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

OFFICIAL NOTIFICATION OF DECISION

On April 14, 2021 the Landmarks Commission voted for Approval of Project 2021-005225, SI-2021-00330 based on the following Findings.

FINDINGS:

1. The application is a request for a Certificate of Appropriateness for new construction, located at 401 Walter Street SE, described as Lot 1, Block 18, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone (HPO-4), zoned R-1A.

2. The subject site is approximately 0.16 acres.

3. The application for a Certificate of Appropriateness is for new construction of a 2500 sq. ft. single, story, gabled roof structure. The new construction will be a compatible but contemporary project that reflects an understanding of and compatibility with the character of the district.

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic 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.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B)(1) 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 historic zone”.

6. Subject to Staff approval of the roofing material, the proposed work is consistent with designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the Staff Report and in Findings 7 & 8 below.

7. The proposal is consistent with the Guidelines for the Huning Highland HPOZ. The new construction has been designed for the elevation along Walter Street to appear smaller in scale and similar to the territorial railroad buildings. On the Lead side of the property, the home will appear as multiple buildings thereby giving the property a larger scale on a busy street. The home’s material palette will be of classic Cedar shake, stucco, and wood combined with steel. The roofing material is subject to Staff approval as currently it calls for corrugated metal. The design has maximized the buildable space on the lot and has respected all setbacks. The new structure will be appropriate to the distinctive local context.

8. The LUC Ordinance Section 14-12(8) (B)(2) 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 architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the proposal’s conformance with the specific development guidelines.

RECOMMENDATION

Case SI-2021-00330/ Project # PR-2021-005225, April 14, 2021.

APPROVAL of Case SI-2021-00330/Project # PR-2021-005225, an application for a Certificate of Appropriateness for new construction of a single family home, located at 401 Walter Street SE, described as Lot 1, Block 18, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following condition:
Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon Staff endorsement of the roofing materials.

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 decision of 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.

Sincerely,

[Signature]

Silvia Bolivar
Planner, Landmarks Commission