



CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION



Case Number: HCOA-2026-00027
Hearing Date: 08-12-2026
Applicant: Local Concepts LLC, Jason Radler (Agent)
Cameron Crandall, (Owner)
Subject Property: 514 13th ST NW
Case Description: Jason Radler, agent for Cameron Crandall, requests a Historic Certificate of Appropriateness to relocate a window and add an exterior door, located at 514 13th St NW, Lots 7, 8, Block 23, Perea Addition, Fourth Ward, HPO-4, zoned R-1, 0.16 acres. (J-13).

DECISION:

On August 12, 2026, the Landmarks Commission (LC) voted for an **Approval** for Case # **HCOA-2026-00027 based on the following Findings and Conditions.**

Findings:

1. This is a request for a Certificate of Appropriateness for the installation of the new door, double-window configuration, and wood fence with a gate in the front yard and the back yard, located at 514 13th Street NW, described as Lot 7 & 8, Block 23 Perea Additions Fourth Ward Historic Protection Overlay Zone (HPO-4), zoned R-1A
2. The application is for the installation of a new door, double-window configuration, and wood fence with a gate in the front yard and the back yard of the Fourth Ward Historic Protection Overlay Zone
3. The subject site is approximately 0.1607 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 alterations enhance the property's utility by adding an exterior door on the east elevation to provide direct egress from the rear bedroom. In

addition, combining the existing windows on the south elevation into a single, cohesive double window will improve interior functionality without compromising the architectural integrity of the Fourth Ward Historic Overlay Zone Development Guidelines. The new fences and gates also meet the requirements of the Historic Protection Overlay.

- 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 proposed alterations will preserve the distinctive qualities and historic integrity of the contributing building and its surrounding 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.
 - 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.
5. The application addresses the relevant policies in “New Town Development Guidelines” for windows & doors and Fences.
- A. Retain and preserve the position, number, size, and arrangement of historic windows and doors.
 - *A single window on the south elevation was relocated to form a double-window configuration. Rather than being discarded, the unit was mullied with*

an adjacent window on-site. Furthermore, a single window on the east-facing rear elevation was removed and replaced with a full-lite, exterior-grade wood door.

- B. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.
 - *On the East side of the property, a single window has been removed and replaced with a full-glass exterior-grade wood door. No additional exterior-grade door is available for use at the home in this application. The purpose is to provide more reliable egress to the bedroom, given the functionality of the original windows.*
- C. Preserve historic fences and yard walls when feasible.
 - *The existing fences were beyond repair, and their repair was deemed impracticable; they have been replaced with new installations.*
- D. When constructing new fences, use materials that appear similar to those used historically.
 - *The new installation replicates the material, structural arrangement, and overall aesthetic of the original, while offering superior durability and structural integrity.*
- E. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.
 - *The newly installed 6-foot fence extends beyond the centerline of the primary residence and is situated along the rear property line abutting the alley.*
- 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 of or in opposition to the request.

Recommendation

APPROVAL of Project #: HCOA- 2026-00027, a request for Certificate of Appropriateness – Major for Alterations, located at 514 13th Street NW, described as Lot 7 & 8, Block 23, Perea Addition (the “subject site”), a property in the Fourth Ward 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.

CC:

Jason Radler, 1219 Summer NW, Albuquerque NM 87104, Localconceptsnm@gmail.com

Cameron Crandall, ccrandall@salud.unm.edu

LC File

City Legal Department, aconon@cabq.gov

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 AUGUST 12, 2026 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON AUGUST 27, 2025.

Nasima Hadi

Nasima Hadi
Historic Preservation Planner
Urban Design and Development Division
City of Albuquerque Planning Department
for Alan Varela
Planning Director