



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

Date: March 11, 2026

OFFICIAL NOTIFICATION OF DECISION

HCOA-2026-00002
Historic Certificate of Appropriateness

Scott Anderson, Scott C Anderson & Associates Architects LLC, Agent for Mark Gonzales, request approval for Historic Certificate of Appropriateness to Replace Detached Garage, located at 1907 Silver Ave SE, described as Lot 10, Block 73, Terrace

Addition, Silver Hill HPO, zoned R-1B, 0.1492 acres. (K-15).

On March 11, 2026, the Landmarks Commission voted to APPROVE Project # **HCOA-2026-00002** based on the following Findings and Conditions of Approval.

Findings:

1. This is a request for a Certificate of Appropriateness for the construction of a new accessory building, located at 1907 Silver Ave SE, described as Lot 10 Block 73 Terrace Addition Silver Hill Historic Protection Overlay Zone (HPO-7), zoned R-1B
2. The application is for the construction of a 1,576 square foot single-story, gabled and shed-roof accessory building located to the rear of a contributing building in the Silver Hill Historic Protection Overlay Zone
3. The subject site is approximately 0.158 acres.
4. 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 proposed accessory structure features a straightforward, traditional architectural design, including a pitched, gabled roof that complements the main residence. It is appropriately positioned on the site and remains subordinate to

the primary building. Similar modest accessory structures are commonly found throughout the Historic District, and this new addition aligns well with the area's characteristic local context.

- 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 not adversely affect the integrity of the contributing building, and the unique characteristics of the Historic District will remain preserved.

- 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 proposal will preserve the distinctive qualities of the contributing building and its site.

- 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. 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 – the architectural design of the new accessory structure reflects the historical features of the neighboring contributing buildings.

- 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 have 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. The building to be demolished, the existing garage, is not a contributing building.

5. The application addresses the relevant policies in “Early Automobile Suburbs Development Guidelines for the Silver Hill Historic Overlay Zone”, for Garages and Accessory Buildings:

- a. Contributing accessory buildings should be preserved when feasible. The Landmarks and Urban Conservation Commission recognizes that these buildings may be inadequate to serve the needs of today’s families and businesses. Rehabilitation and adaptive use to serve a new function are encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

The existing garage structure is not designated as a historic building. The garage door is inoperable. The building's overall condition has deteriorated. Additionally, the current size is insufficient for parking purposes. Therefore, it is recommended that the existing structure be demolished. The proposed new accessory building is designed to meet the needs of families.

- b. New garages and accessory buildings should complement the historic resource.
c. Accessory buildings must be subordinate to the main building.
d. The main building should inspire design for new garages with building details derived from the main building.
e. Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete blocks and plywood are not appropriate materials for new accessory buildings.

This design utilizes building materials and finishes sourced from the main structure that adhere to all relevant guidelines. The new garage utilizes materials and roof forms similar to the existing architectural framework of the primary building

- f. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

The new accessory structure at the rear of the building has been designed in compliance with applicable guidelines. The existing garage will be demolished to accommodate this development.

- g. Access to these structures, such as driveways, shall be consistent with other existing driveways in the neighborhood.

The driveway is situated within an alleyway and is an existing residential driveway that adheres to relevant regulations and guidelines.

6. The Neighboring Association and neighboring properties within 100 feet, excluding public rights of way, were notified of this application. The requisite sign was posted at the property giving notification of this application.
7. As of this writing, Staff has not received any comments in support or opposition to the request.

Recommendation

APPROVAL of Project #: 2026-00002, a request for Certificate of Appropriateness – Major for a new accessory building, located at 1907 Silver Ave SE, described as Lot 10 Block 73 Terrace Addition(the “subject site”), a property in the Silver Hill Historic Protection Overlay Zone, based on the above findings and subject to the following conditions.

Recommended Conditions of Approval

1. Applicant is responsible for acquiring, and approval is contingent upon, all applicable permits and related approvals.
2. Applicant shall lower the high point of the roof to bring the proportions more in alignment with the existing garage proportions.
3. Satisfactory compliance can be determined by a resubmittal to staff.

Cc:

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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 MARCH 11, 2026 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON MARCH 26, 2025.

Nasima Hadi

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