



Landmarks & Urban Conservation Commission



Agenda Number:4
Case No.: SI-2024-01731
Project 2020-003622
January 8, 2025

Staff Report

Agent	Georgia M. Michael	Staff Recommendation <i>APPROVAL of Case SI-2024-01731, Project 2020-003622, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 13 and subject to the Conditions of Approval on page 16.</i> Nasima Hadi Planner Staff Planner
Applicant	City of Albuquerque	
Request	Certificate of Appropriateness for Alterations	
Legal Description	New Mexico Townsite, Block 11, Lots 22, 23, & 24	
Address/Location	423 Central Avenue NW	
Size	0.24 acres	
Zoning	MX-FB-UD	
Historic Location	City Landmark – KiMo Theater	

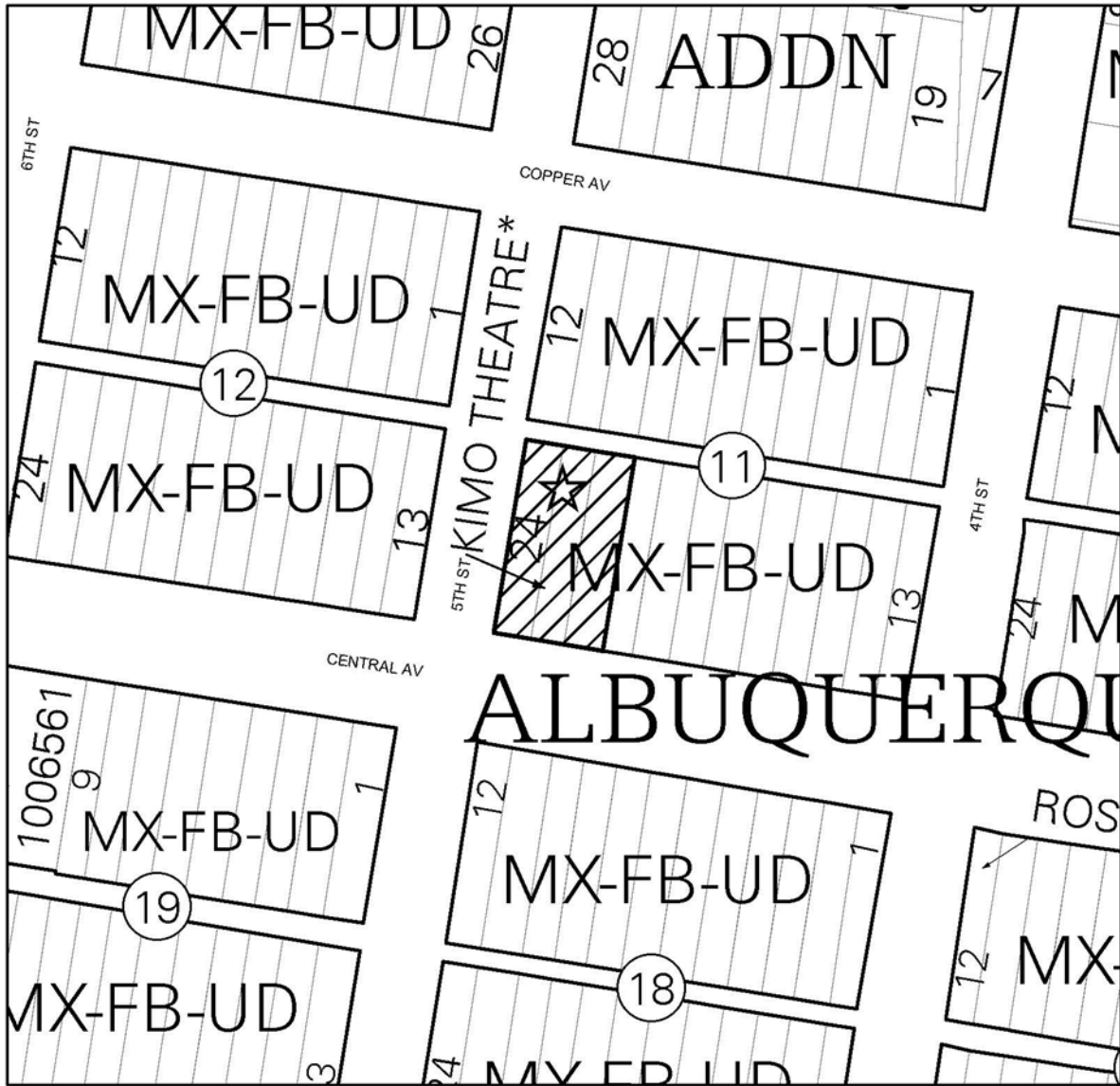
Summary of Analysis

This application requests to replace the current grill style gate at the ticket booth and entrance of the KiMo Theater, a City Landmark, with a roll-up shutter. The applicant has submitted material showing the proposed installation of the exterior roll-up shutters. The proposed shutter will match the shutters on the rest of the KiMo approved by the Landmarks Commission in June 2020 (PR-2020-003622, SI-2020-00130).

This project has been reviewed for consistency with the Development Guidelines for the KiMo Theatre adopted by the LUCC (now LC) in 1990. The applicant’s proposal complies with the intent of these guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Integrated Development Ordinance; Design Guidelines for City Landmark – KiMo Theater.



IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 100 feet

Hearing Date:
1/8/2025

Project Number:
PR-2020-003622

Case Numbers:
SI-2024-01731

Zone Atlas Page:
K-14



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
1/8/2025

Project Number:
PR-2020-003622

Case Numbers:
SI-2024-01731

Zone Atlas Page:
K-14



LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 100 feet

Hearing Date:
1/8/2025

Project Number:
PR-2020-003622
Case Numbers:
SI-2024-01731

Zone Atlas Page:
K-14

I. DEVELOPMENT REVIEW DIVISION REPORT

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for Alterations</i>
<i>Historic Location</i>	<i>City Landmark – Downtown Albuquerque</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	2-3	Decorative brick, Flat roofed commercial and mixed-use buildings. 1910-135 Largely brick faced with zero setbacks from property line. Some International style, 1948	Contributing & Non-contributing Commercial
<i>Site to the North</i>	5	Flat Roof. Parking Structure, Concrete w/ Pebble finish	Non-Contributing, Commercial
<i>Sites to the South</i>	2	Flat roof with cornice. Bracketed Style. 1914	Contributing, Commercial
<i>Sites to the East</i>	2	Flat roof with parapet. Brick storefront, 1935	Contributing Commercial
<i>Site to the West</i>	4	International Style. Flat Roof 1948	Contributing, Public/Gov't

II. INTRODUCTION

Proposal

The applicant seeks a Certificate of Appropriateness for the installation of retractable security shutters at the KiMo Theatre. In recent years, the KiMo has seen continued vandalism. There are many incidents where people have hung on, leaned on, and stood on the wire grill on the current gate. This has caused the gate to be bent and fall out of the guides, thus resulting in the intricate parts being broken and missing. The replacement parts are no longer available, thus making the gate unfixable.

The gate opens or closes unevenly or does not move at all. This impacts the safety of the public, staff, and scheduled events overall. In addition, the new shutter type prevents people from throwing trash, lighting paper on fire, and throwing it into the entrance area, and prevents human waste from getting

on the tile floor. These are just a few concerning issues. Photos of the current issues with the grill are included in this application, along with the photos of the security shutters on the rest of the building.

The application was amended to add a Phase II. The existing grill allows a view of the ticket booth and the recessed entrance doors. The new shutters will be more solid, thus blocking the recessed details. As a compromise, the shutters will be painted, or a film will be added to indicate the details behind the shutter.

LC Role

Pursuant to IDO 14-16- 6-6(D)(2)(b), The Historic Preservation Planner shall review the application and forward a recommendation to the LC. 6-6(D)(2)(c), The LC shall conduct a public hearing on the application and shall make a decision on the application.

Previous Applications

Major submittal was requested for the installation of a new projecting neon sign on the façade elevation with Project No.1000026, Case No10-LUCC-50054; Major alterations were submitted for a new glazed opening, and one re-glazing of an existing opening with Project No.1000026/11LUCC-50035; Major alterations were submitted for the installation of a retractable security gate across the exterior ticket lobby with Project No.1000026/17-LUCC50012; Minor alterations were submitted for the Lobby with Project No.1008859/11LUCC-50027; Minor alterations were submitted for the roof replacement to the new TPO Roofing. (SI-2020-01330), Major submittal requested for the installation of security shutters to be placed over all windows and doors SI-2020-00130, PR- 2020-003622.

Area History

Built in 1927 and designated a City Landmark in 1979, the Pueblo-Deco styled KiMo Theatre is one of the most historically significant structures in Albuquerque. The Pueblo-Deco was a unique and flamboyant regional blend of ornamental details of Mexican and Native American designs with *art moderne* elements that were popular in the 1920s and 1930s.

As stated in the City Landmark designation file, the KiMo was the first movie palace in Albuquerque and opened its doors with a showing of *Painting the Town*; the same year, the first *talkie* opened to moviegoers across the country. It hosted not only motion pictures, but also vaudeville road shows as well. Pablo Abeita, Governor of the Isleta Pueblo, won a fifty-dollar prize for naming the Theatre. KiMo is the combination of two Tewa words meaning “mountain lion” but liberally interpreted as “King of its Kind.”

The interior includes plaster ceiling beams to mimic actual wood vigas, colorful Indian symbols, air vents disguised as hanging Navajo rugs, war drums, Native American death canoe chandeliers, wrought iron bird railings, shields, and buffalo skulls with red glowing eyes. The crowning touch of the lobby remains the seven murals painted by Carl von Hassler depicting the Seven Cities of Gold that conquistador Coronado was searching for during his expeditions in New Mexico from 1540-1542.

A large fire in the early 1960's nearly destroyed the stage and severely damaged adjacent areas at the front of the auditorium. Added to that was the urban blight of the 1960s, which left the KiMo to fall into disrepair and disuse. By 1977 it was scheduled for demolition, as were many of the nation's elaborate early downtown theatres. In an effort to save it, the City of Albuquerque purchased the building, and citizens voted to renovate and preserve this unique structure.

In 1990, the LUCC adopted development guidelines for the City Landmark.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Albuquerque-Bernalillo County Comprehensive Plan of 2024

GOAL 11.2 HISTORIC ASSETS

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

POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]

- a) Preserve and maintain historically significant buildings and spaces.
- b) Recognize historic buildings and districts as vital elements of the community.
- c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The KiMo Theater has been acknowledged as a significant building and cultural spot in Albuquerque. At great public expense, the theater was restored to its original grandeur. This application is designed to protect and preserve that which has been saved.

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

- a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:
 - i. Architectural styles and traditions;
 - ii. Current and historic significance to Albuquerque;
 - iii. Historic plazas and Centers;
 - iv. Culture, traditions, celebrations, and events
- b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.
- c) Design streets and streetscapes that match the distinctive character of historic areas.
- d) See Community Identity Goals 4.1 and 4.3 for character protections and character-defining elements of each Community Planning Area.

f) See Urban Design Goal 7.3 for policies related to sense of place.

The KiMo Theater strengthens the community identity; however, its location is currently one of heightened vulnerability. The placement of the requested shutters is removable should the safety of the location change in the future.

GOAL 11.5 CULTURAL TRADITIONS & THE ARTS

Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.2 Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public. [ABC]

- a) Locate new public, cultural, and arts facilities in Centers to best provide access to residents.
- b) Provide arts and cultural facilities equitably throughout the community.
- c) See Infrastructure, Community Facilities & Services Goal 12.2 for policies on community facilities and services.

The KiMo Theater is centrally located for access to all of Albuquerque. It must be secured in order to continue to provide service to the community.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed from SU-3 zoning to MX-FB-UD.

The KiMo Theater is located within the Downtown Urban District. The Integrated Development Ordinance Part 14-16-6-6 establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

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 installation of retractable security shutters will not damage any of the defining architectural details of the KiMo. It is consistent with the designating ordinance as it is meant to protect the historic features of the building.

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

The proposal will cause no harm to the significance of the theater. At this time, an updated protective motorized security shutter will be installed at KiMo's Main Entrance. This will replace the outdated grill style gate that is currently in place.

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

Not applicable

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

The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

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.

Not applicable.

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

Ordinance No. 29-1990 Designating KiMo Theatre a City Landmark

This resolution designated the City Landmark. The ordinance was designated by the City Council on May 7, 1990, effective on 11 June 1990. The ordinance included the significance of the structure both

culturally and historically and refers to features worthy of preservation and general preservation guidelines for the landmark as issued by the LUCC.

The proposal does not conflict with the designation ordinance.

IV. Development Guidelines for the KiMo Theatre City Landmark

Adopted by the Landmarks and Urban Conservation Commission on August 1, 1990:

The initial building analysis conducted for the KiMo Theatre identifies the following significant architectural features:

1. Design details of the south and west facades
2. Design details and fixtures of the entryway, lobby, mezzanine, auditorium and stage areas.

Since the completion of its National Register of Historic Places nomination and its original designation as a City Landmark, the KiMo Theatre has been carefully renovated. In any future rehabilitation of the KiMo:

Interior and exterior design details and fixtures shall be preserved. The colors, materials, and motifs used in the 1982 renovation should be retained, and any new work should be compatible with the features already in place.

The proportions and shape of the marquee, which closely match those of the original, shall also be retained.

Any alterations to this property shall retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and designs matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate the reuse of the property. Additions shall be compatible in scale, massing, and exterior material with the original structure and should be designed so that it is clearly possible to distinguish the original structure from the later addition.

City staff is authorized to review and approve proposals for minor changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the LUCC if there are concerns regarding potential impacts on the architectural or historical character of the property.

The need for added security is apparent; however, as the proposed shutters will be apparent when in use and will now result in a blocking of the view of the ticket box fully, it is believed that the LC

should have a voice in the matter. Should circumstances change in the future, it will be possible to remove the shutters without harm to the building. Without the shutters, there is a high risk of irreparable damage being done to the theater.

V. Neighborhood/Public Concerns

Notification letters of the application were sent out on December 11, 2024. They were mailed to property owners within a 100-foot radius of the site. In addition, the ABQCore and Reynolds Addition Neighborhood Associations were notified of the application via email on December 11, 2024. As of this writing, Staff has not received any comments supporting or opposing the request.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Development Guidelines for the KiMo Theater* and the criteria for approval of a Certificate of Appropriateness contained in the *Integrated Development Ordinance*. The installation of security shutters meets the requirements for a Certificate of Appropriateness.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations – Case No. SI-2024-01731 / Project # 2020-003622 (January 8, 2025)

1. This application is a request for a Certificate of Appropriateness for the property described as Lots 22, 23, and 24, Block 11 Original Townsite, located at 423 Central Avenue NW and zone MX-FB-UD.
2. The subject property is approximately 0.24 acres and contains the historic KiMo Theater. It is listed on the National Register of Historic Properties and the New Mexico State Register of Cultural Properties and is a City of Albuquerque Landmark.
3. The proposal is for the installation of an updated protective motorized security shutter to the KiMo's Main Entrance. This will replace the outdated grill-style gate that is currently in place.
4. The proposal was amended to add a Phase II. Through this, the shutters will be painted, or a film will be added to indicate the details behind the shutters.
5. The Development Guidelines for the KiMo Theatre adopted by the LUCC (now LC) in 1990 identifies the following significant architectural features:
 - a. Design details of the south and west facades
 - b. Design details and fixtures of the entryway, lobby, mezzanine, auditorium, and stage areasThe applicant's proposal complies with the intent of these guidelines by protecting the details from damage and deterioration.
6. The request furthers the following ABC Comprehensive Plan Goal and Policies regarding Historic Assets from Chapter 11.
 - a) GOAL 11.2 HISTORIC ASSETS:
Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity
POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]
 - a) Preserve and maintain historically significant buildings and spaces.
 - b) Recognize historic buildings and districts as vital elements of the community.
 - c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The KiMo Theater has been acknowledged as a significant building and cultural spot in Albuquerque. At great public expense, the theater was restored to its original grandeur. This application is designed to protect and preserve that which has been saved.

- b) POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts. [ABC]
 - a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:
 - i. Architectural styles and traditions;
 - ii. Current and historic significance to Albuquerque;
 - iii. Historic plazas and Centers;
 - iv. Culture, traditions, celebrations, and events
 - b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.
 - c) Design streets and streetscapes that match the distinctive character of historic areas.

The KiMo Theater strengthens the community identity; however, its location is currently one of heightened vulnerability. The placement of the requested shutters would allow for removal, should the safety of the location change in the future, without damage to the original detailing.

c) **GOAL 11.5 CULTURAL TRADITIONS & THE ARTS**

Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.2 Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public. [ABC]

- a) Locate new public, cultural, and arts facilities in Centers to best provide access to residents.
- b) Provide arts and cultural facilities equitably throughout the community.
- c) See Infrastructure, Community Facilities & Services Goal 12.2 for policies on community facilities and services.

The KiMo Theater is centrally located to access all of Albuquerque. It must be secured in order to continue to provide service to the community.

7. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, 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(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).
8. IDO Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria.
9. IDO Section 14-16-6-6(D)(3) states that a Certificate of Appropriateness shall be approved if it complies with all of the following:

- a) The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located”*

The installation of retractable security shutters will not damage any of the defining architectural details of the KiMo. It is consistent with the designating ordinance as it is meant to protect the historic features of the building.

- b) The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished.”*

The proposal will cause no harm to the significance of the theater. At this time, an updated protective motorized security shutter will be installed at KiMo's Main Entrance. This will replace the outdated grill style gate that is currently in place.

- c) The IDO Section 14-16-6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

- d) The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“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 the history of the structure.”*

The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

-
- e) The IDO Section 14-16-6-6(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.

Not applicable.

- f) The IDO Section 14-16-6-6(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

10. Notification letters of the application were sent out on December 11, 2024. They were mailed to property owners within a 100-foot radius of the site. In addition, the ABQCore and Raynolds Addition Neighborhood Associations were notified of the application via email on December 11, 2024

RECOMMENDATION - Case No. SI-2024-01731/ Project # 2020-003622

APPROVAL of an application for a Certificate of Appropriateness for alterations for the property described as Lots 22, 23, & 24, Block 11 Original Townsite, located at 423 Central Avenue NW and zone MX-FB-UD, based on the above 11 findings and subject to the following conditions.

Conditions of Approval Recommended for Case No. SI-2024-01731/ Project # 2020-003622

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Phase II shall be implemented within one year of the installation of the new shutters.

Nasima Hadi

Nasima Hadi, Planner
Urban Design and Development Division

PHOTOGRAPHS



5th Street NW



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

TO PERFORM Alterations at Ki Mo Theatre
Replacement of grill style gate

The agenda, staff report, and other information can be found on the City's website at:
Landmarks Commission Agendas & Action Sheets — City of Albuquerque (cabq.gov)

The Landmarks Commission of the City of Albuquerque will hold a public hearing

calling the following number: 1-301-715-8592 and on January 8,, 2024
entering Meeting ID: 894 8840 5346 address: <https://cabq.zoom.us/j/89488405346> or by

at 8:00 AM and such additional dates as may duly be established

All Persons have a right to appear at such hearing. For information

in this case for instruction on filing written comments, you may call the

City Planning Department at (505) 924-3860.

Required to be posted from December 24, 2024 to January 8, 2024

by Geoffrey M. Michael (505) 768-4292

REFER TO FILE# SI-2024-01731

It is illegal for an unauthorized person to remove or tamper with this sign. 7-14-42 Revised Ordinances of Albuquerque NM 1

NOTICE
PROPERTY IS
SCHOOL ZONE

GENERAL FIREARMS
RESTRICTIONS APPLY
18 U.S. Code § 922(a)

Central Ave NW

KiMo Theatre

Photos that demonstrate the need for a security shutter on the main entrance.



Dirt and debris are constantly inside the grill due to the large openings.



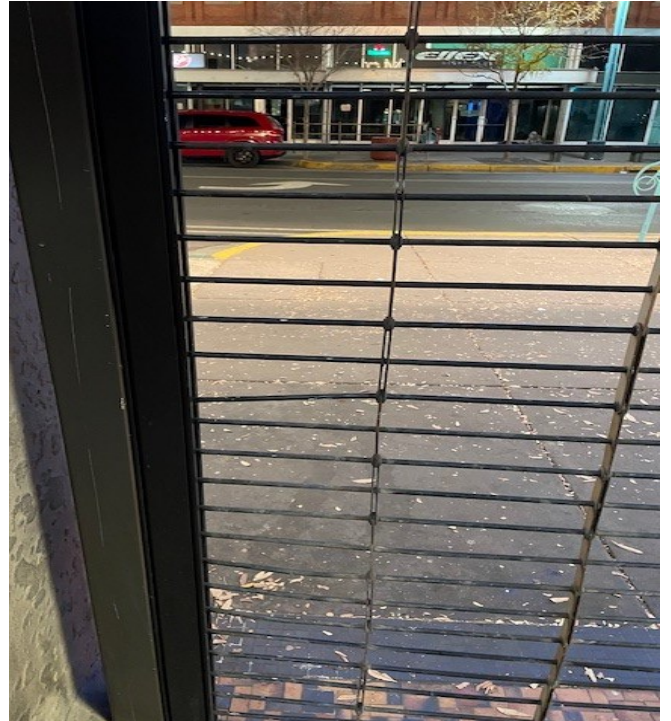
Trash and discarded needles are thrown through the grill which requires it to be picked up by staff daily.



People leaning and pushing on the grill repeatedly have made it bent and broken.



People standing on the grill has bent the metal and has caused it to not function properly.



This is the highest the grill can open due to the damage.



Security Shutters on remaining KiMo windows and doors.



APPLICATION INFORMATION



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

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: City of Albuquerque - Department of Arts and Culture / KiMo Theatre		Phone: 505-768-4292
Address: 423 Central Ave. NW		Email: gmichael@cabq.gov
City: Albuquerque	State: New Mexico	Zip: 87102
Professional/Agent (if any): Georgia M. Michael		Phone: 505-768-4292
Address: 423 Central Ave. SW		Email: gmichael@cabq.gov
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: City of Albuquerque	

BRIEF DESCRIPTION OF REQUEST

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 24	Block: 11	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101405714244524002
Zone Atlas Page(s): 24	Existing Zoning: SU-3	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.24

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 423 Central Ave. NW	Between: 4th Street	and: 5th Street

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2020-003622

Signature:	Date: December 11, 2024
Printed Name: Georgia M. Michael	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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 PLNDRS@cabq.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	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input checked="" type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 1		<input type="checkbox"/> Old Town – HPO-5	<input checked="" type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR *Administrative Decision*

- ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO *Requires Public Hearing*

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR *Requires Public Hearing*

- ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)


HISTORIC DESIGN STANDARDS AND GUIDELINES *Requires Public Hearing*

- ___ Proposed Design Standards and Guidelines
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION *Requires Public Hearing*

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature:		Date:
Printed Name: Georgia M. Michael		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
PR-2020-003622	-	
	-	
	-	
Staff Signature:		
Date:		



**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 Major		
Decision-making Body: Landmarks Commission		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 423 Central Ave. NW		
Name of property owner: City of Albuquerque		
Name of applicant: Georgia M. Michael, KiMo Theatre Manager		
Date, time, and place of public meeting or hearing, if applicable: Unknown at this time.		
Address, phone number, or website for additional information: (505) 768-4292		
www.cabq.gov/planning/boards-commissions/landmarks-commission		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> 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.

_____ (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.

**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.
- 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.

[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*: TBD

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)*: ABQCore Neighborhood Association

Name of NA Representative*: Ken Sears

Email Address* or Mailing Address* of NA Representative¹: ken@cbm-wellness.com

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

1. Subject Property Address* 423 Central Avenue NW, Albuquerque, NM 87102
Location Description Lot 24 Block 11 - Original Townsite of Albuquerque
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Georgia M. Michael
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/request²*: _____

Request to replace the existing grill style gate with an updated protective motorized security shutter to the KiMo Theatre Main Entrance with the same design type as the shutters on the 5th and Central facades.

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*: Add In

Location*³: Add In

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:

KiMo Theatre Manager - Georgia Michael - gmichael@cabq.gov 505-768-4292

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

1. Zone Atlas Page(s)*⁵ K-14-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*:

Application to the LLUC for the Certificate of Appropriateness to replace the current grill style gate with an updated protective motorized security shutter to the KiMo Theatre's Main Entrance, and to match the existing shutters on the 5th St. and Central facades of the building.

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] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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>

[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*: December

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*: Add In Names

Mailing Address*: Add in Addresses

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

1. Subject Property Address* 423 Central Avenue NW, Albuquerque, NM 87102
Location Description KiMo Theatre
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Georgia M. Michael
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/request^{1*}:

Request to replace the existing grill style motorized gate with an updated protective security shutter to the Main Entrance of the KiMo with the same design type as the shutters on the 5th and Central facades.

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*: Add in Date and Time

Location*²: Location

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:
KiMo Theatre - Georgia M. Michael - gmichael@cabq.gov - 505-768-4292

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

- 1. Zone Atlas Page(s)*⁴ K-14-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*:
Not sure if I have to include this?

- 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] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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>

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

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 December 17, 2024 To January 13, 2025

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)

(Date)

I issued 2 signs for this application, December 13, 2024 _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-003622



December 11, 2024

Leslie S. Naji
Planner-Historic Preservation
Planning Department
Urban Design and Development
600 2nd Street NE/3rd Floor
Albuquerque, NM 87102

Dear Leslie,

I have attached the KiMo Theatre's application to the LUC for the Certificate of Appropriateness to install an updated protective motorized security shutter to the KiMo's Main Entrance. This will replace the outdated grill style gate that is currently in place.

In recent years, the KiMo has seen continued vandalism. There are many incidents where people have hung on, leaned on, and stood on the wire grill on the current gate. This has caused the gate to be bent and falling out of the guides, thus resulting in the intricate parts to be broken and missing. Recently, we have been informed that due to the age of the gate, the replacement parts are no longer available, thus making the gate unfixable.

The now problematic gate opens or closes unevenly or does not move at all. This impacts the safety of the public, staff and scheduled events, overall. In addition, the new shutter type prevents people from throwing trash; lighting paper on fire and throwing it into the entrance area; and prevent human waste from getting on the tile floor. These are just a few concerning issues. Photos of the current issues with the grill are included in this application along with the photos of the security shutters on the rest of the building.

This application to the LLUC is to replace the current grill style gate with a protective shutter. The proposed shutter will match the shutters on the rest of the KiMo. The new shutter will follow the same guidelines as the existing gate and will not cause damage to the decorative plaster or the integrity of the facade. The hood will be located on the plaster beam at the top of the entrance with the guides being adjacent to the East and West entrance walls. It will attach to the beam at the top and to the tile floor on the bottom. This shutter will provide a protective barrier and prevent damage to the facility. The new shutter will also ensure that the KiMo remains secure and is not able to be broken into.

The Department of Arts & Culture are committed to maintaining the historic nature of this soon to be one-hundred-year-old iconic facility. It is necessary to protect and preserve this valuable asset for the enjoyment of future generations of visitors for another one hundred years!

We will be happy to meet with you or any member of the LLUC to discuss this project in greater detail.

Respectfully submitted,

A handwritten signature in blue ink that reads "Georgia M. Michael".

Georgia M. Michael
KiMo Theatre Manager
Department of Arts & Culture
City of Albuquerque

PUBLIC NOTICE



December 11, 2024

Dear Neighborhood Association Board Member,

This letter is to inform you that the KiMo Theatre is applying to the LUCC for a Certificate of Appropriateness to install an updated protective motorized security shutter to the KiMo's Main Entrance. This will replace the outdated grill style gate that is currently in place.

The legal description of the KiMo Theatre is: Lot 24 Block 11 – Original Townsite of Albuquerque.

In recent years, the KiMo has seen continued vandalism. There are many incidents where people have hung on, leaned on, and stood on the wire grill on the current gate. This has caused the gate to be bent and falling out of the guides, thus resulting in the intricate parts to be broken and missing. Recently, we have been informed that due to the age of the gate, the replacement parts are no longer available, thus making the gate unfixable.

The now problematic gate opens or closes unevenly or does not move at all. This impacts the safety of the public, staff and scheduled events, overall. In addition, the new shutter type prevents people from throwing trash; lighting paper on fire and throwing it into the entrance area; and prevent human waste from getting on the tile floor. These are just a few concerning issues.

This application to the LLUC is to replace the current grill style gate with a protective shutter. The proposed shutter will match the shutters on the rest of the KiMo. The new shutter will follow the same guidelines as the existing gate and will not cause damage to the decorative plaster or the integrity of the facade. The hood will be located on the plaster beam at the top of the entrance with the guides being adjacent to the East and West entrance walls. It will attach to the beam at the top and to the tile floor on the bottom. This shutter will provide a protective barrier and prevent damage to the facility. The new shutter will also ensure that the KiMo remains secure and is not able to be broken into.

The Department of Arts & Culture are committed to maintaining the historic nature of this soon to be one-hundred-year-old iconic facility. It is necessary to protect and preserve this valuable asset for the enjoyment of future generations of visitors for another one hundred years!

The affected Neighborhood Associations, Homeowner Associations or property owners may request a Facilitated Meeting, regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. We anticipate at this time that this application will be reviewed by the LUCC at their meeting on January 9, 2025 at 3PM, via Zoom, <https://cabq.zoom.us/j/89488405346>.

Respectfully,

A handwritten signature in blue ink that reads "Georgia M. Michael".

Georgia M. Michael

KiMo Theatre Manager

Department of Arts & Culture

City of Albuquerque

Owner	Owner Address
CITY OF ALBUQUERQUE	PO BOX 2248
VATOSEOW LLC	500 CENTRAL AVE SW
ODD MANNER LLC	111 VALVERDE ST
CLAY MARION KELEHER ETAL C/O D & M RENTALS	6001 MENAUL BLVD NE # 1009
CITY OF ALBUQUERQUE	PO BOX 2248
505 CENTRAL LLC	505 CENTRAL AVE NW SUITE E
414 CENTRAL SW LLC C/O FRANCES VERONDA	35877 BLAIR PL
DISEY LLC	PO BOX 2264
ALAMEDA C-STORE INC	2034 2ND ST NW
AJSJ LLC	7001 MENAUL BLVD NE
FLAMENCO WORKS INC	1010 COAL AVE SW
PIERCE DR ELLIOT STEARNS & LEBA MAUREEN TRUSTEES	PO BOX 95438
FOUR GONGS INC	3701 CORRALES RD
DUTCHER SUZANNE L & ROMANKIW GEORGE	5650 GREER LP SW
ODD MANNER LLC	111 VALVERDE ST
LA CORONA REAL LLC C/O EDWARD T GARCIA	PO BOX 26207
CITY OF ALBUQUERQUE	PO BOX 1293
CHURCH OF SCIENTOLOGY OF NM	5100 INDIAN SCHOOL RD NE

Owner Address 2

ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87102
TAOS NM 87571-4360
ALBUQUERQUE NM 87110-3379
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87102-3107
FREMONT CA 94536-3406
ALBUQUERQUE NM 87103
ALBUQUERQUE NM 87102
ALBUQUERQUE NM 87110-3695
ALBUQUERQUE NM 87102-3714
ALBUQUERQUE NM 87199-5438
CORRALES NM 87048-9140
ALBUQUERQUE NM 87105-6762
TAOS NM 87571-4360
ALBUQUERQUE NM 87125-6207
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87110-3932

MAIL ROUTING SLIP

Department Arts & Culture Date 12/11/24

Activity # 23180000

ALL MAIL MUST HAVE A RETURN ADDRESS w/ DEPARTMENT NAME

NUMBER OF PIECES	CLASSIFICATION
<u>6</u>	<u>LR 1.04</u>
<u>16</u>	

Please sort mail according to size and flag all International mail. Keep all stamped mail and interoffice mail separate. Face all envelopes in the same direction. If the mail is to be sealed please overlap the flaps.
If you have questions or need assistance in preparing mail please call the CITY MAIL ROOM AT 768-2647.

REVISED 02/06

P100602

Naji, Leslie

From: Michael, Georgia
Sent: Wednesday, December 11, 2024 3:28 PM
To: ken@cbm-wellness.com
Cc: Naji, Leslie
Subject: Re: Kimo Theatre Maine Entrance Shutter Proposal
Attachments: Neighborhood Association-Business Owner Letter.LN.Signed.pdf

Hello Mr. Sears,

I have attached a letter providing you with notification of the KiMo Theatre's Main Entrance Shutter Proposal to the LLUC for the Certification of Appropriateness for the replacement of the grill style gate that is currently in place.

Please feel free to contact me with any questions.

Respectfully submitted,
Georgia



GEORGIA MICHAEL
kimo theatre manager
o 505.768.4292
cabq.gov/artsculture

Michael, Georgia

From: webmaster@cabq.gov
Sent: Friday, November 1, 2024 12:18 PM
To: Michael, Georgia
Cc: Office of Neighborhood Coordination
Subject: Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-14-Z.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Landmarks Commission

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

Contact Name

Georgia M. Michael

Telephone Number

505-768-4292

Email Address

gmichael@cabq.gov

Company Name

City of Albuquerque

Company Address

423 Central Ave. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lot 24 Block 11 - Original Township of Albuquerque

Physical address of subject site:

423 Central Ave, NW, Albuquerque, NM 87102

Subject site cross streets:

Cental Avenue and 5th Street

Other subject site identifiers:

The main address for the KiMo Theatre is 423 Central Ave. NW, but 417 and 421 Central Ave. NW are other addresses associated with the building.

This site is located on the following zone atlas page:

K-14-Z

Captcha

x

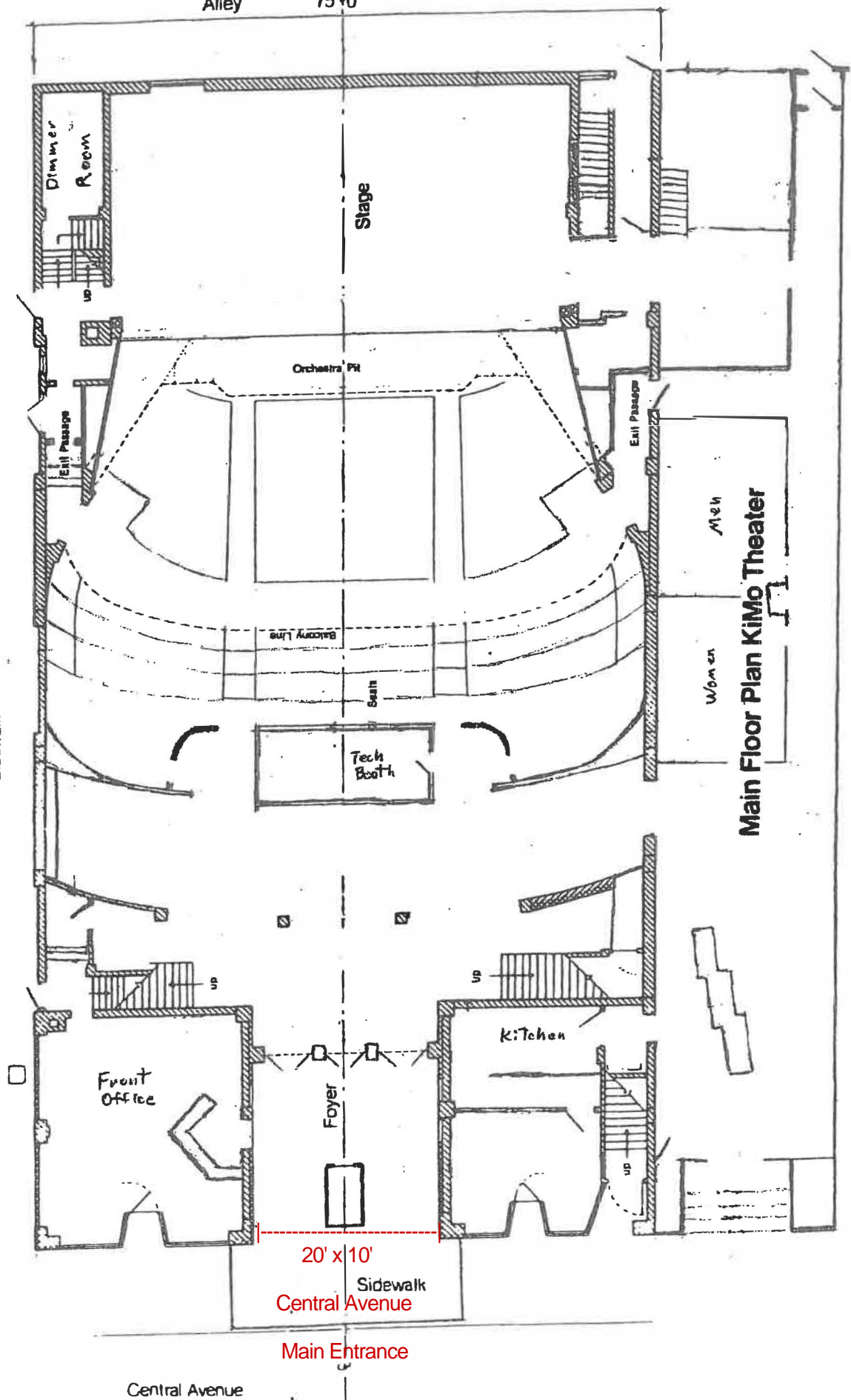
EXISTING FLOOR PLAN

KiMo Theatre
423 Central Ave. NW
Albuquerque, New Mexico 87102

Fifth Street

142'-0"

Sidewalk



20' x 10'

Sidewalk
Central Avenue

Main Entrance

Central Avenue

Men
Women
Main Floor Plan KiMo Theatre

Stage

Orchestra Pit

Balcony Line

Seating

Tech Booth

Dining Room

Front Office

Foyer

Kitchen

Exit Passage

Exit Passage

up

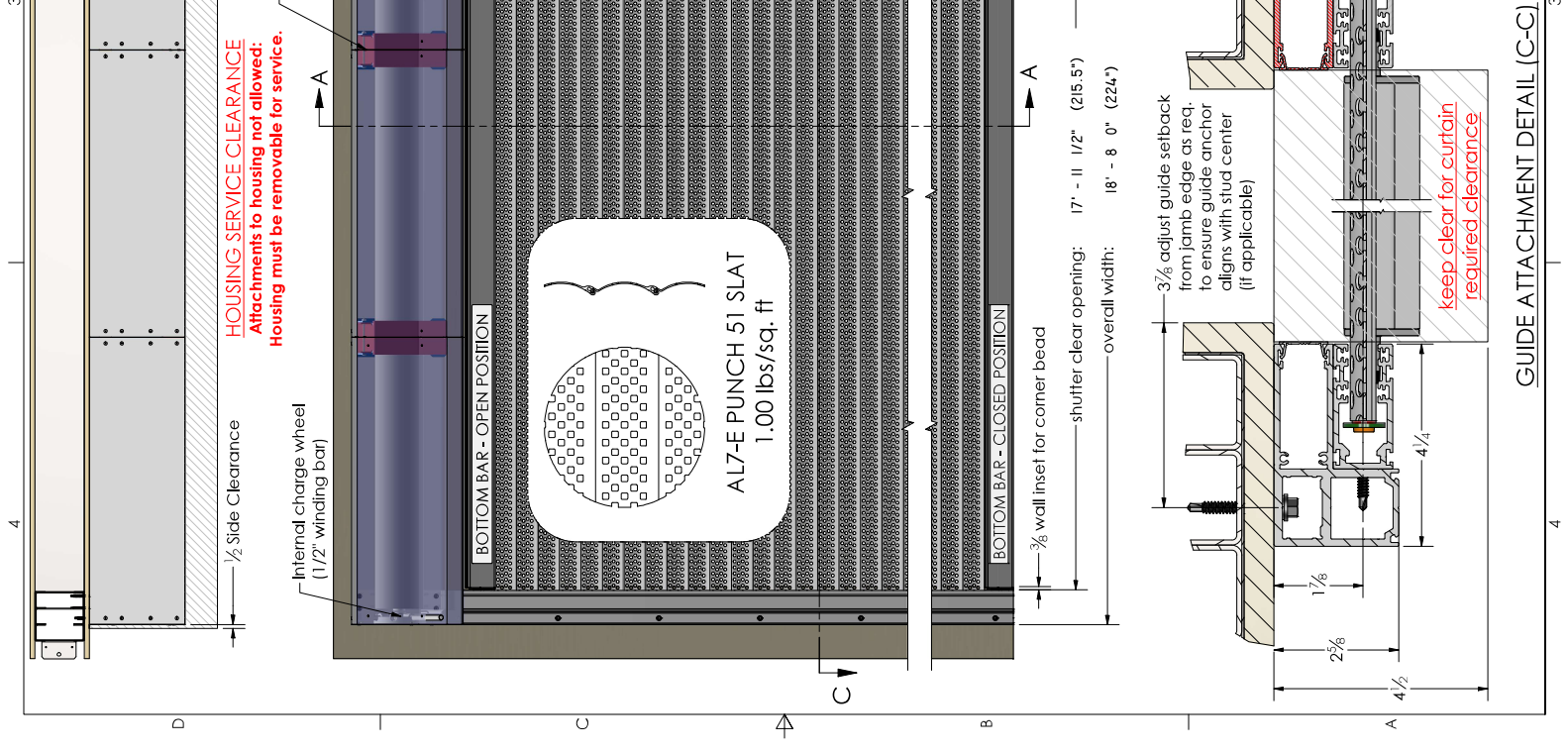
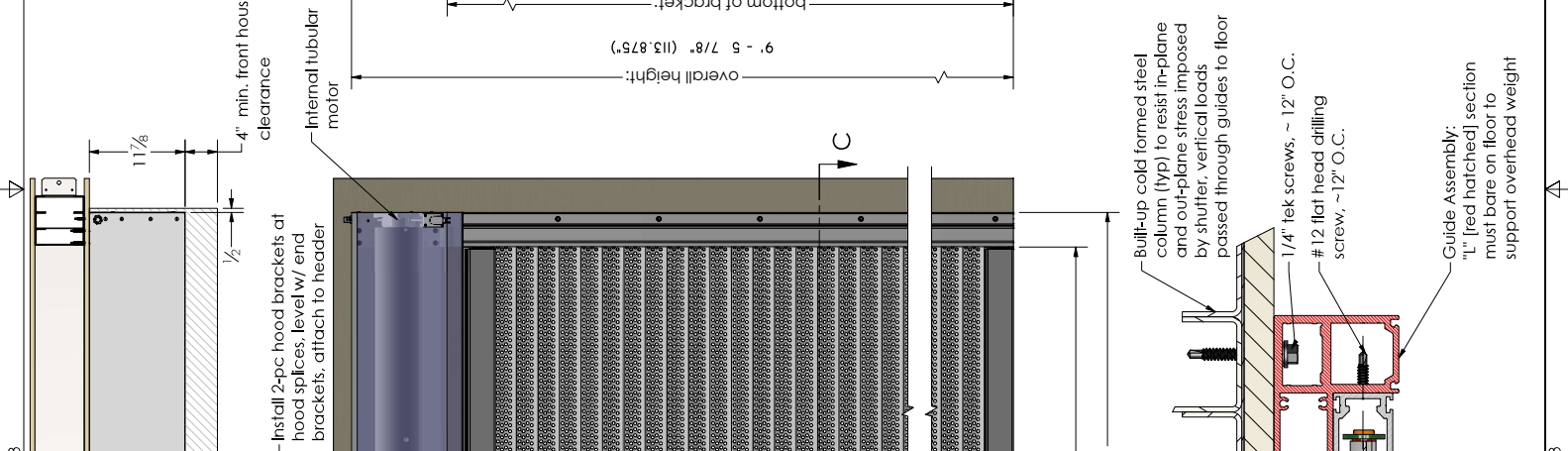
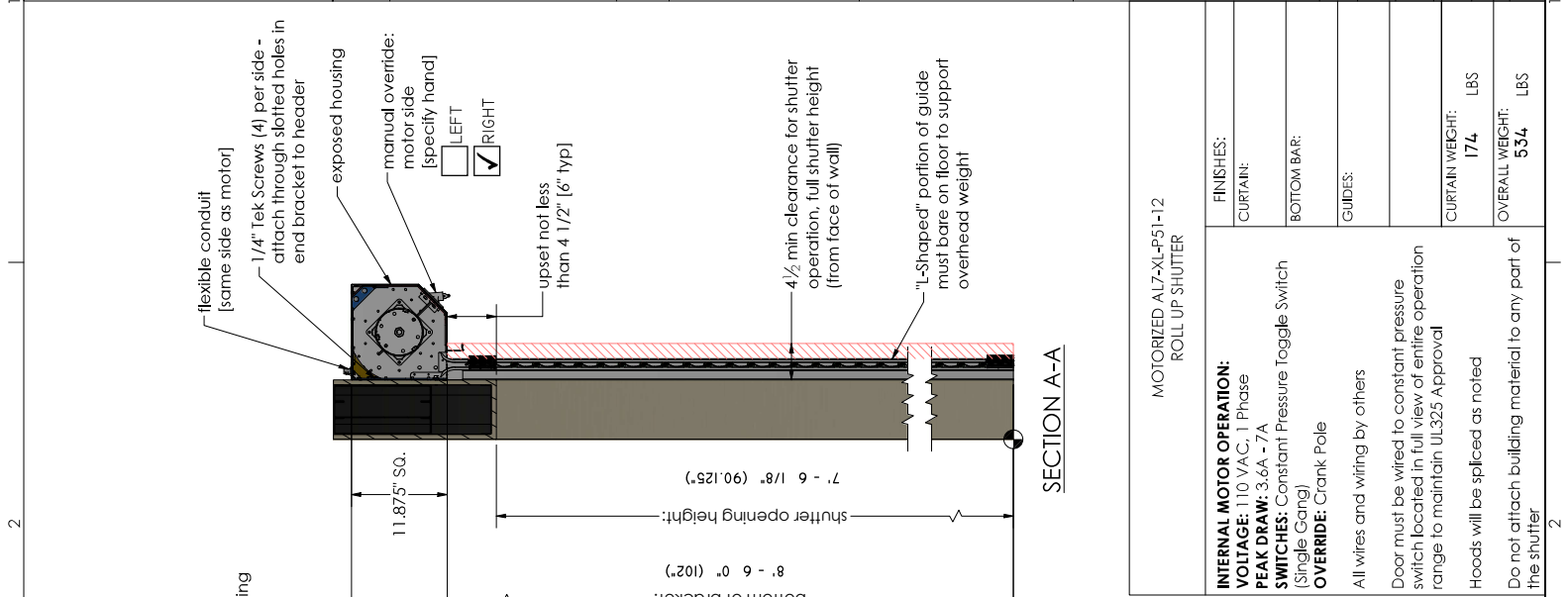
up

up

up

up

PROPOSED DESIGN



INTERNAL MOTOR OPERATION:
 VOLTAGE: 110 VAC, 1 Phase
 PEAK DRAW: 3.6A - 7A
 SWITCHES: Constant Pressure Toggle Switch (Single Gang)
 OVERRIDE: Crank Pole
 All wires and wiring by others
 Door must be wired to constant pressure switch located in full view of entire operation range to maintain UL325 Approval
 Hoods will be spliced as noted
 OVERALL WEIGHT: 534 LBS
 Do not attach building material to any part of the shutter

FINISHES:
 CURTAIN:
 BOTTOM BAR:
 GUIDES:
 CURTAIN WEIGHT: 174 LBS
 OVERALL WEIGHT: 534 LBS

DATE: _____
 BY: _____
 Approved for manufacture pending measurements shown.
 Approved for manufacture pending measurement of final openings.
 Make changes as noted and resubmit.