On January 8, 2020, the Landmark Commission made a recommendation to City Council to designate the Albuquerque Main Public Library located at 501 Copper St NW, as a City Landmark. On June 13, 2019, the Albuquerque Main Library was listed on the National Register of Historic Places (NRHP) as an example of Brutalist style architecture in Albuquerque. The building was designed by George Pearl of Stevens, Mallory, Pearl and Campbell (SMPC) Architects and was completed in 1975. The library is three stories, 104,577 square feet and occupies the south half of the city block bounded by Copper and Tijeras avenues and 5th and 6th streets in downtown Albuquerque.

Pursuant to IDO 14-16-6-7(C)(2)(d), design standards and guidelines have been prepared to followed for the preservation of those features of the Main library that are inherent in its historic significance. These Design Standards and Guidelines have been reviewed against IDO section 14-16-6-6(E)(3) Review and Decision Criteria for the adoption or amendment of such standards.

The proposed Design Standards and Guidelines are consistent with the criteria and staff recommends approval with conditions.
HISTORY MAP
Note: Gray shading indicates County.

1 inch = 250 feet

Hearing Date:
10/13/2021

Project Number:
PR-2019-003159

Case Numbers:
SI-2021-01457

Zone Atlas Page:
K-14
LAND USE MAP
Note: Gray shading indicates County.

Key to Land Use Abbreviations
LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 250 feet
Hearing Date: 10/13/2021
Project Number: PR-2019-003159
Case Numbers: SI-2021-01457
Zone Atlas Page: K-14
SUMMARY OF REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Approval of Design Standards &amp; Guidelines for Main Public Library</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>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># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 - 6</td>
<td>Contemporary. Art Deco, Commercial 2nd Renaissance Revival</td>
<td>Contributing; Neutral; Public &amp; Commercial</td>
</tr>
<tr>
<td>Site to the North</td>
<td>1</td>
<td>Modern, Flat roof, 1978</td>
<td></td>
</tr>
<tr>
<td>Site to the East</td>
<td>2, 7</td>
<td>Contemporary, Flat roof, 1957</td>
<td></td>
</tr>
<tr>
<td>Site to the South</td>
<td>5</td>
<td>Commercial 2nd Renaissance Revival, Flat roof, 1932</td>
<td></td>
</tr>
<tr>
<td>Site to the West</td>
<td>3</td>
<td>Art Deco, Pitched with parapet, 1958</td>
<td></td>
</tr>
</tbody>
</table>

II INTRODUCTION

Proposal

As part of its responsibility to the City of Albuquerque for the preservation of the city’s historic properties, the Landmarks Commission is charged with determining properties worthy to be made city landmarks. Following this determination and adoption by City Council, the Landmarks Commission is then responsible for establishing Design Standards & Guidelines (DSG) to be used in the evaluation of future changes that may be proposed for the structure and its contents.

Following review of the Main Library’s historic designation nomination and a tour of the building, the attached DSG have been prepared and reviewed for appropriateness for the continued integrity of the building.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

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

**Integrated Development Ordinance (IDO)**

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and Article 12: Landmarks and Urban Conservation. The IDO Part 14-16-6-6(E)(1) stipulates: This subsection 14-4-6-6(E) applies to all applications to adopt or amend Design Standards and Guidelines for an HPO zone or a City landmark.

**Part 14-16-6-6(E)(2) Procedure**

6-6(E)(2)(a) The Historic Preservation Planner shall review the application to adopt or amend Historic Design Standards and Guidelines and make a recommendation to the LC.

6-6(E)(2)(b) The LC shall conduct a public hearing and make a decision on the application.

**Integrated Development Ordinance (IDO)**

The Albuquerque Main Public Library was designated a City Landmark on August 3, 2020 per the review and decision criteria of IDO Part 14-16-6-7(C)(3). Procedures under Subsection 6-7(C)(2) state:

6-7(C)(2)(d) The LC shall adopt specific design standards and guidelines for the HPO zone or City landmark within 60 calendar days following City Council adoption pursuant to Subsection 14-16-6-6(E) (Historic Design Standards and Guidelines). Any amendments to such standards and guidelines shall be reviewed pursuant to the same procedure.

**Part 14-16-6-6(E)(3) 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:

6-6(E)(3)(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.

In the application for City Landmark status for the Main Public Library, the following features were listed as significant and character defining, and hence, in need of protection.

(A) The features of the Main Library that are significant and help to define the architectural character of the building include the use of a 9-ft square grid system on the ceiling that allows for temporary wall treatments to modify a main rectangular space.
(B) The architectural features of the coffe r ceiling module consisting of lighting, air supply and return, and connections to electrical systems so that they may function independently if necessary.

(C) The architectural features of the stark, unadorned brick walls.

(D) The architectural feature of the main sign set at a 45-degree angle from the main entrance of the building towards the intersection of Copper Avenue and 5th Street (Photo 1). The sign is concrete and features a common Brutalist chiseling pattern. The sign reads: “ALBUQUERQUE PUBLIC LIBRARY.”

(E) The architectural features of lower level courtyards provide space for visitors to utilize outdoor space. These exterior spaces also serve as temporary refuge for visitors in case of an emergency: there are multiple points to exit the building from the lower level. Large windows encase this level of the library, providing light and views of the courtyard that make the space seem as though it is on the street level (rather than below).

(F) The architectural feature of dark, vertical pane windows in anodized frames.

The proposed Design Standards and Guidelines incorporate all of these elements as well as additional features established through a review of the building.

6-6(E)(3)(b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties by reference.

6-6(E)(3)(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.

The National Register lists the seven aspects in order of importance that determine historic integrity.

- **Location** appears first because the National Register of Historic Places puts a premium on historic places. The library location will not change and does not need a protection.
- **Design** is essential for any property to convey its significance. The design standards are meant to protect and preserve the essential design elements of the Main Library.
- **Setting** is important because the physical environment of a property connects its location to its sense of place. Those elements of the design that connect the interior to the city outside, through courtyards and window expanses are to be protected through the guidelines.
- **Materials and workmanship** are related so when a property loses its historic materials, it also loses evidence of workmanship. Historic materials are important but they are often lost, and in some cases may be replaced by newer materials which may have their own inherent significance. The guidelines consider
materials of both building construction and furniture as those elements to be preserved.

- **Feeling and association** are the least considered, but they are important because if a property does not have the ability to create a sense of a time or conjure an association with a historic event, it cannot be considered historic. Conversely, if a property possesses the aspects of location, design, and setting, it will probably also have feeling and association. The continued preservation of spatial relationships, building form, interior colors and materials, along with certain furnishings will provide a continued feel and association within the Main Library.

The proposed Design Standards and Guidelines are consistent with these criteria as they address those elements that are integral in defining the significance of the Main Library.

6-6(E)(3)(d) The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

6-6(E)(3)(e) 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.

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

### IV NEIGHBORHOOD NOTIFICATION

The applicant's agent notified the ABQ Core Neighborhood Association, Barelas NA, Citizens Information Committee of Martineztown, Downtown Neighborhoods Association, EDo NA Incorporated, Huning Highland Historic District Association, Martineztown Work Group, Raynolds
Addition NA, Santa Barbara Martineztown NA, Silver Platinum Downtown NA, South Broadway NA, The Lofts @ 610 Central SW Owners Association Incorporated and neighboring properties within 100 ft., excluding public rights of way. The requisite signs were posted at three locations around the Main Library and one at the entrance, giving notification of this application. No comment has been received concerning this application.

V CONCLUSIONS

The proposed Design Standards and Guidelines provide a framework for the continued preservation of the historic significant of the Albuquerque Main Public Library, both from an architectural and social point of view.

Staff recommends that the Landmarks Commission approve the attached Design Guidelines and Standards for the Albuquerque Main Public Library.


1. The Landmarks Commission proposes to adopt Design Standards & Guidelines for Main Public Library per the IDO, under 14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.

2. The proposed Design Guidelines and Standards have been reviewed against IDO Section 14-16-6-6(E)(3) Review and Decision Criteria.

3. IDO Part 14-16-6-6(E)(3) stipulates: An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria 6-6 (E) (3)(a)-(e).

4. The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the Albuquerque Main Library, a City Landmark, including:

   A. The features of the Main Library that are significant and help to define the architectural character of the building include the use of a 9-ft square grid system on the ceiling that allows for temporary wall treatments to modify a main rectangular space.

   B. The architectural features of the coffer ceiling module consisting of lighting, air supply and return, and connections to electrical systems so that they may function independently if necessary.

   C. The architectural features of the stark, unadorned brick walls.

   D. The architectural feature of the main sign set at a 45-degree angle from the main entrance of the building towards the intersection of Copper Avenue and 5th Street (Photo 1). The sign is concrete and features a common Brutalist chiseling pattern. The sign reads: “ALBUQUERQUE PUBLIC LIBRARY.”
E. The architectural features of lower level courtyards provide space for visitors to utilize outdoor space. These exterior spaces also serve as temporary refuge for visitors in case of an emergency; there are multiple points to exit the building from the lower level. Large windows encase this level of the library, providing light and views of the courtyard that make the space seem as though it is on the street level (rather than below).

F. The architectural feature of dark, vertical pane windows in anodized frames.

5. All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties by reference.

6. The proposed 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, incorporating the elements of location, design, setting, materials, workmanship, feeling and association.

7. The Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected. The character of the Albuquerque Main Library is of the Brutalist style; however, it was also designed with attention to Regionalism in the use of colors and materials.

8. The Design Standards and Guideline will list items and qualities to be preserved for use by LC staff, architects and contractors as work needs to be performed in the future.

9. The proposed Design Standards and Guidelines meet all the requirements of IDO Part 14-16-6-6(E)(3).

RECOMMENDATION

Case # SI-2021-01457 / Project # PR-2019-003159 October 13, 2021

APPROVAL of Case # SI-2021-01457 / Project # PR-2019-003159, an application for approval of Design Standards & Guidelines for the Main Public Library based on the above nine (9) findings.

____________________________________________________
Leslie Naji, Senior Planner
Urban Design and Development Division
APPLICATION
**City of Albuquerque**

**DEVELOPMENT REVIEW APPLICATION**

Effective 5/17/18

---

**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>Policy Decisions</td>
</tr>
<tr>
<td>Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>Master Development Plan (Form P1)</td>
<td>Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>Alternative Signage Plan (Form P3)</td>
<td>Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>WTF Approval (Form W1)</td>
<td>Site Plan – DRB (Form P2)</td>
<td>Amendment of IDO Text (Form Z)</td>
</tr>
<tr>
<td>Minor Amendment to Site Plan (Form P3)</td>
<td>Subdivision of Land – Minor (Form S2)</td>
<td>Annexation of Land (Form Z)</td>
</tr>
</tbody>
</table>

**Decisions Requiring a Public Meeting or Hearing**

<table>
<thead>
<tr>
<th>Subdivision of Land – Major (Form S1)</th>
<th>Amendment to Zoning Map – EPC (Form Z)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Use Approval (Form ZHE)</td>
<td>Amendment to Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td>Demolition Outside of HPO (Form L)</td>
<td>Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
</tbody>
</table>

| Expansion of Nonconforming Use or Structure (Form ZHE) | Variance – ZHE (Form ZHE) |

**APPLICATION INFORMATION**

Applicant: City of Albuquerque, Planning Department

Address: 600 Second street NW, 3rd Floor

City: Albuquerque  
State: NM  
Zip: 87102

Professional/Agent (if any):

Address:  
City:  
State:  
Zip:  
Email:  
Phone:  
List all owners:

**BRIEF DESCRIPTION OF REQUEST**

Design guidelines for the Albuquerque Main Library, a City Landmark

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

<table>
<thead>
<tr>
<th>Lot</th>
<th>Tract No.: Lots 16-37</th>
<th>Block: B</th>
<th>Unit:</th>
</tr>
</thead>
</table>

Subdivision/Addition: Springer Addition  
MRGCD Map No.:  
UPC Code:  
Zone Atlas Page(s): K-14  
Existing Zoning:  
Proposed Zoning:  
# of Existing Lots:  
# of Proposed Lots:  
Total Area of Site (acres):

**LOCATION OF PROPERTY BY STREETS**

| Site Address/Street: 501 Copper Avenue NW | Between: 5th Street NW and: 6th Street NW |

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

X Applicant or  □ Agent

**Signature:**  
**Printed Name:** Silvia Bolivar  
**Date:** August 23, 2021

**FOR OFFICIAL USE ONLY**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
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<table>
<thead>
<tr>
<th>Meeting/Hearing Date:</th>
<th>Fee Total:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Staff Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project #:</th>
</tr>
</thead>
</table>
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. Zippered 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>X 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>□ Downtown Area</td>
</tr>
<tr>
<td>□ City Landmark Designation</td>
<td>□ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td>□ City Overlay Designation</td>
<td>□ Downtown Neighborhood Area – CPO-3</td>
</tr>
</tbody>
</table>

Number and Classification of Structures on Property

- □ Huning Highland – HPO-4
- □ East Downtown – CPO-4
- □ Old Town – HPO-5
- □ Nob Hill/Highland – CPO-8
- □ Silver Hill – HPO-6
- □ City Landmark

<table>
<thead>
<tr>
<th>Unclassified Structures:</th>
<th>Residential Property?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Yes □ 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)
- 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 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]

- X 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.

Signature: Silvia Bolivar Date: August 23, 2021
Printed Name: Silvia Bolivar X Applicant or □ Agent

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:
APPLICANT: CITY OF ALBUQUERQUE PLANNING DEPARTMENT

DATE AUGUST 23, 2021

AGENCY REPRESENTATIVES PRESENT AT MEETING:

☐ Leslie Naji
☐ Angela Behrens
☐ Others

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?
501 Copper Avenue, NW

2. WHAT IS THE NATURE OF THE PROJECT
Design standards/guidelines for the Albuquerque Main Library, a City Landmark

3. SUMMARY OF DISCUSSION  (continued over)

NOTE: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY
(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

[Signatures and dates]

STAFF / DATE

APPLICANT OR AGENT / DATE
August 26, 2021

Rosie Dudley, Chair
Landmarks Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Dudley:

Please accept this letter of justification, required by IDO Subsection 14-16-6-6(E)(3), of the request to amend the Historic Design Standards and Guidelines for Albuquerque Main Library for the Landmarks Commission review and recommendation to the City Council.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque’s architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark’s Commission (LC) Staff, the Commissions, the Design Review Board (DRB), and the City of Albuquerque with regard to historic resources. Given the unique nature of every property, they do not identify specific requirements for every proposed modification, but rather provide guidance on the principles used to review the project. They are intended as a supplement to, rather than as a substitute for, consultation with qualified architects, contractors, Landmark’s Commission Staff, the Commissions, and the DRB.

The Albuquerque City Council has designated the Albuquerque Main Library a City Landmark. Built in 1975 in the Brutalist style, the property warrants designation because the library, as designed by Albuquerque architect George S. Pearl, is exceptionally significant as a localized interpretation of Brutalist design, crafted for its particular site, its local climate, and its users, while still maintaining the bold forms and linear elements of Brutalism. The Main Library is one of the best examples of regional style expressed in Brutalist architecture.

The property met the City of Albuquerque’s criteria for landmark designation in the following ways:

- Albuquerque Main Library – Main Library possess high architectural value.
- Albuquerque Main Library – Main Library represents the work of an architect, designer, or master builder, George S. Pearl, whose individual work has influenced the development of the city.
- Albuquerque Main Library - Main Library embodies elements or architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- Albuquerque Main Library – Main Library was listed in the State Register of Cultural Properties in 2018 and the National Register of Historic Places in 2019.
The Planning Department has compiled recommendations for the development guidelines, and is now submitting the proposed amendments for the Landmarks Commission review and recommendation. These proposed development guidelines for the Albuquerque Main Library meet the Review and Decision Criteria in Integrated Development Ordinance (IDO) Subsection 14-16-6-6(E)(3).

6-6(E)(3)(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.

Response: The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the Albuquerque Main Library, a City Landmark.

6-6(E)(3)(b): The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Response: 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 Albuquerque Main Library standards 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.

6-6(E)(3)(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.

Response: 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.

6-6(E)(3)(d) The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

Response: The Design Standards and Guidelines will help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected. The character of the Albuquerque Main Library is of the Brutalist style. Brutalist buildings are characterized by their massive, monolithic appearance with a rigid geometric style and large-scale use of poured concrete. The primary goal will be to preserve the character and ensure that the unique, historic, architectural character of the Albuquerque Main Library are not lost.

6-6(E)(3)(e) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess the applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Response: The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque’s architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark’s Commission (LC) Staff, the Commissions, the Design Review Board (DRB), and the
City of Albuquerque with regard to historic resources. Given the unique nature of every property, they do not identify specific requirements for every proposed modification, but rather provide guidance on the principles used to review the project.

Public Outreach
Notification letters of the application were sent out on August 27, 2021. They were mailed to 10 property owners within or adjacent to the Albuquerque Main Library that are included in this application. Neighborhood Associations that include or abut the Albuquerque Main Library included in this application received emailed notice on August 26, 2021. There were two (2) neighborhood representatives registered with the Office of Neighborhood Coordination who could not accept messages and were returned with an undeliverable notification.

Conclusion
This request complies with the Review and Decision Criteria of the Integrated Development Ordinance for Historic Design Standards and Guidelines. The proposed changes respond to challenges in implementing new design standards and regulations and historic district protections.

Sincerely,

Leslie Naji
Senior Planner Landmarks Commission
City of Albuquerque Planning Department

Silvia Bolivar
Planner Landmarks Commission
City of Albuquerque Planning Department
DEVELOPMENT GUIDELINES FOR ALBUQUERQUE MAIN LIBRARY
City of Albuquerque Landmark

501 Copper Avenue NW
Albuquerque, New Mexico

The Albuquerque City Council has designated Albuquerque Main Library a City Landmark. Built in 1975 in the Brutalist style, the property warrants designation because the library, designed by Albuquerque architect George Pearl, is exceptionally significant as a localized interpretation of Brutalist design, crafted for its particular site, its local climate, and its users, while still maintaining the bold forms and linear elements of Brutalism. Main Library is one of the best examples of a regional style expressed in Brutalist architecture.

The property meets the City of Albuquerque’s criteria for landmark designation in the following ways:

- Albuquerque Public Library-Main Library possesses high architectural value.
- Albuquerque Public Library-Main Library represents the work of an architect, designer, or master builder, George S. Pearl, whose individual work has influenced the development of the city.
- Albuquerque Public Library-Main Library embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- Albuquerque Public Library-Main Library was listed in the State Register of Cultural Properties in 2018 and the National Register of Historic Places in 2019.

SIGNIFICANT FEATURES

The following features of the Albuquerque Public Library-Main Library help convey its significance and should be preserved in any rehabilitation:

- Main sign located outside, angled towards the intersection of Copper Avenue and 5th Street. The sign is concrete and features a common Brutalist chiseling pattern.
- Brutalist chisel style concrete used for the street level walls and those that enclose the below-street-level courtyards.
• Tan colored industrial brick with tinted mortar;
• 9-ft square grid system on the ceiling that allows for temporary wall treatments to modify a main rectangular space.;
• Recessed 3’X3’ coffered ceiling lights within the 9-foot square grid; and
• Open courtyards and planting areas.

DOORS, WINDOWS AND OTHER OPENINGS

The pattern and proportion of the openings in exterior walls facing public streets are important in that they provide a contrast and connection to the outdoors.

Openings and tinted glass should remain intact.

NEW CONSTRUCTION AND ADDITIONS

At the time the Main Library was designed, there was some consideration for growth of the facility. At the time, the thought was to build an additional floor above; however; expansion has not been needed and is unlikely with move to digital materials.

INTERIOR

Characteristic interior features of the property should be preserved:
  (1) original walnut stained cottonwood paneling and doors;
  (2) fabric of the auditorium seats (replacement must be approved); and
  (3) original designer furniture (listed below).
  (4) major furniture replacement should be reviewed for appropriateness

The Secretary of the Interior’s Standards for Rehabilitation shall be applied by the Commission. Information on how to apply the Standards is available from the City of Albuquerque Planning Department, the State of New Mexico Historic Preservation Division, and online at www.cr.nps.gov. To the extent the Secretary's Standards are inconsistent with these guidelines the guidelines shall prevail.
<table>
<thead>
<tr>
<th>INTERIOR FURNISHINGS TO BE PROTECTED</th>
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<tbody>
<tr>
<td>ALEXANDER GIRARD CURTAIN FABRIC</td>
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<tr>
<td>EAMES LOW BACK RIBBED OFFICE CHAIR</td>
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<td>EAMES HIGH BACK RIBBED OFFICE CHAIR</td>
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<td>DAX ARMCHAIR – HERMAN MILLER</td>
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<td>DESIGNCRAFT EXECUTIVE DESK</td>
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<td>DESIGNCRAFT OFFICE DESK</td>
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<td>SPACE AGE CLUB CHAIRS</td>
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<td>EAMES CONFERENCE TABLES</td>
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NEIGHBORHOOD NOTIFICATION
Dear Neighborhood Representative:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the following application we will be making for a project proposed in Old Town HPO-5: Amendment to Historic Design Standards and Guidelines.

If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request at sabolivar@cabq.gov within 15 days. If so, a Neighborhood Meeting facilitated by the City’s Alternative Dispute Resolution Office will be scheduled where the City of Albuquerque Planning Department will present the proposal, and we can discuss and answer questions or concerns you may have.

Contact information:
Leslie Naji, Senior Planner, Landmarks Commission, 505-924-3927, lnaji@cabq.gov
Silvia Bolivar, Planner, Landmarks Commission, 505-924-3844, sabolivar@cabq.gov

Project or Development Proposal site address and/or Location: Old Town HPO-5.

Name(s) of Agent/Project Owner, if different from contact name above: The amendment will impact all property and all property owners within the Old Town HPO-5.

Short Discussion of Proposal: The City of Albuquerque intends to submit an application to amend the Historic Design Standards and Guidelines for Old Town HPO-5 to be reviewed by the Landmarks Commission and decided by City Council. The area guidelines that are to be amended are within/near your Neighborhood Association or Coalition. You are receiving notice about the following change: Amendment to the text of the Historic Design Standards and Guidelines - Old Town HPO-5.

Albuquerque is recognized for its collection of distinctive historic resources that are enjoyed by residents, business owners, and visitors as links to the city’s heritage, and that set the stage for a vibrant future. Preserving these historic assets is essential to Albuquerque’s well-being, identity, and character. As such, the Historic Preservation Division and the Landmarks Commission have developed clear policies for protecting its unique historic areas. This includes maintaining written design standards and guidelines for a variety of actions related to properties within Albuquerque’s locally-designated preservation districts and for individual landmarks.

Other than IDO changes to signage and display, the last review and update to the Old Town Guidelines was carried out in April of 1998. Since the last update, there have been advances in technologies and building materials. Additionally, preservation methodologies have evolved since 1998, as recognized by the National Park Service in its approach to rehabilitation of historic buildings. The Landmarks Commission acknowledges the need to ensure that historic properties are able to take advantage of options while retaining historic character. Additionally, the integration of new building material and technologies in a sensitive manner is a goal of the Commission. The proposed amendments to the
Standards and Guidelines are intended to address current approaches to successfully incorporating new development within local preservation districts and landmarks.

The City Planning Department is offering a Neighborhood Meeting to discuss these changes with interested stakeholders. The meeting will be conducted via a Zoom meeting, which will be recorded and posted on the City’s website. Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Subsection 6-1-1 to make you aware of the Landmarks Commission hearing about the project which will be reviewed and decided by City Council.

The intent is for the request to be heard by the Landmarks Commission on October 13, 2021, beginning at 3 p.m., and it will be held as a Zoom meeting. The phone number and web address will be posted in the Landmarks Commission agenda posted on October 8, 2021 at: https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets

Sincerely,

Leslie Naji
Senior Planner Landmarks Commission
City of Albuquerque Planning Department

Silvia Bolivar
Planner Landmarks Commission
City of Albuquerque Planning Department

---

SILVIA BOLIVAR, PLA ASLA
Current Planner/
Landmarks Commission
(505) 924-3844
Email: sabolivar@cabq.gov
cabq.gov/planning
[Note: Items with an asterisk (*) are required.]

**Neighborhood Meeting Request**
for a Proposed Project in the City of Albuquerque

Date of Request*:  August 26, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*:  ABQCore Neighborhood Association

Name of NA Representative*:  Joaquin Baca, Rick Rennie

Email Address* or Mailing Address* of NA Representative¹:  bacajoquin9@gmail.com; rickrennie@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no:  sabolivar@cabq.gov

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

---------------------------------------------------------------------------------------------------------------------

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. **Subject Property Address***  501 Copper Avenue NW, Albuquerque, NM
   Location Description  Albuquerque Main Library

2. **Property Owner***  City of Albuquerque

3. **Agent/Applicant*** [if applicable]

4. **Application(s) Type*** per IDO **Table 6-1-1** [mark all that apply]
   - Conditional Use Approval
   - Permit  ____________________________  (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision  ____________________________  (Minor or Major)

¹ Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

Vacation ________________________________ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment
Other: Development Guidelines for the Albuquerque Main Library

Summary of project/request\(^3\): The City of Albuquerque intends to submit an application for development guidelines for the
Albuquerque Main Library.

5. This type of application will be decided by*: City Council
   OR at a public meeting or hearing by:
   Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
   Landmarks Commission (LC) Environmental Planning Commission (EPC)
   City Council

6. Where more information about the project can be found\(^4\): Please contact Leslie Naji or Silvia Bolivar for more information at
   naji@cabq.gov or sabotivar@cabq.gov.

Project Information Required for Mail/Email Notify by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)\(^5\) K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Not applicable

3. The following exceptions to IDO standards will be requested for this project*:
   Deviation(s) Variance(s) Waiver(s)
   Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: Yes No

---

\(^3\) Attach additional information, as needed to explain the project/request. Note that information
provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient
information for discussion of concerns and opportunities.

\(^4\) Address (mailing or email), phone number, or website to be provided by the applicant

5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   a. Location of proposed buildings and landscape areas.*
   b. Access and circulation for vehicles and pedestrians.*
   c. Maximum height of any proposed structures, with building elevations.*
   d. **For residential development**: Maximum number of proposed dwelling units.
   e. **For non-residential development**: 
      - Total gross floor area of proposed project.
      - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   a. Area of Property [*typically in acres*]
   b. IDO Zone District ___ MX-FB-UD ___(Mixed-Use – Form-Based Zone District)
   c. Overlay Zone(s) [*if applicable*]
   d. Center or Corridor Area [*if applicable*] ___ Downtown

2. Current Land Use(s) [*vacant, if none*] Mixed Use

**Useful Links**

Integrated Development Ordinance (IDO):

[https://ido.abc-zone.com/](https://ido.abc-zone.com/)

IDO Interactive Map

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

Cc: Barelas NA, Downtown Neighborhood Associations ____ [Other Neighborhood Associations, if any]

Citizens Information Committee of Martineztown

EDo NA Incorporated, Huning Highland Historic District Association, Martineztown Work Group

Raymonds Addition NA, Santa Barbara Martineztown NA, Silver Platinum Downtown NA

South Broadway NA, The Lofts @610 Central SW Owners Association Incorporated
August 26, 2021

RE: City Application – Historic Design Standards and Guidelines for the Albuquerque Main Library

Dear Property Owner:

The City of Albuquerque is submitting an application for development guidelines for the Albuquerque Main Library to be reviewed and recommended by the Landmarks Commission (LC) and decided by City Council. This letter is mailed notice to property owners who own land in or abutting the area.

This letter serves as official mailed notice to the property owner addressed on this envelope, in accordance with the procedures of the Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(3)(c) Notice to Property Owners.

The application includes development guidelines for the Albuquerque Main Library.

The request will be heard by the LC on October 13, 2021 at 3:00 pm. online via Zoom.

Zoom link: https://cabq.zoom.us/j/2269592859
To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Additional information about this request will be posted on the following webpage, as it becomes available: https://www.cabq.gov/planning/boards-commissions/landmarks-comission/landmarks-commission-agendas-action-sheets

Sincerely,

Leslie Naji
Senior Planner Landmarks Commission
City of Albuquerque Planning Department

Silvia Bolivar
Planner Landmarks Commission
City of Albuquerque Planning Department
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: August 26, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: 

Mailing Address*: 

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 501 Copper Avenue NW, Albuquerque, NM 87102
   Location Description  Albuquerque Main Library

2. Property Owner* City of Albuquerque

3. Agent/Applicant* [if applicable] City of Albuquerque Planning Department

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit __________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision __________________________ (Minor or Major)
   - Vacation __________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: Development Guidelines for the Albuquerque Main Library

Summary of project/request¹*: The City of Albuquerque intends to submit an application for development guidelines for the Albuquerque Main Library

5. This application will be decided at a public meeting or hearing by*: City Council
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: October 13, 2021 at 3 pm

Location*: Via Zoom

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Please contact Leslie Naji or Silvia Bolivar for more information at lnaji@cabq.gov or sbolivar@cabq.gov

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)**: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Not applicable

3. The following exceptions to IDO standards have been requested for this project*:

<table>
<thead>
<tr>
<th>Deviation(s)</th>
<th>Variance(s)</th>
<th>Waiver(s)</th>
</tr>
</thead>
</table>

   Explanation*:

   ______________________________________________________

   ______________________________________________________

   ______________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   ______________________________________________________

   ______________________________________________________

   ______________________________________________________

   ______________________________________________________

5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   
   a. Location of proposed buildings and landscape areas.*
   
   b. Access and circulation for vehicles and pedestrians.*
   
   c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link

3 Address (mailing or email), phone number, or website to be provided by the applicant

4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

d. **For residential development***: Maximum number of proposed dwelling units.

e. **For non-residential development***:
   Total gross floor area of proposed project.
   Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map:

1. Area of Property [*typically in acres]*
2. IDO Zone District  MX-FB-UD (Mixed use – Form-Based Zone District)
3. Overlay Zone(s) [*if applicable]*
4. Center or Corridor Area [*if applicable*]  Downtown
   Current Land Use(s) [*vacant, if none*]  Mixed Use

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://ido.abc-zone.com/), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

  **Integrated Development Ordinance (IDO):**
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

  **IDO Interactive Map**
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

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5 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS

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

| Application Type: Historic Design Standards and Guidelines |
| Decision-making Body: City Council |
| Pre-Application meeting required: X Yes No |
| Neighborhood meeting required: X Yes No |
| Mailed Notice required: X Yes No |
| Electronic Mail required: X 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: 501 Copper Avenue NE, Albuquerque, NM

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque, Planning Department

Date, time, and place of public meeting or hearing, if applicable: October 13, 2021 at 3:00 pm

Address, phone number, or website for additional information:

Zoom link: https://caba.zoom.us/j/2269592859

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- Zone Atlas page indicating subject property. K-14
- 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.

Silvia Bolivar (Applicant signature) August 26, 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.
**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

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<tbody>
<tr>
<td>a.</td>
<td>Location of proposed buildings and landscape areas.</td>
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<td>Access and circulation for vehicles and pedestrians.</td>
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<td>c.</td>
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</table>
| e. | For non-residential development:  
  Total gross floor area of proposed project.  
  Gross floor area for each proposed use. |
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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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<table>
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<td>ALBUQUERQUE NM 87103-2248</td>
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<tr>
<td>ALBUQUERQUE NM 87120-1714</td>
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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 September 28, 2021 To October 13, 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)      (Date)

I issued 4 signs for this application, __________________________
          ________________,   __________________________
(Date)      (Staff Member)

PROJECT NUMBER: PR-2019-003159/SI-2021-01457
FYI,

Information received from the ODC for the public library. I am going to start working on the forms/notification but I am working from home tomorrow.

Silvia

From: Bolivar, Silvia A.  
Sent: Tuesday, August 24, 2021 2:40 PM  
To: Salas, Alfredo E. <ASalas@cabq.gov>  
Subject: FW: 501 Copper Avenue NW Public Notice Inquiry

FYI,

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To: Salas, Alfredo E. <ASalas@cabq.gov>  
Subject: FW: 501 Copper Avenue NW Public Notice Inquiry

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Sent: Tuesday, August 24, 2021 2:40 PM  
To: Salas, Alfredo E. <ASalas@cabq.gov>  
Subject: FW: 501 Copper Avenue NW Public Notice Inquiry

FYI,

Information received from the ODC for the public library. I am going to start working on the forms/notification but I am working from home tomorrow.

Silvia

From: Carmona, Dalaina L.  
Sent: Tuesday, August 24, 2021 9:51 AM  
To: Bolivar, Silvia A. <sabolivar@cabq.gov>  
Subject: 501 Copper Avenue NW Public Notice Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABQ Core Neighborhood Association</td>
<td>Joaquin</td>
<td>Baca</td>
<td><a href="mailto:bacajoaquin9@gmail.com">bacajoaquin9@gmail.com</a></td>
<td>100 Gold Avenue</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054176689</td>
</tr>
<tr>
<td>ABQ Core Neighborhood Association</td>
<td>Rick</td>
<td>Rennie</td>
<td><a href="mailto:rickrennie@comcast.net">rickrennie@comcast.net</a></td>
<td>326 Lucero Road</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87048</td>
<td></td>
<td>5054502182</td>
</tr>
<tr>
<td>Barelas NA</td>
<td>Lisa</td>
<td>Padilla</td>
<td><a href="mailto:lisa@vwop.net">lisa@vwop.net</a></td>
<td>904 3rd Street SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054537154</td>
</tr>
<tr>
<td>Barelas NA</td>
<td>Courtney</td>
<td>Bell</td>
<td><a href="mailto:liberty.c.bell@icloud.com">liberty.c.bell@icloud.com</a></td>
<td>507 2nd Street SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5059299397</td>
</tr>
<tr>
<td>Citizens Information Committee of Martineztown</td>
<td>Kristi</td>
<td>Houde</td>
<td><a href="mailto:krio04289@gmail.com">krio04289@gmail.com</a></td>
<td>617 Edith Boulevard NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5053661439</td>
</tr>
<tr>
<td>Citizens Information Committee of Martineztown</td>
<td>Frank</td>
<td>Martinez</td>
<td></td>
<td>501 Edith Boulevard NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052432627</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Holly</td>
<td>Seebert</td>
<td><a href="mailto:chris@abqbeds.com">chris@abqbeds.com</a></td>
<td>408 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054223928</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Jim</td>
<td>Clark</td>
<td><a href="mailto:treasurer@abqbeds.com">treasurer@abqbeds.com</a></td>
<td>516 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054223928</td>
</tr>
<tr>
<td>EDo NA Incorporated</td>
<td>John</td>
<td>Freisinger</td>
<td><a href="mailto:john@innovatesabq.com">john@innovatesabq.com</a></td>
<td>101 Broadway Boulevard NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5053011113</td>
<td>5053011113</td>
</tr>
<tr>
<td>EDo NA Incorporated</td>
<td>David</td>
<td>Tanner</td>
<td><a href="mailto:david@contextabq.com">david@contextabq.com</a></td>
<td>124 Broadway Boulevard SE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052059229</td>
<td>5052059229</td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Bonnie</td>
<td>Anderson</td>
<td><a href="mailto:andersonbonnie055@gmail.com">andersonbonnie055@gmail.com</a></td>
<td>321 High St. SE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052428848</td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Ann</td>
<td>Carson</td>
<td><a href="mailto:a.louisacarson@gmail.com">a.louisacarson@gmail.com</a></td>
<td>416 Walter SE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052421143</td>
</tr>
<tr>
<td>Martineztown Work Group</td>
<td>Loretta</td>
<td>Naranjo Lopez</td>
<td><a href="mailto:lnlhalopez@msn.com">lnlhalopez@msn.com</a></td>
<td>1127 Walter NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052707716</td>
</tr>
<tr>
<td>Martineztown Work Group</td>
<td>Rosalie</td>
<td>Martinez</td>
<td><a href="mailto:rosalimartinez60@gmail.com">rosalimartinez60@gmail.com</a></td>
<td>507 Rosemont NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054174004</td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneighborhood@gmail.com">raynoldsneighborhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052899857</td>
<td>5052899857</td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliot</td>
<td><a href="mailto:okietot@gmail.com">okietot@gmail.com</a></td>
<td>324 14th Street SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>4055067362</td>
</tr>
<tr>
<td>Santa Barbara Martineztown NA</td>
<td>Jan</td>
<td>Colburn</td>
<td><a href="mailto:colburn.jan@gmail.com">colburn.jan@gmail.com</a></td>
<td>102 Ato NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5055804953</td>
</tr>
<tr>
<td>Santa Barbara Martineztown NA</td>
<td>Loretta</td>
<td>Naranjo Lopez</td>
<td><a href="mailto:lnlhalopez@msn.com">lnlhalopez@msn.com</a></td>
<td>1127 Walter NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052707716</td>
</tr>
<tr>
<td>Silver Platinum Downton NA</td>
<td>Ronald</td>
<td>Canlas</td>
<td><a href="mailto:rc@silverplatinumdowntown.org">rc@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5053190958</td>
</tr>
<tr>
<td>Silver Platinum Downton NA</td>
<td>Leon</td>
<td>Garcia</td>
<td><a href="mailto:leon@silverplatinumdowntown.org">leon@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5057029335</td>
</tr>
</tbody>
</table>
PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. https://www.cabq.gov/planning/urban-design-development/public-notice. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dicarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org[mailto:webmaster=cabq.gov@mailgun.org]
On Behalf Of webmaster@cabq.gov
Sent: Monday, August 23, 2021 9:45 AM
To: Bolivar, Silvia A. <sabolivar@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Silvia Bolivar
Telephone Number
(505) 924-3844
Email Address
sabolivar@cabq.gov
Company Name
City of Albuquerque Planning Department
Company Address
600 Second Street NW, 3rd Floor
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Springer Addition, Lots 16-37, Block B (K-14)
Physical address of subject site:
501 Copper Avenue NW
Subject site cross streets: 5th Street/6th Street
Other subject site identifiers:
Main Public Library
This site is located on the following zone atlas page:
K-14
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: _______________________________________

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: __________________________________________________________

Name of NA Representative*: ___________________________________________________________

Email Address* or Mailing Address* of NA Representative1: ______________________________________

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: ________________________________________________

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

______________________________________________________________________________

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address*: __________________________________________________________
   Location Description ________________________________________________________________
2. Property Owner*: _________________________________________________________________
3. Agent/Applicant* [if applicable] _____________________________________________________
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   Conditional Use Approval
   Permit ___________________________________________ (Carport or Wall/Fence – Major)
   Site Plan
   Subdivision ________________________________________ (Minor or Major)

---

1 Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment
Other: ______________________________________________________________

Summary of project/request\(^3\):
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

5. This type of application will be decided by*:\(\text{City Staff}\)
OR at a public meeting or hearing by:
   Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
   Landmarks Commission (LC)    Environmental Planning Commission (EPC)
   City Council

6. Where more information about the project can be found*\(^4\):
____________________________________________________________________________

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*\(^5\) ___________________________________________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*:\(\text{Attached to notice or provided via website noted above}\)

3. The following exceptions to IDO standards will be requested for this project*:
   Deviation(s)    Variance(s)    Waiver(s)
   Explanation:
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*:\(\text{Yes}\  \text{No}\)

---

\(^3\) Attach additional information, as needed to explain the project/request. Note that information
provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient
information for discussion of concerns and opportunities.

\(^4\) Address (mailing or email), phone number, or website to be provided by the applicant

\(^5\) Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   a. Location of proposed buildings and landscape areas.
   b. Access and circulation for vehicles and pedestrians.
   c. Maximum height of any proposed structures, with building elevations.
   d. **For residential development**: Maximum number of proposed dwelling units.
   e. **For non-residential development**: Total gross floor area of proposed project.
      Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   a. Area of Property [typically in acres] ________________________________
   b. IDO Zone District ________________________________________________
   c. Overlay Zone(s) [if applicable] ____________________________________
   d. Center or Corridor Area [if applicable] ______________________________

2. Current Land Use(s) [vacant, if none] __________________________________
   _________________________________________________________________
   _________________________________________________________________

**Useful Links**

- Integrated Development Ordinance (IDO):
  https://ido.abc-zone.com/

- IDO Interactive Map
  https://tinyurl.com/IDOzoningmap

Cc: __________________________________________________ [Other Neighborhood Associations, if any]
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________
   _________________________________________________________________

---

6 Available here: https://tinyurl.com/idozoningmap
APPENDIX A

NRHP Main Library Nomination
Main Library Landmark Designation Ordinance
CITY of ALBUQUERQUE
TWENTY FOURTH COUNCIL

COUNCIL BILL NO. ____________________ ENACTMENT NO. ____________________

SPONSORED BY:

1

ORDINANCE

2

DESIGNATING MAIN LIBRARY AS A CITY LANDMARK.

3 WHEREAS, pursuant to Section 3-22-3 NMSA 1978 of the Historic District
4 and Landmark Act the City Council, the governing body of the City of
5 Albuquerque, has the authority to adopt zoning districts designating certain
6 areas as historical areas and to adopt and enforce regulations and restrictions
7 within such district relating to the erection, alteration and destruction of those
8 exterior features of buildings and other structures subject to public view from
9 any public street, way or other public place; and

10 WHEREAS, the authority conferred by the Historic District and Landmark
11 Act is consistent with the authority of the City Council to amend the Zone Map
12 for the physical development of areas within the planning and platting
13 jurisdiction of the City as authorized by Section 3-19-3, NMSA 1978, and by the
14 City of Albuquerque’s home rule powers; and

15 WHEREAS, the protection, reuse, and enhancement of significant historic
16 buildings and districts is a goal of the Albuquerque/Bernalillo County
17 Comprehensive Plan; and

18 WHEREAS, the property owner, consents to the designation of the property
19 as a City of Albuquerque Landmark; and

20 WHEREAS, the Main Library has historic and cultural significance through
21 its listing on the New Mexico Register of Cultural Properties and the National
22 Register of Historic Places; and

23 WHEREAS, the Landmarks Commission, in its advisory role on historic
24 preservation matters has recommended City Council approval of the landmark
25 designation;
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. That the Main Library be designated a City of Albuquerque Landmark.

SECTION 2. FINDINGS ADOPTED. The City Council adopts the following Findings as recommended by the Landmarks and Urban Conservation Commission:

(A) This is a request by the property owner to designate the property at 501 Copper St. NW, specifically described as Lots 16-37, Block B, Springer Addition as a City Landmark. The approximately 1.72 acre property is located on the north side of Copper Ave NW between 5th and 6th Streets NW.

(B) The subject site contains the Albuquerque Main Library, a 1970s Brutalist building designed by George Pearl in 1975.

(C) The City of Albuquerque is the owner of the property and initiated this application for landmark designation.

(D) Part 14-16-6-7(C) of the Integrated Development Ordinance of 2018 (IDO) provides procedures and criteria for evaluating the suitability of a property for landmark designation.

(E) The Main Library has historical and cultural significance and integrity, is suitable for preservation, and has educational significance. As detailed in the staff report, the Main Library is located in one of only two small concentrations of Brutalist buildings in New Mexico. It is a highly visible public building in the avant guard style that that was promoted, largely by university professors, in the 1960s and 1970s in the US. Brutalism embraced individual expression that addressed individual design programs rather than the uniform simplicity of the International style. The rarity of Brutalist buildings in New Mexico makes the strong massing and monumental forms of the Main Library all the more significant.

(F) The Main Library meets the criteria for designation of a city landmark in that it is listed on both the New Mexico Cultural Properties Register and the National Register of Historic Properties.

(G) The Main Library meets the criteria for designation of a city landmark in that it represents the work of George Clayton Pearl, a leader of the regionally-
responsive design and historic preservation movement and one of Albuquerque’s most prolific architects, whose individual work has influenced the development of the city.

(H) The Main Library meets the criteria for designation of a city landmark in that it embodies elements of Brutalist architecture as exemplified by a unification of structure and walls, brick construction, and its expression of the specific design program rather than repetitive design elements.

(I) The features of the Main Library that are significant and help to define the architectural character of the building include the use of a 9-ft square grid system on the ceiling that allows for temporary wall treatments to modify a main rectangular space.

(J) The architectural features of the coffed ceiling module consisting of lighting, air supply and return, and connections to electrical systems so that they may function independently if necessary.

(K) The architectural features of the stark, unadorned brick walls.

(L) The architectural feature of the main sign set at a 45-degree angle from the main entrance of the building towards the intersection of Copper Avenue and 5th Street (Photo 1). The sign is concrete and features a common Brutalist chiseling pattern. The sign reads: “ALBUQUERQUE PUBLIC LIBRARY.”

(M) The architectural features of lower level courtyards provide space for visitors to utilize outdoor space. These exterior spaces also serve as temporary refuge for visitors in case of an emergency; there are multiple points to exit the building from the lower level. Large windows encase this level of the library, providing light and views of the courtyard that make the space seem as though it is on the street level (rather than below).

(N) The architectural feature of dark, vertical pane windows in anodized frames.

(O) The federal Secretary of the Interior’s Standards for Rehabilitation shall be incorporated into the specific development guidelines for the Main Library by reference.

SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not
affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 4. COMPILATION. This ordinance shall not be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect five days after publication by title and general summary.
**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. **Name of Property**
   - Historic name: Main Library
   - Other names/site number: The Public Library Albuquerque and Bernalillo County
   - Name of related multiple property listing: N/A
   - (Enter "N/A" if property is not part of a multiple property listing)

2. **Location**
   - Street & number: 501 Copper Avenue NW
   - City or town: Albuquerque
   - State: NM
   - County: Bernalillo
   - Zip Code: 87102
   - Vicinity:

3. **State/Federal Agency Certification**
   - As the designated authority under the National Historic Preservation Act, as amended,
     I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   - In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
     - ___national
     - ___statewide
     - X local
   - Applicable National Register Criteria:
     - X A
     - ___ B
     - X C
     - ___ D

   ________________________________
   Dr. Jeff Pappas, New Mexico State Historic Preservation Officer
   Signature of certifying official/Title: ____________________________ Date

   ________________________________
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.
   
   Signature of commenting official: ____________________________ Date

   Title: ____________________________ State or Federal agency/bureau or Tribal Government
4. **National Park Service Certification**

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) ______________________

<table>
<thead>
<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. **Classification**

**Ownership of Property**

(Check as many boxes as apply.)

Private: [ ]

Public – Local [X]

Public – State [ ]

Public – Federal [ ]

**Category of Property**

(Check only one box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]
Main Library

Name of Property

Bernalillo, New Mexico

County and State

**Number of Resources within Property**
(Do not include previously listed resources in the count)

<table>
<thead>
<tr>
<th></th>
<th>Contributing</th>
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Number of contributing resources previously listed in the National Register _____0____

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6. **Function or Use**

**Historic Functions**
(Enter categories from instructions.)

Education: library

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**Current Functions**
(Enter categories from instructions.)

Education: library

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Main Library
Name of Property

Bernalillo, New Mexico
County and State

7. Description

Architectural Classification
(Enter categories from instructions.)
Other: Brutalism

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Brick, Concrete

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
The Main Library in Albuquerque was designed in the Brutalist style by George Pearl and completed in 1975. The three-story 104,577-square-foot library occupies the south half of the city block bounded by Copper and Tijeras avenues and 5th and 6th streets in downtown Albuquerque. The library is built of poured-in-place post-tensioned concrete beams placed at thirty-six feet on center and horizontal floor slabs. The building is clad in tan-colored brick, with floor-to-ceiling tinted glass on most elevations. The irregular-shaped building is oriented east-to-west with large, open public spaces which can be reconfigured by moveable walls along tracks integrated into the system of coffered light modules. Service functions, such as stairs, and offices and meeting rooms are located along perimeter walls. Second-floor cantilevered projections house service functions and areas for reading. These projections are defining features of the design. The projection at the corner of Copper Avenue and 5th Street shades the main entrance, which is also denoted by a bush-hammered concrete sign. Basement-level courts are located at each corner for outdoor reading, with the northwest court designed for truck deliveries. The landscape around the library is dedicated to Southwest plantings.
Main Library
Name of Property

Bernalillo, New Mexico
County and State

Narrative Description

The Main Library appears on the exterior as a localized interpretation of the Brutalism in which important elements of the style are subverted by flexible interiors and integration of natural light. Designed by Albuquerque architect George Pearl of Stevens, Mallory, Pearl and Campbell Architects (SMPC), the library is two-story, polygon-shaped building features with small second-floor projections at the corners and larger projections on the sides. The bold, sculptural form is animated by the upper-level projections, which are clad in tan-colored brick, rather than formed rough-cast concrete, which is more typical of Brutalism. Here, brick is a part of the physical context of the neighborhood, and communicates in a language understood to passersby. The library is laid in running-bond brick with tinted mortar that creates an intense tan hue. Decorative brickwork in the form of a single course of headers is located along the parapet. “Main Library” is mounted on the east and twice on the south facade in black, cast-metal, pin-mounted sans-serif letters.\(^1\)

The Brutalist style is distinguished by the cantilevered projections at the second floor. Projections include two, over-size windows to illuminate reading rooms on the east side of the floor with natural light. These two windows are the largest and are fixed in cantilevered projections on southeast corner and the northeast corner. The large five-light windows, which admit sharp, dramatic shafts of light in the morning, are seamlessly installed in a brick wall that extends continuously from the exterior to the interior. Second-floor projections are supported by cast-concrete, which forms the sills below and the lintels above the projections. The second floor, because of its administrative functions features large areas of unpierated walls. This floor is not flooded with natural light like the first floor—natural light is limited to the projecting windows and augmented by the coffered-ceiling lights. Windows are set in smaller projections that include rectangular-shaped windows, which illuminate administrative areas to the north and south, and triangular-shaped projections formed by razor-sharp, acute angles on the northwest and southwest corners that also provide light to administrative areas. These west-end projections form razor-sharp, acute angles and include beveled sills. The windowless projection on the rear (west end) does not contain windows because it houses the ventilation equipment.

Windows set in cantilevered projections throughout the library include distinctive beveled-brick sills laid in soldier-course bond. The windows each have a beveled sill with a molded-brick course that provides a transition from the roughly seventy-degree angle of the bevel to the vertical wall below. These window sills have precedents (in concrete) in Brutalism, especially in the Northeastern and Mid-Atlantic regions. Distinctive window treatments are integral to Brutalism, with frequent use of fixed, concrete brise soleil (sun break), egg-crate-style windows,

\(^1\) Disorientation and dislocation are tenets of Brutalism. Signs, announcing either direction or function usually do not appear on Brutalist buildings. See the Yale School of Architecture in New Haven, Conn., and the Buffalo City Court Building in Buffalo, NY.

On the interior, the southeast and northeast projections include soldier-course brick sills that form a two-foot-wide bench for reading in natural light. The architect explained the importance of the windows for the patron:

> The new building gives you different perspectives on the world and your place in the world. At one moment, you are part of the quiet intensity of intellectual work. At the next moment, as you step into the lounge area, you are figuratively thrust into through the giant windows into Albuquerque’s busy urban scene. If you are on third floor, you can get a bird’s eye view of the city’s ever-changing skyline set dramatically against the New Mexico landscape. If you’re on the main level, you have a more mundane and homey view of the auto and pedestrian traffic on the street.²

The entrance, sheltered by a projecting window, lies in deep shadow, a characteristic of Brutalism in which main or ceremonial entrances are avoided or obscured. The corner entrance is identified by a cast-concrete sign with a bush-hammer finish. Light plays across the entrance and the planes of the building, emphasizing its irregular-shaped volumes. In bright light the sun rakes across large expanses of brick, casting other areas in shadow. Diagonal shafts of light cut across exterior and pass through large expanses of glass to illuminate the interior. Shadows form continuously in the lower-level courts, which are situated below street level.

The architect explained the practical applications of shade wherein “the main volume is set so far back from the street, that large glass areas well protected from the sun by the overhanging upper level can reveal the most popular library elements to the passing public without the distractions of noise and sun.”³ Light and its play across rough-cast concrete walls was an essential characteristic of Brutalism, an idea which George Pearl embraced with his irregular-brick planes.

In 1971, as plans for the new library were underway, Pearl told city commissioners that the new library “will have more flexibility than any [other] we’ve seen.”⁴ When completed four years later, the architect explained:

> In order to preserve the flexibility of the main volume of public space, these servant buildings had to project outside the central rectangle. The master volume was therefore forced back from the property lines. More of the site was

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³ Ibid., 18.
thus preserved for public space outside the building and the servant projections added interest to the building’s massing. This configuration of large volumes setback back from the street as much as thirty feet gave us the opportunity of developing basement level courts around much of the building’s periphery.\textsuperscript{5}

Pearl’s interior plan offered the greatest possible flexibility. The architect achieved this by utilizing a grid of reinforced-concrete columns that provided open floor plans. Flexibility is emphasized by the system of moveable wall systems that hang from tracks in the egg-crate-style coffered-ceiling lights. Brutalist buildings eliminated the flexible steel-and-concrete frame in favor of monumental concrete sculptural forms that served as the structural frame. Brutalist floor plans, cast in concrete, were immovable from the moment the building was completed.

The floor plan of the Main Library, in contrast, included large areas open to the public and administrative spaces on the first and second levels. Service functions, such as stairs, elevators, restrooms, meeting rooms, and offices, are located along perimeter walls. Meeting rooms include the original brightly colored wood-and-vinyl chairs. The first floor, which includes information and circulation desks, is mostly dedicated to reading tables, computer stations, and rows of book shelves. The walls are tan-colored brick with tinted mortar and brown vertical paneling. Bands of floor-to-ceiling windows at the east and west ends flood the first floor with natural light.

The second floor is larger than the first because of the increased floor space provided by projections on the north and south. This floor is divided between public and administrative spaces by a moveable wall. The public space includes special subjects, reading desks, and reading nooks in the east-end projecting windows, which are illuminated by bright shafts of light in the morning. The west side contains administrative functions, such as offices, conference room, staff lounge, and the acquisitions department. The interior is finished with tan-colored brick walls and brown vertical paneling. The egg-crate-style ceiling lights, as in the first floor, include tracks for sliding partition walls. Administrative areas include furniture original to the library dedication, including Eames Aluminum Group Executive Chairs, Eames Sofa Compact, Eames Tulip chairs and tables, and Eames Walnut Stools, manufactured by Herman Miller. The acquisitions department includes original steel desks and cabinets.

The lower level is divided among a children’s section, a 300-seat community meeting room, a 217-seat auditorium, and space for book storage. This level includes entrances to three courts for out-of-doors reading. The courts, which are located at the northeast, southeast, and southwest corners of the library, are set below street level and include plantings of native species. The courts are supported by cast-concrete retaining walls with a bush-hammer finish. Some walls rise above street level to form barrier walls along the sidewalk. These are topped with horizontal pipe rails. Most court walls rise only to street grade and are surmounted by a steel-picket fence, which cast dramatic shadows into the lower-level courts. The fourth service court, which is also

\textsuperscript{5} S.M.P.C., 18.
formed by a cast-concrete retaining wall with a bush-hammer finish, is lined with a steel-picket fence. This court provides vehicle access to the library.

The Main Library, set back from the street on the east and south sides, is surrounded by a plaza laid in tan-colored concrete tiles laid in a grid with exposed aggregate. Openings in the plaza and planting boxes, as the architect intended, were planted with native species and deciduous trees. These are most apparent on the east and south sides with thick plantings of yucca, chamisa, native grasses, and pine trees. A sycamore tree is located on the northeast corner and locust trees are planted along most elevations. The courts are planted with pine and cedar trees, butterfly bushes, and native grasses.

The setting of the library includes early 20th-century commercial blocks and late-20th century low-rise buildings and tall-office buildings. The bold, sculptural form of the library stands apart from the surrounding buildings. Southeast of the main library is the Very Special Arts Garage, constructed in 1985, to serve library patrons. The five-story concrete parking structure permits views from the upper levels of the flat-roofed library against the flat West Mesa above and to the west.

In 2006, the main entrance was modified by Cherry/See/Reames Architects to include a tinted-glass entrance lobby. In 2010, the firm reconfigured the space to include a coffee shop. The interior, heavy-pipe frame supports anodized-aluminum frames and tinted windows. The triangular-shaped roofs of the additions rise above the first level against the brickwork on both sides of the main entrance. Later, a small steel bus shelter, a large ART bus shelter, and a steel sculpture were added to the library grounds.

The Main Library is a localized interpretation of Brutalist design, crafted for its particular site, its local climate, and its users, while still maintaining the bold forms and linear elements of Brutalism. The library features a prominent entrance on a central downtown block, provides accommodations to patrons beyond the tenets of Brutalism, and celebrates the New Mexico sun to invite readers inside and out of doors. In cladding the Main Library in brick, the architect sought a design that would welcome the public. Native plantings, expansive windows, warm interior spaces, and the open, flexible plan endeared the Main Library to public. Leroy Perkins, writing in the *Albuquerque Journal*, believed “the new library might be termed a work of art. The new addition to Albuquerque’s changing downtown stands in contrast to its sometimes bleak surroundings.”

**Historic Integrity**

The Main Library has had few significant alterations since its completion in 1975. The only major alteration to the building was the addition of an enclosed lobby in 2006 and 2010. Here, the dark-tinted glass and triangular-shaped roofs echo the original massing of the library to

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minimize the effect of the new construction. The Main Library retains all aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association.

Contributing and Non-Contributing Resources

Main Library is counted as one contributing building.
Albuquerque Public Library sign is counted as one contributing object.
Landscape features are counted as one contributing site.
Furniture purchased when the library was completed is counted one contributing object.

Sculpture on the library grounds is counted as one noncontributing object.
ART bus shelter is counted as one noncontributing structure.
Metal-and-glass bus shelter on south side is counted as one noncontributing structure.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [x] G. Less than 50 years old or achieving significance within the past 50 years
Main Library
Name of Property

Areas of Significance
(Enter categories from instructions.)
Architecture
Community Planning and Development
Politics/Government

Period of Significance
1975

Significant Dates
1975

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Pearl, George (architect)
Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Main Library is significant at the local level under National Register Criterion C in the area of architecture because the library, designed by Albuquerque architect George Pearl and completed in 1975, is exceptionally significant as a localized interpretation of Brutalist design, crafted for its particular site, its local climate, and its users, while still maintaining the bold forms and linear elements of Brutalism. The library, with its projecting windows and beveled sills, maintains the grand scale and sculptural form associated with Brutalism. Pearl’s design, unlike most Brutalist buildings, welcomes patrons with flexible floor plans filled with natural light and lower-level courts for reading amid native plantings in the bright New Mexico sun. The three levels include open interior plans with expanses of coffered-ceiling lights that support moveable partitions. The tan-brick exterior is repeated on the interior. The lower-level courts are formed of bush-hammered concrete, a popular Brutalist material. The site is surrounded by native plantings, as the architect intended. The Main Library is significant at the local level under National Register Criterion A in the areas of community planning and development and politics/government because the library was a main component in the redevelopment of downtown Albuquerque as part of the city’s urban renewal efforts in the 1960s and 1970s. The Main Library meets criteria consideration G because it achieved significance within the last fifty years and is of exceptional importance.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Design of the Main Library

“Give us a building . . . which people will want to come see. Give us a friendly monument without domes or grand stairways . . . Give us as wide a range of reader environments as possible—open lounges, partially secluded carrels, closed study rooms, open courts sheltered from the noise and danger of the street.” In 1975, Library Director Don Reichman, proud of his new library, reminisced on the demands he placed on his architect, George Pearl. The architect hewed closely to his clients wishes and the result is a library, the Main Library in downtown Albuquerque, which is exceptionally significant as a localized interpretation of Brutalist design, which caters to patrons with flexible floor plans illuminated with natural light and setbacks from the street to permit lower-level reading courts and gardens for native plantings. Its Brutalist scale and sculptural form belie an interior planned for the use of the public and library administration, and which sought to accommodate future changes in library technology, even if this could not be known during the planning of the library. Where many Brutalist buildings were perceived as antagonistic to by the public with cold concrete interiors, the Main Library was

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7 Don Reichman quoted in S.M.P.C., 12.
created as an educational refuge for visitors. Second-floor windows cantilevered above the first floor provide small, intimate reading nooks that flood the interior with natural light. Coffer-ceilings create the perceptions of low ceilings, which reduce the reading rooms to human scale, and promote feelings of comfort among patrons. The interior is finished with tan-brick, wood paneling, and wall-to-wall carpet. The architect surrounded the library on all sides with lower-level courts for patrons to read out of doors in warm weather.

In his design for the Main Library, George Pearl of the firm Stevens, Mallory, Pearl, and Campbell, focused on the needs of the public and the library administration, which obviated many of the problems that are characteristic of Brutalism. Rather than interior cast-concrete walls, Pearl designed a flexible system of moveable walls. Each floor is readily navigated with easy-to-locate stairs, elevators, and restrooms. Library functions, such as the circulation desk, reference desk, and the stacks, are intuitive to visitors. The interior finishes are not concrete, but tan-colored brick, wood paneling, and wall-to-wall carpet for a warm, inviting environment. And the architect included courts for patrons to read out of doors and enjoy the New Mexico sun. The Main Library is monumental, but its interior design transcends the problems of many buildings in the Brutalist style. In 1971, Don Reichman exclaimed to the city council:

Pearl has achieved what other libraries have been talking about,”—which is to put all the fixed elements out of the rectangular space which is called the library. The fixed structures are monumental spaces, which occupy floor space from bottom to top of the structure—‘like escalators, which go all the way up through the building. ‘Shafts’ also are monumental spaces, ‘like stairways, toilets, and other features which are old ideas in libraries and disrupt the changeability of the building. The fixed spaces and the ‘slave’ spaces which are devoted entirely to stairways, mechanical equipment and other fixed elements, will be on all four sides of the main building.8

The first public library in Albuquerque opened in 1901 and was housed in Perkins Hall, a building donated to the city by prominent residents Joshua and Sarah Raynolds with collections provided by local business leaders. After fire damaged this building in 1923, the main library was moved to a new Pueblo-Revival style building on the corner of Central Avenue and Edith Boulevard in 1925. In the decades following the Second World War, the city of Albuquerque experienced significant growth and development. To keep pace with this growth, the Albuquerque Public Library opened new branches in several newly built suburban neighborhoods, beginning with the Ernie Pyle Memorial Library in 1947, and followed by other satellite branches in the 1950s and 1960s.

In 1970, city officials recognized the need for a new downtown branch. City residents approved a general obligation bond to construct the Main Library on April 7, 1970; bonds were issued the

next year. The Main Library represents the leading edge of library science in the third quarter of the 20th century. Don Reichman, predicted that "everything which we are doing now, we will be doing differently in ten years. Give us a building that will not get in the way of our need to change." In response Pearl designed the largest public library in the state and few came close to its holdings. The only library in the state larger was Zimmerman Library on the campus of the University of New Mexico. On its opening day, the architect described the Main Library as "holding 200,000 books with room for another 100,000 volumes. The new library will serve as a central part of the New Mexico library system with books being loaned to communities throughout the state." The parameters of the design space for 500 patrons and 500,000 volumes. After visiting “twenty of the most conspicuous new libraries in the country,” the architects “talked to librarians, the architects, and library users about the good and the bad aspects of their libraries.” The principal issue shared by these libraries, observed Don Reichman, was that “change in library media was rapid and omnipresent and that flexibility of interior space is the preeminent requirement for providing continuously adequate and creative library services.” George Pearl believed that through modern libraries “everyone should be a Renaissance Man” and the library, in its role of providing information to the public, supported this goal. “We must get information to the people—the whole spectrum from technicians, to students to housewives.”

The architects responded with secondary and administrative functions placed along the perimeter walls, leaving a block-long open, public space interrupted only by structural columns set at thirty-six feet on center. Many of the walls were designed to be moveable for greater flexibility. The coffered ceiling lights included tracts for the walls, air supply and return, and connections to electrical, telephone, and video systems. Flexibility provides patrons with the choice to read out-of-doors in one of three lower-level courts “sheltered from the noise and danger of the busy streets.” The fourth court is devoted to vehicular services, including bookmobiles. The building’s flexible design includes space for future growth in the lower level for collections and in the second floor for administrative functions. The architects provided for a future third floor with adequate structural support and stairs to the roof.

The Main Library succeeds because George Pearl created a localized interpretation of Brutalism that caters to the public with an easily identified corner entrance, open floor plans, lower-level courts for out of doors reading with the bright New Mexico sun. Brutalism is evident in its scale and sculptural form, with its second-floor projections and beveled window sills. The building was an immediate success with the public when it was completed in 1975. Cathy Robbins of

10 Don Reichman quoted in S.M.P.C., 12.
12 Ibid.
Albuquerque Arts League asked, “Can a building make you feel good . . . ? Albuquerque’s new library. . . makes me feel good. As I wandered around the three levels in March, I couldn’t help but silently compare the library to the Convention Center. The library is everything the Convention Center is not—human, warm, inviting.” Robbins continued, “the Main Library has put Albuquerque in the big leagues of public buildings.”

Brutalism in New Mexico

Brutalist buildings in New Mexico were mostly built in two nodes that include downtown Albuquerque and the campus of the University of New Mexico. Most of these buildings subscribe to the basic tenants of the style. The downtown buildings were mostly built as part of the city’s urban renewal plan. These include the Albuquerque City Hall, designed by James Liberty first as an International Style building and later revised to include a heavy, modeled concrete frame. It was completed in 1968. The Albuquerque Police Department, designed by William Ellison and completed in 1972, contains a two-story horizontal concrete slab with concrete brise soleil (sun breaks) that severely limits visibility from inside the building. The Albuquerque Convention Center, designed by Max Flatow and completed in the 1972s is a monumental, 430-foot-long two-story windowless building constructed entirely of vertically scored concrete. The interior is defined by cavernous concrete spaces. The windowless west side forms a concrete wall along the east side of the Civic Plaza, also designed by Max Flatow. The Main Library is part this node of downtown Brutalist buildings.

The University of New Mexico has a significant concentration of Brutalist buildings. UNM and universities across the nation were adding new infrastructure in anticipation of increased in enrollment as the Baby Boom generation reached college age. In 1966, New Mexico voters passed a bond issue for over $42 million for new academic buildings, land purchases, and other campus improvements to the university system. At the main campus, architect George Pearl designed the Riebsomer Addition to Clark Hall in 1969. The addition appears as a windowless block of concrete with battered walls and exterior battered stairwells and cantilevered balconies. The Faculty Office and Classroom Building, completed in 1971, also designed by Pearl, is a fortress-like building with battered walls and cantilevered forms. The entrances are hidden behind deep shadows created by a ground-level arcade. The subterranean Physics Building, designed by the firm Pacheco and Graham and completed in 1971. The classrooms and labs are served by concrete light wells and stair towers that appear like coastal lookout towers constructed during the Second World War. The Farris Engineering Building, built in 1969, features a cantilevered third floor illuminated by vertical egg-crate windows.

The North Campus of UNM includes a complex of Brutalist-style health sciences buildings organized around a concrete plaza with concrete planters, walls, benches and other concrete

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16 Ibid.
elements. These buildings include the Clinical and Translational Science Center, which appears as an abstraction of a Greek temple with tall vertical windows, which resemble columns, and a heavy concrete entablature. The Reginal Heber Fitz Hall, constructed in 1964, is a rectangular concrete block with concrete-framed windows across the front and rear and a windowless stair tower above the main entrance. The Health Sciences and Services Building, completed in 1971, is a concrete block with distinctive round stair towers. Woodward Hall, designed by W. C. Kruger and Associates in 1974, is an irregularly shaped concrete lecture hall and the College of Nursing and Pharmacy Building, a concrete block with brise soleil at the upper levels, was completed in 1975.

In the late 1960s and early 1970s, the New Mexico University System built Brutalist buildings on smaller campuses, such as the New Mexico Military Institute in Roswell, New Mexico State University in Las Cruces, New Mexico Institute of Mining and Technology, New Mexico Highlands University in Las Vegas, Eastern New Mexico University in Portales, and Western New Mexico University in Silver City. These are mostly unremarkable examples of the style, designed and built with lower construction budgets than those built on the main campus.

Brutalist buildings were seldom constructed in smaller cities in New Mexico. The Manuel Lujan Sr. Building built in Santa Fe was designed by Ted Luna and completed in 1974. The Lujan Building was built to house mainframe computers for the state of New Mexico. The imposing building features battered walls finished with a bush hammer, vertical windows, and a foreboding portcullis-type entrance. In 1970, the city of Taos built a Courthouse and Administration Complex that comprised four buildings, administration, courthouse, detention, and health organized around a plaza. The one-story brick buildings, designed The Architects, Taos, are mostly windowless masses alleviated by entrances and windows framed by vertical piers. Among the most sophisticated Brutalist designs in New Mexico, the Courthouse and Administration Complexes was demolished in 2011.

The Promise and Problems of Brutalism

The Main Library is a highly visible public building constructed in the *avant guard* Brutalist style. Brutalism emerged in the United Kingdom and France after the Second World War as a reaction to the delicate and uniform buildings of the International Style. Concrete is its central element because in the war-ravaged economies of Europe, poured-in-place concrete buildings were cheap to build. In Marseilles, Swiss architect Le Corbusier designed a massive, box-framed apartment block. Its solidity is part and parcel of its method of construction. Where the International Style emphasizes the steel frame that supports a glass curtain wall, Brutalist buildings have no separate structure. The cast-concrete walls are the frame of the building. Some Brutalist buildings are built of brick, but the rough concrete exterior is its defining characteristic. The term, Brutalism derives from the French *béton brut*, meaning raw concrete. Another popular treatment was hand hammering or bush hammering the concrete into corrugated razor-sharp edges.
In the United States in the early 1960s and 1970s, Brutalism was promoted by a small group of mostly university architecture professors before the style was embraced by the public. Designed by Paul Rudolf, the Yale School of Architecture from 1963, with its soaring towers, is an early example of basic geometry and dramatic scale sometimes described as heroic or monumental. Cantilevered forms became a common feature of the style, as seen the FBI headquarters in Washington, D.C. Floor plans of Brutalist buildings were unique to each structure and were often expressed on the exterior, such as the façade of Boston City Hall.

Brutalism challenged the hegemony of the International Style and it represents a period of experimentation and risk-taking in American architecture. Brutalism embraced individual expression that catered to specific design programs, rather than the repetitive glass boxes of the International Style. In New Mexico, Brutalist buildings appear like those throughout the nation, with their solid, heavy, and monumental forms. The Manual Lujan, Sr. Building in Santa Fe features a low profile, battered walls, narrow windows, and port cullis-style entrance are reminiscent of 16th-century Spanish star forts.

Brutalism is not without its critics. Inveighing against the style, Prince Charles said, "You have to give this much to the Luftwaffe, when it knocked down our buildings, it didn't replace them with anything more offensive than rubble." Architecture critic Paul Goldberger said of the FBI headquarters, “This building turns its back on the city and substitutes for responsible architecture a pompous, empty monumentality that is, in the end, not so much a symbol as a symptom—a symptom of something wrong in government and just as wrong in architecture.” The public came to dislike the concrete architecture of the 1960s and 1970s, which it regarded as stark, uninviting, intimidating, and antagonistic. Its emphasis on concrete, especially interior spaces, made the buildings cold, dank, and unpleasant places to work. Many Brutalist buildings were difficult to negotiate because of their complex floor plans. The Yale School of Architecture includes over thirty terraced floor levels, frustrating generations of architecture students.

Urban Renewal in New Mexico

In New Mexico in the late 20th century two cities embraced urban renewal with very different results. The urban renewal effort in Albuquerque was large in scope, redeveloped downtown, and provided improved housing to poor city residents. Las Cruces was the first city to break ground, but its plan to demolish its entire historic downtown resulted in misgivings among city leaders and residents that remain unabated. The city’s population increased after the Second World War from 4,000 in the 1920s to more than 29,000 in the 1960s. The city, as a mechanism to cope with its increased population, produced an urban renewal plan in 1954, the year the Fair Housing Act passed into law. The city implemented its plan between 1967 and 1973. The first phase of urban renewal included the noncontroversial construction of a new municipal building in 1967.
By 1973, city leaders had implemented the demolition of the entire downtown and a large part of the adjacent Mesquite neighborhood. Resident Sylvia Camuñez recalled "they took half the neighborhood and all of downtown. It was the heart of the city. There were residences and businesses. It seemed like it happened overnight. People were not made aware of it until it was too late. There were beautiful buildings and people walked downtown. Now it's just a hole in the wall."

The city’s plan for “revitalization” encompassed roughly fifteen city blocks and turned Main Street into a covered pedestrian mall. The city demolished seventy percent of its downtown buildings, more than 200 buildings in total. Main Street included 190 buildings, which were struggling but surviving businesses. Historic, cultural, and religious landmarks, such as St. Genevieve Catholic Church, built in 1859, fell to the wrecking ball. Three years after the completion of the pedestrian mall, the number of downtown businesses dropped to ninety. Large swaths were paved for new development, but investors were slow to build. By 2005 the number of businesses plummeted to ten. Urban renewal in Las Cruces included few grand public buildings, but is mostly remembered for the loss of the city’s historic downtown demolitions.

The city of Albuquerque was late in implementing plans for urban renewal. Many cities accepted federal urban renewal funds for urban revitalization projects by the 1950s, but Albuquerque initially declined to seek these grants, in part, because local politicians and business owners resisted federal involvement in the city’s development. Discussions among city councilors through the 1950s finally resulted in a plan that was implemented in the 1960s and 1970s, just as the urban renewal program being phased out in favor of the Community Development Block Grant Program in the mid-1970s. The delay likely enabled the city to avoid the pitfalls of other cities, which engaged in mass demolitions and inhumane housing for the poor.

Albuquerque approached urban renewal on two fronts: reshaping downtown with a new civic center and providing improved housing for the city’s poor. In downtown, the city sought to reorient New Town with commercial development focused on Central Avenue, and a new civic center to the north, between Copper and Roma avenues. The downtown plan included Civic Plaza dedicated to open space, which few other cities had incorporated into their plans; a new city hall; police department convention center, and the demolition of blocks of so-called blighted buildings. The Main Library was commissioned in accordance with the 1968 Tijeras Urban Renewal Project. Urban renewal efforts in the United States from the late 1960s to early 1970s provided Albuquerque with $20 million in federal funds to revive the downtown-central business district with modern public facilities. In 1971, the city issued bonds to finance and support the construction of the new downtown library.

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18 Ibid.
New Town was the core of downtown Albuquerque. It was established after the arrival of the AT&SF Railway in 1880. For roughly eighty years downtown served as the residential, commercial, and civic center for most residents in Albuquerque. The rapid expansion in population following the Second World War led to a boom in residential construction on the undeveloped mesa east of the central business district. Residential neighborhoods sprang up in these outlying regions, and downtown maintained its status as the central district for shopping, dining, and business through the 1950s as seen in prominent hotels, department stores, and curio shops.\(^{19}\) However, the shift in population to the East Mesa, combined with downtown’s narrow streets, traffic congestion, and limited parking, drove many businesses to relocate to the suburbs by 1960.

The pattern of urban flight to the suburbs happened later in Albuquerque than in many Eastern cities, but the city’s response to the deterioration of its downtown with a program of urban renewal was the same as elsewhere in the nation. Urban renewal was a practice established by the Federal Housing Act of 1949 to provide funding for the improvement of cities plagued with any number of undesirable conditions that fell under the blanket of “blight.”\(^{20}\) Max Boruff of the University of New Mexico, School of Architecture and Planning explains:

> Often blight was used to describe otherwise healthy urban neighborhoods inhabited by a single ethnic group; historic and dilapidated buildings whose owners were either uninterested in renovation or unable to secure funding to do so; heavy, poor, or inefficient traffic flow through central business districts; and nearly any other sociological or psychological issue that was affecting the urban area. A blunt instrument, “blight” provided ready justification for planners’ redevelopment aspirations in the postwar period.\(^{21}\)

By the early 1960s downtown Albuquerque was showing signs of deterioration as businesses followed the residential flight to the suburbs. High vacancy rates and neglect of the city’s oldest buildings gave downtown a “blighted” appearance. In 1962, Albuquerque established the City Building Removal Team to address the issue of deteriorated buildings. The Team surveyed approximately ninety buildings and condemned thirty-one. By 1963, the city had demolished twenty-four downtown buildings.\(^{22}\) Several casualties were local landmarks, which were demolished to make way for parking lots and new development.\(^{23}\)


\(^{21}\) Ibid.

The close partnership between city boosters and the city commission had helped to drive the sprawling growth in the years immediately after the Second World War. The chamber of commerce pursued a strategy of annexation to include the emerging suburbs with the city’s rapidly increasing boundaries. Albuquerque boosters had also embraced the construction of the Interstate highways that crisscrossed the city in the 1960s as another “big city” improvement. This decades-long partnership between business and government contributed to the pattern of Albuquerque’s rapid suburban development and the resulting deterioration of the central business district. Disagreements over the management of Albuquerque’s growth led to a reconfiguration of city government to include a mayor and city council structure in 1972, but the pro-growth partnership survived. The tension between the allied local business owners and city government and the primarily Hispanic downtown residents reached a climax over the issue of urban renewal in the 1960s.

Local business owners funded a study of the downtown area in 1957, seeking to improve traffic congestion and access to the local businesses, which resulted in an unimplemented plan that would have accommodated high pedestrian traffic and displaced the traditionally Hispanic residential population in the Tijeras neighborhood. With the continuing decline of downtown in the years that followed, the city commission established the Albuquerque Metropolitan Development Committee in 1964 to “study the issue of ‘sprawlitis,’ in relation to ‘core’ development.” The Committee published a plan for the redevelopment of downtown in 1966, but resistance from local businessmen prevented its implementation.

By 1968, despite these objections, and after considerable debate, the city finally received $25 million in federal urban renewal funds for the “Tijeras Urban Renewal Project.” Criticism of the Tijeras plan led city planners to quickly rework their initial plans, creating a comprehensive plan in 1970 that focused on the renewal of the central business district. The city plan identified several goals, including the creation of Albuquerque as a leading metropolitan center, catering to pedestrians, developing a sense of place in the downtown region through the use of gateways, and “stimulate interaction between government and citizens to form a better functioning downtown.” Central to the plan was a large Civic Plaza “fronted by government and institutional buildings that would invite community interaction with city officials.” The first phase of the plan called for the construction of a new main library and parking garage and a pedestrian bridge to the Civic Plaza. This comprehensive plan reflects a modernist planning philosophy based on the goal of restoring the downtown to its former central role in commerce,

23 Lazzell and Payne, 64. Demolitions included the Hotel Franciscan (1923) and the Alvarado Hotel (1902), built by the Fred Harvey Company.
26 Ibid., 262.
27 Ibid., 268.
28 Boruff, “Downtown Urban Renewal.”
29 Ibid.
government, finance, and residential activities. A study by the city in 1972 elaborated on the 1970 plan, adding goals to encourage lifelong learning, promote tourism, and preserve culturally significant architecture.

Improved housing for the poor was a major component of the Tijeras plan and the comprehensive plan of 1970. City officials initially targeted the historically Hispanic ethnic neighborhoods along the rail line for urban renewal, labeling them a slum. The plan called for the city to acquire most residential buildings in the downtown neighborhoods of Martineztown, Barelas, and South Broadway and raze them for commercial development. The single-solution approach, which had failed in so many previous cities, was thwarted by residents in these Albuquerque neighborhoods. The city’s late start in implementing its plans led to increased awareness of past failure in other cities and that the city had to take into account the views of neighborhood residents. These residents formed the Citizen Improvement Committee and successfully petitioned for a voice in the Urban Renewal Agency. Their resistance halted the widespread demolitions and resulted in the retention of most of the Hispanic neighborhoods.

The city, as a result continued to work to improve housing in Hispanic neighborhoods, but on a smaller scale. City officials worked house-by-house to provide assistance in repairing older houses and, with owner approval, demolishing houses in extremely poor condition and replacing them with new houses. The city building a dozen public housing communities on the East Mesa, where land was less expensive and residents were more likely to find jobs. Public houses built by the city mostly included neighborhoods of single-family houses and several low-rise apartment buildings. These houses and apartments succeeded because they were small-scale, fit into existing neighborhoods, and were located in an area that was experiencing a population boom where jobs and public transportation where available to residents.

Successes and Failures of Urban Renewal in Albuquerque

Urban Renewal in Albuquerque was partially successful because the major components of the plan were implemented, including the Main Library, city hall, police department, convention center, and the Civic Plaza were built. Urban renewable in downtown Albuquerque was successful because it included public buildings that ensured residents would visit downtown. It also included major buildings, the convention center and Main Library, to support entertainment and education. Most of these buildings are organized around the Civic Plaza, a brick-laid city block of planters and benches, a fountain, and shade trees. The plaza offers a respite for city workers and a venue for shows and festivals for residents of the city and suburbs. Urban renewal did not revive the business sector in downtown, but it did provide alternative reasons for residents to venture to the Civic Center. The city also sought to provide improved housing for

31 Boruff.
32 Ibid., 257.
the poor that responded to the needs of the residents. City officials eventually came to understand the concerns of residents, who wanted improvements to existing houses and small-scale public houses throughout prosperous neighborhoods on the East Mesa. This strategy avoided the problems wrought other cities, which relocated thousands of residents in densely developed government homes.

Criteria Consideration G: Properties that achieved significance within the last fifty years

The Main Library in Albuquerque, Bernalillo County, New Mexico meets National Register Criteria Consideration G at the local level because the property has achieved significance within the past fifty years. The library is a localized interpretation of Brutalism, crafted for the particular site, embraces the bright New Mexico sun, and caters to the needs of the users with a flexible floor plan. The sculptural form welcomes patrons with large, open reading rooms and smaller, intimate nooks illuminated by shafts of bright light. The flexible interior includes moveable walls along tracks in the coffered ceiling lights. Lower-level courts permit reading out-of-doors among native plantings and bright sun and shadow. The library, a centerpiece of the city’s urban renewal efforts in the 1970s, is a rare and exceptional example of Brutalism in New Mexico that retains its Brutalist form, but which introduces humanistic elements to the design and established the library as popular refuge for reading and educations activities.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


“George Pearl, Albuquerque Public Library, ca. 1972,” Albuquerque Public Library: Bound sketch book preliminary sketches, diagrams and notes, Box 6, Folder 8, George Pearl Papers (MSS 782 BC), Center for Southwest Research, University of New Mexico, Albuquerque, New Mexico.


Smith, Dean P. Interview with authors. Albuquerque, New Mexico, 2017 October 6.


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**Previous documentation on file (NPS):**

- ___ preliminary determination of individual listing (36 CFR 67) has been requested
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey #__________
- ___ recorded by Historic American Engineering Record #__________
- ___ recorded by Historic American Landscape Survey #__________

**Primary location of additional data:**

- **X** State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other
  - Name of repository: ________________________________

**Historic Resources Survey Number (if assigned):** ____________
10. Geographical Data

Acreage of Property  1.72 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)
1. Latitude: 35.086156  Longitude: -106.653127
2. Latitude:  Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)
The National Register boundary appears on the sketch map as a red line drawn to scale and corresponding with the point of latitude and longitude in Section 10.

Boundary Justification (Explain why the boundaries were selected.)
The National Register boundary includes the intact property historically associated with the Main Library.

11. Form Prepared By

name/title: Katie Dix, Heidi Pierce, and Alex Rodriguez
organization: University of New Mexico, School of Architecture and Planning, Certificate Program in Historic Preservation and Regionalism
street & number: 1 University of New Mexico
city or town: Albuquerque state: NM zip code: 87131
e-mail: N/A telephone: N/A
date: December 2017

State Historic Preservation Office
name/title: Steven Moffson, State and National Register Coordinator
organization: New Mexico Historic Preservation Division
street & number: 407 Galisteo Street, Suite 236
city or town: Santa Fe state: New Mexico zip: 87501
e-mail: steven.moffson@state.nm.us telephone: 505.476.0444
date: July 30, 2018
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Maps

1. Location Map

2. National Register Boundary Map

Figures

Figure 1. Site Plan and Street Level Plans, “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 16.

Figure 2. Upper and Lower Plans, “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 17.

Figure 3. Section A-A (North-South), “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 15.

Figure 4. George Pearl, Albuquerque Public Library, ca. 1972. “Albuquerque Public Library: Bound sketch book preliminary sketches, diagrams and notes,” Box 6, Folder 8, George Pearl Papers (MSS 782 BC), Center for Southwest Research, University of New Mexico, Albuquerque, NM.

Figure 5. East and north sides, “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 14.
Figure 6. West and south sides, “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 14.

Figures 7. First floor (above) and second floor, *New Mexico Architecture* 17 (September-October 1975): 13

Figure 8. Downtown Albuquerque, 1940s.

Figure 9. Urban Renewal in Downtown Albuquerque.


Figure 13. Civic Plaza (center), one block northeast of Main Library, with Convention Center (upper right), Albuquerque Inn (upper left), Plaza del Sol upper left corner), and City Hall (lower left), 1980s.

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.
Photo Log

Name of Property: Main Library
City or Vicinity: Albuquerque
County: Bernalillo
State: NM
Photographer: Harvey Kaplan
Date Photographed: July 17, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 31. South and east sides, photographer facing northwest.

2 of 31. South side with glass entrance additions from Copper Avenue, photographer facing northwest.

3 of 31. Northeast corner from 5th Street, photographer facing southwest.

4 of 31. North side with service court in foreground, photographer facing south east.

5 of 31. Rear (west) elevation with landscaping from 6th Street, photographer facing east.

6 of 31. South side with ART bus shelter, photographer facing north.

7 of 31. Southwest corner with court in foreground, photographer facing northeast.

8 of 31. Southwest corner, with court and landscaping, photographer facing northwest.

9 of 31. Southwest court along Copper Avenue, photographer facing east.

10 of 31. Main entrance with entrance sign, photographer facing northwest.

11 of 31. Interior, first floor, reading room, photographer facing northwest.

12 of 31. Interior, first floor, reading room, photographer facing east.

13 of 31. Interior, first floor, reading room, offices and meeting rooms, photographer facing north.

14 of 31. Interior, first floor, meeting room with original furniture, photographer facing southwest.

15 of 31. Interior, first floor, reading room, circulation desk, photographer facing south.
16 of 31. Interior, first floor, stairs to second floor, photographer facing west.

17 of 31. Interior, second floor, reading room, photographer facing north.

18 of 31. Interior, second floor, administrative offices with moveable walls, photographer facing northwest.

19 of 31. Interior, second floor, window above main entrance, photographer facing southeast.

20 of 31. Interior, second floor, acquisitions department with original desks, photographer facing southwest.

21 of 31. Interior, second floor, acquisitions department with projecting window and original chairs, photographer facing southwest.

22 of 31. Interior, second floor, administration with original furnishings, photographer facing southwest.

23 of 31. Interior, second floor, administration with moveable wall, photographer facing east.

24 of 31. Interior, second floor, administration, conference room, photographer facing east.


26 of 31. Interior, lower level, auditorium, photographer facing southeast.

27 of 31. Interior, lower level, meeting room, photographer facing west.

28 of 31. Lower level, northeast court, photographer facing north.

29 of 31. Lower level, southeast court, photographer facing east.

30 of 31. Lower level, southwest court, photographer facing southwest.

31 of 31. Lower level, northwest service court, photographer facing west.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Main Library
Bernalillo County, New Mexico

Location of Property

Approximate Scale: one inch = 2,300 feet
Main Library
Bernalillo County, New Mexico

National Register boundary

Approximate Scale: one inch = 100 feet
Figure 1. Site Plan and Street Level Plans, “Albuquerque Public Library.” *New Mexico Architecture* 17 (September-October 1975): 16.
Figure 2. Upper and Lower Plans, “Albuquerque Public Library,” *New Mexico Architecture* 17 (September-October 1975): 17.
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Figure 4. George Pearl, Albuquerque Public Library, ca. 1972. “Albuquerque Public Library: Bound sketch book preliminary sketches, diagrams and notes,” Box 6, Folder 8, George Pearl Papers (MSS 782 BC), Center for Southwest Research, University of New Mexico, Albuquerque, NM.
Main Library
Name of Property

Bernalillo, New Mexico
County and State

Figure 5. East and north sides, “Albuquerque Public Library.” New Mexico Architecture 17 (September-October 1975): 14.

Figure 6. Rear and south side, “Albuquerque Public Library.” New Mexico Architecture 17 (September-October 1975): 14.
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Figure 8. Downtown Albuquerque, 1940s.

Figure 9. Urban Renewal in Downtown Albuquerque.
Figure 10. “Central Avenue and Fourth Street Mall,” 1970. City of Albuquerque Planning Department, Downtown Plan (City of Albuquerque Planning Department, 1970).
Figure 11. “Staging of Central Ave. Area,” 1970. City of Albuquerque Planning Department, Downtown Plan (City of Albuquerque Planning Department, 1970).
Figure 13. Civic Plaza (center), one block northeast of Main Library, with Convention Center (upper right), Albuquerque Inn (upper left), Plaza del Sol upper left corner), and City Hall (lower left), 1980s.
Main Library
Name of Property

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4. North side with service court in foreground, photographer facing south east.
5. Rear (west) elevation with landscaping from 6th Street, photographer facing east.

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Main Library
Name of Property

Bernalillo, New Mexico
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24. Interior, second floor, administration, conference room, photographer facing east.
25. Interior, lower level, children’s area, photographer facing south.

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27. Interior, lower level, meeting room, photographer facing west.

28. Lower level, northeast court, photographer facing north.
29. Lower level, southeast court, photographer facing east.

301. Lower level, southwest court, photographer facing southwest.
31. Lower level, northwest service court, photographer facing west.