Summary of Analysis

The application is a request for installation/update of five of nine bay doors of the garage building on the site of the Jones Motor Company, a City Landmark. The exterior changes are necessary in order to allow the new tenant (M’tucci) to convert that portion of the building into an artisanal manufacturing facility for the production of their signature products. The proposal will allow for one of the bay doors located on the western portion of the north wall to be updated with a new bay door with thermal and operational performance; two bay door openings would be converted to a fixed wall; and two openings would incorporate egress doors and one-walk-up service window. A fabric awning is proposed over one of the openings.

The project has been reviewed for consistency with the intent of the Development Guidelines for the Jones Motor Company adopted by the LUCC in 2001. The applicant’s proposal complies with the intent of these guidelines and is eligible for a Certificate of Appropriateness.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION

LANDMARKS COMMISSION
Case # SI-2021-01277/ Project # PR-2021-005879
September 8, 2021
Page 2

IDO ZONING MAP
Note: Gray shading indicates County.

1 inch = 100 feet
Hearing Date: 9/8/2021
Project Number: PR-2021-005879
Case Numbers: SI-2021-01269
Zone Atlas Page: K-16
SUMMARY OF REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Certificate of Appropriateness for Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>Jones Motor Company, City Landmark</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

<table>
<thead>
<tr>
<th>General Area</th>
<th>1-2</th>
<th>Post-Modernism, Art Deco Revival, Southwest Vernacular, Colonial Revival</th>
<th>Contributing &amp; Non-contributing residential/commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site to the North</td>
<td>1</td>
<td>Post-Modernism c. 1946</td>
<td>Non-contributing; commercial</td>
</tr>
<tr>
<td>Site to the South</td>
<td>1</td>
<td>Southwest Vernacular, c. 1937</td>
<td>Contributing; residential</td>
</tr>
<tr>
<td>Sites to the East</td>
<td>2</td>
<td>Colonial Revival, c. 1959</td>
<td>Contributing; Commercial</td>
</tr>
<tr>
<td>Site to the West</td>
<td>1</td>
<td>Post-Modernism</td>
<td>Non-contributing; Commercial</td>
</tr>
</tbody>
</table>

II INTRODUCTION

Proposal

The applicant seeks a Certificate of Appropriateness for installation/update of five of nine bay doors located on the western portion of the north wall of the garage building. The subject site is .56 acres and part of the Historic Jones Motor Company site, fronting Central Avenue. The exterior changes are necessary in order to allow the new tenant (M’tucci) to convert that portion of the building into artisanal manufacturing facility for the production of their signature products. The proposal will increase the value of the space and its urban presence by creating a place for people to make high-quality artisanal products and will provide for residents to support a local business.

The following changes are proposed that reference the Historic Development Guidelines:
- The position, number size, and arrangement of the door openings will be maintained.
- The new surfaces, windows and doors will be recessed from the stucco in order to preserve the bay door expression.
Most of the new exterior opaque surfaces within the bay doors will be finished using painted wood and/or metal with the historic blue color and will provide matching surface relief through recessed panels profiles using the pattern dimensions of the original garage door design.

The top row of the “door” pattern will have insulated glass in the same proportions and dimensions as the original doors.

A second pane of opaque glass will be added behind the original panes for extra security.

A walk-up window that will include a new service counter and roll-up door are being proposed.

An awning will be added over the east door and walk-up window and a simple fabric cover over a simple metal frame is being proposed.

The site is located in an Area of Change as designated by the ABC Comprehensive Plan and is part of the Nob Hill/Highland Character Protection Overlay Zone (CPO-8).

The site is located near the Nob Hill Station, a Premium Transit Station and within ¼ mile of a Premium Transit Area and has ample vehicle, pedestrian, and bicycle access from Central Avenue and Wellesley Drive.

**Context/History**

The original Jones Motor Company building is located along East Central Avenue, originally part of Route 66. Designed as a gas station and car dealership and executed in the streamline Modern Style, the original building was constructed in 1939 with showroom addition in 1946. In 1951 a paint and body shop was added in a separate structure to the south of the gas station and showroom. The garage addition is a continuous unattached line of garages that are placed along the entire south edge of the property.

The garage building retains much of its integrity from the original construction. The main character-defining features are the numerous wood garage doors that face into the “courtyard space” that is formed by the back of the Jones Motor Company buildings and the garages. The courtyard space was historically used as a maintenance and parking platform.

The Jones Motor Company building was listed in the New Mexico Register of Cultural Properties and National Register of Historic Places in 1993. In 1999, the New Mexico Cultural Properties Review Committee found the separate multi-bay garage, built in 1951 behind the main building, also to have historic value. The property is listed under National Register Criterion A for being associated with the growth of travel on U.S. Route 66, which made a significant contribution to the broad patterns of our history. It is also listed under National Register Criterion C for embodying distinctive characteristics of the Moderne Style of architecture.

**Grant and Façade Easement Agreement for Historical Preservation Restrictions**

On February 22, 2000 a Grant and Façade Easement and Agreement for Historical Preservation Restrictions - Old Jones Motor Company Building was entered between the owner at the time and the City of Albuquerque. The easement and all agreements for this Grant of Easement run as a
binding servitude, in perpetuity, with the Land. The Grantor is to make no visual or structural alteration to the façade without prior written permission from the Grantee.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Policies are written in regular text and staff analysis and comment in bold italic print.

Albuquerque-Bernalillo County Comprehensive Plan of 2017

The site is a Historic Asset in terms used in the Comprehensive Plan. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation.

Goal 11.2 – Historic Assets: Preserve and enhance significant historic districts and building to reflect our past as we move forward into the future and to strengthen our sense of identity.

The request for a Certificate of Appropriateness for alterations will help preserve and enhance the district and building. The design and scale of the alterations is considered to be appropriate for the needs of the owners/tenants and does not dominate the buildings. The adaptive reuse of the building to allow artisanal manufacturing will be better use of the space and the new services will be located discreetly so as to not impact the area significantly.

Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The subject site contains City Landmark buildings that were built in 1939 and 1951 in a streamline Moderne architectural style. The site is of local significance, a City Landmark, and listed in the New Mexico Register of Cultural Properties and National Register of Historic Places and would help preserve the historic fabric of the Nob Hill HPO-8.

a) Preserve and maintain historically significant buildings and spaces.

The request for a Certificate of Appropriateness for alterations would help preserve and maintain historically significant buildings and spaces by allowing for the property to be rehabilitated and adapted for a new use while contributing to the vitality of the area.

b) Recognize historic buildings and districts as vital elements of the community.

The buildings are City Landmarks that are a vital element of the community.

c) Encourage the adaptive reuse of historic structures as a strategy to preserve the character and encourage reinvestment.

The request would facilitate adaptive reuse of this City Landmark that will help preserve the character of the area while encouraging reinvestment in the Nob Hill CPO-8.
Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:

i. Architectural styles and traditions;
ii. Current and historic significance to Albuquerque;
iii. Historic plazas and Centers;
iv. Culture, traditions, celebrations, and events

b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

c) Design streets and streetscapes that match the distinctive character of historic areas.

The request will help strengthen the identity of the site as one of activity and community. The adaptive reuse of the building to allow artisanal manufacturing has the potential to activate the site, the neighborhood, and the Nob Hill HPO-8.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed from CCR-1 zoning to MX-M (Mixed-Use – Medium Intensity Zone District).

The Jones Motor Company is located within the Nob Hill Neighborhood and Character Protection Overlay CPO-8. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to quality as Historic Protection Overlay (HPO) zones.

The Integrated Development Ordinance – Part 14-16-6-6(D) establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 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 Design Guidelines for the Jones Motor Company state that the multi-service building behind the main building and the space between the two shall be preserved as definers of its historic character.

The position, number, size and arrangement of the historic door openings will be maintained. In the spirit similar to the original glazing in the garage doors, the applicant is proposing that the original garage door materiality and color act as a frame around the roll up door (aluminum) and counter (stainless steel). These materials have been chosen for exterior weather resistance and security while following the historic replacement guidelines.

6-6(D)(3)(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 cause no harm to site. Being an activity hub will bring back some of the original traveling visitor nature of the site.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

The proposal will cause no harm to the original, distinguished qualities of the contributing building or site.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

As per the applicant, the exterior changes are unavoidable in making the use not only possible, but sustainable in the long-term. The applicant is proposing to improve five (5) of the nine (9) existing bay door openings. The changes include: one bay door is being updated with a new bay door with modern thermal and operational performance; two bay door openings will be converted to a fixed wall and window; and two openings would incorporate egress doors and one walk-up service counter. A fabric awning is proposed over one of the openings to protect the employee entry and service counter.

6-6(D)(3)(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.
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.

Not applicable. The application is not for a Historic Certificate of Appropriateness – Major for demolition.

Ordinance Designating Jones Motor Company Building a City Landmark

The City Council ordinance designated the Jones Motor Company as a City Landmark on February 8, 2001. The ordinance included the significance of the structure both culturally and historically and refers to features worthy of preservation and general preservation guidelines for the landmark issued by LUCC.

The proposal does not conflict with the designation ordinance.

Development Guidelines for the Jones Motor Company Building

On August 8, 2001, the City of Albuquerque Landmarks and Urban Conservation Committee voted to approve an application as a City of Albuquerque Landmark and approval of Development Guidelines. It was made a Landmark because:

- Is historically significant for its association with the growth of travel along U.S. Route 66
- Is suitable for preservation and listed in the National Register of Historic Places
- Represents the commercial and promotional efforts of Ralph Hones, who served as president of the U.S. Highway 66 Association and Albuquerque Chamber of Commerce, and Chairman of the New Mexico State Highway Association
- Embodies the distinctive characteristics of Moderne architectural styling
- Was designed by Tom Danahy, whose distinctive residential and commercial designs shaped Albuquerque architecturally during the 1930s
- Has educational value that derives from all five items above

Features of the Jones Motor Company building that shall be preserved as definers of its historic character:

- The entire façade at Central Avenue and Wellesley Drive, including the stepped tower and its details, wooden overhead and swinging doors, steel casement windows, metal-framed display windows, pilaster-and-entablature door surround at the single north-facing door, sand-textured off-white cementitious stucco, neon accents and brick coping at the parapet.
- The open space, banjo-shaped sign, and gasoline pump housings between the main building and the corner of Central and Wellesley.
The multi-bay service building behind the main building and the space between the two.

Since completion of its National register of Historic Places nomination and its original designation as a City Landmark, the Jones Motor Company Building has been carefully renovated. The LUCC approved design guidelines for future changes to the Jones Motor Company Building, only that relating to the multi-bay service building is relevant to the request.

FEATURES THAT SHALL BE PRESERVED AS DEFINERS OF ITS HISTORIC CHARACTER

The multi-bay service building is relevant to the request.

The position, number, size and arrangement of the historic door openings will be maintained. In the spirit similar to the original glazing in the garage doors, the applicant is proposing that the original garage door materiality and color act as a frame around the roll up door (aluminum) and counter (stainless steel). These materials have been chosen for exterior weather resistance and security while the following the historic replacement guidelines.

Neighborhood Notification and other Considerations.

Notification requirements are found in 14-16-6-4, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Nob Hill NA and the District 6 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified, as required (see attachments). As of this writing, Staff has received no comment either in favor or opposition to the application.

Conclusions

The request for a Certificate of Appropriateness – MJOE has been reviewed against the Development Guidelines for the Jones Motor Company Building and the criteria for approval of a Certificate of Appropriateness contained in the Integrated Development Ordinance. The alterations to the five bay doors meet the intent and spirit of the guidelines.
FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations – Case #SI-2021-01277/Project #PR-2021-005879 (September 8, 2021).

1. The application is a request for a Certificate of Appropriateness for the property described as Lots 12-14, M & K Replat of Tract A, Block 41, University Heights Addition, located at 3222 Central Avenue SE and zoned MX-M.

2. The subject property is approximately 0.56 acres and contains the historic Jones Motor Company Building. It is listed on the National Register of Historic Properties, the New Mexico State Register of Cultural Properties, and is a City of Albuquerque Landmark.

3. The proposal is for alterations to five bay doors in the garage building.

4. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City Landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

5. Subsection 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness – Major shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) 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 the specific HPO zone where the property is located”.

The Design Guidelines for the Jones Motor Company state that the multi-service building behind the main building and the space between the two shall be preserved as definers of its historic character.

The position, number, size and arrangement of the historic door openings will be maintained. In the spirit similar to the original glazing in the garage doors, the applicant is proposing that the original garage door materiality and color act as a frame around the roll up door (aluminum) and counter (stainless steel). These materials have been chosen for exterior weather resistance and security while following the historic replacement guidelines.

6. The IDO Section 14-16-6-6(D)(3)(b) states that 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 cause no harm to site. Being an activity hub will bring back some of the original traveling visitor nature of the site.
9. The IDO Section 14-16-6-6(D)(3)(c) states that the change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

   Not applicable.

10. The IDO Section 14-16-6-6(D)(3)(d) states that the structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

   The proposal will cause no harm to the original, distinguished qualities of the contributing building or site.

11. The IDO Section 14-16-6-6(D)(3)(e) states deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

   As per the applicant, the exterior changes are unavoidable in making the use not only possible, but sustainable in the long-term. The applicant is proposing to improve five (5) of the nine (9) existing bay door openings. The changes include: one bay door is being updated with a new bay door with modern thermal and operational performance; two bay door openings will be converted to a fixed wall and window; and two openings would incorporate egress doors and one walk-up service counter. A fabric awning is proposed over one of the openings to protect the employee entry and service counter.

12. The IDO Section 6-6(D)(3)(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.

13. The IDO Section 6-6(D)(3)(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.

   Not applicable. The application is not for a Historic Certificate of Appropriateness – Major for demolition.
RECOMMENDATION

Case SI-2021-01277/Project #2021-005879 - September 8, 2021

APPROVAL of a Certificate of Appropriateness for Alterations for the property described as Lots 12-14, M & K Replat of Tract A, Block 41, University Heights Addition, located at 3222 Central Avenue SE and zoned MX-M, based on the above 11 Findings and subject to the following conditions.

Recommended Conditions of Approval for Case #SI-2021-01277/Project #2021-005879

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: “Garage” – Jones Motor Company

Figure 2: Garage doors

Figure 3: Subject site.
Figure 5. Central Avenue facing west

Figure 6: Central Avenue facing east towards Wellesley Drive

Figure 6: Wellesley Drive
ZONING

Please refer to IDO Sub-section 14-16-2-4(C) for the Mixed-Use – Medium Intensity Zone District (MX-M)

Please refer to IDO Sub-section 14-16-3-4(l) for the Nob Hill/Highland – CPO-8
APPLICANT INFORMATION
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>☐ Historic Certificate of Appropriateness – Major (Form L)</th>
<th>☐ Wireless Telecommunications Facility Waiver (Form W2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
<td></td>
</tr>
<tr>
<td>☒ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
<td></td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td></td>
</tr>
<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Site Plan – DRB (Form P2)</td>
<td></td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decisions Requiring a Public Meeting or Hearing</td>
<td>☐ Subdivision of Land – Major (Form S1)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td>☐ Conditional Use Approval (Form ZHE)</td>
<td>☐ Vacation of Easement or Right-of-way (Form V)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Variance – DRB (Form V)</td>
<td></td>
</tr>
<tr>
<td>☐ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td>☐ Variance – ZHE (Form ZHE)</td>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
</tbody>
</table>

APPLICATION INFORMATION

Applicant: 3222 Central LLC, C.O. Adam Silverman
Phone: 505-301-6883
Address: PO Box 7459
Email: cory@campoverdearchitecture.com
City: Albuquerque State: NM Zip: 87194

Professional/Agent (if any): Cory Greenfield, Architect
Phone: 
Address: 1600 Lomas Blvd NW, Suite #D
City: Albuquerque State: NM Zip: 87104

Proprietary Interest in Site: Designer

BRIEF DESCRIPTION OF REQUEST

Improvements to (5) existing bay door openings to change use from Storage to Artisan Manufacturing

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A
Block: 
Subdivision/Addition: Lands of “M” and “K”
MRGCD Map No.: 
UPC Code: 10160573926143206
Zone Atlas Page(s): K-16
Existing Zoning: MX-M, CPO-8
Proposed Zoning: 
# of Existing Lots: 1
# of Proposed Lots: 1
Total Area of Site (acres): 0.57

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3222 Central Ave SE
Between: Wellesley and: Bryn Mawr

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

BA-2034, ZA-92-103, AP-99-33, ZA-99-182, 1001620, 1009930, 1001333, 1009243

Signature: Cory Greenfield
Printed Name: 

Date: 11 Aug, 2021

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Meeting/Hearing Date:

Staff Signature: Date: Project #
Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Alteration</td>
<td>☐ Sign (see note below)</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☐ New Construction</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td></td>
<td>☐ Downtown Neighborhood Area – CPO-3</td>
</tr>
<tr>
<td></td>
<td>☐ Fourth Ward – HPO-3</td>
</tr>
</tbody>
</table>

Number and Classification of Structures on Property

| Contributing Structures: 2   | ☐ Old Town – HPO-5                                              |
|                              | ☐ Nob Hill/Highland – CPO-8                                     |
|                              | ☐ HUNING HIGHLAND – HPO-4                                       |
|                              | ☐ Downtown Neighborhood Area – CPO-3                            |
| Noncontributing Structures:   | ☐ Silver Hill – HPO-6                                           |
|                              | ☐ City Landmark                                                 |

Unclassified Structures:

<table>
<thead>
<tr>
<th>Residential Property?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes</td>
</tr>
<tr>
<td>☐ No</td>
</tr>
</tbody>
</table>

*PLEASE NOTE:* Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

- **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
  - All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
    - Sign Posting Agreement

- **INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
  - Interpreter Needed for Hearing? if yes, indicate language:
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - Sign Posting Agreement

- **DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

- **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**
  - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

- **HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
  - Proposed Design Standards and Guidelines
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

- **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name:</td>
<td>☐ Applicant or ☐ Agent</td>
</tr>
</tbody>
</table>

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Signature:

Date: 5/17/18
11 August, 2021

City of Albuquerque
Board of the Landmarks and Urban Conservation Commission
600 2nd Street NW
Albuquerque, NM, 87102
(505) 924-3927

RE: 3222 Central Avenue SE – Improvements to the Garage Building behind The Jones Motor Company Building

Dear Members of the LUCC Board,

We appreciate this opportunity to make these decisions together through this process of proposal, review and comment, and final decision by the Board. We hope this first step appears to be in the right direction from your perspective and we look forward to working with you towards a fantastic final solution that succeeds in carrying the Jones Motor Company Garage Building forward to its next chapter.

SCOPE SUMMARY OF PROPOSED EXTERIOR WORK:
The new tenant of the property (local restaurant franchise M'tucci’s) is proposing a mostly interior renovation to change the use of the west half of the Garage Building to Artisan Manufacturing. They will be making their signature breads, cheeses, meats and pasta for their restaurants and for the Nob Hill area. Early in the design discussions, we understood that exterior changes are unavoidable in making this use not only possible, but sustainable long-term. The building should be safe and should be responsive to the impacts of contemporary energy consumption. In response, the Owner proposes to improve (5) of the (9) existing bay door openings in the following manner:

- (1) bay door would be updated with a new bay door with modern thermal and operational performance
- (2) Bay door openings would be converted to fixed wall and window conditions and the remaining
- (2) openings would incorporate egress doors and one walk-up service window. A fabric awning is proposed over one of the openings to protect the employee entry and service counter.

JUSTIFICATION FOR THE IMPROVEMENTS:
The new owners and new tenants of the Jones Motor Company buildings are collaborating to elevate this underutilized site into a hub of community vitality. Interior improvements to the main building (under separate contract) will transform it into a vibrant bar and restaurant with indoor and outdoor seating. The east half of the Garage Building remains a retail flower shop. The west half of the garage building (this project) is currently only viable for one use – storage. This proposal will increase the value of the space and its urban presence by creating a place for people to make high-quality Albuquerque products and for residents to buy local.

For the west half of the Garage Building of the Jones Motor Company to resume contributing to the living history of Route 66 and become part of the rebirth of Nob Hill’s social vitality, it needs to be occupiable. For this to become possible, the building needs, at minimum, two new swing doors for entry and egress. For the Artisan Manufacturing activity to take place in a real way, every garage door that doesn’t serve the new use should be transformed into insulated walls with glass for natural light. For the building to engage the public in its small way, it needs a way to interface with people.

Our approach to the improvements is – to preserve the expression of a “multi-bay service building” facing the open space between the two structures while using materials and methods that responsibly address Human Comfort, Safety, Security, the Energy Consumption, and the Owner’s Budget.

Here’s how we’re doing this, with reference to Historic Development Guidelines:

1. Maintain the position, number, size and arrangement of the historic door openings.
2. Recessing the new surfaces, windows and doors from the stucco to preserve the bay door expression.
3. Finish most new exterior opaque surfaces within the bay doors using painted wood and/or metal with the historic blue color and provide matching surface relief through recessed panel profiles using the pattern dimensions of the original garage door design.
4. On the top row of the “door” pattern, provide insulated glass in the same proportions and dimensions as the original doors.
5. To welcome the public, incorporate a walk-up window that includes a new service counter and roll-up door. In a spirit similar to the original glazing in the garage doors, we propose that the original garage door materiality and color act as a frame around the roll up door (aluminum) and counter (stainless steel). These materials are chosen for exterior weather resistance and security while following the historic replacement guideline that “The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.”
6. The awning over the east door and walk-up window is proposed as a simple fabric covering over a simple metal frame. We propose a humble and practical awning that remains consistent with the original garage function, as opposed to the metal awnings currently facing Wellesley.

We look forward to hearing your responses to this approach and to meeting with you on September 8th.

Sincerely, Cory Greenfield, Principal, RA
Dear Cory and LUCC Board-

I am the owner of the property at 3222 Central SE in Albuquerque, NM. My partners and I purchased the building in June 2021. The purpose of this letter is to authorize Cory Greenfield with Campo Verde Architecture to represent the ownership (3222 Central LLC) in the refresh of the rear building at 3222 Central.

Our tenant, M’tucci’s Restaurants, is planning to use the rear building as their artisan manufacturing hub for all of their bread, cheese, and shrub making. They plan to have a small window for neighbors and guest to purchase directly from the source. I believe this will clean up an otherwise depressing alley and create a vibrant place for the community to purchase artisan goods year round.

Should you have any questions, please do not hesitate to reach out to me directly. My partners and I look forward to seeing this project to fruition and gracefully stewarding this one of a kind property into its next chapter.

Sincerely,

Adam

Adam Silverman
Managing Member
3222 Central, LLC
P.O. Box 7459
Albuquerque, NM 87194

MAILING ADDRESS:
P.O. Box 7459
Albuquerque, NM 87194

Office: 505.294.8625
Cell: 951.966.8816

adam@geltmore.com
www.geltmore.com
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from August 24, 2021 To September 8, 2021

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) Aug 11, 2021 (Date)

I issued 2 signs for this application, 8/12/2021 (Date) (Staff Member)

PROJECT NUMBER: PR.2021-005879

Rev. 1/11/05
NOTIFICATION
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit http://www.cabq.gov/abq-data/abq-data-disclaimer-1 for more information.

Legend

- Bernalillo County Parcels

Notes

- Buffer: 210 Ft.
- ROW Central Ave NE: 110 Ft.
Good afternoon
I’ve been informed that representatives of the neighborhood are to be informed of this application.
Please find attached Application materials for this proposal.
Thank you,
Cory Greenfield, Architect
PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Certificate of Appropriateness Major

Decision-making Body: Landmarks Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☐ Yes ☒ No

Is this a Site Plan Application: ☐ Yes ☒ No  Note: if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: 3222 Central Ave SE

Name of property owner: 3222 Central LLC

Name of applicant: Cory Greenfield, Architect

Date, time, and place of public meeting or hearing, if applicable:

September 8, 2021  3 PM  Plaa Del Sol 600 2nd St. and via Zoom

Address, phone number, or website for additional information:

www.cacq.gov/planning/boards-commissions/landmarks-commission-agendas-action-sheets

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_______________________________ (Applicant signature)  August 11, 2021  (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.
11 August, 2021

City of Albuquerque
Board of the Landmarks and Urban Conservation Commission
600 2nd Street NW
Albuquerque, NM, 87102
(505) 924-3927

RE: 3222 Central Avenue SE – Improvements to the Garage Building behind The Jones Motor Company Building

Dear Members of the LUCC Board,

We appreciate this opportunity to make these decisions together through this process of proposal, review and comment, and final decision by the Board. We hope this first step appears to be in the right direction from your perspective and we look forward to working with you towards a fantastic final solution that succeeds in carrying the Jones Motor Company Garage Building forward to its next chapter.

SCOPE SUMMARY OF PROPOSED EXTERIOR WORK:
The new tenant of the property (local restaurant franchise M'tucci's) is proposing a mostly interior renovation to change the use of the west half of the Garage Building to Artisan Manufacturing. They will be making their signature breads, cheeses, meats and pasta for their restaurants and for the Nob Hill area. Early in the design discussions, we understood that exterior changes are unavoidable in making this use not only possible, but sustainable long-term. The building should be safe and should be responsive to the impacts of contemporary energy consumption. In response, the Owner proposes to improve (5) of the (9) existing bay door openings in the following manner:
- (1) bay door would be updated with a new bay door with modern thermal and operational performance
- (2) Bay door openings would be converted to fixed wall and window conditions and the remaining
- (2) openings would incorporate egress doors and one walk-up service window. A fabric awning is proposed over one of the openings to protect the employee entry and service counter.

JUSTIFICATION FOR THE IMPROVEMENTS:
The new owners and new tenants of the Jones Motor Company buildings are collaborating to elevate this underutilized site into a hub of community vitality. Interior improvements to the main building (under separate contract) will transform it into a vibrant bar and restaurant with indoor and outdoor seating. The east half of the Garage Building remains a retail flower shop. The west half of the garage building (this project) is currently only viable for one use – storage. This proposal will increase the value of the space and its urban presence by creating a place for people to make high-quality Albuquerque products and for residents to buy local.

For the west half of the Garage Building of the Jones Motor Company to resume contributing to the living history of Route 66 and become part of the rebirth of Nob Hill’s social vitality, it needs to be occupiable. For this to become possible, the building needs, at minimum, two new swing doors for entry and egress. For the Artisan Manufacturing activity to take place in a real way, every garage door that doesn’t serve the new use should be transformed into insulated walls with glass for natural light. For the building to engage the public in its small way, it needs a way to interface with people.

Our approach to the improvements is – to preserve the expression of a “multi-bay service building” facing the open space between the two structures while using materials and methods that responsibly address Human Comfort, Safety, Security, the Energy Consumption, and the Owner’s Budget.

Here’s how we’re doing this, with reference to Historic Development Guidelines:
1. Maintain the position, number, size and arrangement of the historic door openings.
2. Recessing the new surfaces, windows and doors from the stucco to preserve the bay door expression.
3. Finish most new exterior opaque surfaces within the bay doors using painted wood and/or metal with the historic blue color and provide matching surface relief through recessed panel profiles using the pattern dimensions of the original garage door design.
4. On the top row of the “door” pattern, provide insulated glass in the same proportions and dimensions as the original doors.
5. To welcome the public, incorporate a walk-up window that includes a new service counter and roll-up door. In a spirit similar to the original glazing in the garage doors, we propose that the original garage door materiality and color act as a frame around the roll-up door (aluminum) and counter (stainless steel). These materials are chosen for exterior weather resistance and security while following the historic replacement guideline that “The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.”
6. The awning over the east door and walk-up window is proposed as a simple fabric covering over a simple metal frame. We propose a humble and practical awning that remains consistent with the original garage function, as opposed to the metal awnings currently facing Wellesley.

We look forward to hearing your responses to this approach and to meeting with you on September 8th.

Sincerely, Cory Greenfield, Principal, RA
APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

TO PERFORM
GARAGE DOOR REPLACEMENT

The Landmarks & Urban Conservation Commission of the City of Albuquerque
will hold a public hearing in the Plaza Del Sol Hearing Room, Basement,
Plaza Del Sol Building 600 2nd St. NW on September 8, 2021,
at 9:30 a.m. and such additional dates as may duly be established.
All persons have a right to appear at such hearing. For information on
this case or instructions on filing written comments, you may call the
City Planning Department at (505) 924-3860.
Required to be posted from 8/25/21 to 9/8/21
by

REFER TO FILE # PR-2021-00579 SL-2021-00579