:00 a.m. to 4:00 p.m. Monday-Friday.
- Pricing includes the installation of one 610 series rolling steel door.
- Installation includes fascia and motor cover.
- Pricing includes the installation of one RSX operator and 5ea. remotes.
- Operator comes with safety sensor eyes. Eyes are Nema 4, water proof.
- Please sign this proposal and return it to me by email at - lee.hightower@dhpac.com so we may proceed with your order.
- Our proposal excludes all electrical wiring, conduit, and electrical hookups.
- 18" additional framing required to install this door. This door leaves full opening accessible.
- Open preparation including framing and structural support by others.
- If during construction/installation hidden or flawed structures are encountered, additional charges may apply.

Door ID	Description	LIOM	Quantity	Unit Price	Line Total
	610, 18' 2" x 10' 2"	EA	1.00	11,250.10	11,250.10
	forklift 5k	EA	1.00	362.32	362.32
	Labor	HR	1.00	2,637.74	2,637.74
Option Total					14,250.16

HTZ - 15,336.73
50% \$ 7,668.37

Check # 833

9/10 - Paid

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.

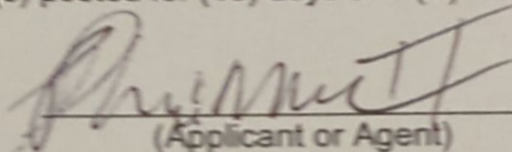
4. TIME

Signs must be posted from _____ To _____

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.



(Applicant or Agent)

2/10/2025

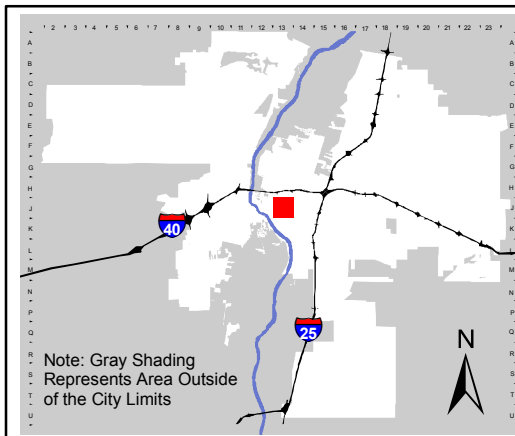
(Date)

I issued _____ signs for this application, _____ (Date) _____ (Staff Member)

PROJECT NUMBER: _____



For more current information and details visit: www.cabq.gov/gis

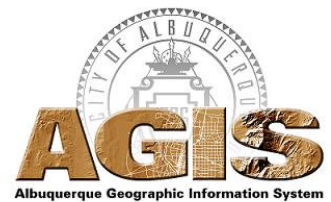


Note: Gray Shading Represents Area Outside of the City Limits

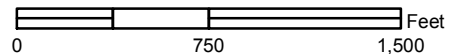
Address Map Page: 1016 Lomas Blvd NW

J-13-Z

Map Amended through:
3/17/2017



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



City of Albuquerque Property Report



www.cabq.gov/gis

Platted Parcel Address:	1016 LOMAS BLVD NW
Assessor Parcel Address:	1016 LOMAS BLVD NW
Report Date:	12/10/2024

Bernalillo County Assessor Ownership Data [\(Click here for more information\)](#)

Owner Name:	MARTINEZ GLORIANNE TRUSTEE MARTINEZ TRUST		
Owner Address:	722 NAVARRA WAY SE ALBUQUERQUE NM 87123-4521		
Uniform Property Code (UPC):	101305849815443513	Tax Year:	2024
Legal Description:	007LUNA PLACE LOT 8X9		
Property Class:	C	Document Number:	2022068845 072522 SW - EN
		Acres:	0.1641

Albuquerque Planning and Zoning Data [Bernalillo County Planning and Zoning](#)

Jurisdiction:	ALBUQUERQUE	Zone Atlas Page:	J-13
IDO Zone District:	MX-L	IDO District Definition:	Low Intensity
Land Use:	05 Office	Lot:	8
		Block:	7
		Subdivision:	LUNA PLACE ADDN

Neighborhood Associations [Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations:	Downtown Neighborhoods Association, Downtown Neighborhoods Association
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Services

Police Beat:	225	Area Command:	VALLEY
Residential Trash Pickup and Recycling:	Wednesday		

City Council Districts

City Council District:	2 - Joaquin Baca	Councilor Email:	joaquinbaca@cabq.gov
Policy Analyst:	Nathan A. Molina	Policy Analyst Email:	namolina@cabq.gov
		Policy Analyst Phone #:	505-768-3332

Other Legislative Districts

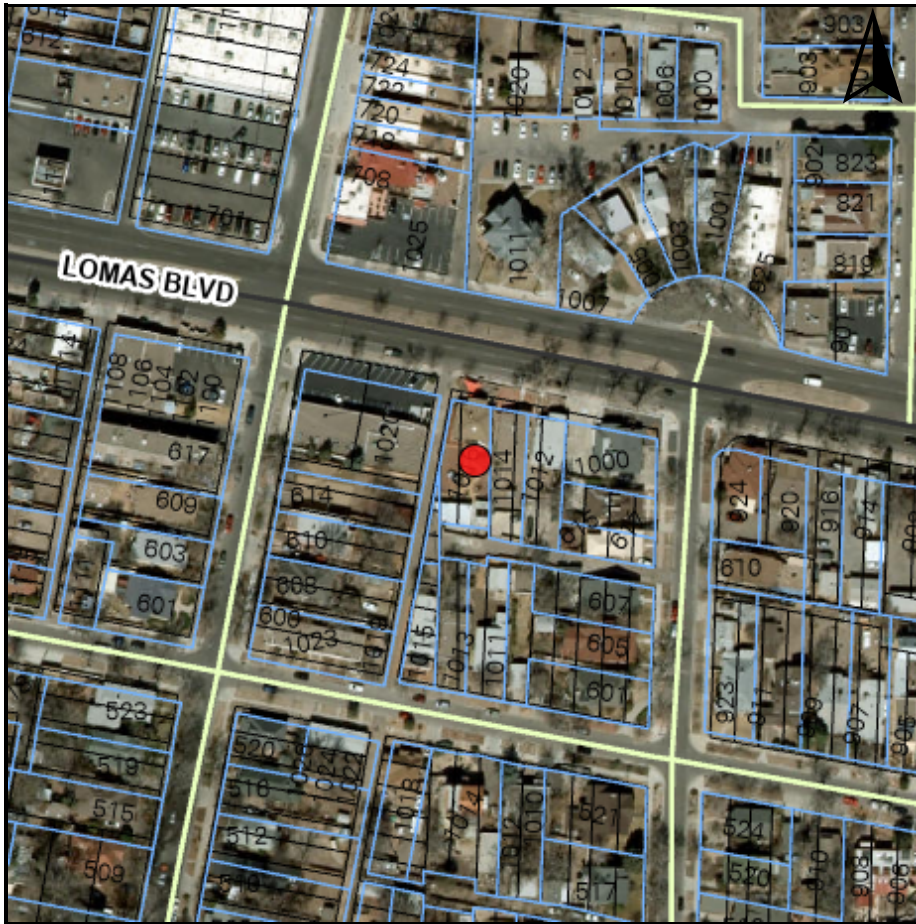
US Congressional District:	1 - Melanie Stansbury
County Commission District:	1 - Barbara Baca
NM House Of Representatives:	11 - Javier Martínez
NM Senate:	13 - Bill B. O'Neill

APS School Service Areas [Albuquerque Public Schools](#)

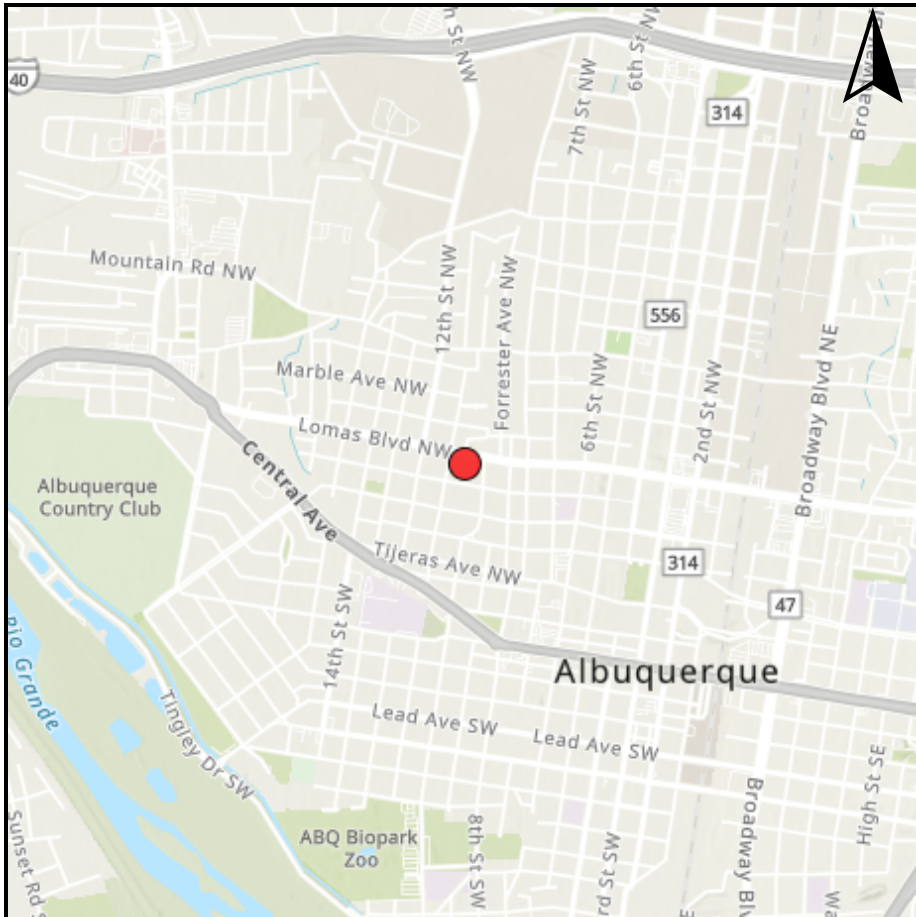
Elementary School:	LEW WALLACE	Middle School:	WASHINGTON	High School:	ALBUQUERQUE
---------------------------	-------------	-----------------------	------------	---------------------	-------------

FEMA Flood Zone:	X	FEMA Flood Map Service Center
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Property Map



Context Map



C) PUBLIC NOTICE

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 2/11/2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Downtown Neighborhoods Area Association

Name of NA Representative*: Glenn Salas

Email Address* or Mailing Address* of NA Representative¹: treasurer@abqdna.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1016 Lomas Blvd NW
Location Description Between Luna Blvd NW and 11th Street NW
2. Property Owner* Glorianne Martinez Trust
3. Agent/Applicant* [if applicable] Phil Martinez
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: certificate of appropriateness

Summary of project/request²*:

I am requesting a certificate of appropriateness for the existing gate and
replacing windows

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: 3/12/2025

Location*³: via zoom 3pm

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

<https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

I am requesting a certificate of appropriateness for the existing gate
and replacing windows

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - 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***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 0.1402
- 2. IDO Zone District J-13-
- 3. Overlay Zone(s) [if applicable] Fourth Ward - HPO-3
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] office

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



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 Ordinance (IDO) to answer the following:

Application Type: Certificate of Appropriateness Minor

Decision-making Body: Planning Staff

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

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:

Name of property owner:

Name of applicant:

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS 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 MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS 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.

Phillip A Mantina (Applicant signature) 12/10/2024 (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.



jkl jkl7500 <jkl7500@gmail.com>

Notification for Certificate of Appropriateness

1 message

Phil Martinez <jkl7500@gmail.com>
To: chair@abqdna.com

Tue, Feb 11, 2025 at 3:32 PM

Dear Danny Senn,







My name is Philip Martinez, and I am writing to notify you about the city's instructions regarding the Certificate of Appropriateness. Thank you for your attention, and I hope this information reaches you well.

Best regards,
Philip Martinez

10 attachments



PXL_20250120_184204998~3 (1).jpg
2175K

-  **email list.pdf**
407K
-  **Emailed notification danny requiring a hearing.pdf**
1022K
-  **J-13-Z OT FW.pdf**
708K
-  **1016_LomasBlvdNW buffer map.pdf**
448K
-  **letter (1).pdf**
16K
-  **Andersen Quote triple wwindows..pdf**
76K

 **public notification form.pdf**
405K

 **sign posting.pdf**
413K

 **Justification letter.pdf**
54K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 2/11/2025

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Name of NA Representative*: Glenn Salas

Email Address* or Mailing Address* of NA Representative¹: treasurer@abqdna.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1016 Lomas Blvd NW
Location Description Between Luna Blvd NW and 11th Street NW
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3. Agent/Applicant* [if applicable] Phil Martinez
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: certificate of appropriateness

Summary of project/request²*: _____

I am requesting a certificate of appropriateness for the existing gate and
replacing windows

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: 3/12/2025

Location*³: via zoom 3pm

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

<https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

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 - Variance(s)
 - Waiver(s)

Explanation*:

I am requesting a certificate of appropriateness for the existing gate
and replacing windows

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - 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***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.1402
2. IDO Zone District J-13-
3. Overlay Zone(s) [if applicable] Fourth Ward - HPO-3
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] office
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



jkl jkl7500 <jkl7500@gmail.com>

Certificate of Appropriateness

1 message

Phil Martinez <jkl7500@gmail.com>
To: treasurer@abqdna.com

Tue, Feb 11, 2025 at 3:25 PM

Dear Glen Salas,







My name is Philip Martinez, and I am writing to notify you about the city's instructions regarding the Certificate of Appropriateness. Thank you for your attention, and I hope this information reaches you well.

Best regards,
Philip Martinez

10 attachments




PXL_20250120_184204998~3 (1).jpg
2175K

-  **Emailed notification requiring a hearing.pdf**
1022K
-  **Justification letter.pdf**
54K
-  **sign posting.pdf**
413K
-  **public notification form.pdf**
405K
-  **Andersen Quote triple wwindows..pdf**
76K
-  **letter (1).pdf**
16K

 **1016_LomasBlvdNW buffer map.pdf**
448K

 **email list.pdf**
407K

 **J-13-Z OT FW.pdf**
708K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/11/2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: WATSON TRACY JILL

Mailing Address*: 617 LUNA BLVD NW ALBUQUERQUE NM 87102-1931

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1016 Lomas Blvd NW
Location Description Between Luna Blvd NW and 11th Street NW
2. Property Owner* MARTINEZ GLORIANNE TRUSTEE MARTINEZ TRUST
3. Agent/Applicant* [if applicable] Phillip Martinez
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

I am requesting a certificate of appropriateness for the existing gate and replacing Windows.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: 3/12/2025 / 3pm

Location*²: via Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

<https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

I am requesting a certificate of appropriateness for the existing gate and replacing Windows.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.1402
 2. IDO Zone District J-13-Z
 3. Overlay Zone(s) [if applicable] Fourth Ward - HPO-3
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] office
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

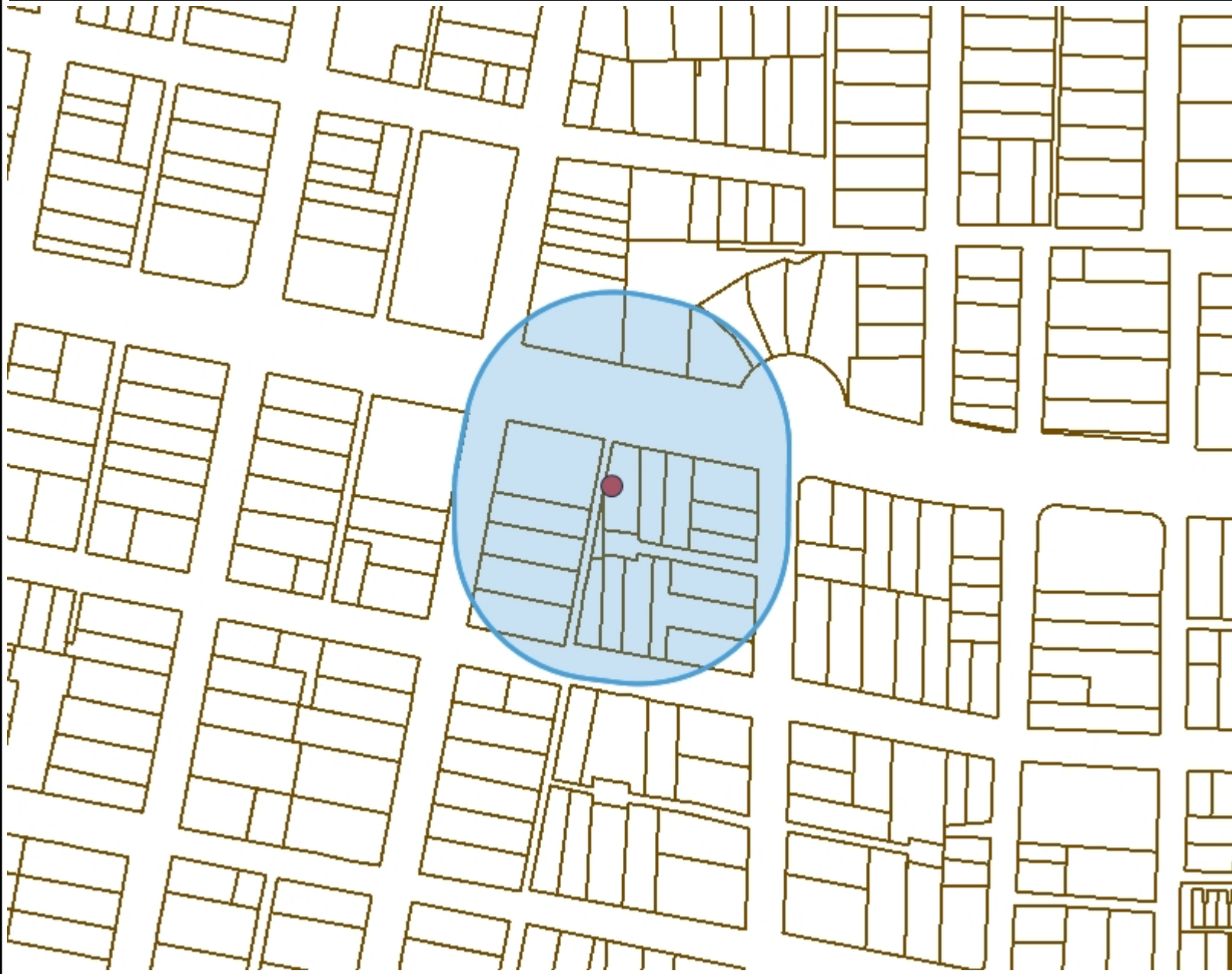


1016 Lomas Blvd NW



Legend

□ Bernalillo County Parcels



Notes

Buffer: 215 ft.
ROW Lomas Blvd: 115 ft.

423 0 211 423 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/11/2024 © City of Albuquerque

1: 2,538

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MCCULLOCH FRANK E JR & PATRICIA
FELLIN TRUSTEES MCCULLOCH RVT
608 11TH ST NW
ALBUQUERQUE NM 87102-1808

BISHOP TARA
607 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

IVERSON KAREN RENE & PAUL
610 11TH ST NW
ALBUQUERQUE NM 87102-1808

PRECIADO MARIA D
1512 ESCALANTE AVE SW
ALBUQUERQUE NM 87104

STOLLER JOHN E & MARGUERITE M
1125 VISTA GRANDE NW
ALBUQUERQUE NM 87105

LOFTS ON LOMAS LLC
3509 EMBUDITO DR NE
ALBUQUERQUE NM 87111-5538

POGUE ROBERT MICHAEL & DEBORAH
EASTERS
1011 FRUIT AVE NW
ALBUQUERQUE NM 87102-1919

DIAMOND MARY A TR
COLLINS-DIAMOND LVT
605 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

MARTINEZ GLORIANNE TRUSTEE
MARTINEZ TRUST
722 NAVARRA WAY SE
ALBUQUERQUE NM 87123-4521

CARR JESSICA CASSYLE & KNIERIEM
BRIAN
1013 FRUIT AVE NW
ALBUQUERQUE NM 87102-1919

MARTOS FRANK V & MAY KELLY D
1213 E WESLEYAN DR
TEMPE AZ 85282-3968

TILLER & KEEL LLC C/O GATT DAVID &
RITA
1005 LUNA CIR NW
ALBUQUERQUE NM 87102-1973

C P B ENTERPRISES
6 S CAMINO DON CARLOS
SANTA FE NM 87506-1222

CHARD SHERYL MARIA
601 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

MARTINEZ PATRICK J
5805 TIERRA VIVA PL NW
ALBUQUERQUE NM 87107

DLO LLC
1000 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1945

MOFFAT STEPHEN & MEYERS K J &
SACKETT J F & SAMORA CARMEN
905 FRUIT AVE NW
ALBUQUERQUE NM 87102-1917

FLORES JACQUELINE D & DAMIAN
615 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

LUNA LAW OFFICES LLC
1011 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1952

RIVERA ENTERPRISES LLC
1100 LOMAS BLVD NW SUITE 3
ALBUQUERQUE NM 87102-1878

WATSON TRACY JILL
617 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

LOMAS LUNA LLC
1014 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1945

AKTIPIS CHRISTINA ATHENA
608 11TH ST NW
ALBUQUERQUE NM 87102-1808

The American
Postal Service
Albany, NY 12212

C.P.R. Enterprises
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

John Robert Adams
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

LEAD, L.A.
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

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1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

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Albany, NY 12212

LEAD, L.A.
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

James Earl Ray & Paul
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

Frank J. Sullivan & Sons
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

LEAD, L.A.
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

Com. State & Marine Bank
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

Billie Jean
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

Billie Jean
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Albany, NY 12202
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Billie Jean
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Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

J.P. LLC
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

McClain Powell & Sons
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

William John & Margaret
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

William John & Margaret
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
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Albany, NY 12212

William John & Margaret
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

F. Lee & Co. LLC
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
Postal Service
Albany, NY 12212

Paula Smith & Son
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

The American
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Paula Smith & Son
1000 1st Ave. S.W.
Albany, NY 12202
2014-1997

D) PUBLIC COMMENT

Melissa Feeser
1015 Fruit Ave NW
Apt C
Albuquerque, New Mexico 87102

5 February 2025

Members of the City of Albuquerque & Landmarks Commission,

I write to you on behalf of Philip Martinez and the estate located at 1016 Lomas Boulevard, with the hope you will grant him a Certificate of Appropriateness for renovations and continued upkeep.

For the past decade, I have lived in the home on the south side of the shared alley behind 1016 Lomas. The building and surrounding area was kept up well enough, but I noticed a marked difference when Mr. Martinez began maintaining the property a few years ago. My apartment, located in the back of 1015 Fruit Avenue, can only be accessed via the alley. With added presence, maintenance, and improvements being made at 1016 and 1032 Lomas (Lofts on Lomas), the alley has become safer and cleaner. I am no longer seeing the large number of weeds and garbage that once existed, and the volume of houseless community members utilizing the alley for unsavory reasons has significantly decreased.

The improvements made by Mr. Martinez to 1016 Lomas, most notably since the summer of 2024, have been completed with a fine degree of detail and have always suited the character and style of the Downtown/Twelfth Street Neighborhood. Mr. Martinez has, on several occasions, communicated to myself and other neighbors his intentions and plans for the property; he has always given approximate project timelines (updating the privacy fence, for example), whether to expect temporary vehicle/trailer traffic or noise impacts, and has asked to please reach out if ever inconvenienced. Overall, Mr. Martinez has always practiced being a mindful, considerate neighbor and I look forward to seeing 1016 Lomas become the very best version of itself.

Thank you for your time and consideration in this matter.

Regards,

Melissa Feeser
msfeeser@gmail.com

Mike Pogue & Debbie Pogue
1011 Fruit Avenue NW
Albuquerque, NM 87102

To Members of the Albuquerque Landmarks Commission,

As residents of the Fourth Ward Historic Overlay Protection Zone, we are writing to you on behalf of Philip Martinez (and estate) located at 1016 Lomas Boulevard NW, in his quest for a Certificate of Appropriateness for recent renovations to his property.

We who live in historic areas continuously walk a fine line that separates beauty and practicality, or in this instance, safety. We live in and love an area that gives our city much of its character and preserves its history for generations to come. Mr. Martinez has done much in the way of preserving the historic beauty of his property while being faced with the ugly burden of protecting his family and their investment from today's uncontrolled crime and a growing unhoused population. It is a well-documented fact that physically improving an area has a direct effect on the safety of that area.

We hope you will take into consideration the fact that we are all doing our best to protect and preserve our precious families and our lovely historic properties in a time that is quite different from the neighborhood's origins. Has Mr. Martinez really gone "too far" with his renovations? How far is too far when you wake up to an unhoused person sleeping on your porch swing, or your neighbor's porch is on fire because an unhoused person was trying to keep warm? If a fence that is a little higher than what is acceptable saves a historic house from being burned down, is the height of that fence still unacceptable?

Mr. Martinez has shown care and consideration for all his neighbors with the renovations of his property. He has proven himself as an attentive landlord and a conscientious member of the neighborhood. We are lucky to have him as a fellow property owner!

We understand and support the need for guidelines in these irreplaceable parts of our city, yet we hope your attention to the struggles of property owners is as focused as your attention to the details of our properties.

Thank you for your consideration.

Regards,

Mike and Debbie Pogue
mike@lastmileresearch.com
manager@sunseton66.com

E) EXISTING SITE PLAN



Site Plan

F) MATERIALS PALETTE

SOLD BY:
 CM Windows & Doors, Inc.
 409 Spook Rock Rd
 Suffern, NY 10901-5308

SOLD TO:

CREATED DATE
12/16/2024

LATEST UPDATE
12/16/2024

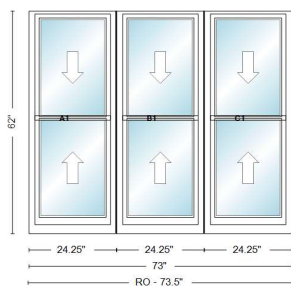
OWNER
Shevy Moskovits

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Leslie Naji	CMOL	6857503		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA - AA - AA	None Assigned	\$2,583.01	\$2,583.01

RO Size: 73 1/2" x 62"

Unit Size: 73" x 62"

Mull: Factory Mull, Andersen Ribbon Mull, 1/8 Non Reinforced Material
 TW 2' 1/4"X5' 2" - TW 2' 1/4"X5' 2" - TW 2' 1/4"X5' 2", Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

- Insect Screen 1: 400 Series Double-Hung, TW 24.25 x 62 Full Screen Aluminum White
- Insect Screen 1: 400 Series Double-Hung, TW 24.25 x 62 Full Screen Aluminum White
- Insect Screen 1: 400 Series Double-Hung, TW 24.25 x 62 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	20.5460	25.8940	3.69460
B1	0.3	0.31		B1	20.5460	25.8940	3.69460
C1	0.3	0.31		C1	20.5460	25.8940	3.69460