



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

Date: May 14, 2025

OFFICIAL NOTIFICATION OF DECISION

HSG-2025-00002

Historic Design Standards and Guidelines

The City of Albuquerque Planning Department, requests approval of the Historic Design Standards and Guidelines for the Historic Fairview Cemetery, a City Landmark, located at 700 Yale Blvd SE, described as Tract A, Plat of Tracts A,B,C,D, between Yale Blvd SE and Columbia Dr SE, zoned NR-SU (K-15-Z/K-16-Z/L-16-Z).

On May 14, 2025, the Landmarks Commission voted to APPROVE Project # **HSG-2025-00002** based on the following Findings and Conditions of Approval.

Findings:

1. The Landmarks Commission proposes to adopt Design Standards and Guidelines for the Historic Fairview Cemetery, under §14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.
2. The Historic Fairview Cemetery is located at 700 Yale Street SE and legally described as Tract A, Plat of Tracts A, B, C, D (Replat of Fairview Park Cemetery).
3. On October 21, 2024 the property was designated as a City Landmark by City Council.
4. The proposed Design Guidelines and Standards have been reviewed against IDO Section §14-16-6-6(E)(3) Review and Decision Criteria.
5. Pursuant to §14-16-6-6(E)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria."

- (a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City Landmark.

The design standards and guidelines are consistent with the criteria and findings for establishment of the Historic Fairview Cemetery as a City Landmark.

The following features help convey its significance and should be preserved:

Grave Markers and Monuments:

Historic Fairview Cemetery contains a wide variety of grave markers and monuments that reflect the funerary practices of Albuquerque from the late 19th to early 20th centuries. Most of the markers are constructed of marble, although examples of granite, sandstone, and concrete are also present.

Types of Grave Markers Observed:

Tablet-Style Markers: Upright slabs with rounded or pointed tops; among the oldest markers in the cemetery.

Obelisk-Style Monuments: Tall, tapering, four-sided shafts symbolizing eternal life.

Flat Markers: Simple horizontal stones placed flush with the ground.

Slant Markers: Low monuments with a slanted face designed for easier readability from a standing position.

Ledger Stones: Large, horizontal stones covering the entire grave.

Fraternal Organization Symbols: Markers displaying insignias such as the Masonic Square and Compass, Odd Fellows "FLT" (Friendship, Love, and Truth) emblems, and Woodmen of the World (WOW) tree trunk monuments. WOW markers include tall carved trunks and stacked logs with classic tools such as the axe, mallet, and wedge.

Guidelines:

Cleaning should be limited to soft-bristle brushes and non-ionic detergents; abrasive methods are prohibited.

Use of coatings or sealants on masonry should only be used following proper investigation for appropriateness of material.

Resetting and repair work must retain the original material and inscriptions wherever possible.

Replacement of lost or severely damaged markers must replicate the original form, material, and detailing.

Entrance Gate, Pillars, and Boundary Walls

In 1925, Angelo de Tulio constructed the entry pillars that flank the main gate at the west end of the cemetery. Two masonry support pillars frame the wrought iron gate, although this entrance is no longer in regular use.

Boundary walls on the north and east sides are constructed of concrete masonry units, with 6-foot tall pilasters spaced at regular intervals of 18 ½ feet.

Guidelines:

Preserve the original entry gate, pillars and boundary walls.

Any repairs to the pillars or walls must match the original materials, dimensions, and design.

Roadway and Circulation Pattern:

Vehicle and pedestrian circulation within Historic Fairview Cemetery are guided by narrow dirt roads, typically 15 to 20 feet wide. Sections 1, 5B, and parts of Section 10 (Picturesque in layout) are additionally divided by narrow dirt footpaths, demarcated by family plot curbing.

Guidelines:

Maintain the historic width and alignment of dirt roads and footpaths.

Maintain the curbing that defines family plots and pathways.

Buildings and Structures (Mausoleums)

Historic Fairview Cemetery contains two historic mausoleums:

Springer-Walton Mausoleum: Located near the center of the grounds, designed in a simplified Classic Revival style. The structure measures approximately 14 feet square with a tiered roof and west-facing doorway.

Galles Mausoleum: Located in Section 14, in the southwest portion of the cemetery. It measures approximately 11 feet by 12 feet, stands 8 feet tall, and has a north-facing doorway.

Guidelines:

Preserve the two mausoleums including the architectural details, inscriptions, and entryways.

Any necessary stabilization must retain the original design, materials, and appearance.

(b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Analysis: All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference. The Standards offer four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Historic Fairview Cemetery Design Standards and Guidelines and the U.S. Secretary of the Interior's Standards provide a framework and guidance for decision-making about work or changes to this property.

(c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: The Historic Fairview Cemetery design standards and guidelines are consistent with the relevant New Mexico Register of Cultural Properties and the National Register of Historic Places criteria, as they preserve the property's defining characteristics under Criteria A (significant event), B (significant person), and C (architectural character).

(d) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

(e) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Analysis: All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference. The Standards offer four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

(f) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: In July 2011, Drs. Williams A. Dodge and Sarah R. Payne submitted the HALS (Historic American Landscape Survey) NM-6 to the National Park Service in order to document and record the site.

The Historic American Landscape Survey (HALS) was established in 2000 to acknowledge the significance of landscapes and the need for varied documentation methodologies. HALS records historic landscapes, including formal gardens, public spaces, traditional cultural landscapes, agricultural sites, and residential neighborhoods. These landscapes are vital touchstones of national, regional, and local identity, fostering a sense of community and place. Similar to historic buildings, landscapes reflect the country's origins and development through their form, features, and historical use. The National Park Service collaborated with the Library of Congress and the American Society of Landscape Architects to create HALS.

(g) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will

list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

6. Notification letters of the application were sent out on March 27, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Victory Hills NA, University Heights NA, Silver Hill NA, Kirtland Community Association, Clayton Heights Lomas del Cielo NA, and the District 6 Coalition of Neighborhood Associations were notified of the application via email on March 26, 2025. Emails to University Heights Neighborhood Association and the Kirtland Community Association could not be delivered due to message size limitations. As a result, notification packets were mailed to both neighborhood associations on March 27, 2025. As of the writing of this staff report, no individuals have reached out to express either opposition or support for the request.
7. Staff recommends approval of the Design Standards and Guidelines for the Historic Fairview Cemetery, as they meet all relevant regulatory requirements contained in the IDO and contribute to the preservation of Albuquerque's historic resources.

Recommendation

APPROVAL of Project #: HSG-2025-00002, a request for Design Standards and Guidelines for the Historic Fairview Cemetery, located at 700 Yale Street SE (northern portion), legally described as Tract A, Plat of Tracts A, B, C, D (Replat of Fairview Park Cemetery), zoned NR-SU, based on the preceding Findings.

Cc:
Historic Fairview Cemetery susanschwartz2012@gmail.com
Steve Thoma geckoproperties@yahoo.com
Paige Romero psromero12@gmail.com
LC File
Legal Department

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 MAY 14, 2025 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON MAY 29, 2025.

Silvia Bolivar

Silvia Bolivar, PLA ASLA
Historic Preservation Planner
Urban Design and Development Division