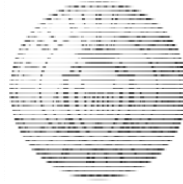




Landmarks Commission



Agenda Item: 01
Case # SI-2021-01478
Project # PR-2019-005985
October 13, 2021

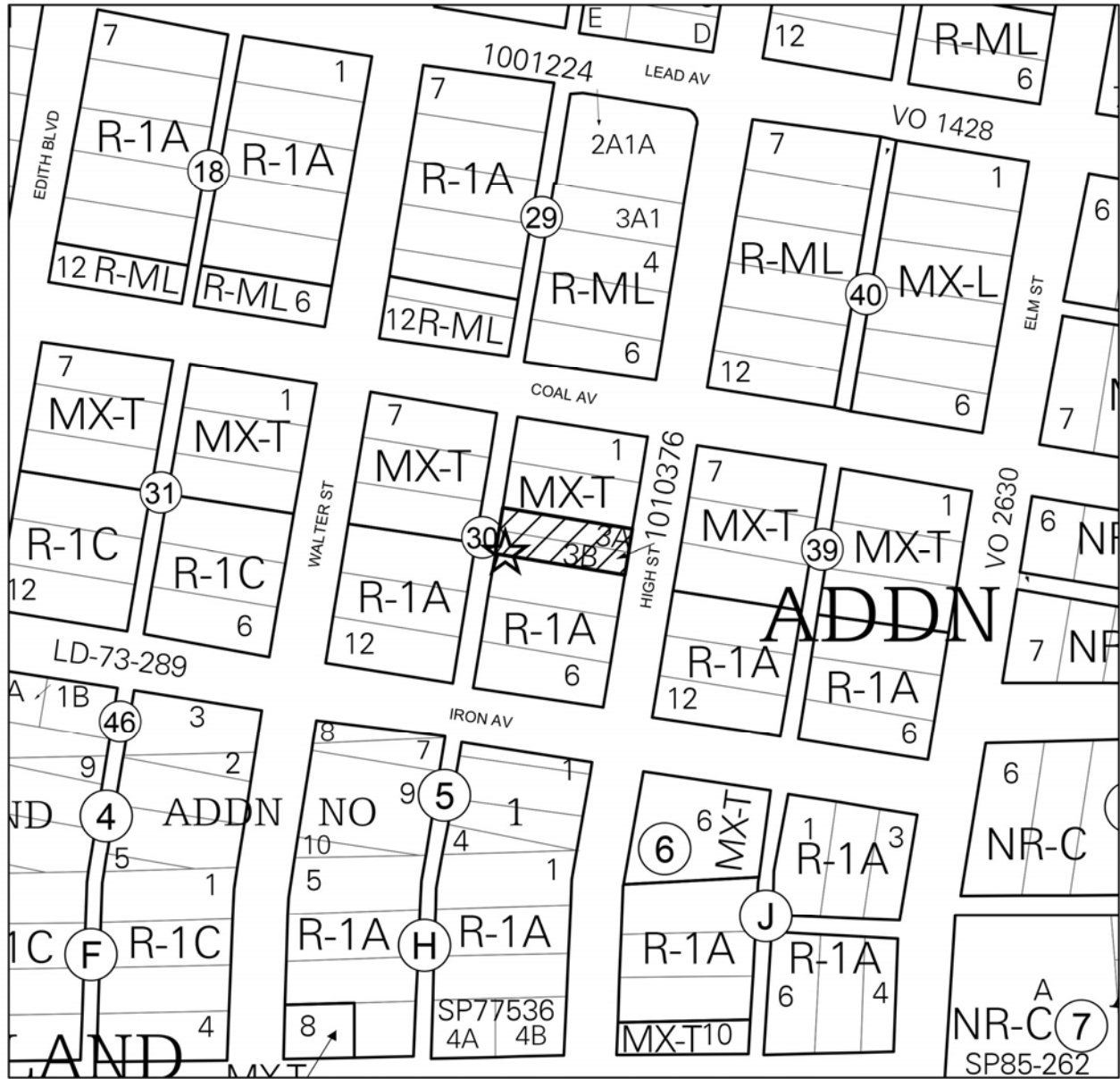
Staff Report

Agent		Staff Recommendation <i>APPROVAL of Case # SI-2021-01478, Project # PR-2019-005985, a request for a Certificate of Appropriateness for New Construction, based on the Findings beginning on page 16 and subject to the conditions on page 17.</i> Silvia Bolivar, PLA, ASLA Historic Preservation Planner
Applicant	Ivan Santistevan/Unified Contractor	
Request	Certificate of Appropriateness for New Construction	
Legal Description	Lots 3-A & 3-B, Block 30, Huning Highland Addition	
Address/Location	509 & 511 High Street SE, between Lead Avenue SE and Coal Avenue SE	
Size	0.17 Acres	
Zoning	MX-T	
Historic Location	Huning Highland Historic Preservation Overlay Zone (HPO-4)	

Summary of Analysis

The application for a Certificate of Appropriateness is for new construction of four, single-family homes. The subject site is approximately .17-acre, located at 509-511 High Street SE, and legally described as Lots 3-A & 3-B, Block 30, Huning Highland Addition (the "subject site"). The subject site is zoned MX-T and is currently vacant. The proposed single-family homes would be 1,000 square feet each with gabled roofs and wood siding. The new construction will be compatible in height, form, massing, and proportion to surrounding properties.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.



IDO ZONING MAP

Note: Gray shading
indicates County.



1 inch = 150 feet

Hearing Date:
10/13/2021
Project Number:
PR-2019-005985
Case Numbers:
SI-2021-01478

Zone Atlas Page:
K-14



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
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LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 150 feet

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SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for New Construction</i>
Historic Location	<i>Huning Highland Historic Preservation Overlay Zone (HPO-4)</i>

I AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
General Area	1-2	Craftsman Bungalow; Bungalow; Hipped Box; Southwest Vernacular; Simplified Queen Anne	Contributing; Neutral; residential
Site to the North	2	Hipped Box	Contributing
Site to the South	1	Neoclassical	Contributing
Sites to the East	1	Southwest Vernacular	Contributing
Site to the West	1	Simplified Queen Anne	Contributing

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for new construction of four, single-family homes. The subject site is approximately .17-acre, located at 509-511 High Street SE, and legally described as Lots 3-A & 3-B, Block 30, Huning Highland Addition (the “subject site”). The subject site is zoned MX-T. The proposed single-family homes would be approximately 1,000 square feet each with a gabled roof, and wood siding. The front entrance for the Building A homes will be facing High Street SE and the entrance for Building B will face the alley.

The subject site was a single lot including 511 High Street which had a one-story hipped box duplex. At the time of initial historic inventories conducted in 1979, the house was described as being in “fair condition”. In a subsequent inventory in 2001, the house was described as “the front façade being substantially altered in the conversion from a single-family residence to a duplex with all doors and windows having modern replacements but in a haphazard and shoddy pattern”. Subsequently, sometime in 2007, the home was destroyed by a fire.

The MX-T zoning for the area was established at the effective date (5/17/18) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (SU-2/RO (residential)). The SU-2 zone allowed for a mixture of uses controlled by the Sector Development Plan. SU-2 zoning was appropriate for areas where other available zones did not promote conservation of special neighbourhood characteristics, or where the land was developed with a mixture of uses which needed careful control and coordination, or where there were factors that impaired the sound growth of economic health of the area regulated by zoning.

Case history for the property includes Project #1010877 (16ZHE-80159 & 16ZHE-80160) that went before the Zoning Hearing Examiner on July 19, 2016. The request for each case was for a variance of 5 dwelling units per acre to the allowed 20 for proposed townhomes. The requests were approved by the Zoning Hearing Examiner.

The affected neighborhood organizations are the South Broadway Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were also notified as required.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad.

Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials.

In addition to these basic building materials, various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping

patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1979. The historic district continued to grow and develop through the first half of the twentieth-century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

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 the property was zoned MX-T.

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(J) identifies standards and guidelines for HPO 4: Huning Highland.

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

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

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

New construction within historic districts is encouraged because vacant lots break down the neighborhood fabric. Elements of the proposed houses are similar to those found within the neighborhood.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposal will cause no harm to the Huning Highland HPO-4. There is no existing contributing building on the site and the placement of the proposed houses will continue the street rhythm.

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

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Not applicable.

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

Not applicable - the request is for a Certificate of Appropriateness for new construction.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The introduction of compatible new structures will add depth and contribute to the interest to the district as the new design and location reflect an understanding of and compatibility with the character of the district.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable. The application is for new construction on a vacant lot, not demolition.

Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

The proposal is consistent with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

POLICY – NEW BUILDINGS

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block.
 - Break large masses into smaller segments similar to other buildings.
 - The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

The street front mass of Building A (Units 1A & 2A) is similar to those of the neighborhood with a single-story projection. In addition, there is a front porch across $\frac{3}{4}$ of the building front. The majority of the houses on High Street are single story hipped boxes with scattered one to one and a half story gabled bungalows with gabled or hipped dormers. The A units will be two stories with the lower level at basement level. The height of Building A is approximately 18 feet. Units B will be single level homes at an approximate height of 14 feet.

Windows, doors, front porch and roof fenestrations will provide a sense of scale with the single-story front being what is seen from the pedestrian level.

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:

- Building materials of traditional dimensions
- One-story porches
- Solid to void ratios that are similar to traditional buildings
- Windows should be recessed and similar in size to surrounding buildings.

Solid to void ratios and the fenestration pattern are similar to those found on neighboring properties. The materials palette will be cementitious batt-n-board siding with 5:12 pitched roofs with timber line shingles. The buildings will add visual interest and a sense of scale to the streetscape and will be compatible with the general characteristics of the Historic District.

3. Design the front elevation to appear similar in scale to neighboring contributing buildings.

- On a two-story building there should be a one-story element such as a porch.

The front elevation of Building A will be along High Street SE with a front porch across $\frac{3}{4}$ of the building front that includes wood steps and 36" tall railings. The design has adhered to building setbacks, orientation, spacing, and distance between adjacent buildings. The applicant will need to reconfigure the front doors for units 1A and 2A as the front doors facing the street are at a 40 degree angle. The front elevation of Building B faces the alley. The design of building B has also adhered to building setbacks, orientation, spacing, and distance between adjacent buildings.

4. Infill construction should enhance the pedestrian character of the district.

- Entrances to new buildings shall be oriented towards the street
- Maintain patterns of window and door proportions and placement found in the vicinity
- Maintain the front setback most common on the block
- The space between adjacent buildings should be the same as the average space between other buildings on the block
- Parking and garages should be located towards the rear of the property.

The proposal is for new construction on a vacant lot. The lot was originally a double lot with a single house which was destroyed by a fire in 2007.

The front entrance for Building A faces the street but are at a 40 degree angle that will need to be reconfigured. There is a front porch which covers $\frac{3}{4}$ of the front façade, with window openings on either side. The front setback for Building A is s 15' from the existing sidewalk. Building B is setback 23' from the alley.

Fours standard parking spaces have been provided at the rear of the lot that measure 9'-6" x 20'-0". Access to the parking spaces will be from the alley to the rear of the property.

5. Use building forms that are similar to those of contributing buildings on the block.

The architectural language of the building references the traditional form of the neighboring contributing buildings. The building uses rectangular massing like most houses in the neighborhood.

6. Use roof forms that are similar to contributing buildings on the block.

- Hip and gabled roofs are appropriate in many settings

- Flat roofs should be used only where appropriate to the context and should have a parapet.

The new building has a pitched, gabled roof to complement the district with a gabled front porch extension.

The majority of the houses within Huning Highland have rather steep hipped roofs. There are also a number of gabled roofs and dormers.

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

- The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap)
- Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials
- Wood is the preferred choice for window and doors, although Metal window frames may be appropriate in some contexts
- Roofing materials shall be similar in appearance to other buildings in the street.

The proposal utilizes standard building materials frequently seen in the area. These include cementitious batt-n-board siding and a 5:12 pitched roof with timberline shingles, and sash windows with 2 x 4 painted windows trims.

8. Imitation of older historic styles is discouraged.

- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
- Incorporate details and ornamentation found on historic buildings within the context of new construction.

The building has been designed to be compatible with but discernable from the adjacent contributing buildings in the neighborhood and district.

9. Contemporary interpretations of traditional detail are encouraged.

- New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

The spacing, placement, scale, orientation, proportion and size of the window openings of the building are compatible with the surrounding area with hipped and gabled roofs relating to traditional styling.

The front doors will need to be reconfigured as at this time, they are at a 40 degree angle facing the street and alley.

POLICY – SITE FEATURES & STREETSCAPES

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features which may include:

- Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.
- Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.
- Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public right-of-way is subject to approval by the Landmarks and Urban Conservation Commission.

Not applicable.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them should be maintained.
- Lots should not be consolidated or subdivided except, where lots have been consolidated the past; replatting to traditional lot size is desirable.

Not applicable.

3. Preserve the historic grading design of the site.

- Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
- Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

A 4" thick concrete slab with a 1/8" per foot slope away from the building is being proposed. Building A has a basement due to the topography of the site.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

Grading and drainage plans have not been submitted but will be required as part of the building permitting process.

5. Maintain the planting strip.

- Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.
- City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994) for information on the removal of street trees.

The materials palette for landscape improvements have not been submitted but will be required at the time of building permitting.

Fences and Free Standing Walls

6. Preserve historic fences and yard walls when feasible.
 - Replace only those portions that are deteriorated beyond repair.

Not applicable.

7. When constructing new fences, use materials that appear similar to those used historically.
 - Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
 - Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
 - A painted wood picket fence is an appropriate replacement in most locations.
 - A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
 - Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
 - Vinyl and other synthetic fencing are reviewed on a case-by -case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.
 - The use of extruded vinyl fencing material is not permitted in the front yard.
 - Cellular vinyl fencing may be appropriate if painted.

Not applicable.

8. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.
 - Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
 - A front yard fence should not obscure the character defining features of the house.

Not applicable.

9. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

Not applicable.

10. CMU block walls shall be stuccoed and architecturally integrated into the building.

Not applicable. The original design called for a CMU block wall to separate Buildings A & B but the applicant is now proposing a wood picket fence at a height of 6-7 feet.

Parking areas and driveways

18. Avoid large expanses of parking
 - Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
 - Locate parking areas to the rear of the property when physical conditions permit.
 - An alley should serve as the primary access to parking when physical conditions permit.
 - Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

19. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

Four standard parking spaces have been provided at the rear of the lot that are to be accessed through the alley. The dimensions for the parking spaces are 9'-6" x 20'-0".

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Preservation Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

“Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.”

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

Section 14-12-8 (B) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8 (B)(1) The change is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

The new construction is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

§14-12-8 (B)(2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

The new construction will not impair or diminish the architectural character, historical value, or archaeological value of the neighboring contributing buildings or the Huning highland HPOZ.

§14-12-8 (B)(3) The change qualified as a “certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable.

§14-12-8 (B)(4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

Not applicable.

§14-12-8 (B)(5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable.

§14-12-8 (B)(6) Additions to existing structures and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The building has been designed to be compatible with but discernable from the adjacent contributing buildings in the neighborhood and district.

§14-12-8 (B)(7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

Neighborhood Notification

The applicant notified the South Broadway Neighborhood Association, the Huning Highland Historic District Association, and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application.

Conclusions

As discussed in the analysis above, the project complies with the applicable guidelines for the Huning Highland Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case SI-2019-005985/Project # PR-2021-01478 (October 13, 2021).

1. The application is a request for a Certificate of Appropriateness for new construction, located at 509-511 High Street SE, legally described as Lots 3-A & 3-B, Block 30, Huning Highland Addition (the “subject site). The property is located in the Huning Highland Historic Preservation Overlay Zone (HPO-4), zoned R-1A.
2. The subject site is approximately 0.17 acres.
3. The application for a Certificate of Appropriateness is for new construction of four, single-family homes. Each home would be approximately 1,000 square feet. The new construction will be a compatible but contemporary project that reflects an understanding of and compatibility with the character of the district.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B)(1) states that a Certificate of Appropriateness shall be approved if “The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”.
6. Subject to Staff approval of the reconfiguration of the front doors, the proposed work is consistent with designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the Staff Report and in Findings 7 & 8 below.
7. The proposal is consistent with the Guidelines for the Huning Highland HPOZ.

The street front mass of the building (Units 1A & 2A) is similar to those of the neighbourhood with a single-story projection. In addition, there is a front porch across $\frac{3}{4}$ of the building front. The majority of the houses on High Street are single story hipped boxes with scattered one to one and a half story gabled bungalows with gabled or hipped dormers. The A units will be two stories with the lower level at basement level. Units B will be single level homes.

Windows, doors, front porch and roof fenestrations will provide a sense of scale with the single-story front being what is seen from the pedestrian level. The new structures will be appropriate to the distinctive local context.

8. The LUC Ordinance Section 14-12(8) (B)(2) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the proposal’s conformance with the specific development guidelines.

RECOMMENDATION

Case SI-2019-005985/Project # PR-2021-01478, October 13, 2021.

APPROVAL of **Case SI-2021-02478/Project #PR-2019-005985**, an application for a Certificate of Appropriateness for new construction of four single-family homes, located at 509-511 High Street SE, legally described as Lots 3-A & 3-B, Block 30, Huning Highland Addition, a property in the Huning Highland Historic Protection Overlay Zone, based on the above eight (8) findings and subject to the following condition:

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon reconfiguration of the front doors and Staff endorsement.
3. Grading and drainage plans will need to be submitted at the time of the building permitting.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division



Figure 1: Subject site.

Figure 2: Neighborhood context.



Figure 3: Neighborhood context.



Figure 4. Neighborhood context.



Figure 5: Slope of subject site – view from alley.

Figure 6: High Street SE.



HISTORY



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
AMENDED NOTIFICATION OF DECISION

CTB DEVELOPMENT LLC requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a VARIANCE of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-A, Block 30, Hunings Highland Addn zoned SU-2 LCR, located on 509 HIGH ST SE (K-14)

Special Exception No:..... **16ZHE-80159**
Project No:..... **Project# 1010877**
Hearing Date:..... 07-19-16
Closing of Public Record:..... 07-19-16
Date of Decision: 08-03-16

On the 19th day of July, 2016, CTB DEVELOPMENT LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome (“Application”) upon the real property located at 509 HIGH ST SE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A *variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:*
 - (a) *The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
 - (b) *There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
 - (c) *Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
 - (d) *Substantial justice is done.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).

5. Specifically, the ZHE finds that the size, scale and arrangement of the proposed structures (there will be four structures total on two lots, with the variance essentially only needed for one structure) will be harmonious with the subject property and the community. The structures will not unreasonably interfere with the views, light or access of other residents or detrimentally impact neighborhood character or security. The ZHE finds that there will be no significant increase in intensity of use, noise or traffic.
6. The ZHE finds that there are special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
7. Specifically, the ZHE finds that the property was formerly blighted, and the division and proposed development address those special circumstances in a manner that is beneficial to the community and supports a home ownership model.
8. The ZHE finds that such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable district, as required by Section 14-16-4-2(C)(2)(c).
9. Specifically, the ZHE finds that Applicant did not create the circumstances, and seeks only a reasonable use of the subject parcels.
10. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
11. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
12. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL of a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome.

If you wish to appeal this decision, you must do so by August 18, 2016, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department’s Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation

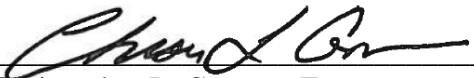
outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
tobe@swcp.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
AMENDED NOTIFICATION OF DECISION

CTB DEVELOPMENT LLC requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a VARIANCE of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-B, Block 30, Hunning Highland Addn zoned SU-2 LCR, located on 511 HIGH ST SE (K-14)

Special Exception No:..... **16ZHE-80160**
Project No:..... **Project# 1010877**
Hearing Date:..... 07-19-16
Closing of Public Record:..... 07-19-16
Date of Decision: 08-03-16

On the 19th day of July, 2016, CTB DEVELOPMENT LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome (“Application”) upon the real property located at 511 HIGH ST SE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A *variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:*
 - (a) *The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
 - (b) *There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
 - (c) *Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
 - (d) *Substantial justice is done.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).

5. Specifically, the ZHE finds that the size, scale and arrangement of the proposed structures (there will be four structures total on two lots, with the variance essentially only needed for one structure) will be harmonious with the subject property and the community. The structures will not unreasonably interfere with the views, light or access of other residents or detrimentally impact neighborhood character or security. The ZHE finds that there will be no significant increase in intensity of use, noise or traffic.
6. The ZHE finds that there are special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
7. Specifically, the ZHE finds that the property was formerly blighted, and the division and proposed development address those special circumstances in a manner that is beneficial to the community and supports a home ownership model.
8. The ZHE finds that such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable district, as required by Section 14-16-4-2(C)(2)(c).
9. Specifically, the ZHE finds that Applicant did not create the circumstances, and seeks only a reasonable use of the subject parcels.
10. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
11. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
12. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL of a variance of 5 dwelling units per acre to the allowed 20 for a proposed new townhome.

If you wish to appeal this decision, you must do so by August 18, 2016, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department’s Land Development Coordination counter and is required at the time the Appeal is filed.

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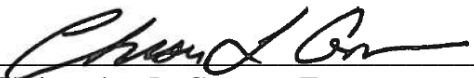
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Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
tobe@swcp.com

ZONING

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District
(MX-T)

Please refer to IDO Sub-section 14-16-3-5(J) for the Huning Highland – HPO-4

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION			
Applicant: Ivan Santistevan		Phone: 505-350-3324	
Address: P.O. Box 93984		Email: ivan@unifiedcontractor.com	
City: Albuquerque	State: NM	Zip: 87199	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners: AJTI, LLC c/o Ivan Santistevan	

BRIEF DESCRIPTION OF REQUEST
Approval of construction in lot that is located in the historic district

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 3A & 3B	Block: 30	Unit:
Subdivision/Addition: Hunings Highland Addition	MRGCD Map No.:	UPC Code: 101405748621443417
Zone Atlas Page(s): K-Z-14	Existing Zoning: MX-T	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: 4	Total Area of Site (acres): .1633

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 509 & 511 High St. SE	Between: Lead Ave.	and: Coal Ave.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
Prior Approval Special Exception No: 16ZHE-80159 Project #1010877	
Signature:	Date: 09/07/2021
Printed Name: Ivan Santistevan	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
Number and Classification of Structures on Property		<input checked="" type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***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


- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 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.

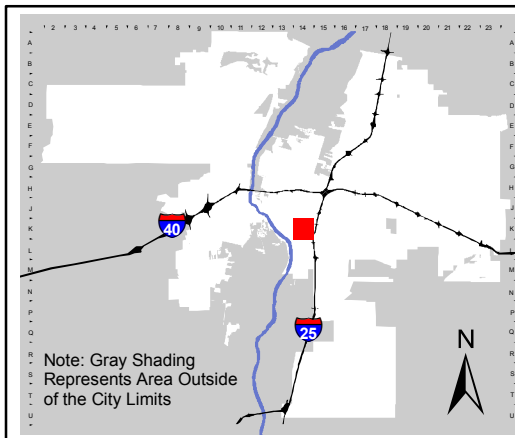
Signature: 	Date: 09/07/2021
Printed Name: Ivan Santistevan	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



509-511 High ST SE

For more current information and details visit: www.cabq.gov/gis



Note: Gray Shading Represents Area Outside of the City Limits

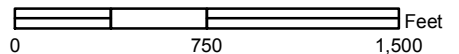
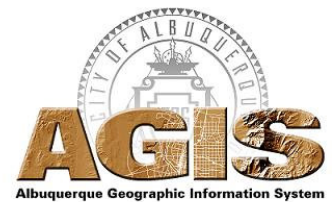
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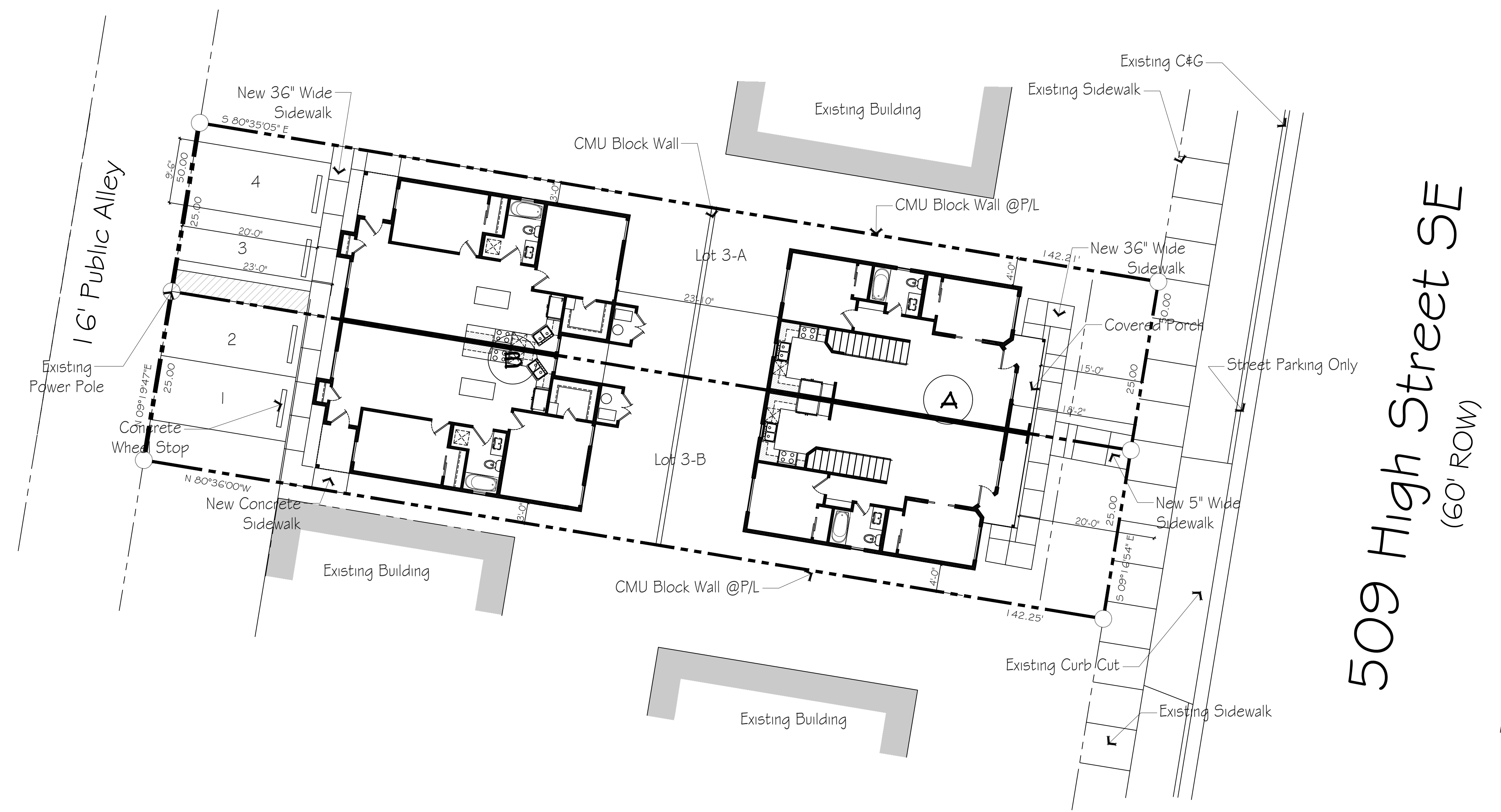
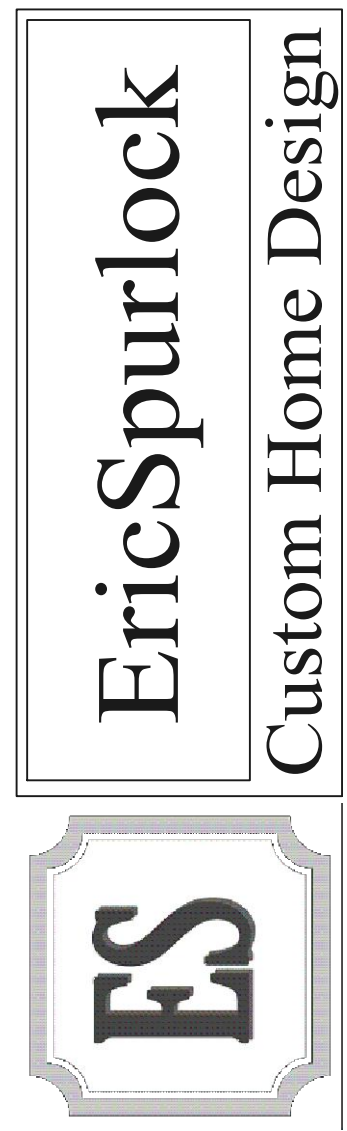
509-511 High ST SE

K-14-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.





INDEX TO DRAWINGS

1	Site Plan	C-1
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5	Floor Plan Unit (B)	A-4
6	Dimension Plan (A)	A-5
7	Dimension Plan (B)	A-6
8	Foundation Plan & Details	S-1
9	Framing Plan & Schedule (A)	S-2
10	Framing Plan & Schedule (B)	S-3
11	Wall Section Details	S-4
12	Wall Section Details	S-5
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14	Power Plan Unit (A)	E-1
15	Power Plan Unit (B)	E-2
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17	Lighting Plan Unit (A)	E-4

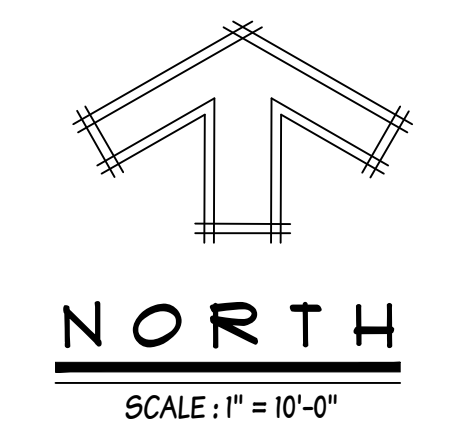
COPYRIGHT NOTICE

The enclosed house plans prepared for
 509 High Street SE
 City Of Albuquerque,
 Bernalillo County, New Mexico

have been designed and copyrighted explicitly said lot, and may only be permitted and used for construction on said lot. This plan and/or derivatives thereof will constitute a copyright infringement and any dispute shall be resolved in the second judicial court in Bernalillo County, New Mexico. A reuse fee and permission by homeowner and Eric Spurlock are required to re-permit or re-design this home for another lot.

DISCLAIMER

This is a contractor's set of construction documents, not prepared or stamped by a registered architect. Building drawings and desing do conform to IRC requirements. ESI has done its utmost to ensure the accuracy of these plans. Due to the complexity of any custom home design there may be small margin of error in permitting or construction. Should a problem or design change arise, please contact an agent of ESI before proceeding. Contractor/owner is responsible for permitting, construction, sub-contracting, variances, liens, surveying, field changes, landscaping and any subsequent liabilities.



LEGAL DESCRIPTION

Lot 3-A & 3-B, Block 30 The Hunnings Highland Addition
 City Of Albuquerque,
 Bernalillo County, New Mexico

CITY ADDRESS

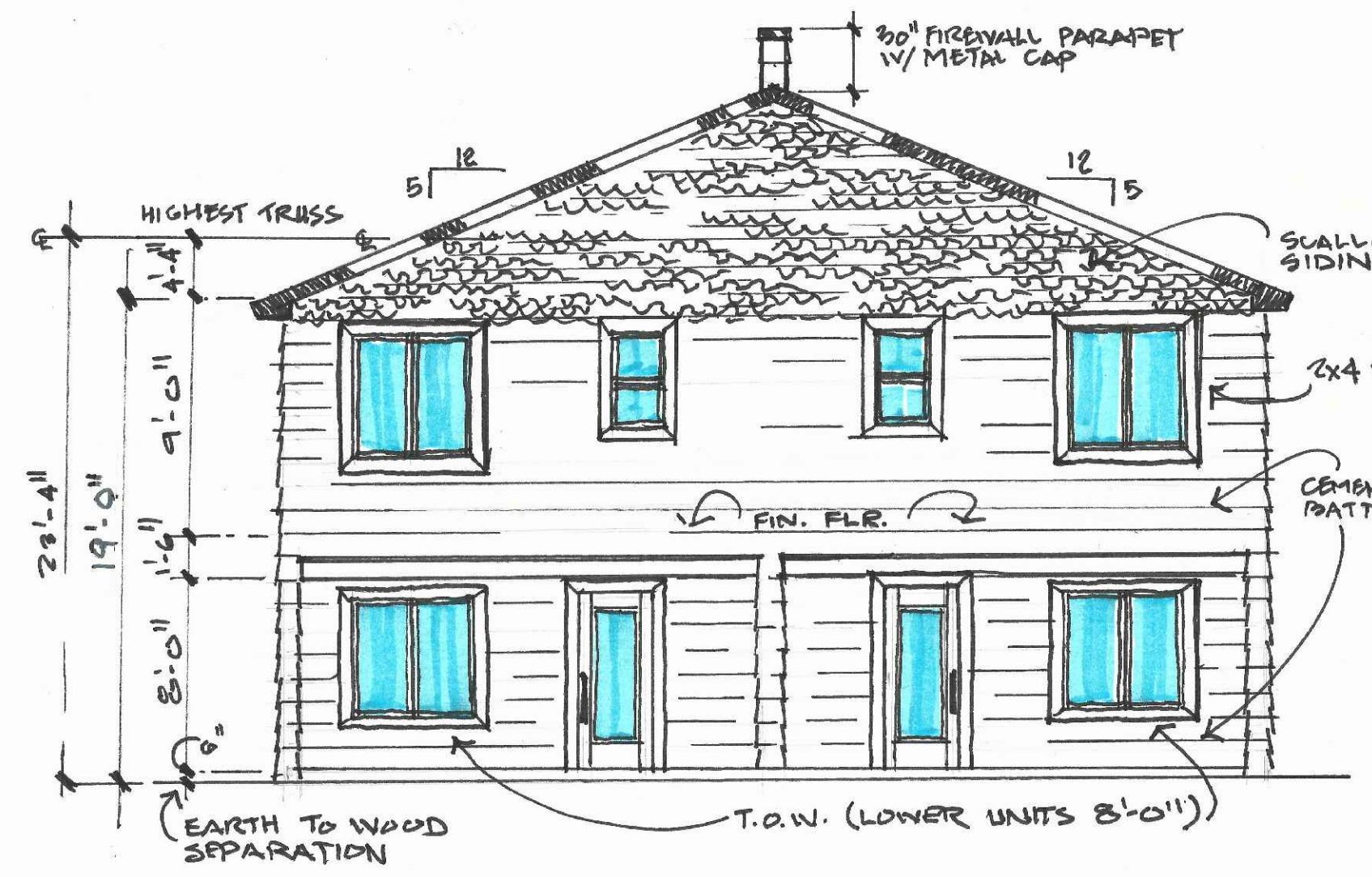
509 High Street SE
 Albuquerque, New Mexico

△	Issuance / revisions
△	
△	
△	

drawn by	HH
reviewed by	E.S.
date	
project #	Blair Residence
drawing name	

Site Plan

sheet number



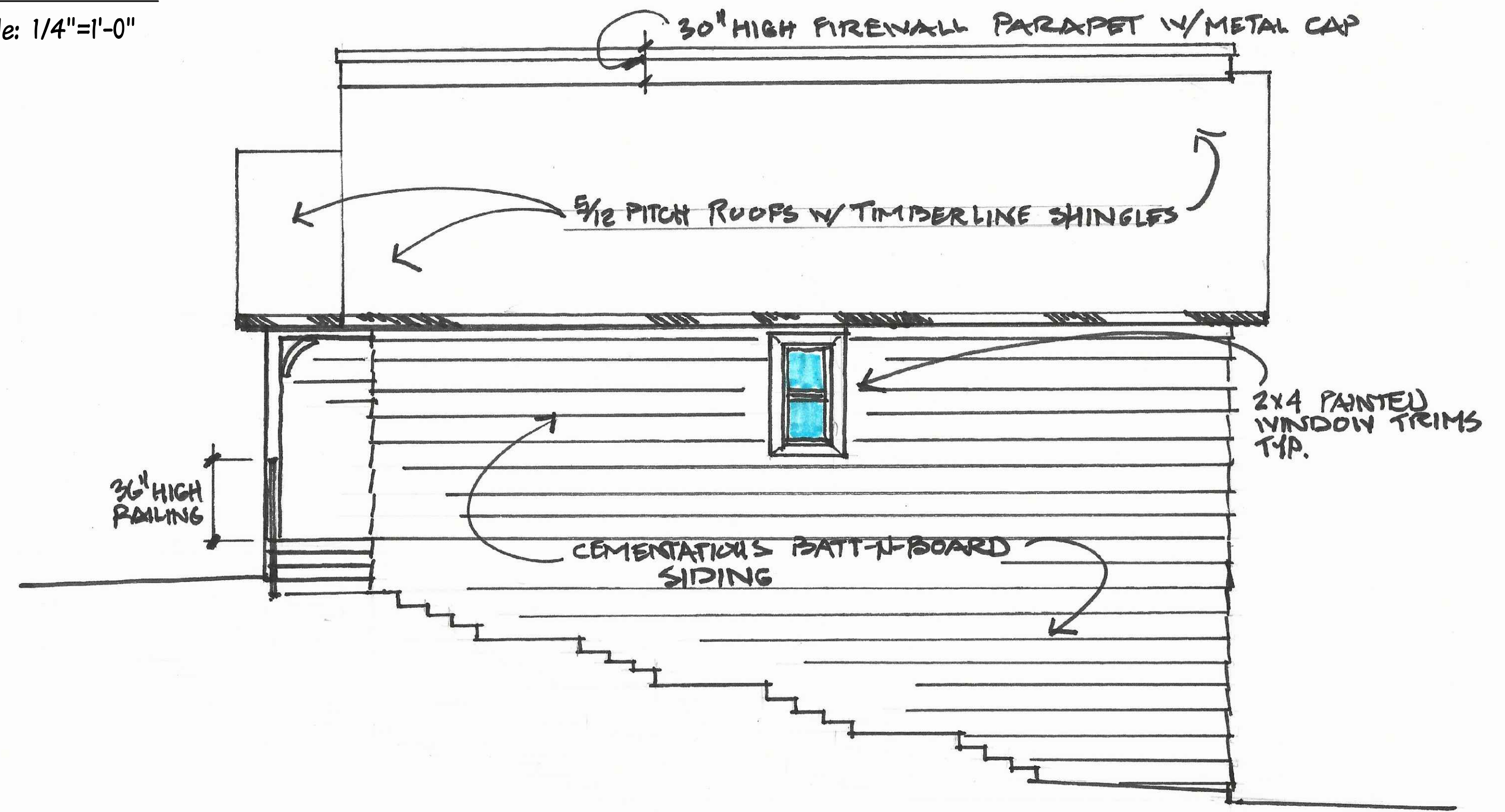
WEST/BACK ELEVATIONS

Scale: 1/4"=1'-0"



EAST/FRONT ELEVATIONS

Scale: 1/4"=1'-0"



NORTH/SIDE ELEVATIONS

Scale: 1/4"=1'-0"

- △
- △
- △
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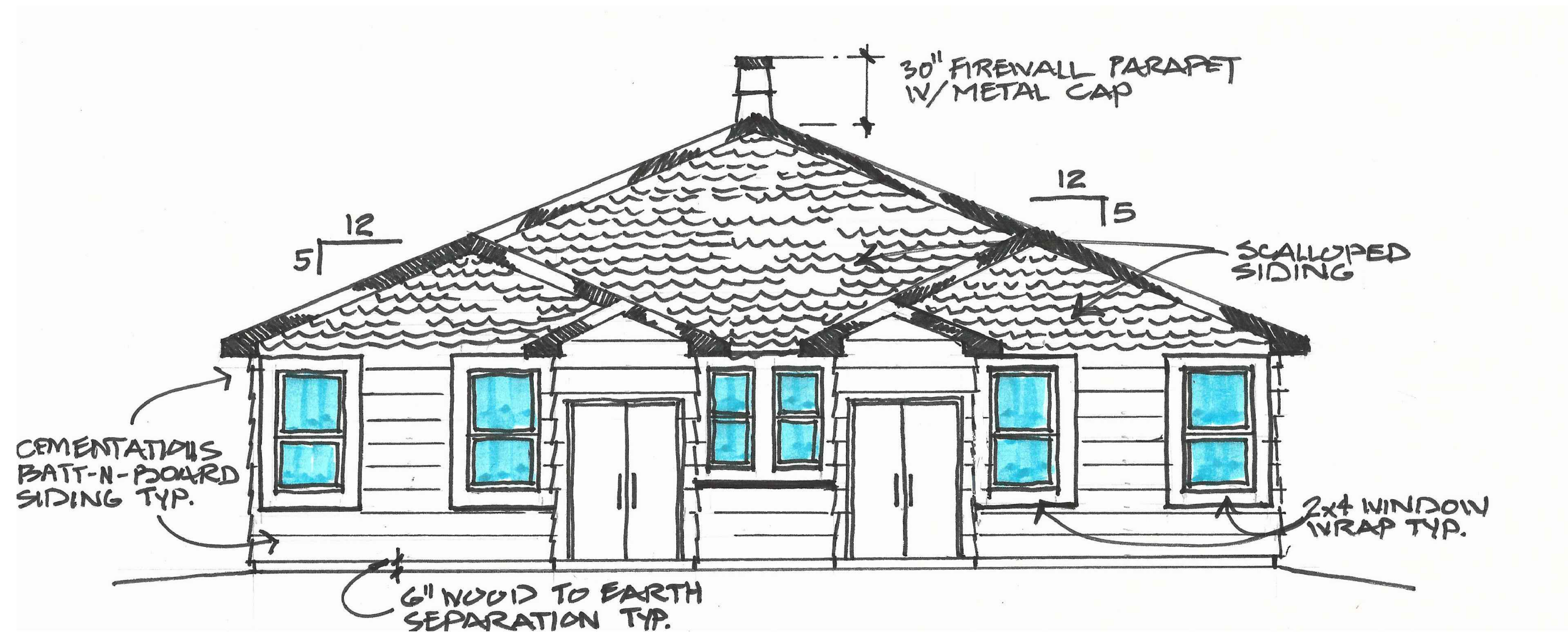
drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

Elevation (A)

△	issuance / revisions
△	
△	
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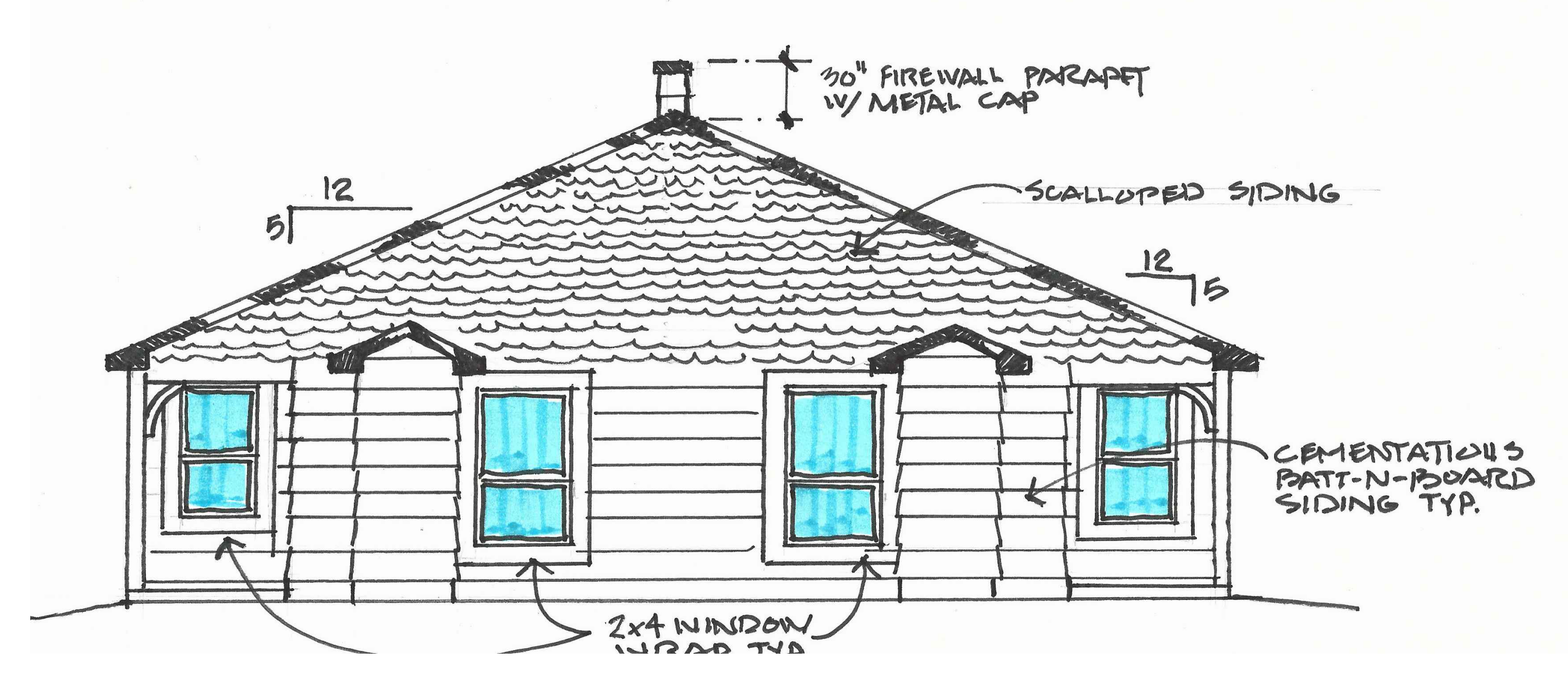
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reviewed by	E.S.
date	
project #	
drawing name	

Elevation (B)



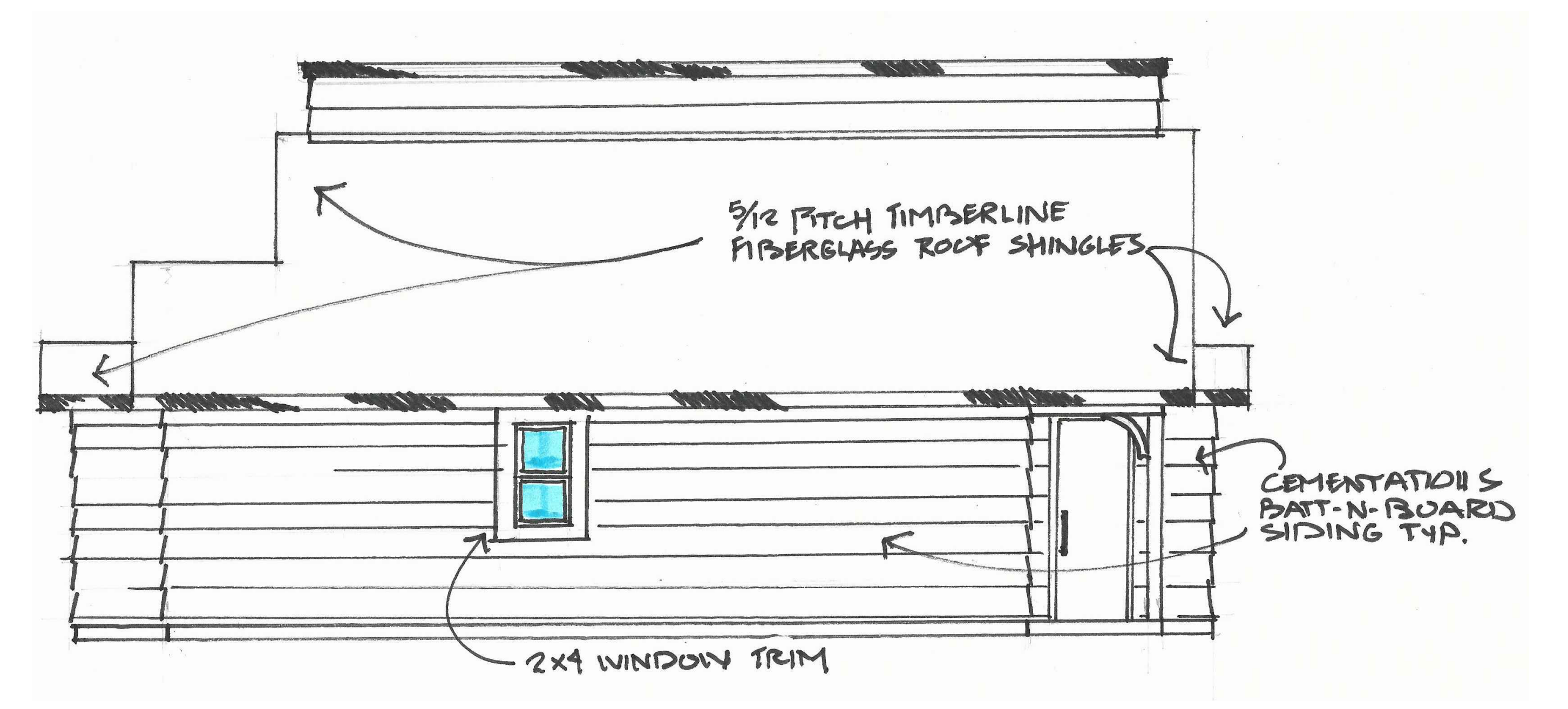
WEST/BACK ELEVATIONS

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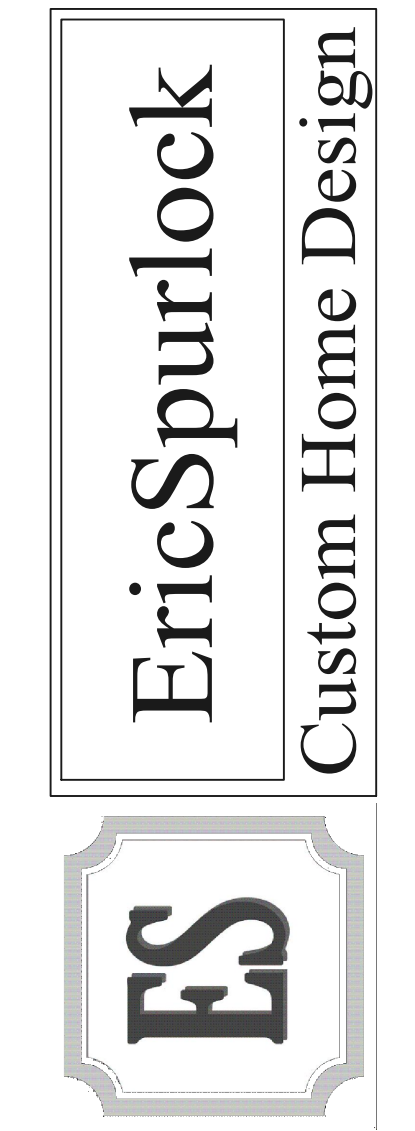
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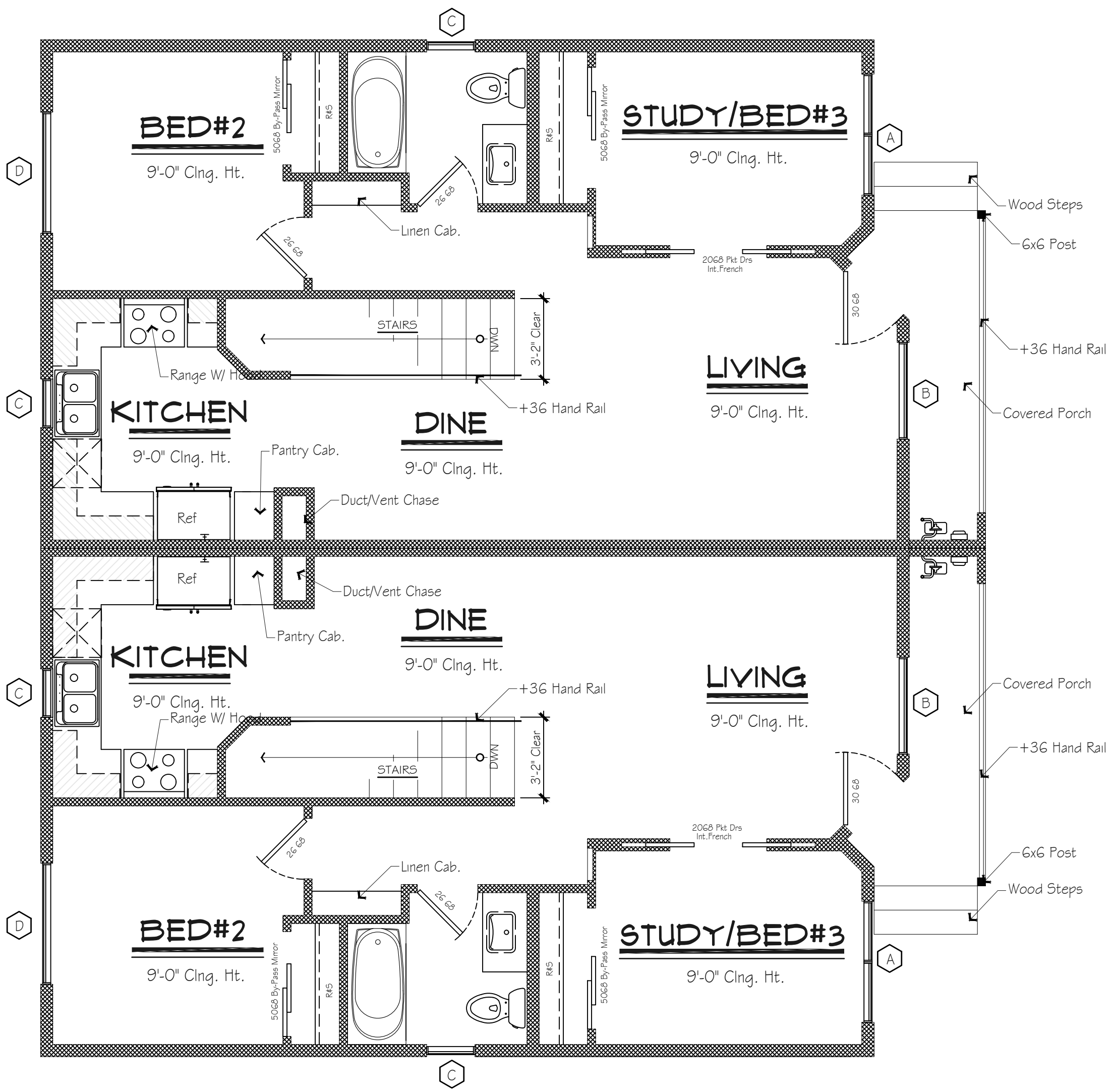


NORTH/SIDET ELEVATIONS

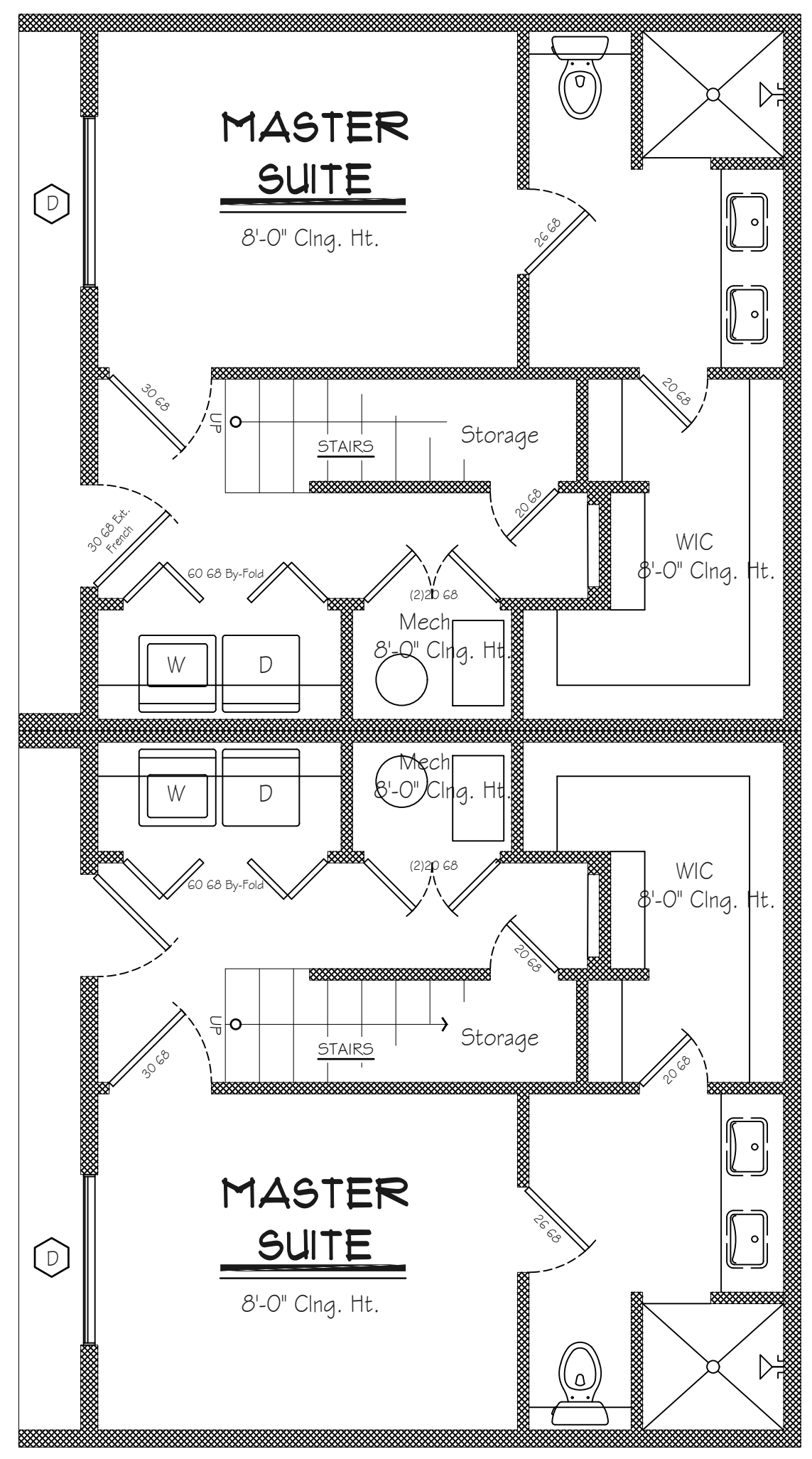
Scale: 1/4"=1'-0"



Santistevan Townhouses
 Custom Townhouses
 1113 High Street SE
 ALBUQUERQUE, NEW MEXICO



UNIT A UPPER LEVEL
 Scale: 1/4"=1'-0"



UNIT A LOWER LEVEL
 Scale: 1/4"=1'-0"

WINDOW SCHEDULE*

SYM.	TYPE	SIZE	QTY.	T.O.W.
(A)	(2)SH	(2)2'-6" x 5'-0"	2	8'-0"
(B)	SH	4'-0" x 6'-0"	2	8'-0"
(C)	SH(Temp)	2'-0" x 4'-0"	4	8'-0"
(D)	HS	5'-0" x 5'-0"	4	8'-0"

* All Windows To Have 0.35 or Better U-Factor
 * All Skylights To Have 0.45 or Better U-Factor

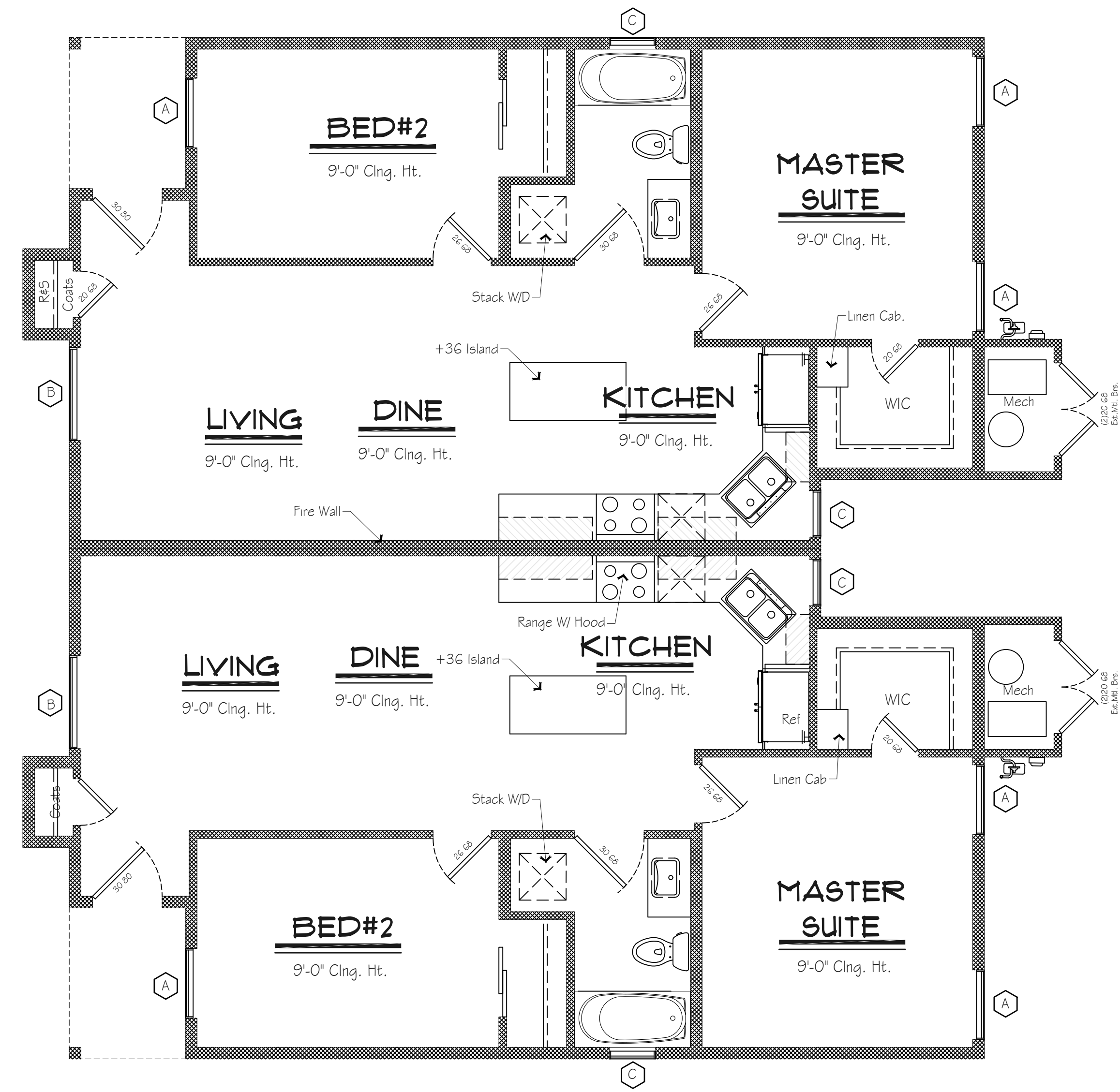
Area Calcs.

	Unit 1-A	Unit 2-A
Upper Level:	736 Sq. ft.	736 Sq. ft.
Lower Level:	409 Sq. ft.	409 Sq. ft.
Total:	1,145 Sq. ft.	1,145 Sq. ft.

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 issuance / revisions

drawn by: HH
 reviewed by: E.S.
 date:
 project #:
 drawing name:

Noted FP (A)



UNIT B SINGLE LEVEL

Scale: 1/4"=1'-0"

WINDOW SCHEDULE*				
SYM.	TYPE	SIZE	QTY.	T.O.W.
A	(2)SH	(2)2'-6" x 5'-0"	2	8'-0"
B	SH	4'-0" x 6'-0"	2	8'-0"
C	SH(Temp)	2'-0" x 4'-0"	4	8'-0"
D	HS	5'-0" x 5'-0"	4	8'-0"

* All Windows To Have 0.35 or Better U-Factor
 * All Skylights To Have 0.45 or Better U-Factor

Area Calcs.

	Unit 1-B	Unit 2-B
Single Level:	821 Sq. ft.	821 Sq. ft.
Total:	821 Sq. ft.	821 Sq. ft.

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issuance / revisions	
drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

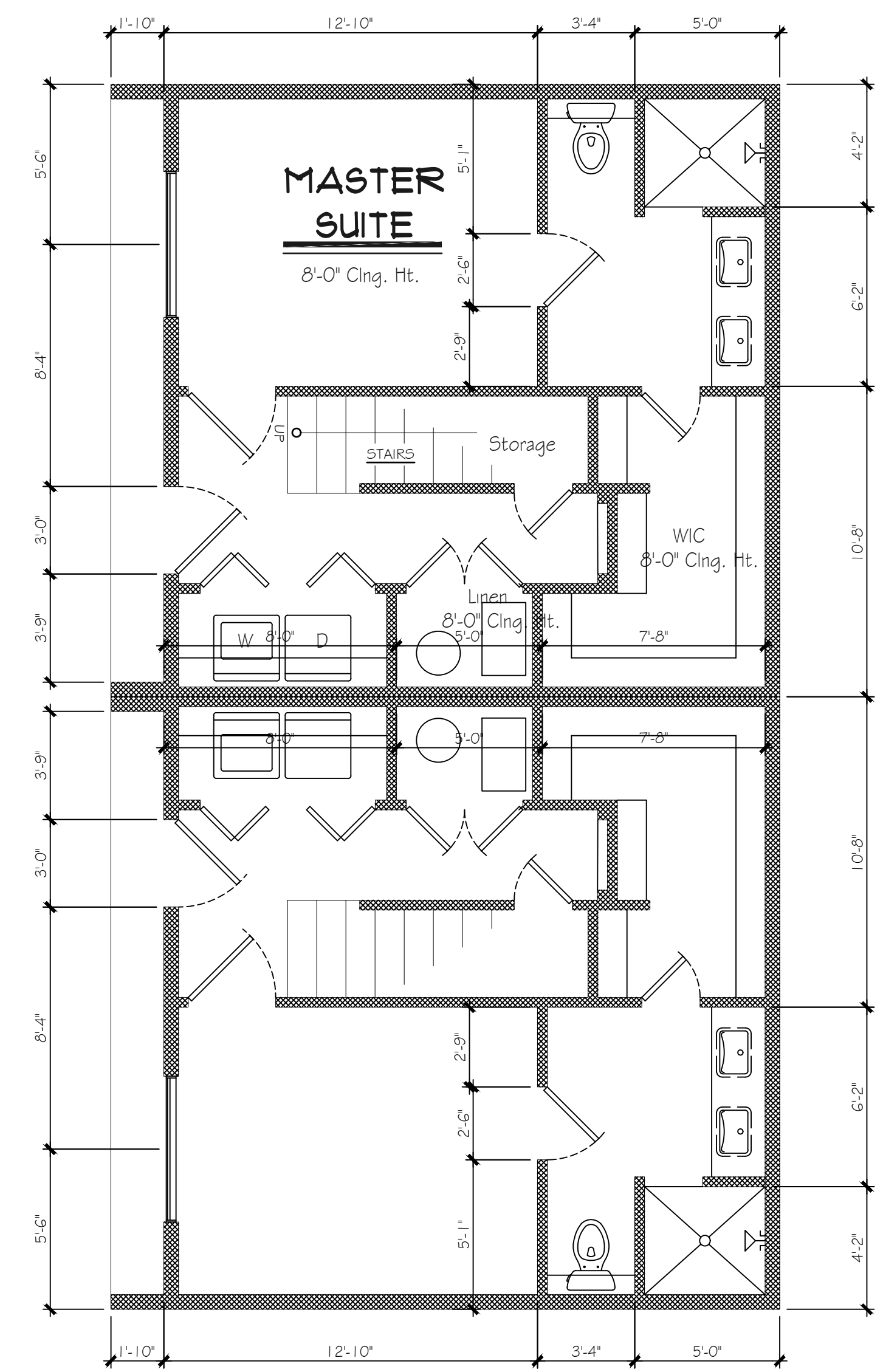
Noted FP (B)



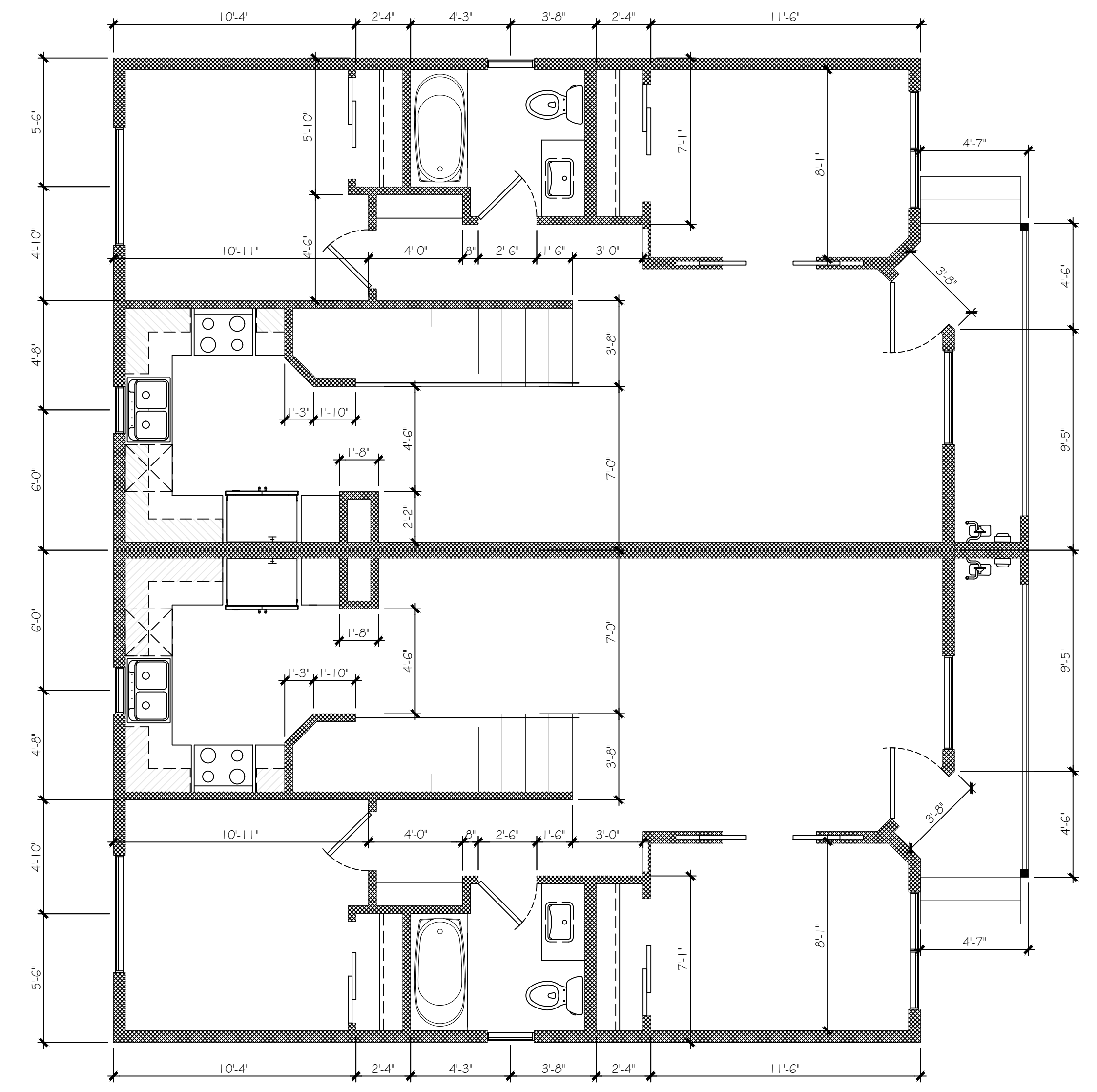
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drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

Dimension (A)



LOWER LEVEL (A) DIMENSION PLAN
 Scale: 1/4"=1'-0"

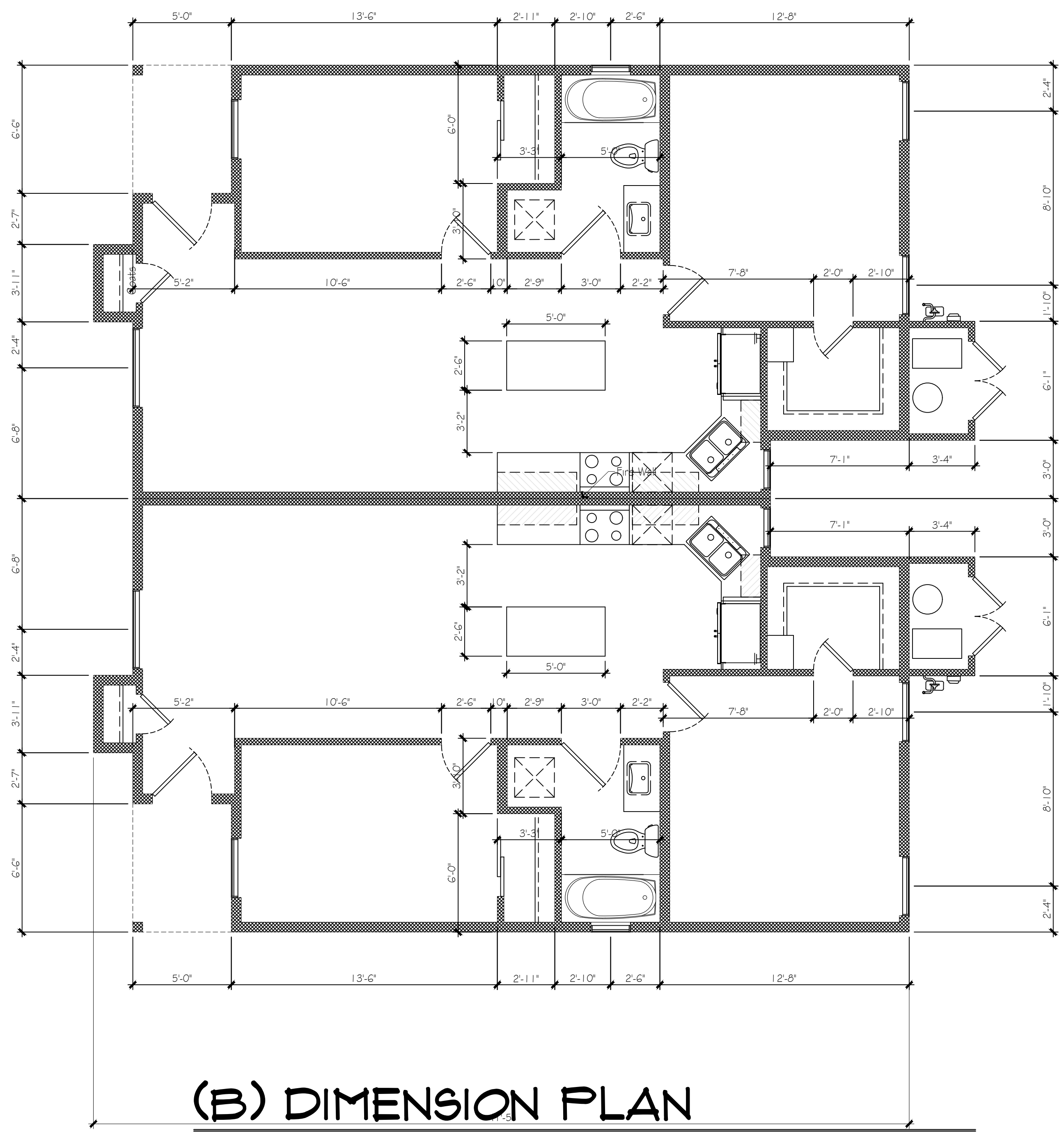


UPPER LEVEL (A) DIMENSION PLAN
 Scale: 1/4"=1'-0"



Santistevan Townhouses

Custom Townhouses
 1113 High Street SE
 ALBUQUERQUE, NEW MEXICO



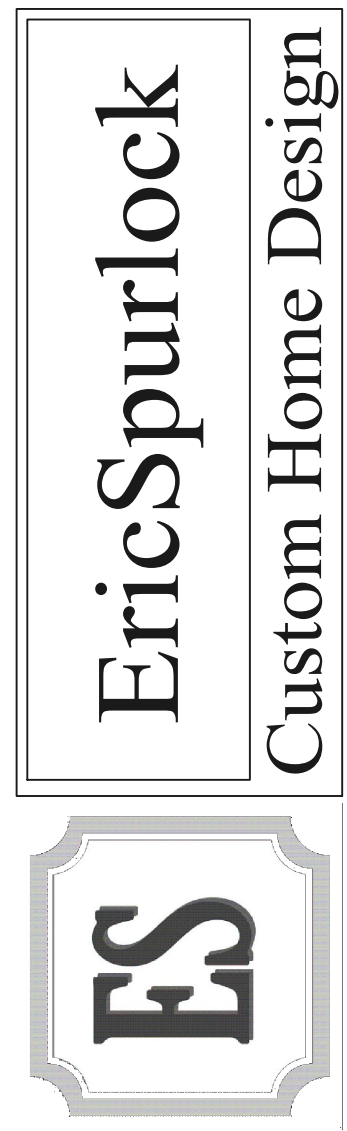
(B) DIMENSION PLAN

Scale: 1/4"=1'-0"

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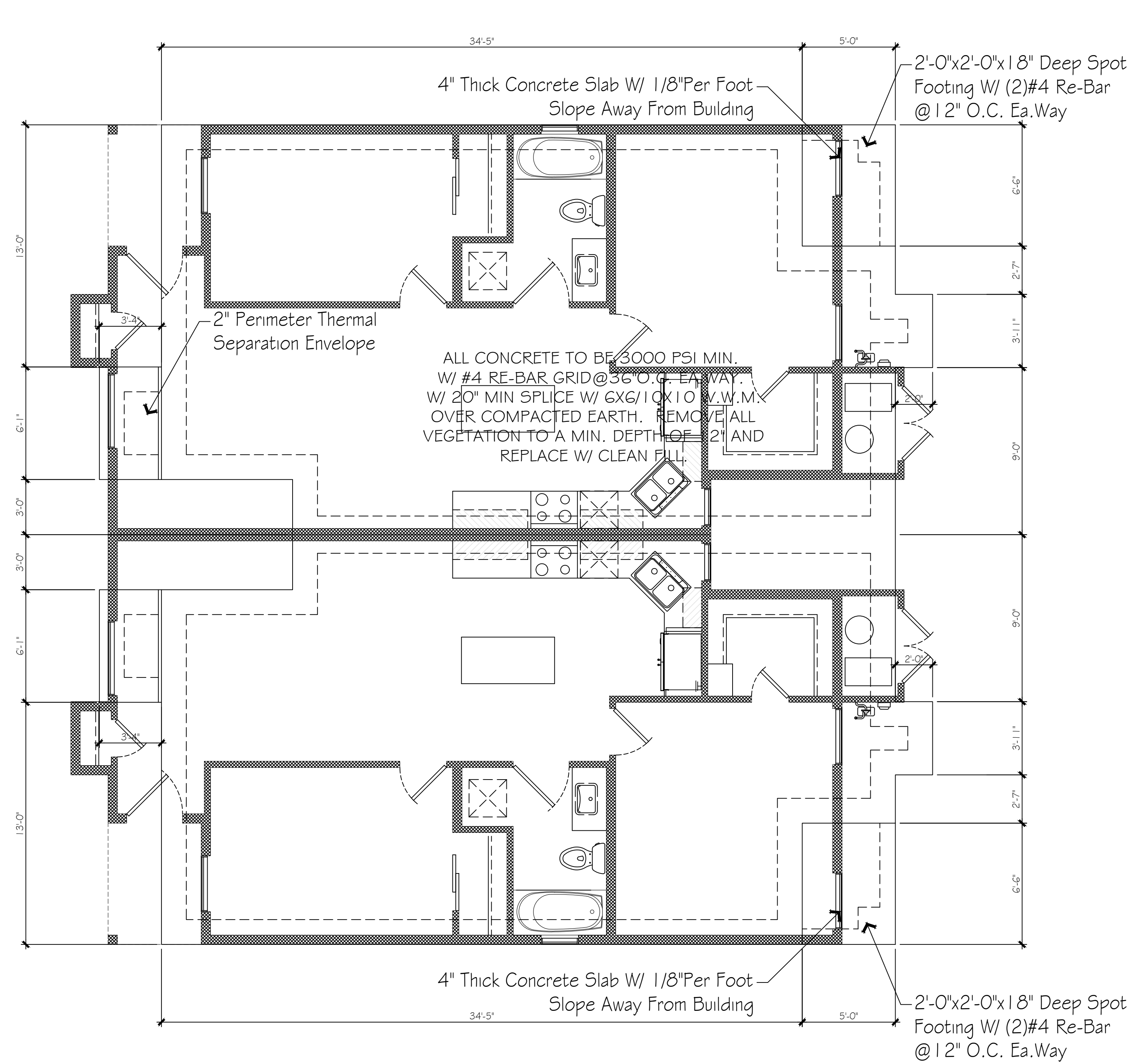
drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

Dimension (B)



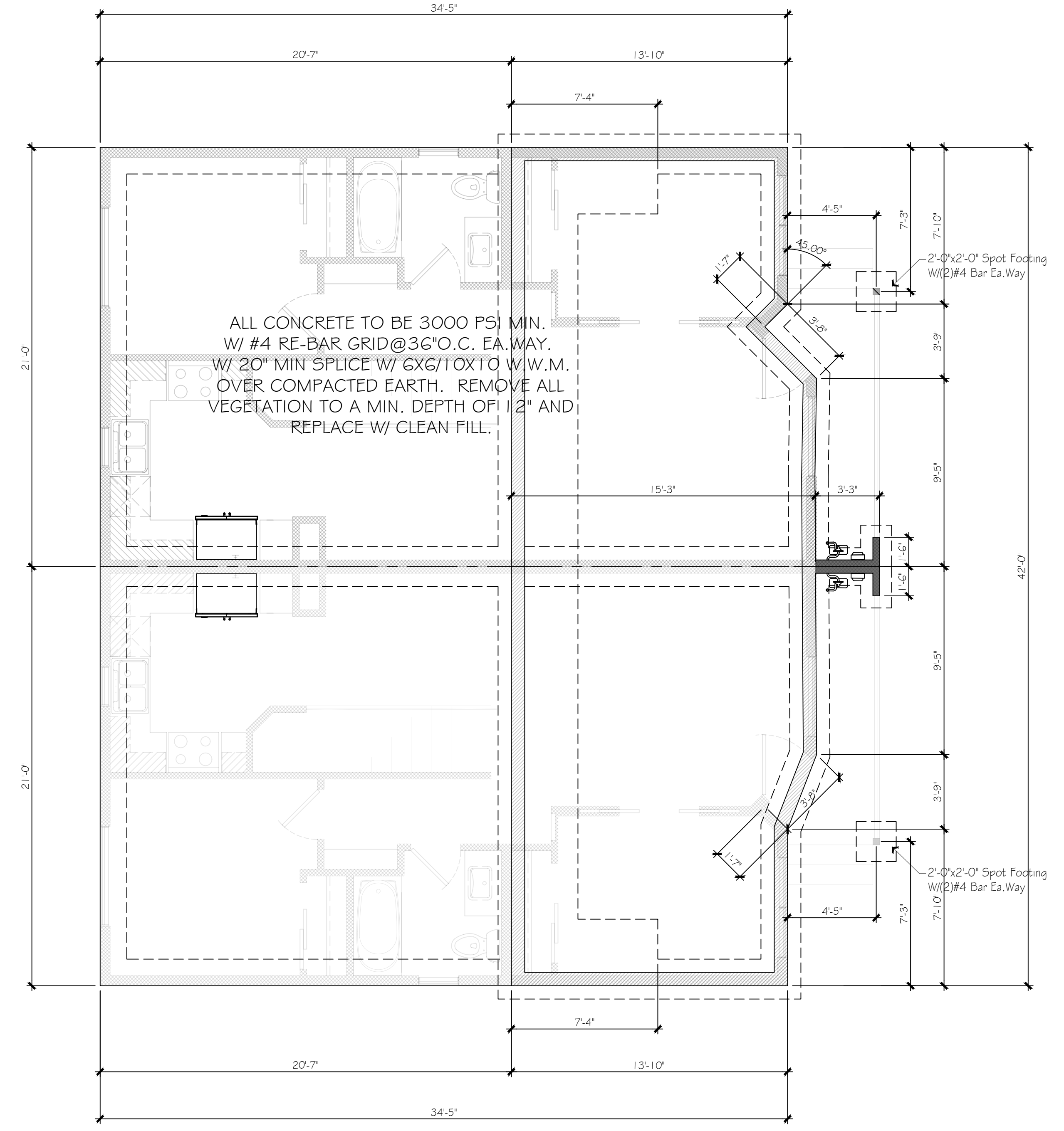
FOUNDATION NOTES:

1. All Reinforcing Bars to be Grade 40 or Better
2. All Exterior Concrete to be 5% Air Entrained.
3. Contractor to set Slab at 24" Above Natural Finish Grade w/ 98% Compacted Fill Dirt. All Footing Excavations to be 24" Min. Below Grade.
4. Finished Grade and 12" Min. Into Native, Undisturbed Soil.
5. All Footing Excavations to be Compacted to 98% and be Free of Loose Soil, Vegetation, Roots, and Debris.
6. All Stumps and Roots to be Removed to a Depth of 24".
7. 2" foam insulation from top of stem to depth of footing.
8. All Concrete to be 3500 PSI Min. w/6x6/10x10 W.W.M. Over Compacted Earth. Remove All Vegetation to a Min. Depth of 12" and Replace w/ Clean Fill As Necessary.



UNIT "A" FOUNDATION PLAN

Scale: 1/4" = 1'-0"



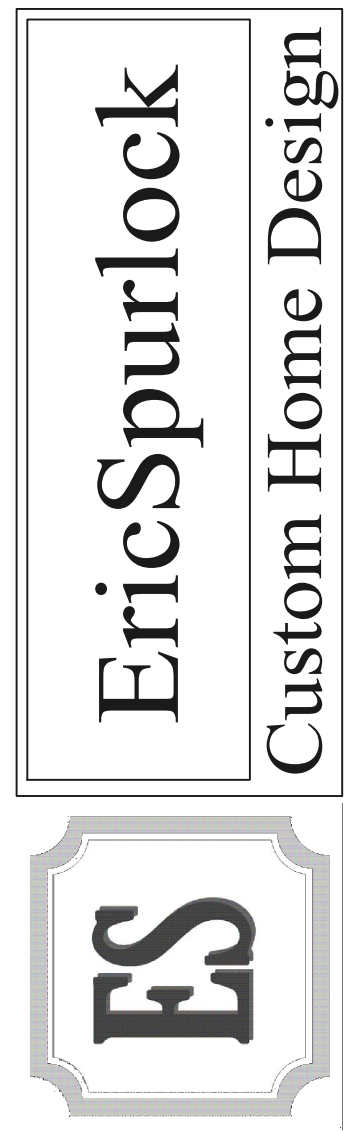
UNIT "B" FOUNDATION PLAN

Scale: 1/4" = 1'-0"

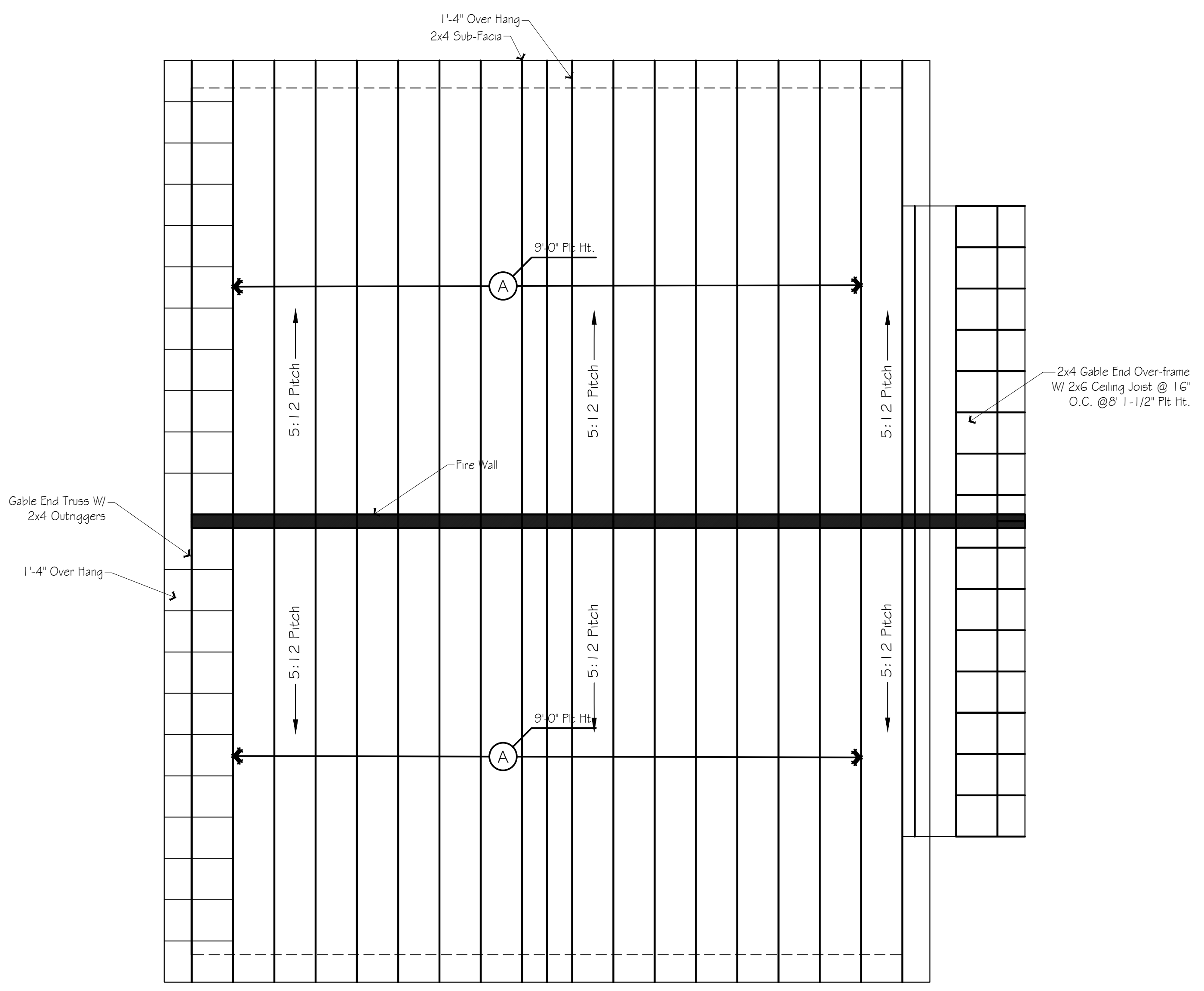
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drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

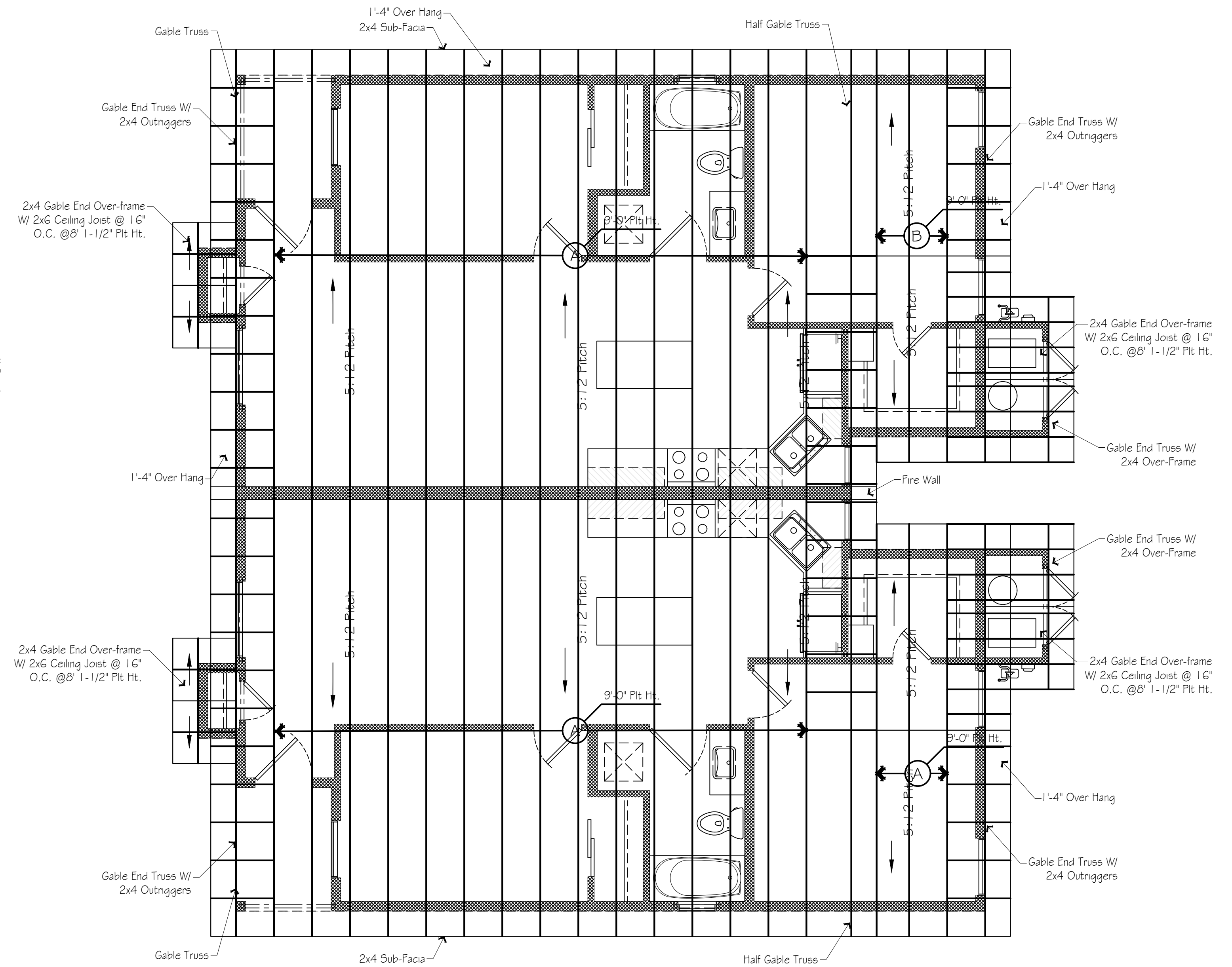
Found



FRAMING SCHEDULE	
A	Mono Truss @ 5:12 Pitch @ 24"O.C W/ 2x6 T#G Decking
B	Common Truss @ 24"O.C. W/ 5:12 Pitch
C	Flat Floor Truss @ 24"O.C. W/ 5/8" T#G Plywood Decking
D	2x12 Floor Joist @ 24"O.C. W/ 1x6 Trex Composite Decking Spaced to allow drain



UNIT "A" ROOF FRAMING PLAN
 Scale: 1/4" = 1'-0"

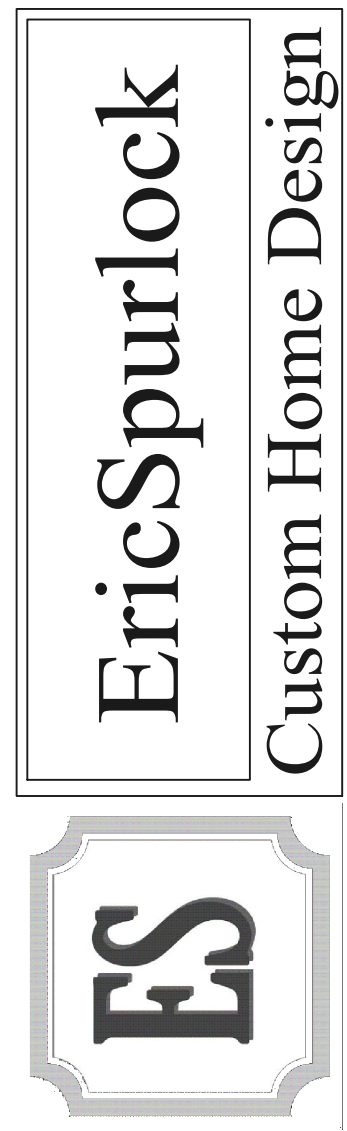


UNIT "B" ROOF FRAMING PLAN
 Scale: 1/4" = 1'-0"

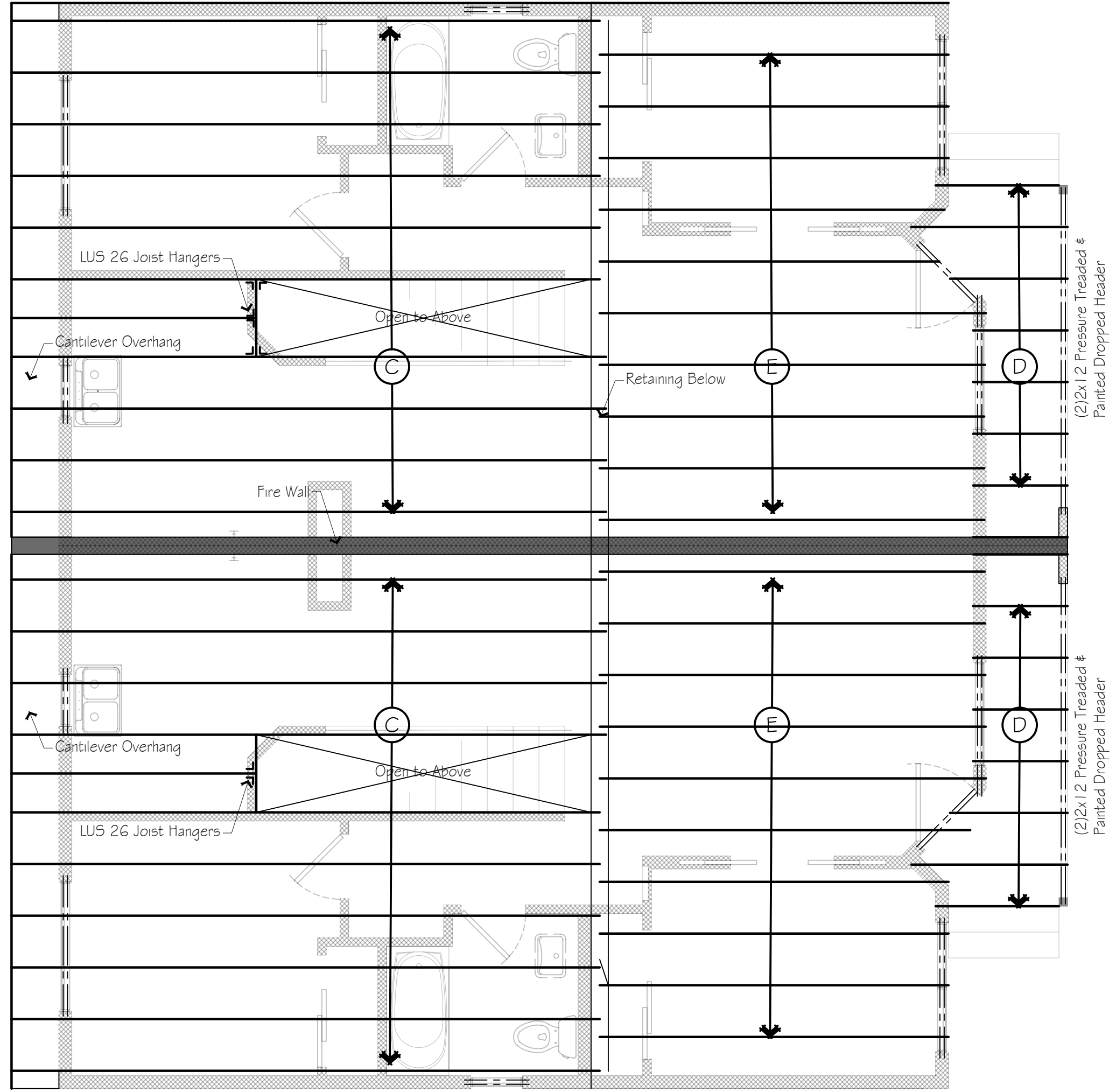
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 issuance / revisions

drawn by _____ HH
 reviewed by _____ E.S.
 date _____
 project # _____
 drawing name _____

Framing (A)



FRAMING SCHEDULE	
A	Mono Truss @ 5:12 Pitch @ 24'O.C W/ 2x6 T&G Decking
B	Common Truss @ 24'O.C. W/ 5:12 Pitch
C	Flat Floor Truss @ 24'O.C. W/ 5/8" T&G Plywood Decking
D	2x12 Floor Joist @ 24'O.C. W/ 1x6 Trex Composite Decking Spaced to allow drain
E	1-3/4x11-7/8 BCI Floor Joist @ 24'O.C. W/ 5/8" T&G Plywood Decking



FRAMING PLAN

Scale: 1/4" = 1'-0"

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issuance / revisions

drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

Framing (B)

sheet number

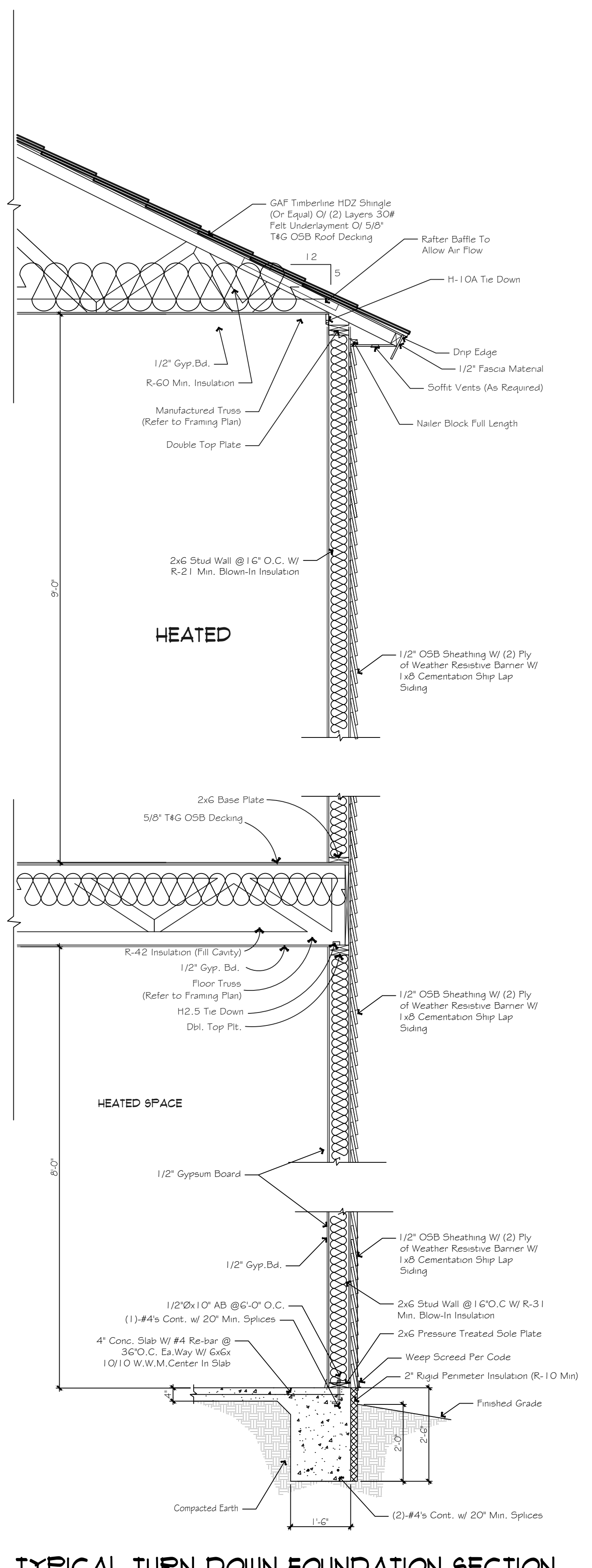
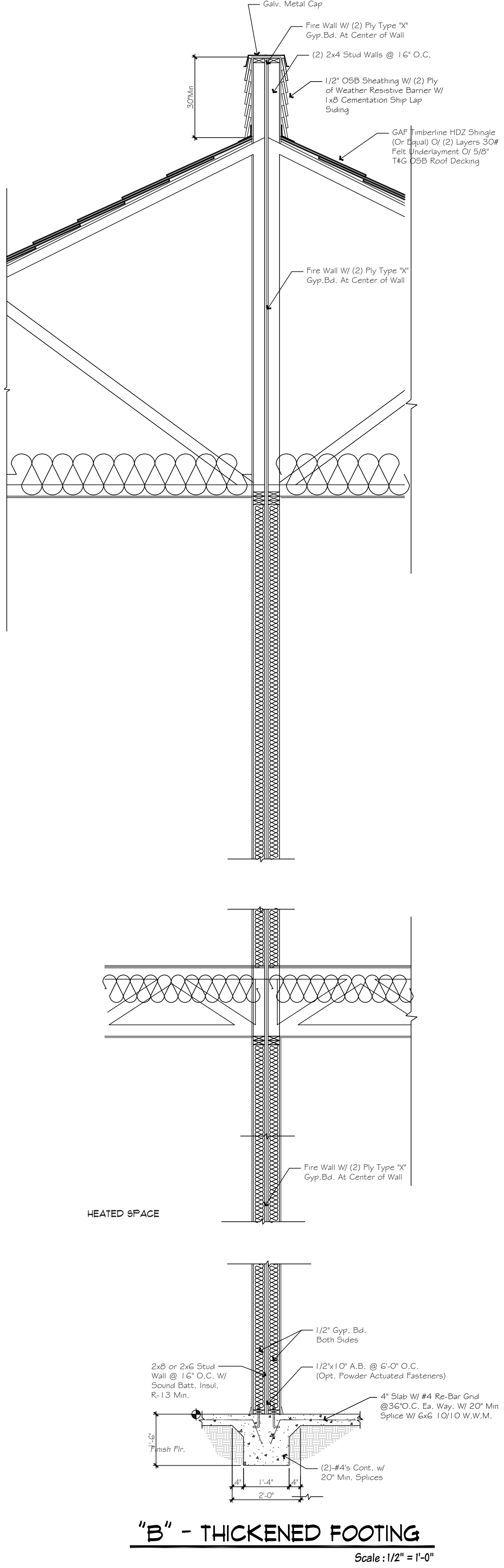
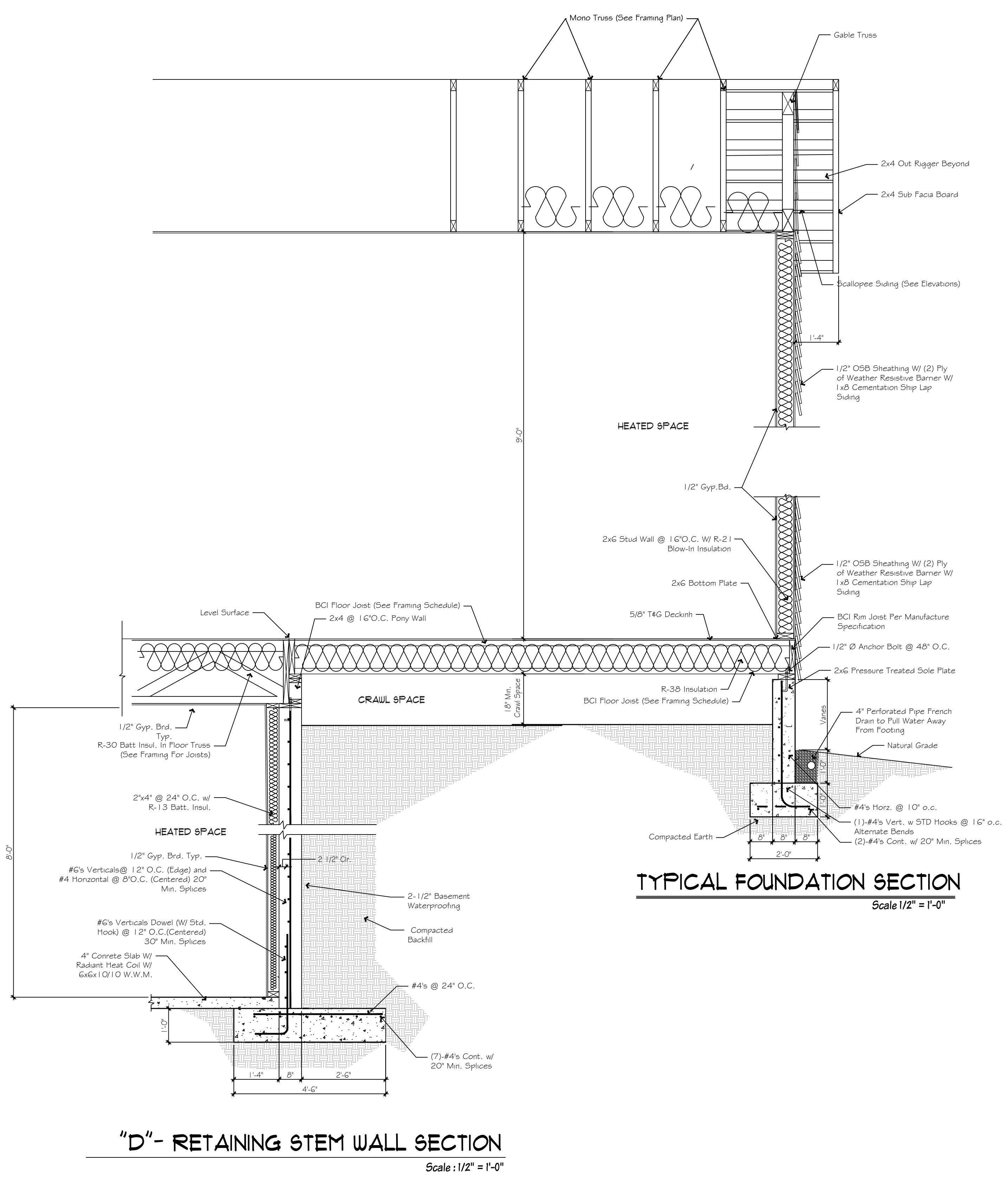
Santistevan Townhouses

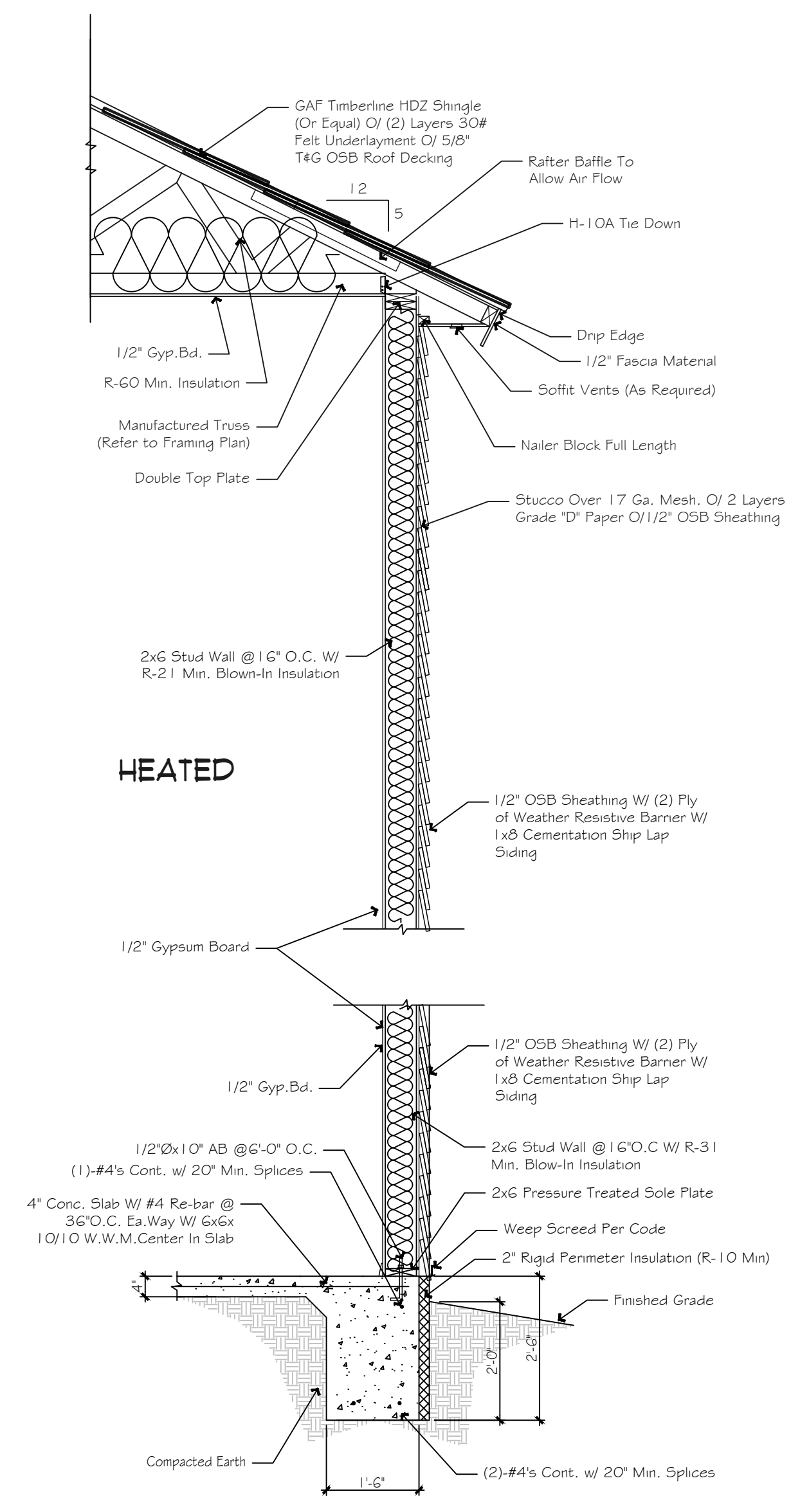
Custom Townhouses
 1113 High Street SE
 ALBUQUERQUE, NEW MEXICO



△	Issuance / Revisions
△	Issuance / Revisions
△	Issuance / Revisions

drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	Wall Sec





TYPICAL TURN DOWN FOUNDATION SECTION

Scale 1/2" = 1'-0"

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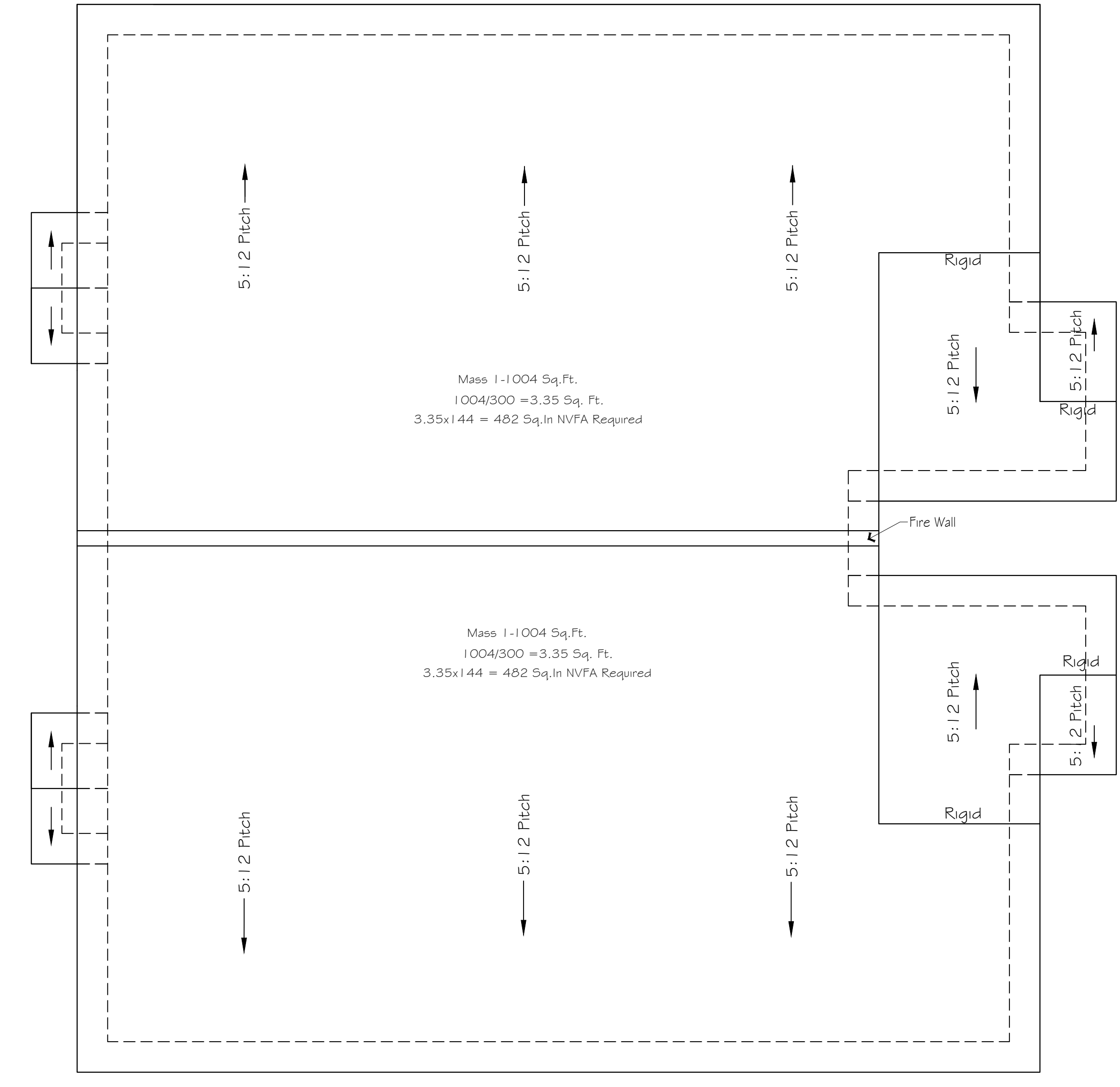
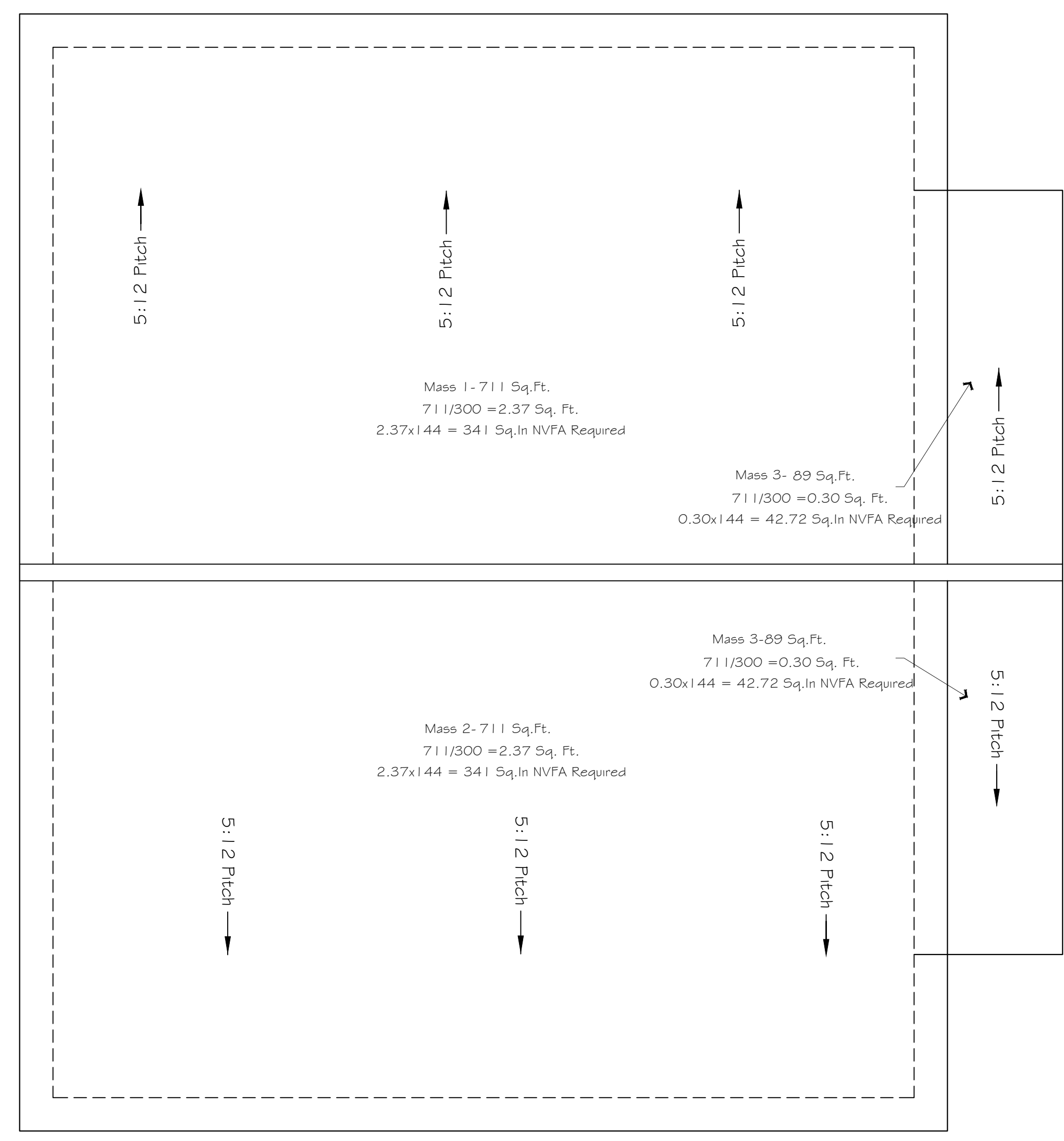
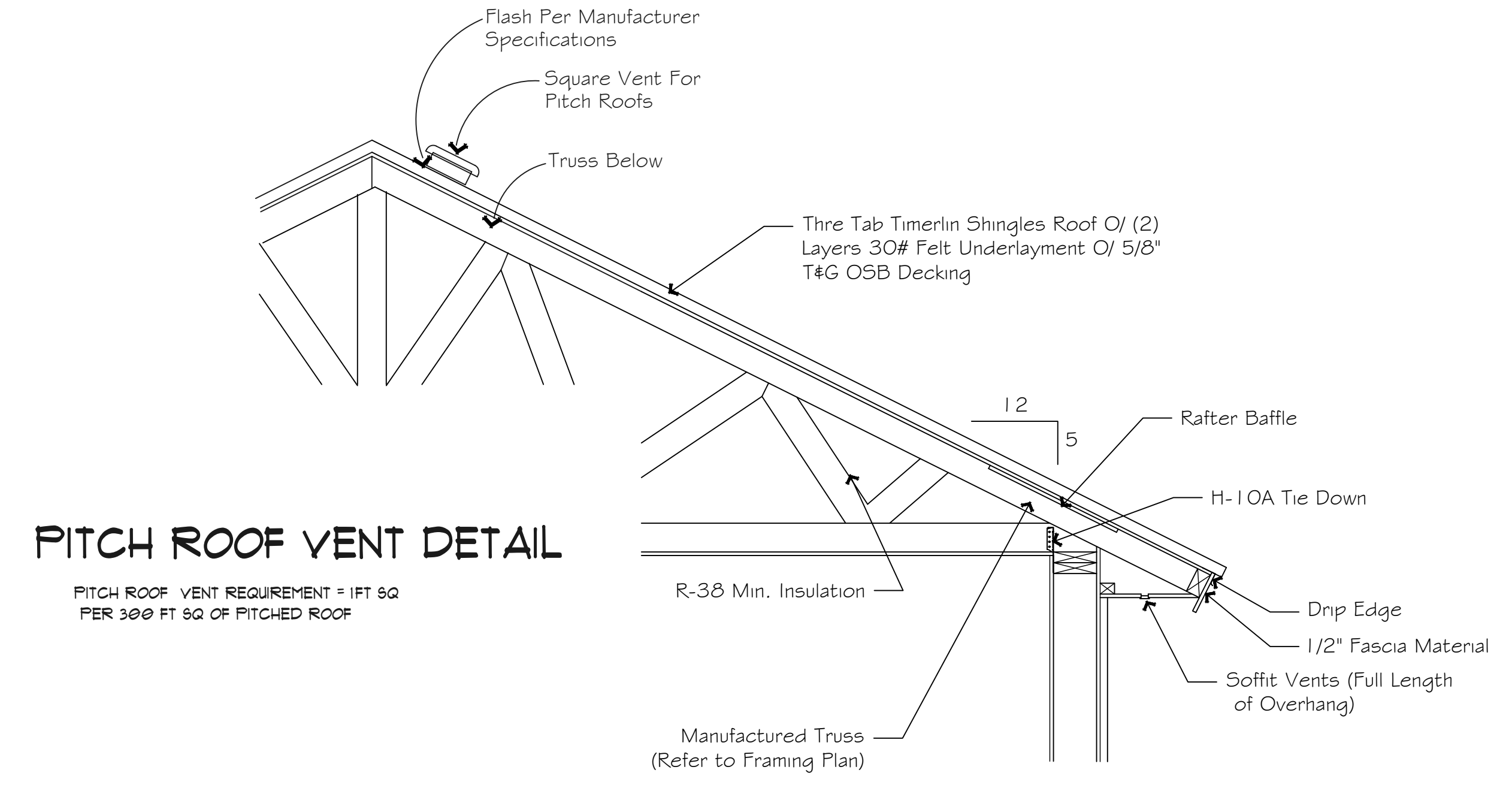
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issuance / revisions

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reviewed by	E.S.
date	
project #	
drawing name	

Wall Sec (2)

sheet number

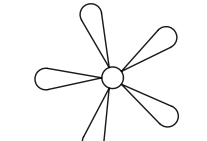



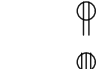
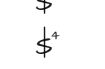


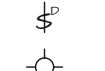


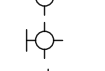


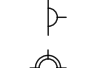
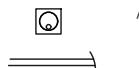
















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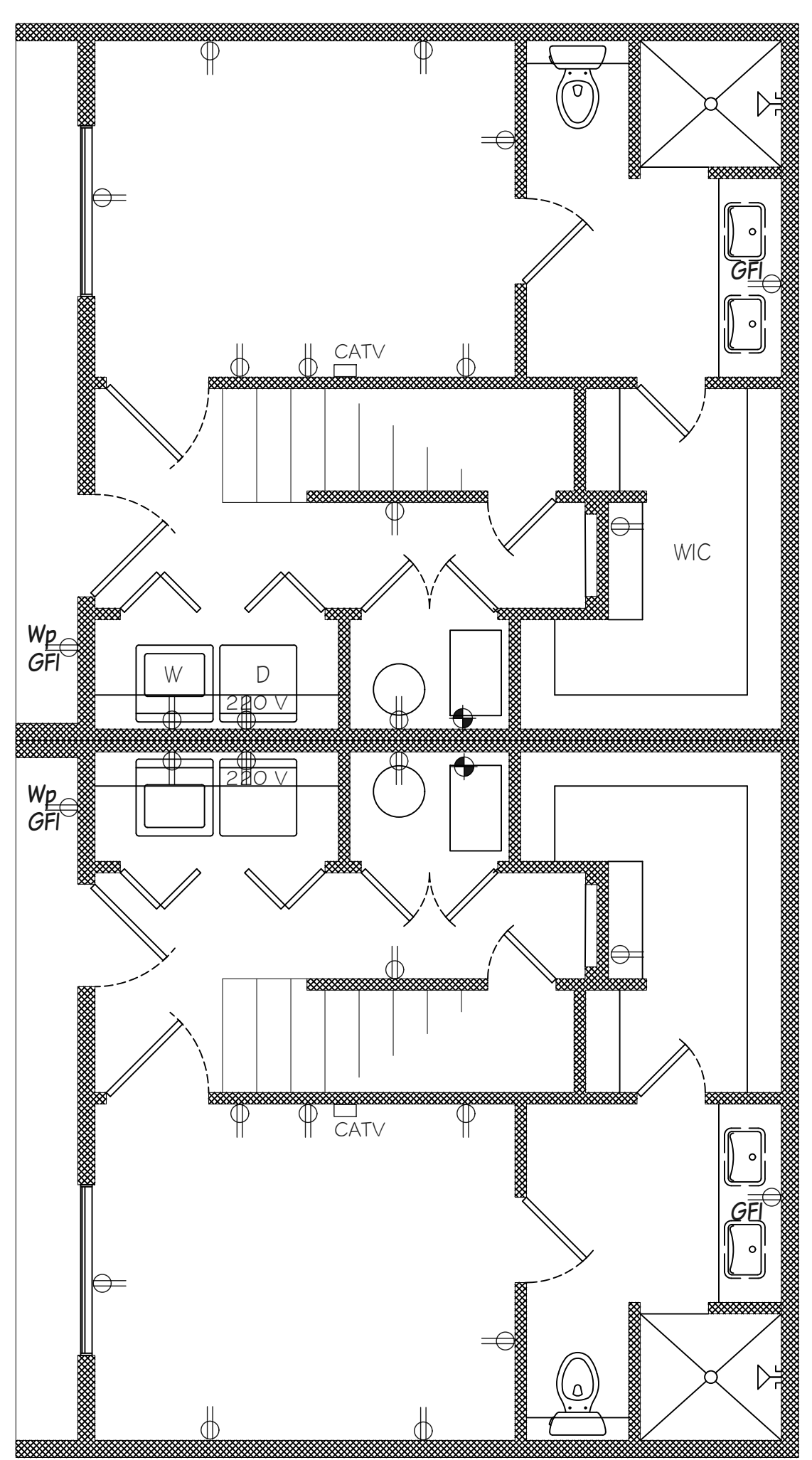
Drain

GENERAL ELECTRICAL LEGEND:

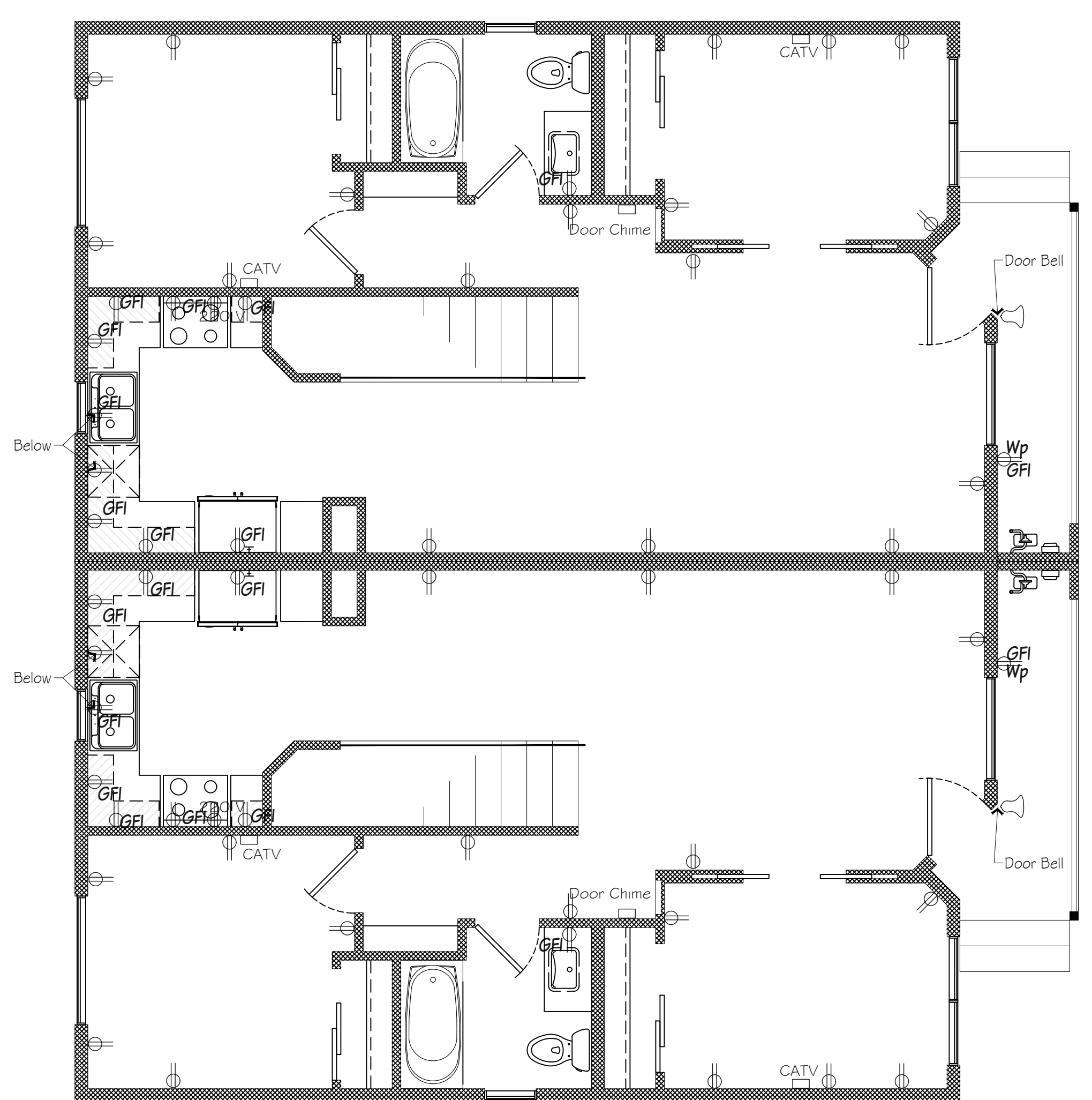
	Ceiling Fan		Ground Fault Interrupt 110V Duplex Outlet		Single Pole Switch
	4" Recessed Light		110V Duplex Outlet		Three-Way Switch
	6" Recessed Light		220V Outlet		Four-Way Switch
	Adjustable 6" Recessed Light		Switched 110V Duplex Outlet		Dimmer Switch
	Gas Location		Weather Proof GFI 110V Duplex Outlet		Ceiling Mount Light
	Exhaust Fan		Weather Proof GFI 110V Duplex Outlet		Wall Mount Light
	Light/Exhaust Fan Combo		Combination Smoke Detector And Carbon Monoxide Alarm		Wall Sconce
	Adjustable Eyeball Light		Phone		Hanging Light
	Fluorescent Light (Size Indicated on Plan)		CATV		Floor Outlet
	Under Cabinet Lights		Track Lighting		Door Bell w/ Electronic Release

GENERAL ELECTRICAL NOTES:

1. Smoke Detectors and Carbon Monoxide Alarms to be Hard-Wired and Interconnected w/ Battery Backup.
2. Smoke Detectors and Carbon Monoxide Alarms to be Installed Throughout Existing Residence Where Required per 2009 IRC Section R314 and R315.
3. All Recessed Lighting Fixtures to be IC Rated.
4. All Permanently Installed Appliances and Fixtures to be Energy Star Rated.
5. Pre-Wire Alarm System Per Owner/Contractor.
6. All Outlets Located in Habitable Areas to be Arc-Fault Interrupter Type.
7. All Outlets Located in "Wet" Areas to be GFI Protected.
8. Electrical Contractor to Wire for Whole House Ventilation System. Location of Equipment and Electrical Needs to be Coordinated With HVAC Contractor.
9. Electrical Contractor to Coordinate Location and Power Needs For New AC Unit.
10. All Wet Proof Exterior Electrical Fixtures and Outlets to be Installed in Waterproofed Electrical Boxes and Conduit Placed in Waterproofed Openings.



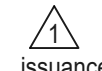



LOWER LEVEL (A) POWER PLAN
 Scale: 1/4" = 1'-0"

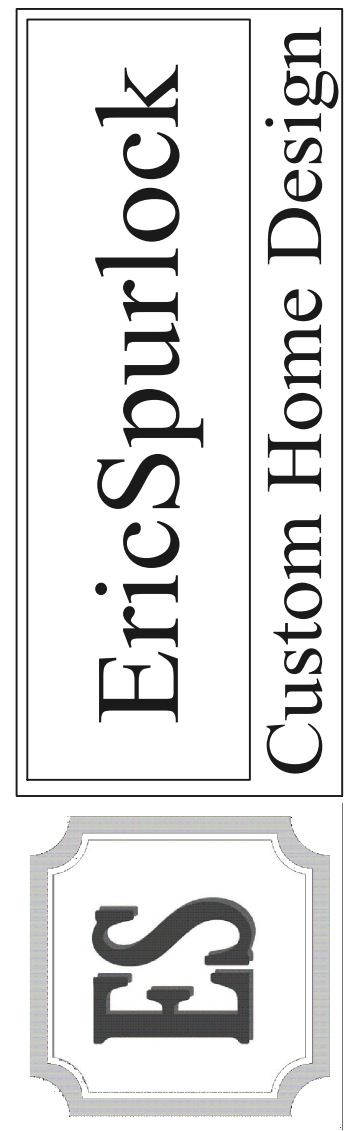


UPPER LEVEL (A) POWER PLAN
 Scale: 1/4" = 1'-0"

Santistevan Townhouses
 Custom Townhouses
 1113 High Street SE
 ALBUQUERQUE, NEW MEXICO

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	issuance / revisions

drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	Power (A)

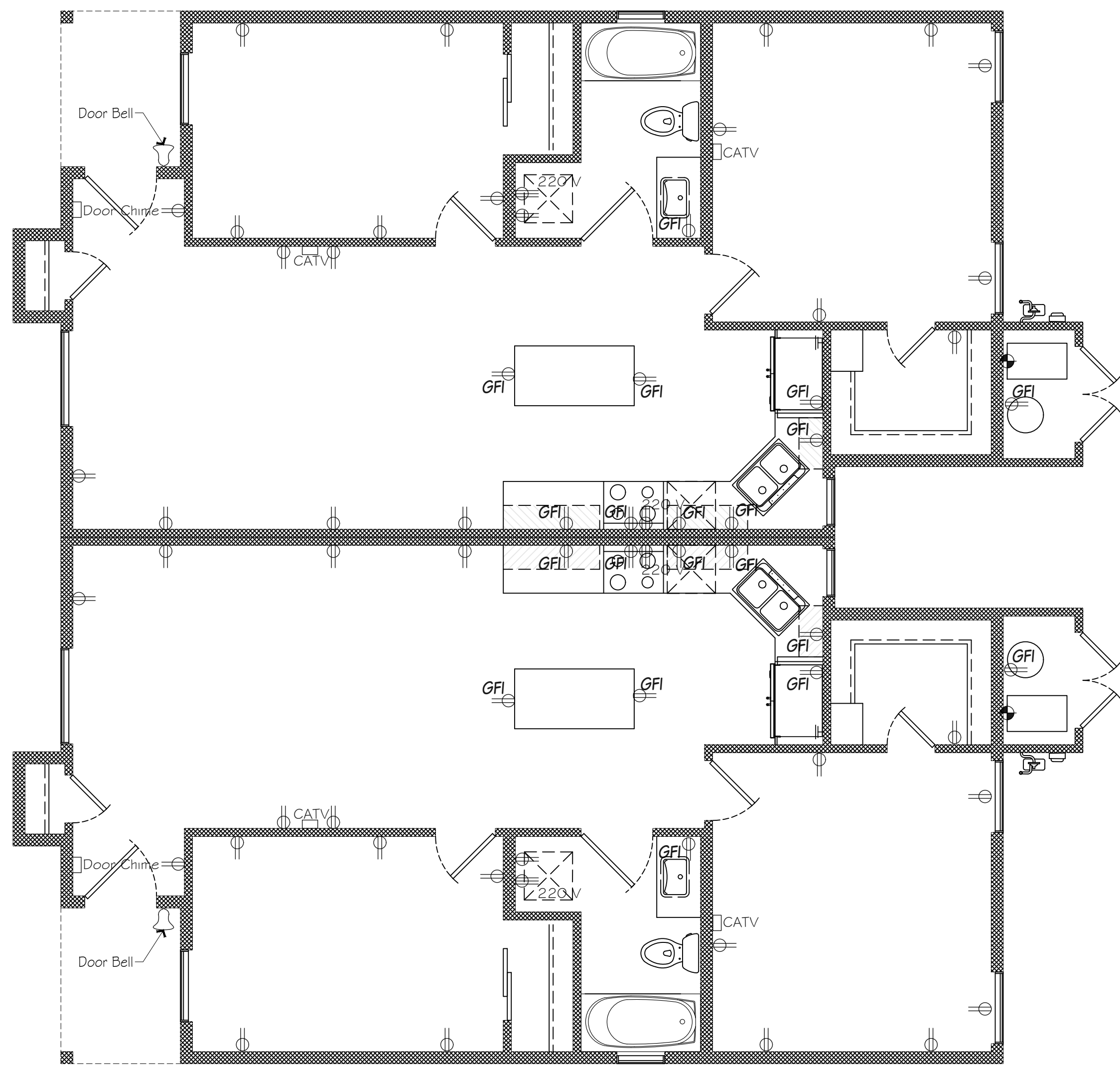


GENERAL ELECTRICAL LEGEND:

	Ceiling Fan		Ground Fault Interrupt 110V Duplex Outlet		Single Pole Switch
	4\"/>		110V Duplex Outlet		Three-Wall Switch
	6\"/>		220V Outlet		Four-Way Switch
	Adjustable 6\"/>		Switched 110V Duplex Outlet		Dimmer Switch
	Gas Location		Weather Proof GFI 110V Duplex Outlet		Ceiling Mount Light
	Exhaust Fan		Combination Smoke Detector And Carbon Monoxide Alarm		Wall Mount Light
	Light/Exhaust Fan Combo		Phone		Wall Sconce
	Adjustable Eyeball Light (Size Indicated on Plan)		CATV		Hanging Light
	Fluorescent Light (Size Indicated on Plan)		Track Lighting		Floor Outlet
	Under Cabinet Lights				Door Bell w/ Electronic Release

GENERAL ELECTRICAL NOTES:

- Smoke Detectors and Carbon Monoxide Alarms to be Hard-Wired and Interconnected w/ Battery Backup.
- Smoke Detectors and Carbon Monoxide Alarms to be Installed Throughout Existing Residence Where Required per 2009 IRC Section R314 and R315.
- All Recessed Lighting Fixtures to be IC Rated.
- All Permanently Installed Appliances and Fixtures to be Energy Star Rated.
- Pre-Wire Alarm System Per Owner/Contractor.
- All Outlets Located in Habitable Areas to be Arc-Fault Interrupter Type.
- All Outlets Located in "Wet" Areas to be GFI Protected.
- Electrical Contractor to Wire for Whole House Ventilation System. Location of Equipment and Electrical Needs to be Coordinated With HVAC Contractor.
- Electrical Contractor to Coordinate Location and Power Needs For New AC Unit.
- All Wet Proof Exterior Electrical Fixtures and Outlets to be Installed in Waterproofed Electrical Boxes and Conduit Placed in Waterproofed Openings.

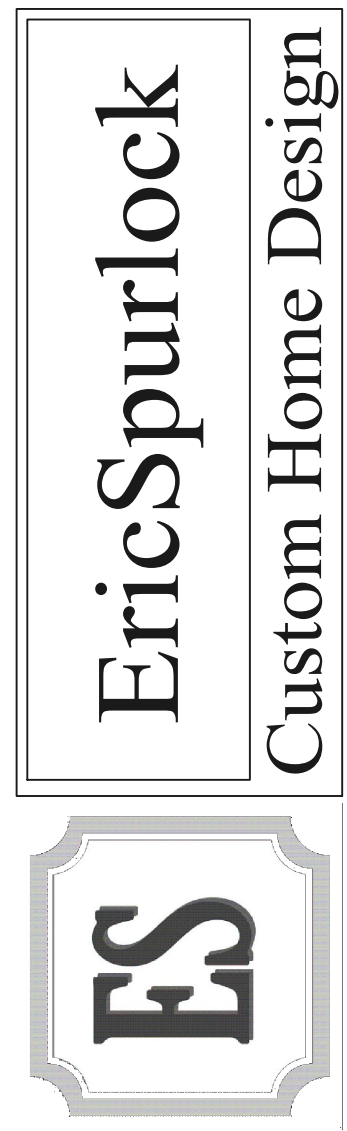


UNIT (B) POWER PLAN

Scale: 1/4" = 1'-0"

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- issuance / revisions

drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	Power (B)

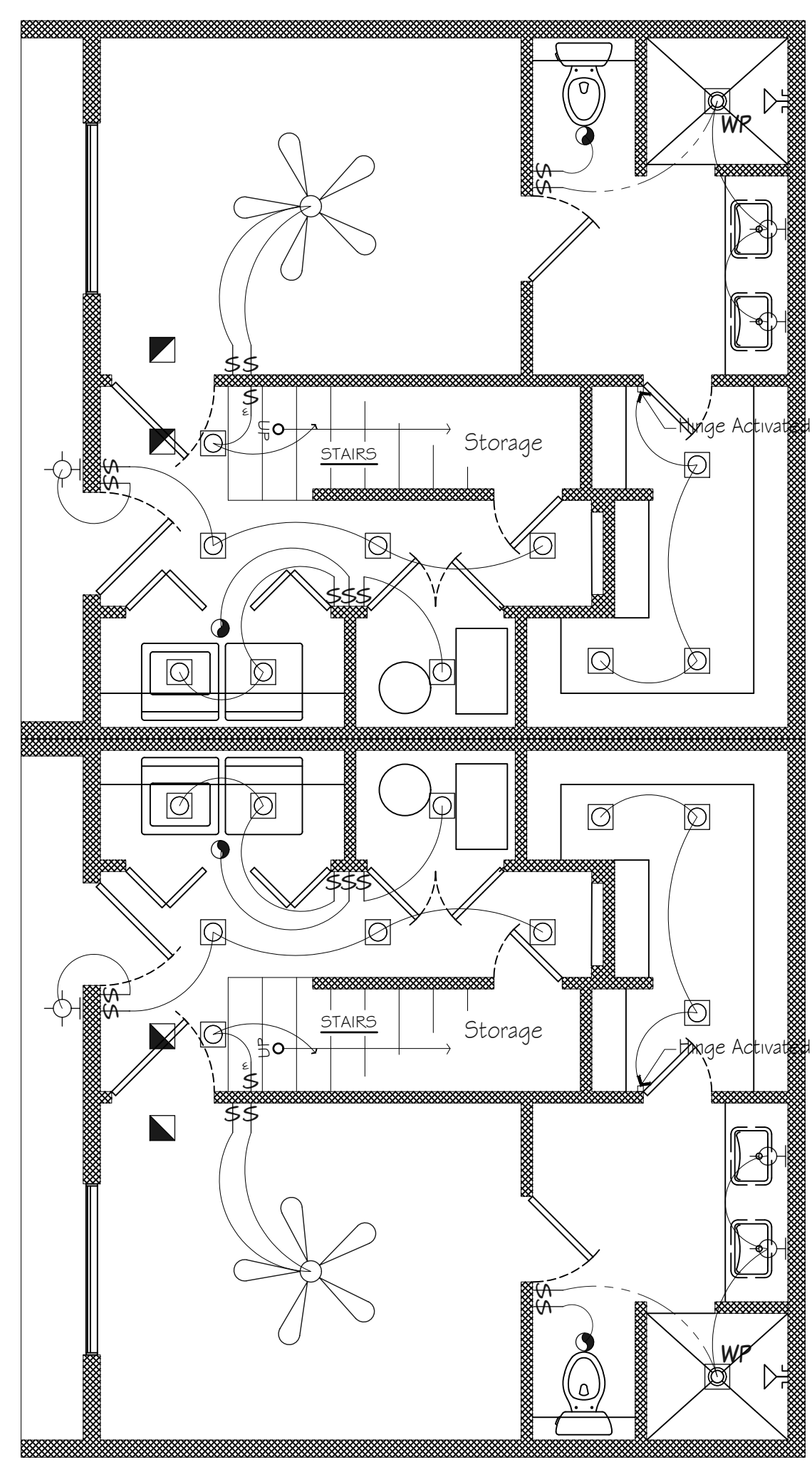


GENERAL ELECTRICAL LEGEND:

	Ceiling Fan		Ground Fault Interrupt 1 10V Duplex Outlet		Single Pole Switch
	4" Recessed Light		220V Outlet		Three-Wall Switch
	6" Recessed Light		Switched 1 10V Duplex Outlet		Four-Way Switch
	Adjustable 6" Recessed Light		Weather Proof GFI 1 10V Duplex Outlet		Dimmer Switch
	Gas Location		Combination Smoke Detector And Carbon Monoxide Alarm		Ceiling Mount Light
	Exhaust Fan		Phone		Wall Mount Light
	Light/Exhaust Fan Combo		CATV		Wall Sconce
	Adjustable Eyeball Light (Size Indicated on Plan)		Track Lighting		Hanging Light
	Fluorescent Light (Size Indicated on Plan)				Floor Outlet
	Under Cabinet Lights				Door Bell w/ Electronic Release

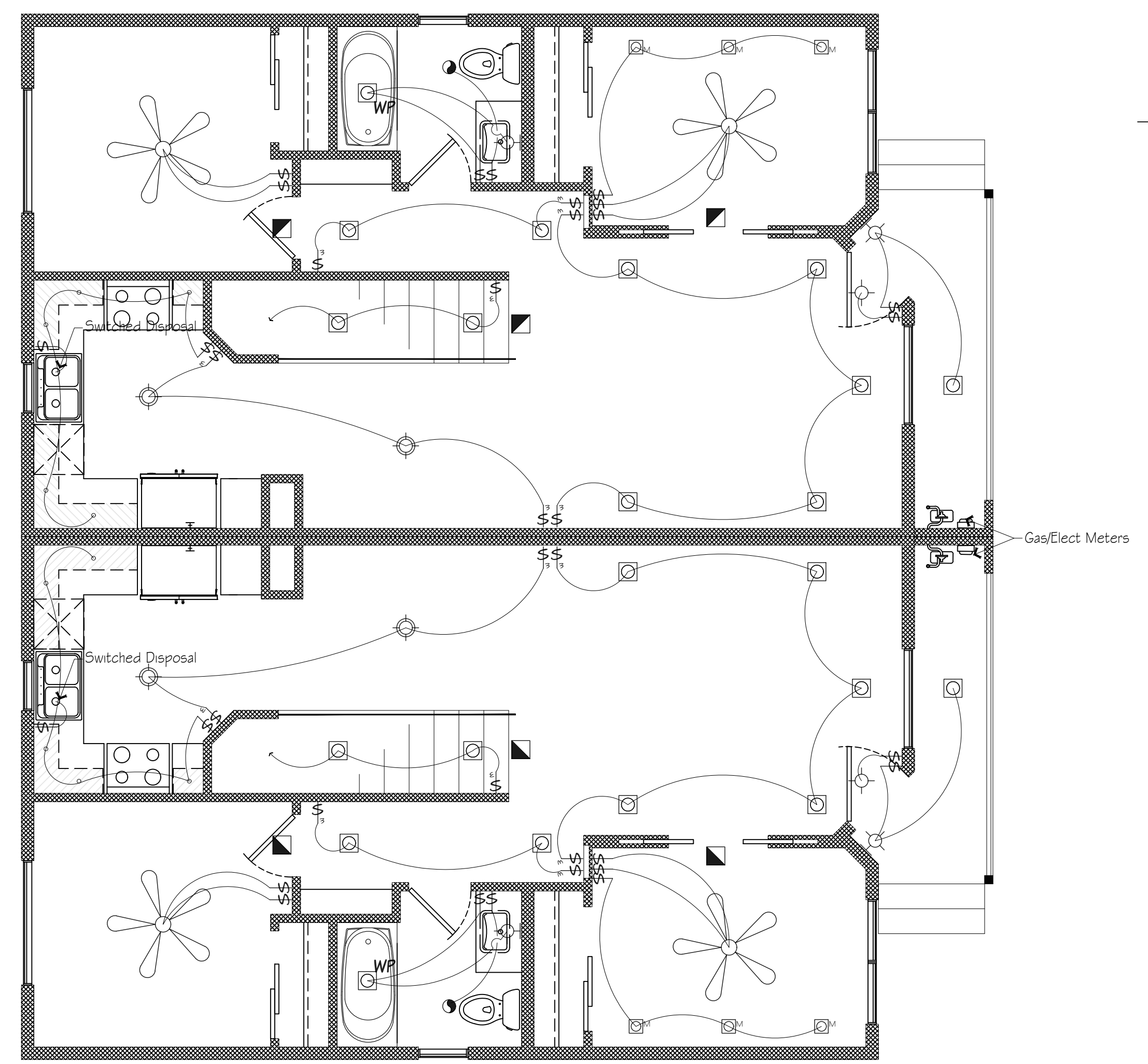
GENERAL ELECTRICAL NOTES:

- Smoke Detectors and Carbon Monoxide Alarms to be Hard-Wired and Interconnect w/ Battery Backup.
- Smoke Detectors and Carbon Monoxide Alarms to be Installed Throughout Existing Residence Where Required per 2009 IRC Section R314 and R315.
- All Recessed Lighting Fixtures to be IC Rated.
- All Permanently Installed Appliances and Fixtures to be Energy Star Rated.
- Pre-Wire Alarm System Per Owner/Contractor.
- All Outlets Located in Habitable Areas to be Arc-Fault Interrupter Type.
- All Outlets Located in "Wet" Areas to be GFI Protected.
- Electrical Contractor to Wire for Whole House Ventilation System. Location of Equipment and Electrical Needs to be Coordinated With HVAC Contractor.
- Electrical Contractor to Coordinate Location and Power Needs For New A/C Unit.
- All Wet Proof Exterior Electrical Fixtures and Outlets to be Installed in Waterproofed Electrical Boxes and Conduit Placed in Waterproofed Openings.



LOWER LEVEL (A) LIGHTING PLAN

Scale: 1/4" = 1'-0"

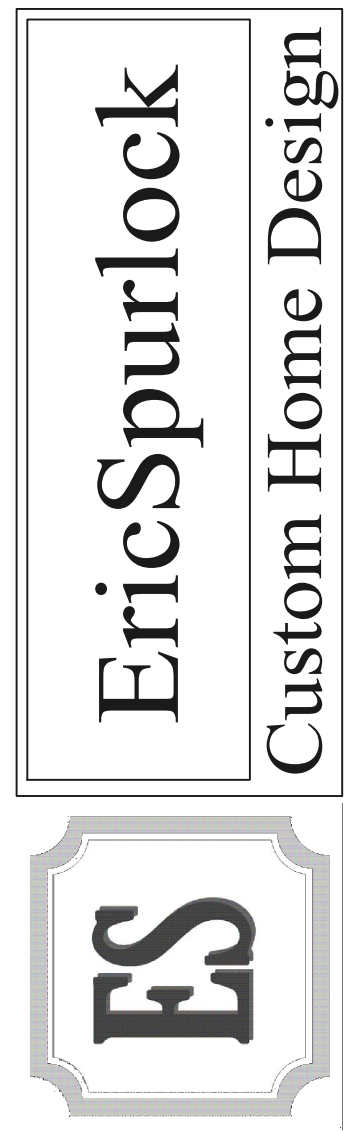


UPPER LEVEL (A) LIGHTING PLAN

Scale: 1/4" = 1'-0"

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drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	Lighting(A)

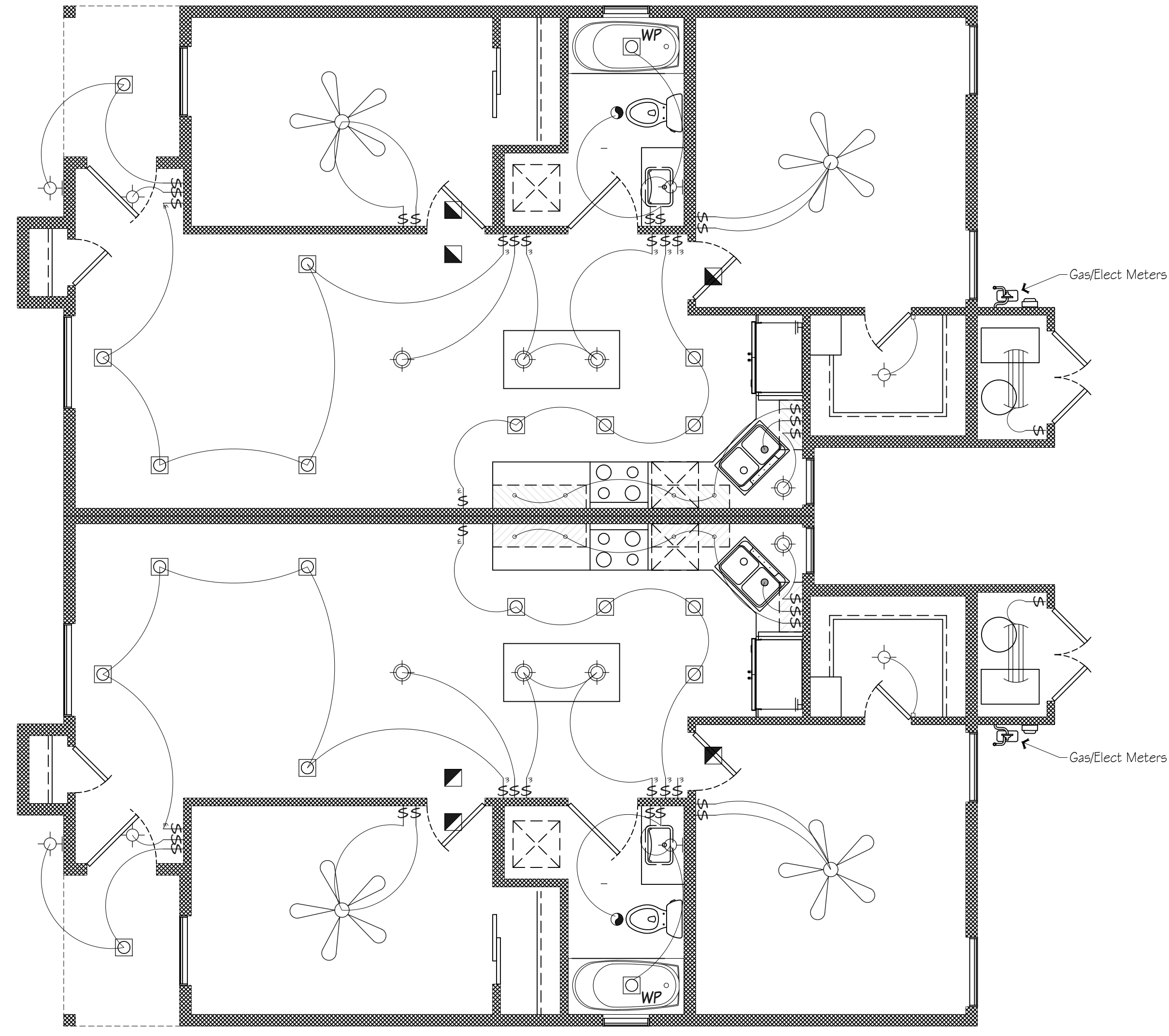


GENERAL ELECTRICAL LEGEND:

	Ceiling Fan		Ground Fault Interrupt 110V Duplex Outlet		Single Pole Switch
	4" Recessed Light		110V Duplex Outlet		Three-Wall Switch
	6" Recessed Light		220V Outlet		Four-Way Switch
	Adjustable 6" Recessed Light		Switched 110V Duplex Outlet		Dimmer Switch
	Gas Location		Weather Proof GFI		Ceiling Mount Light
	Exhaust Fan		110V Duplex Outlet		Wall Mount Light
	Light/Exhaust Fan Combo		Combination Smoke Detector And Carbon Monoxide Alarm		Wall Sconce
	Adjustable Eyeball Light		Phone		Hanging Light
	Fluorescent Light (Date Indicated on Plan)		CATV		Floor Outlet
	Under Cabinet Lights		Track Lighting		Door Bell w/ Electronic Release

GENERAL ELECTRICAL NOTES:

1. Smoke Detectors and Carbon Monoxide Alarms to be Hard-Wired and Interconnected w/ Battery Backup.
2. Smoke Detectors and Carbon Monoxide Alarms to be Installed Throughout Existing Residence Where Required per 2009 IRC Section R314 and R315.
3. All Recessed Lighting Fixtures to be IC Rated.
4. All Permanently Installed Appliances and Fixtures to be Energy Star Rated.
5. Pre-Wire Alarm System Per Owner/Contractor.
6. All Outlets Located in Plumbable Areas to be Arc-Fault Interrupter Type.
7. All Outlets Located in "Wet" Areas to be GFI Protected.
8. Electrical Contractor to Wire for Whole House Ventilation System. Location of Equipment and Electrical Nodes to be Coordinated With HVAC Contractor.
9. Electrical Contractor to Coordinate Location and Power Needs For New A/C Unit.
10. All Wet Proof Exterior Electrical Fixtures and Outlets to be Installed in Waterproofed Electrical Boxes and Conduit Placed in Waterproofed Openings.



UNIT (B) LIGHTING PLAN

Scale: 1/4" = 1'-0"

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issuance / revisions

drawn by	HH
reviewed by	E.S.
date	
project #	
drawing name	

Lighting(B)

sheet number

Mailing Address
P.O. Box 93984
Albuquerque, NM 87199



License #93027 GB98
Duns # 828886130
Office # 505-352-5275

September 7, 2021

Property Owners of:
Huning Highland Addition
Huning Highland Historic Overlay Zone

Re: Upcoming construction

To whom it may concern,

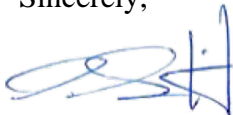
This letter is to inform you that UNIFIED CONTRACTOR has applied for a Certificate of Appropriateness for new construction at 509-511 High St. SE, lots 3A and 3B block 30 of the Huning Highland Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/LCR

Currently the property is vacant land. The proposal is to construct 4 new single family houses. The proposed houses would be two-story, approximately 1000sq. feet each, with a gabled roof and wood siding exterior. A partial width one-story entry porch is located at the front of 3 of the 4 proposed buildings.

Attached are drawings of the project and Zoning maps.

Please call Ivan at 505-350-3324, or email at ivan@unifiedcontractor.com with any questions or concerns.

Sincerely,



Ivan Santistevan
President

IRS/tg

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

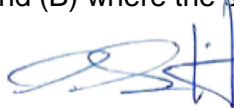
Signs must be posted from September 28, 2021 To October 13, 2021

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.

Ivan Santistevan
(Applicant or Agent)



9/7/2021
(Date)

I issued 1 signs for this application, 9.8.2021,
(Date)


(Staff Member)

PROJECT NUMBER: _____

NOTIFICATION

CARRILLO DAVID R
522 WALTER ST SE
ALBUQUERQUE NM 87102

HELLMUTH WILLIAM
512 WALTER ST SE
ALBUQUERQUE NM 87102-3948

PYLES AMBERLEY & TED RICE
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ALBUQUERQUE CONSERVATION
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CASTRO IRENE
614 COAL AVE SE
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NOWLIN NIGEL S
841 LA VEGA CT SW
ALBUQUERQUE NM 87105-3835

CHAVEZ EMELDA
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RVT
69 SUNFLOWER LN
PERALTA NM 87042-8473

AMESON JESSE & HOBENSACK HANNA
613 IRON AVE SE
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BETTER-LIFE PROPERTIES LLC
3001 FRANCISCAN ST NE
ALBUQUERQUE NM 87107-1521

CTB DEVELOPMENT LLC
3017 CHARLESTON ST NE
ALBUQUERQUE NM 87110

Mailing Address
P.O. Box 93984
Albuquerque, NM 87199



License #93027 GB98
Duns # 828886130
Office # 505-352-5275

September 7, 2021

Property Owners of:
Huning Highland Addition
Huning Highland Historic Overlay Zone

Re: Upcoming construction

To whom it may concern,

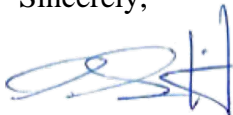
This letter is to inform you that UNIFIED CONTRACTOR has applied for a Certificate of Appropriateness for new construction at 509-511 High St. SE, lots 3A and 3B block 30 of the Huning Highland Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/LCR

Currently the property is vacant land. The proposal is to construct 4 new single family houses. The proposed houses would be two-story, approximately 1000sq. feet each, with a gabled roof and wood siding exterior. A partial width one-story entry porch is located at the front of 3 of the 4 proposed buildings.

Attached are drawings of the project and Zoning maps.

Please call Ivan at 505-350-3324, or email at ivan@unifiedcontractor.com with any questions or concerns.

Sincerely,



Ivan Santistevan
President

IRS/tg

From: ivan_unifiedcontractor.com
To: tiffany.hb10@gmail.com; fparmijo@gmail.com; chair@abqdna.com; treasurer@abqdna.com; ja.montalbano@gmail.com; dbodinem@gmail.com; historicaldtown@gmail.com
Cc: a.louisa.carson@gmail.com; andersonbonnie505@gmail.com; Naji, Leslie; john@innovateabq.com; david@contextabq.com; [James Mangham](#)
Subject: CABQ Official Public Notice
Date: Tuesday, September 7, 2021 4:13:33 PM
Attachments: [image001.png](#)
[3. semi -filled CABO-Official public notice form-2019.pdf](#)
[K-14-Z.pdf](#)
[Buffer Map - 509 + 511 High St SE.pdf](#)
[Drawings.pdf](#)
[Letter to Property Owners.pdf](#)

External

To whom it may concern,

Please see attached letter and attachments regarding the proposed upcoming construction in 509 & 511 High St. SE. Please let me know if you have any questions. My contact info is below.

Thank you,

Ivan Santistevan, President
SBA 8(a) Certified
SBA HUBZone Certified



<http://www.unifiedcontractor.com/>
P.O. Box 93984
Albuquerque, NM 87199
Office (505) 352-5275
Cell (505) 350-3324

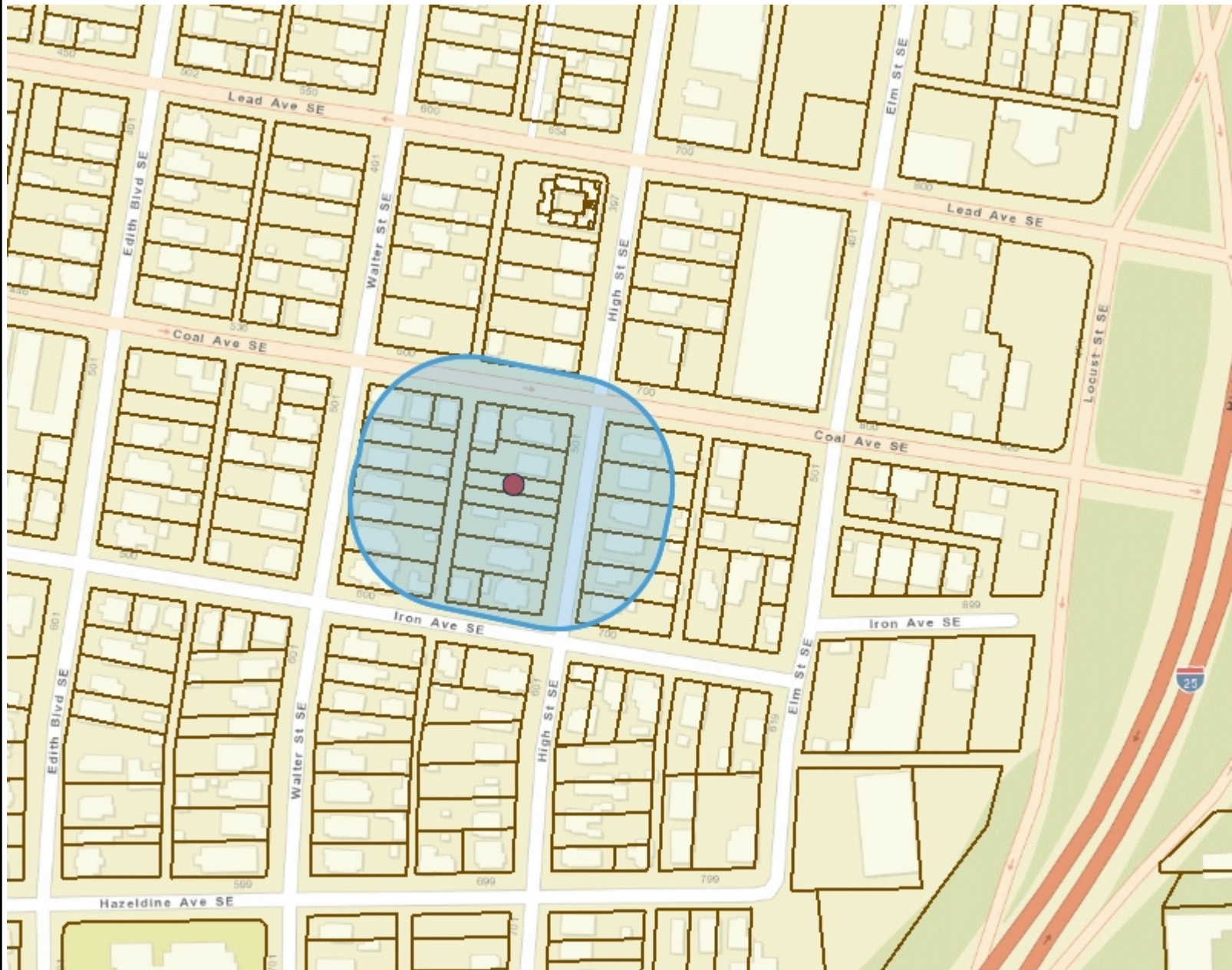


509 & 511 High St SE



Legend

□ Bernalillo County Parcels



Notes

Buffer: 160 Ft.
ROW High ST SE: 60 ft.

436 0 218 436 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/1/2021 © City of Albuquerque

1: 2,614

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

AJTI, LLC
P.O. Box 93984
Albuquerque, NM 87199



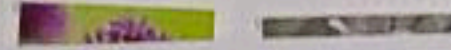
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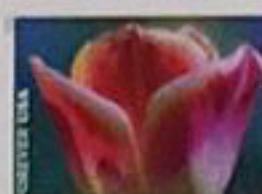
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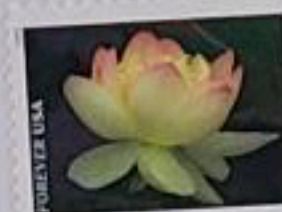
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