



Landmarks Commission

City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: April 9, 2025

### OFFICIAL NOTIFICATION OF DECISION

**HCOA-2025-00009**  
**Certificate of Appropriateness- Major**

**Richard Pham, requests approval for a Certificate of Appropriateness-Major for alterations at 305 13th St NW, described as Block 16, south half of lots 17, 23, 24, and 25, Perea Addition, between Marquette Ave. NW and Roma Ave. NW, zoned R-1A, 0.15 acres. (J-13).**

On April 9, 2025, the Landmarks Commission voted to APPROVE Project # **HCOA-2025-00009** based on the following Findings and Conditions of Approval.

#### **Findings:**

1. The application is a request for a Certificate of Appropriateness for alterations at 305 13<sup>th</sup> Street NW, and legally described as Block 16, South half of Lots 17, 23, 24, 25, Perea Addition. The subject site is 0.15 acres and zoned R-1A.
2. The property is a contributing property within the Fourth Ward Historic Protection Overlay Zone (HPO-4).
3. The subject site is a Bungaloid-style residence, originally constructed in 1913 and reflects characteristic elements of early 20th-century residential architecture. The structure features a wood frame with staggered shaker shingles and a 1'-0" stucco finish at the ground level, adding to the building's textured exterior. The roof is hipped with a perpendicular gable and is covered in asphalt shingles. The fenestration consists of a combination of original single-pane windows and later-added sliding windows that do not reflect the home's original design.
4. Proposed changes include replacing deteriorated wood, shaker shingles, window replacements that will match the original style, and reconfiguring the front entry to improve architectural articulation while restoring the façade. Additional work includes correcting window headers, removing non-original security bars, and adjusting window placement for visual continuity.
5. 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.

6. 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.

Analysis: Subject to Conditions, the proposal is consistent with the designation ordinance and specific development guidelines for the historic protection overlay zone.

(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.

Analysis: Subject to Conditions, the proposal will not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

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

Analysis: 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.

Analysis: The proposed work is consistent with this criterion. Subject to Conditions, the project will preserve the structure’s defining architectural elements and the overall form as they were at the time of initial construction. No alterations are proposed that would obscure or irreversibly alter character-defining features.

(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.

Analysis: The existing shaker shingles have been evaluated and found to be beyond repair due to extensive deterioration. As a result, replacement is necessary to maintain the integrity of the structure. The new shingles will match the original in shape, size, and design to the greatest extent possible, ensuring consistency with the character of the building.

(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.

Analysis: The request does not include an addition to the existing structure.

(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.

Analysis: The request does not include a demolition.

7. Notification letters of the application were sent out on March 11, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Downtown Neighborhood Association, Raynolds Addition Neighborhood Association, and the Huning Castle Neighborhood Association were notified of the application via email on March 12, 2025.
8. As of the writing of this staff report, no individuals have reached out to express either opposition or support for the request.
9. The application was reviewed against relevant guidelines for the Fourth Ward HPO and the Review and Decision Criteria of a Certificate of Appropriateness in the Integrated Development Ordinance (IDO) §14-16-6-6(D)(3).
10. Subject to conditions of approval, Staff considers the proposal consistent with the Fourth Ward HPO guidelines and the Review and Decision Criteria for a Certificate of Appropriateness.

#### **Conditions of Approval:**

1. The replacement siding must replicate the original design, texture, dimension, and pattern of the existing shaker shingles.
2. All replacement windows shall match the original size, configuration, and operation while maintaining or restoring the original muntin patterns.
3. All work shall be executed in accordance with the revised drawings and material specifications submitted on March 31, 2025. Any deviations must be reviewed and approved by Landmarks staff prior to implementation.
4. The applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
5. The sunporch windows are to be retained or replaced to match the 2/2 double hung windows.

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Cc:  
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LC File  
Legal Department

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

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

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

**ALL CASES THAT RECEIVED APPROVAL ON APRIL 9, 2025 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON APRIL 24, 2025.**

*Silvia Bolivar*

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**Urban Design and Development Division**