Landmarks Commission

Agenda Item: 4
Case # SI-2022-02107
Project # PR-2022-007873
December 14, 2022

Staff Report

Agent	Strata Design
Applicant	Majdah alQuhtani-Ddphrepaulezz
Request	Certificate of Appropriateness for Alterations
Legal Description	N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition (J-13-Z)
Address/Location	920 Lomas Blvd NW
Size	0.13 Acres
Zoning	MX-L
Historic Location	Fourth Ward Historic Protection Overlay Zone (HPO-3)

Staff Recommendation

APPROVAL of Case # SI-2022-02107, Project # PR-2022-007873, a request for a Certificate of Appropriateness for Alterations, based on the Findings beginning on page 15 and subject to the 3 conditions on page 16.

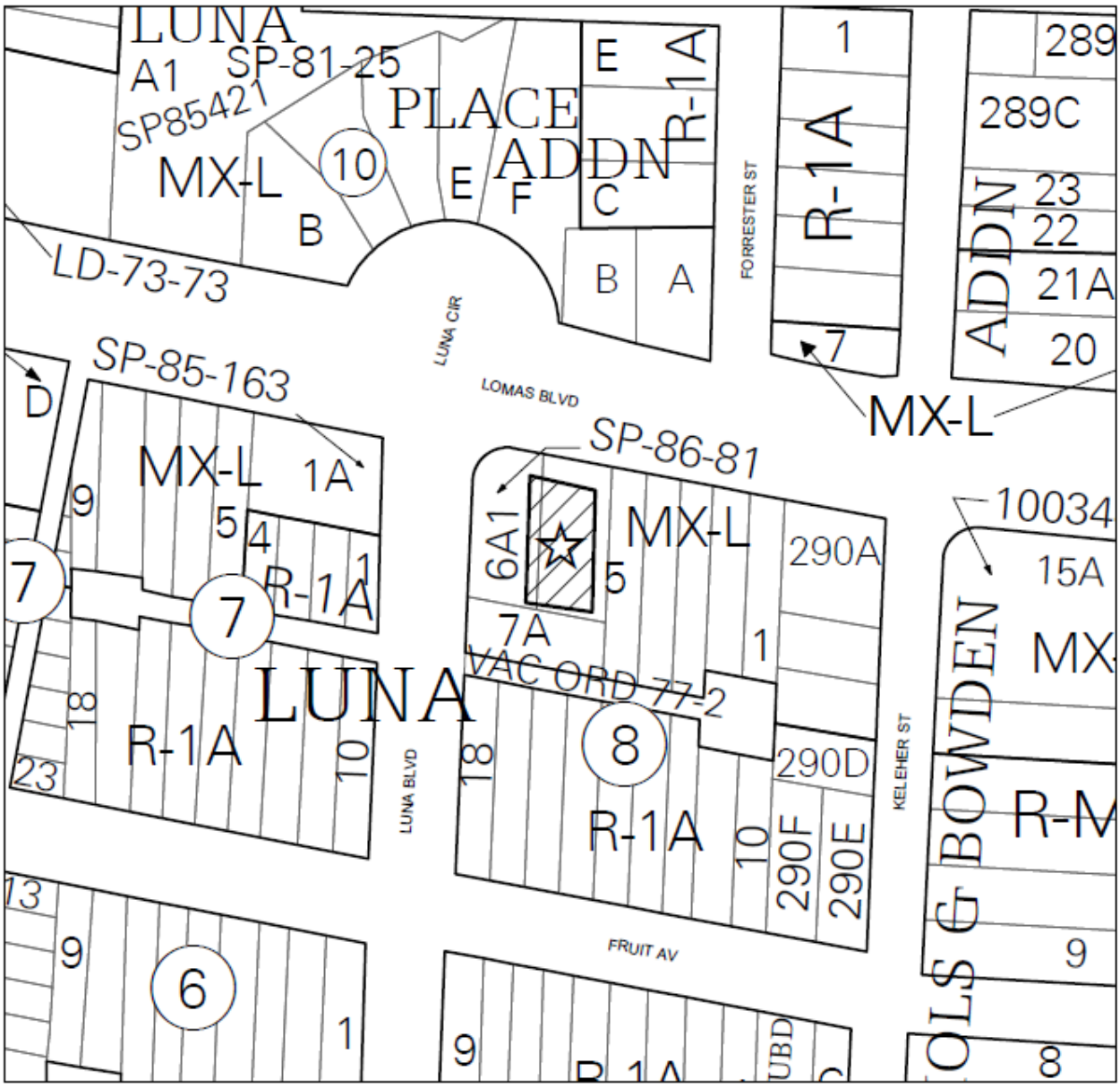
Leslie Naji
Principal Planner

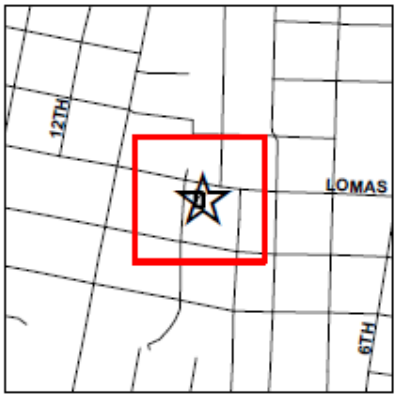
Summary of Analysis

The application for a Certificate of Appropriateness is for alterations to the roof and a rear addition to the subject property at 920 Lomas Blvd. NW. The subject site is a 1 1/2-story Bungalow built in 1921. The building is designated as a contributing building to the Fourth Ward Historic District.

The current application is for the repair of several structural concerns as well as expansion of the second-floor area to accommodate more offices. This requires a major change to the existing roof. The proposal calls for the expansion of a rear addition to add another five feet to the rear and rebuilding of an earlier addition to accommodate new entrances and relocated stairs to the expanded second floor.

This request was reviewed against the relevant guidelines for the Fourth Ward Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the IDO Section 14-16-6-6(D)(3). Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.





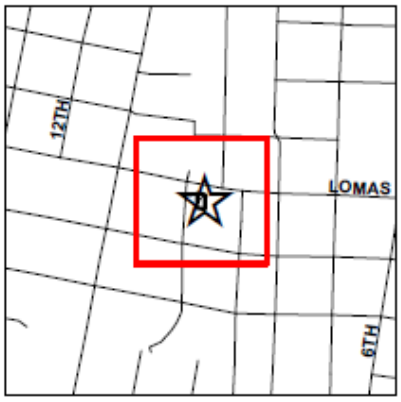
IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 100 feet

Hearing Date:
12/14/2022
Project Number:
PR-2022-007873
Case Numbers:
SI-2022-02107

Zone Atlas Page:
J-13



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 = 100 feet

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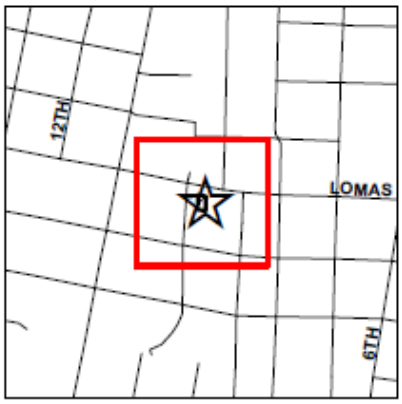
J-13



HISTORY MAP

Note: Gray shading indicates County.

1 inch = 100 feet

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SUMMARY OF REQUEST

Request	*Certificate of Appropriateness for Alterations*
Historic Location	*Fourth Ward Historic Preservation Overlay Zone (HPO-3)*

I AREA HISTORY AND CHARACTER

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

	# of Stories	***Roof Configuration, Architectural Style and Approximate Age of Construction***	***Historic Classification & Land Use***
General Area		Spanish Pueblo Revival; Territorial Revival; Tudor Revival; Colonial Revival; Italianate; Queen Anne; Neoclassical; Modern Commercial	Contributing; Neutral; residential
Site to the North	1	Flat roof, Modern Commercial, 1979	Non-contibuting; commercial
Site to the South	1 ½	Gabled roof, Bungalow, 1919	Contributing; residential
Sites to the East	1	Cross gabled roof, bungalow, 1922	Contributing; Office
Site to the West	1 ½	Hipped roof, Bungalow, 1914	Contributing; Office

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for alterations to the roof and a rear addition to the subject property at 920 Lomas Blvd. NW. The subject site is a 1 1/2-story Bungalow built in 1921. The building is designated as a contributing building to the Fourth Ward Historic District. In conjunction with a comprehensive renovation of the building that will improve the work-flow for a new tenant, the applicant proposes several alterations that will affect the exterior appearance. In August of 2022, the Landmarks Commission approved the initial application for alterations to the property. Those included:

- Rear porch removal and addition;
- ADA compliant access ramp to the rear;
- Front porch enclosure;
- New fencing; and
- Foundation repairs.

The current application is for the repair of several structural concerns as well as expansion of the second-floor area to accommodate more offices. This requires a major change to the existing roof.

The proposal calls for the expansion of a rear addition to add another five feet to the rear and rebuilding of an earlier addition to accommodate new entrances and relocated stairs to the expanded second floor.

The redesigned floor plan relocates the stairs from the center of the building to the rear and provides an exterior access. To accommodate the new stair location, major changes to the roof at the rear of the building are made. Instead of the existing low pitch from center to rear, the proposed roof is a gable from center to rear. The proposed gable does not extend above the existing ridge line and is not visible from the street.

New windows will match the existing unique configurations and the bungalow style architecture is largely preserved.

Context

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as "primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque's finest residential area between about 1905 and 1923, it also has cultural significance as the home of many of the city's most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district."

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into 4 quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad itself.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential, contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, "The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941."

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in bold 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-L.

The property is located within the Fourth Ward 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 (H) identifies standards and guidelines for HPO 3: Fourth Ward.

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

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

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

The changes requested are consistent with the ordinance designating HPO-3. The materials used are the same as the original building, roof pitch is the same as the original and no changes will be visible from the from of the building.

While the current drawings show new windows to be the same as the original windows, with a 3 over 2 over 1 configuration, it is recommended that a simpler, 3 over 1 window pattern be used for new windows to differential them as of a later addition.

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 significance of the contributing building and the distinctive qualities of the Fourth Ward Historic District will be undiminished.

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.

As the original building had undergone previous additions, the current addition will remedy negative effects of those earlier additions and the proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site. The proposal will also correct structural problems that will extend the useful life of this historic property.

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.

The existing roof structure is in poor condition with a central sag. Replacement is justified in this case.

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 design of the new addition is one of compatibility with the historic style of the building.

Resolution -046 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, from which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal is fundamentally consistent with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Fourth Ward Historic Overlay Zone

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 again in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines 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. Those guidelines that are relevant to this application are:

- Roofs and Roof Features
- Windows and Doors
- Additions to Historic Buildings

POLICY – ROOFS AND ROOF FEATURES

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

Guidelines

1. Retain and preserve the original roof forms.
   • It is not appropriate altering the pitch of a historic roof.

   The pitch of the historic roof will not be altered.; however, portions of the historic roof will be removed.

   • Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.

   The original roof overhang will be preserved but will be reinforced. Details of how these will be reinforced has not been provided. Approval of this application is contingent upon review and approval of final structural detail for eaves support.

   • Retain and preserve original details, features and materials.

   Original materials will be preserved and replicated for new construction. No changes to exterior trim have been presented.

   • It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.

   Character defining roof features will not be removed. The small front dormer and chimney will be repaired as necessary but not removed.

   • Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.

Chimney will not be removed.

- Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.

The entire building will be reroofed with architectural asphalt shingles appropriate to the building style.

2. It is not appropriate introducing new roof features or details to a historic building that may result in creating a false sense of history. New features may be approved if historically appropriate to a building's style.

The proposal includes a large roof addition to the rear. It incorporates gable details historically appropriate to the original architecture and replaces, in part, two shed/ semi-flat roof additions added previously. The new roof addition will not impact the street view of the building and is totally to the rear.

POLICY – WINDOWS AND DOORS

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

- It is not appropriate to enclose, cover or fill in a historic window or door opening.

No windows or doors of the original architecture are going to be removed.

- If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.

Changes to the building's exterior due to the expansion to the rear, involve earlier, inappropriate additions. As such, inappropriate windows will be removed and new openings will be added. The new windows, and doors, will match the original window style with its unique muntin configuration.

- New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.

Not applicable

- New openings should never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

The design of the new window units is compatible with the overall character of the building. In order to differentiate the new windows from the original construction, which has very unique windows, it is recommended that the applicant use a simpler 3 over 1 window. As all of these windows are on the rear or side, this change will not disrupt the consistency of the front façade.

2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.

Windows that were part of an earlier addition and that do not match the original building are to be removed and replaced with more appropriate windows.

3. Retain and preserve functional and decorative features such as transoms and sidelights.

Not applicable

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.
   - If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

Not Applicable

POLICY – ADDITIONS TO HISTORIC BUILDINGS

Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features and elements.
   - Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

• Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

The proposed addition will maintain existing original building fabric. The addition will also incorporate existing roof pitch, exterior materials and period appropriate wood shingles. Original roof structure will be removed to allow for the addition but the area to be removed does not have any distinguishing features.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.
   • Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.

   The addition is to the rear façade and will not be visible from the street.

   • The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

   Although the addition creates a large roof expansion, it does not extend above nor cross over the existing roof ridge line. As such, the massing of the building from the street remains the same.

   • Additions should not visually overpower the original building.

   The addition does not visually overpower the original building. The new addition creates a unified whole of the building contrary to the previous additions that are to be removed.

   • Additions should not exceed 50% of the original building's square footage.

   The existing building is approximately 1952 square feet. The proposed addition and changes will result in an additional 300 square feet, an addition of approximately 15%, well below the allowable 50%.

   • Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.

   The addition utilizes the existing roof slope bracket details and materials to create a homogeneous building.

   • Additions should not convert a secondary façade into a primary façade.

   Although the addition creates two new entrances into the building, the front entrance remains the primary entrance.

   • Roof additions, such as dormers, should be added to rear and secondary facades.

The new roof creates two gable ends with wood shingles. These are two the rear of the building and do not conflict with the front elevation.

3. Design new additions to be compatible yet discernible from the original building.
   • Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.

   The new addition will utilize bracket details of the original eaves but will not include the decorative cutouts of the original facia. There is also a visual line at the junction of the original building and subsequent additions.

   • Consider simplifying details or slightly changing materials.

   Wood shingles are used on the rear gables which are not present on the original building and distinguishes original from addition. It is a condition of approval that new windows to be in the addition are simplified from the original 3 over 2 over 1 window. Three over one windows are recommended.

   • Additions should not reflect historic styles that pre-date the original building.

   The addition does not suggest styles predating the original building.

   • Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.

   Not Applicable

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

   Materials used, stucco and wood, are consistent with those used throughout the Fourth Ward Historic District.

5. Windows should be similar in character to the historic building.
   • New windows should be of a similar type and materials.

   New windows are to be sash windows similar to the original windows.

   • On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.

   Not Applicable

6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

As part of this renovation and addition, previous additions that were not appropriate to the historic building will be removed and/or incorporated into the new addition.

Neighborhood Notification

The applicant notified the Downtown Neighborhood Area Neighborhood 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. No comments have been received to date.

Conclusions

As discussed in the analysis above and subject to minor design amendments regarding new windows, the project complies with the applicable guidelines for the Fourth Ward 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 Alterations - Case SI-2022-02107 / Project # PR-2022-007873, December 14, 2022

1. This application is a request for a Certificate of Appropriateness for Alterations located at 920 Lomas Blvd. NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, a property in the Fourth Ward Historic Preservation Overlay Zone, zoned MX-L.

2. The subject site is approximately 0.13 acres.

3. An addition to the rear with a new roof extension are proposed. The rear addition will to add another five feet to the rear and rebuilding of an earlier addition to accommodate new entrances and relocated stairs to the expanded second floor.

4. The redesigned floor plan relocates the stairs from the center of the building to the rear and provides an exterior access. To accommodate the new stair location, major changes to the roof at the rear of the building are made. Instead of the existing low pitch from center to rear, the proposed roof is a gable from center to rear. The proposed gable does not extend above the existing ridge line and is not visible from the street.

5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.

5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "The change is consistent with 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."

6. The proposed work is consistent with designation ordinance R-46-1991. Subject to Condition 2, 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 Fourth Ward Historic Preservation Overlay Zone, zoned MX-L. The proposal makes all alterations to the back of the building keeping the front elevation unchanged. Those changes to the back of the building are done to be compatible with the original architecture of the building. The renovation to the property will provide a stable structure and have no adverse effects, either to the building itself or the greater Fourth Ward Historic District.

8. The IDO Section 14-16-6-6(D)(3)(b) 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".

RECOMMENDATION

Case SI-2022-02107 / Project # PR-2022-007873, December 14, 2022

APPROVAL of *Case SI-2022-02107 / Project # PR-2022-007873,* an application for a Certificate of Appropriateness for Alterations located at 920 Lomas Blvd. NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, a property in the Fourth Ward Historic Preservation Overlay Zone, zoned MX-L, based on the above eight (8) findings and subject to the following conditions.

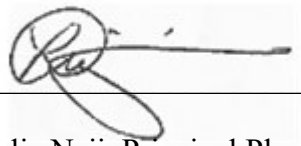
Recommended Conditions of Approval

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

2. Approval is contingent upon the following design amendment:

   - New windows used in the new construction are to be a simplified version of the original windows used in the original building.
   - New windows shall be 3 over 1 configuration as opposed to the 3 over 2 over 1 shown in the proposal.
   - Window divides shall be interior and exterior with spacer between glazing.

3. Applicant shall provide LC staff with a drawing detailing the method to be used to stabilize the roof overhang per structural evaluation once they are available.



Leslie Naji, Principal Planner
Historic Preservation

APPLICATION MATERIALS

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.

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

APPLICATION INFORMATION

Applicant: Majdah alQuhtani-Dphrepaulezz		Phone: 505.379.7722
Address: 6100 Upton Blvd NE, Ste 610A		Email: majdahmajdah@gmail.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Michelle Negrette		Phone: 5057104221
Address: 711 Amhesrt SE		Email: stratadesign.nm@gmail.com
City: Albuquerque	State: NM	Zip: 87106
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Remodel of property in HP0-3 to include new roof, replacement and enlargement of rear addition, replacement of screening in porch with glazing, repair of eave details, restucco and repaint. A new ramp for the rear door will be constructed for ADA access.

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

Lot or Tract No.: 006 008 LUNA PLACE ADD N 110FT L 6 & 7	Block:	Unit:
Subdivision/Addition: Luna Place ADD.	MRGCD Map No.:	UPC Code: 101405801114832615
Zone Atlas Page(s): J13	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .1263

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 920 Lomas NW	Between: 9th	and: Luna

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

Signature:	**Date:** Nov 4, 2022
Printed Name: Michelle Negrette	☐ Applicant or ☒ 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	
☒ Alteration	☐ Sign (see note below)	☐ East Downtown – HPO-1	☐ Downtown Area
☐ Demolition	☐ City Landmark Designation	☐ Eighth & Forrester – HPO-2	☐ Downtown Neighborhood Area – CPO-3
☐ New Construction	☐ City Overlay Designation	☒ Fourth Ward – HPO-3	
Number and Classification of Structures on Property		☐ Huning Highland – HPO-4	☐ East Downtown – CPO-4
Contributing Structures:		☐ Old Town – HPO-5	☐ Nob Hill/Highland – CPO-8
Noncontributing Structures:		☐ Silver Hill – HPO-6	☐ City Landmark
Unclassified Structures:		Residential Property?	☐ Yes ☐ 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)
- _x_ Zone Atlas map with the entire site clearly outlined and labeled
- _x_ 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
  - _x_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - _x_ 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)
- _x_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

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

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

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

Signature:	**Date:** Nov 4, 2022
Printed Name: Michelle Negrette	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

July 11, 2022

To Whom It May Concern,

We authorize Wendy Parker-Wood to act as agent on our behalf with regards to the submission requirements to the Landmarks Commission (LC) for 920 Lomas NW, Albq., NM 87102.

Sincerely,

Majdah alQuhtani Dphrepaulez2

strata design llc.
architecture • landscape • planning

Project Overview – November 6, 2022

We are proposing modifications to our previous submittal approved in August 2022 to accommodate some structural requirements to support the existing second floor and roof. The proposed modifications will NOT increase the building height above the existing height. We are also proposing a 5-foot extension, to the south, of 60 sqft to improve interior flow and add visual interest to the south façade. This addition will not be visible from the street. Slight changes have been made to window sizes ONLY on the revised south façade to reflect new building proportions.

The following is a summary of what was previously proposed and approved:

Our client intends to remodel and renovate a property at 920 Lomas NW which is within the Historic Protection Overlay 4, Forth Ward. Remodel and renovation of 920 Lomas NW is necessary due to structural issues to the roof and the southwest addition. The structure is indicated on the New Mexico Building Inventory as contributing to the district and in fair condition.

The current structure, originally built as a single-family home around 1926, was remodeled at some point in time as an office building. The current and anticipated use will be as an office building. The building currently includes a kitchen/breakroom, reception area, bathroom, two offices, a conference area and a storage area. The remodel will maintain a similar floor plan but improve the work-flow for the client.

The first phase of the project intends to repair foundation issues, replace the roof including the roof deck, upgrading electrical wiring and plumbing, re-stucco and paint the exterior, and replace the screening on the front porch with glazing.

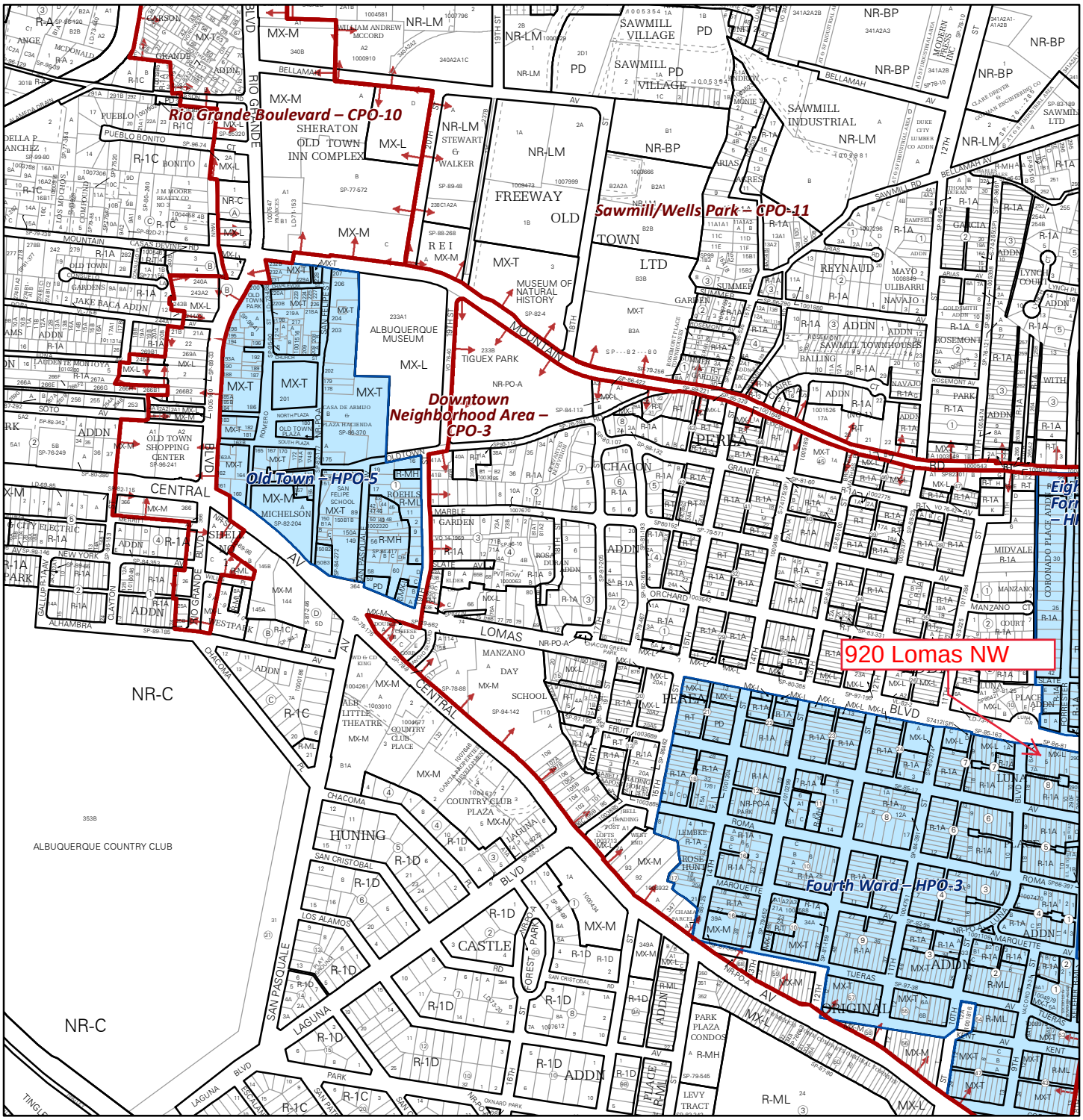
The southwest addition consists of an enclosed porch built upon a deck. This area will need to be rebuilt due to structural issues and will be expanded to meet the south wall of the existing kitchen to simplify the roof structure. The new roof structure in the area will be gabled.

Additional interior improvements will include replacing some first-floor flooring/carpet, cosmetic improvements to first-floor interior (lighting fixtures, countertops, painting, furnishings, screening the staircase) and minor reconfiguring to the extent possible to improve flow.

Additionally, an ADA ramp will be constructed in the rear (south) of the building to facilitate access and the existing parking area will be restriped.

All exterior finishes will be repaired or replaced with similar materials. The porch will be enclosed with glass and a new glass storm door will be installed. A new wooden rear door will be installed on the rebuilt addition with a new glass storm door. The roofing is intended to be replaced to match the existing as close as possible.

Additionally, the fencing will be replaced with new fencing. The front steps will be extended to the south to create a stoop to improve safety when entering the building.



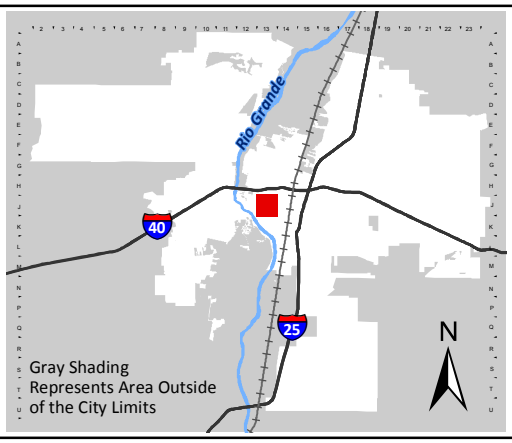
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

J-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

NORTH ELEVATION
(CHANGES ONLY TO STAIN COLOR ON DOOR + COLOR ON COLUMNS AND TOP OF STAIR WALL)

WEST ELEVATION
(REVISED ROOF LINE)

SOUTH ELEVATION
(REVISED FACADE + ROOF LINE)

EAST ELEVATION
(REVISED ROOF LINE)

COLOR PALLET

*SAMPLES REPRESENT PROPOSED COLORS AND DO NOT NECESSARILY INDICATE BRANDS TO BE USED

Benjamin Moore:
Raccoon Fur 2126-20

Benjamin Moore:
Gray Owl 2137-60

Benjamin Moore:
Super White OC-152

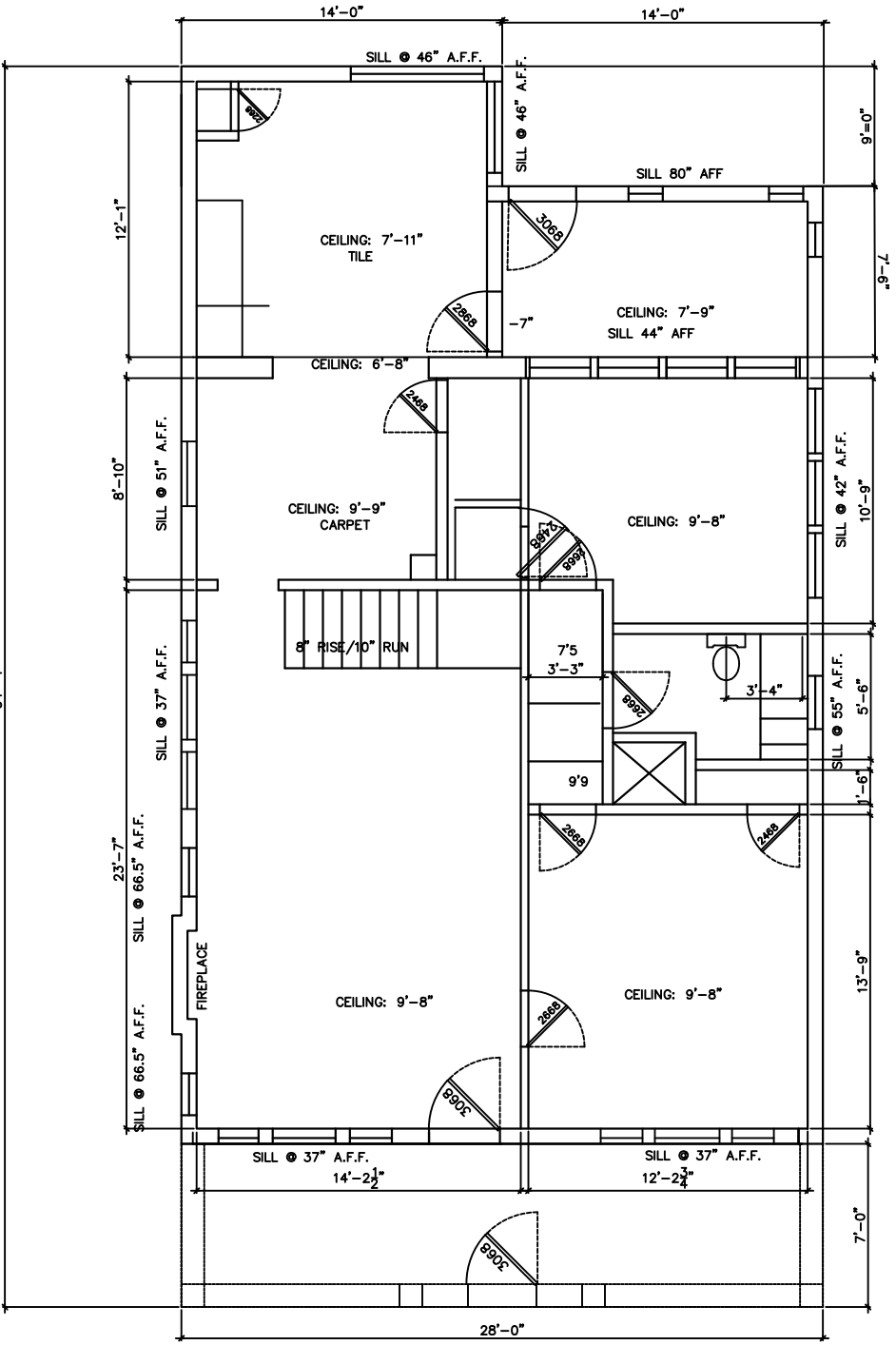
Owens Corning, Duration
Color: Estate Gray)

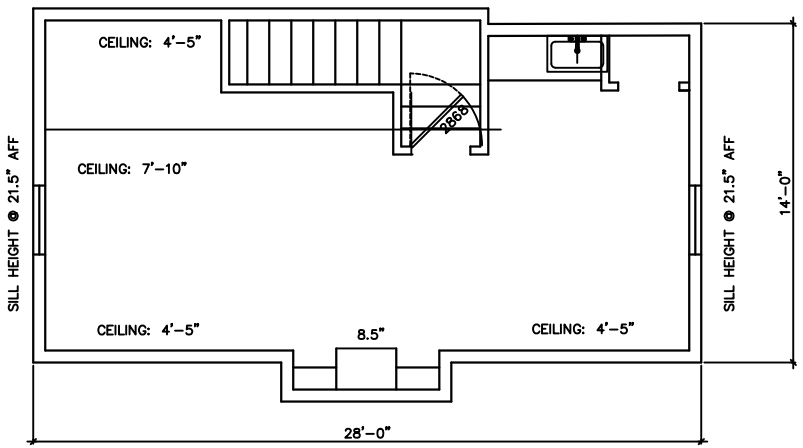
Benjamin Moore:
Timid White OC-39

Minwax:
Jacobean

920 LOMAS NW

DECEMBER 14TH LUCC SUBMITTAL





1 FIRST FLOOR PLAN

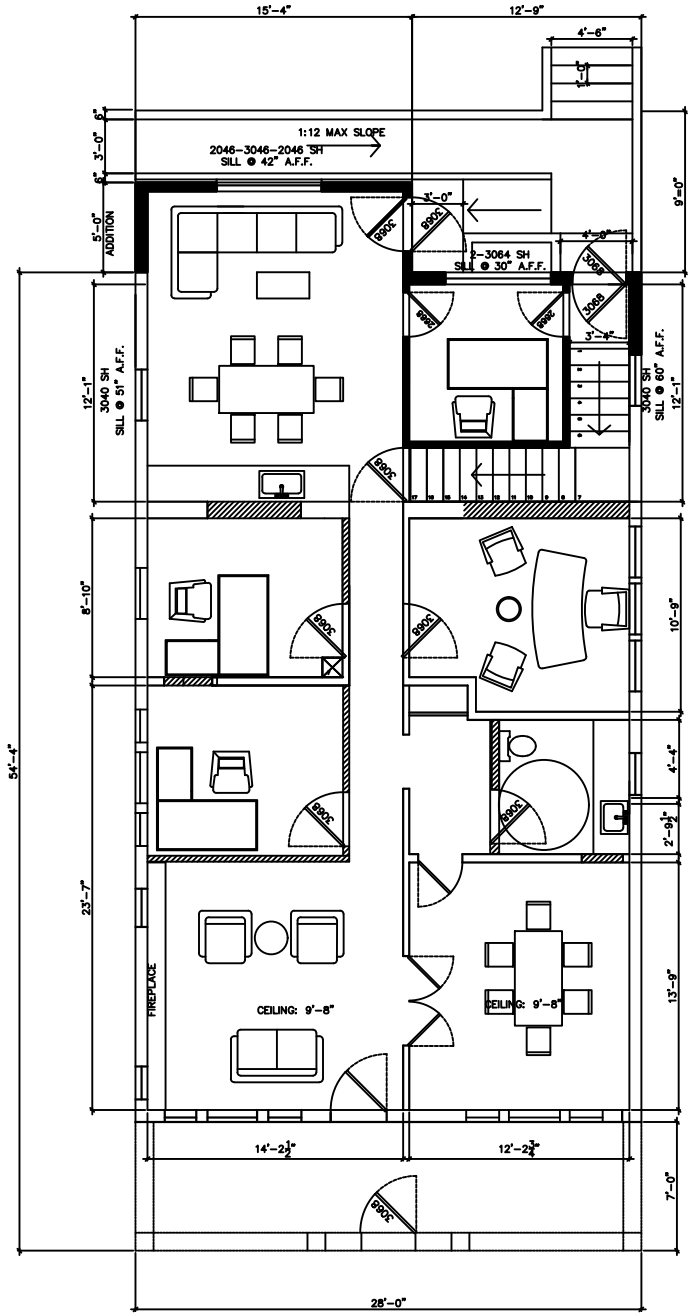
SCALE: 1/4" = 1'-0"

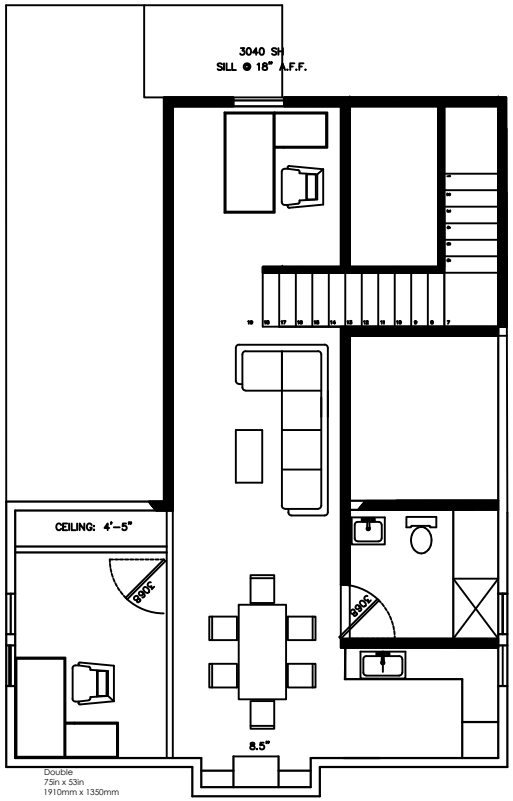
2 SECOND FLOOR PLAN

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

AS BUILT

VERIFY DIMENSIONS IN FIELD





* ALL DOORS AND WINDOWS WITH TAGS TO BE REPLACED.

NEW WALL

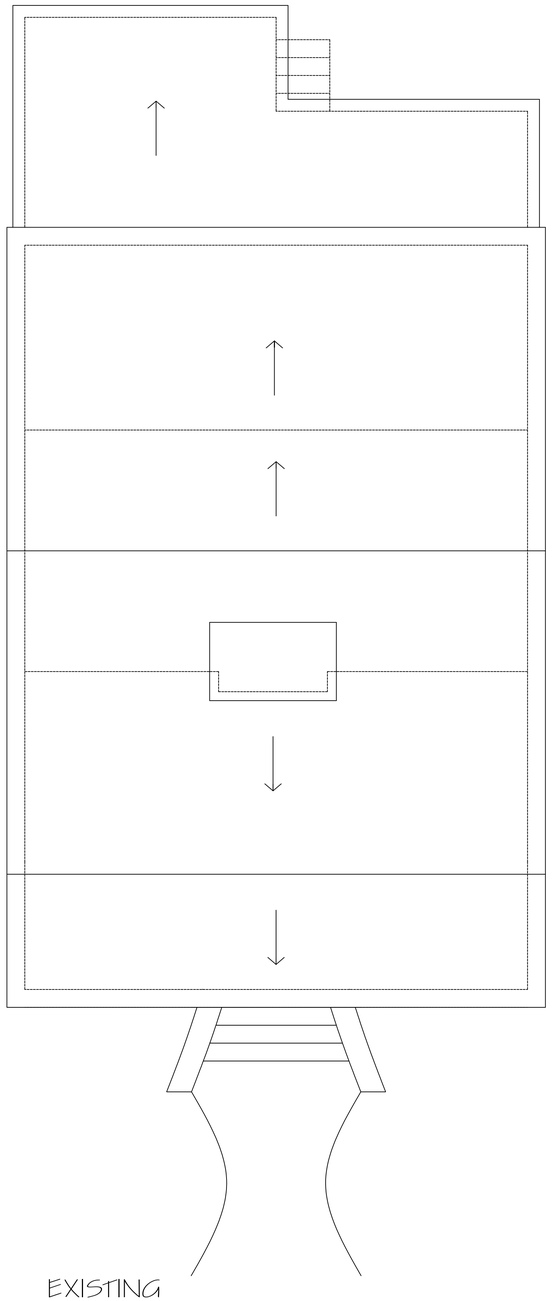
INFILL DOOR/WINDOW

NORTH

DOOR SCHEDULE

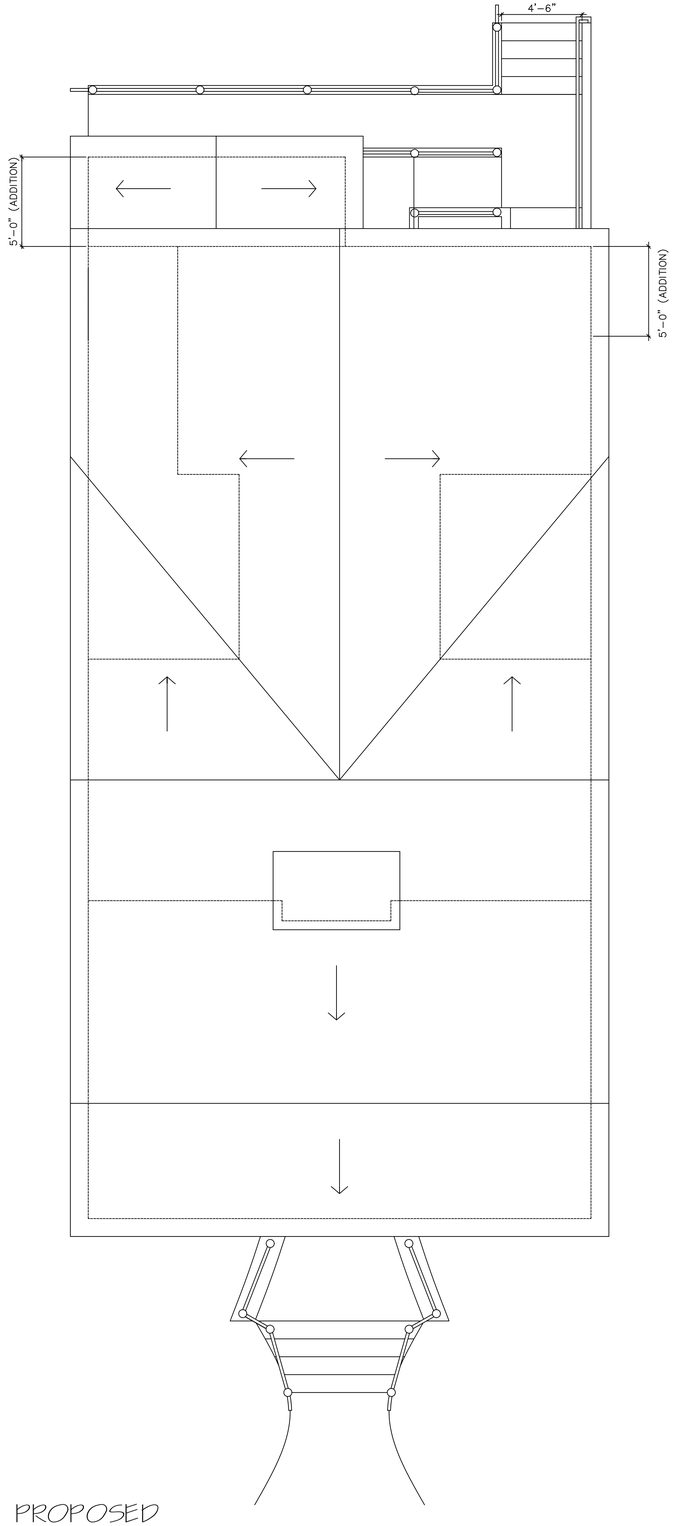
TAG	SIZE	TYPE	MATERIAL	STYLE
1	3068	EXT.	WOOD	3 PANEL
2	3068	INT. SOLID	WOOD	1 PANEL
3	3068	INT. SOLID	WOOD	1 PANEL
4	3068	INT. SOLID	WOOD	1 PANEL
5	3068	EXT.	WOOD	3 PANEL
6	3068	EXT. STORM	METAL CLAD	CUSTOM
7	5068	FRENCH	WOOD	CUSTOM
8	3068	INT. SOLID	WOOD	3 PANEL
9	3068	INT. SOLID	WOOD	1 PANEL

* SEE IMAGE PACKET FOR WINDOW AND DOOR COLOR
WINDOWS TO BE WOOD CLAD, PELLA OR EQ.
EXISTING WINDOWS TO BE REPAIRED AS NEEDED



1 EXISTING

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



NORTH

2 PROPOSED

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

ROOF PLAN

SCHEMATIC DESIGN – NOT FOR CONSTRUCTION

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR
THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER

LUCC APPLICATION

OFFICE REMODEL
920 LOMAS NW
ALBUQUERQUE, NM 87102

REVISIONS | 0
MM | X

SHEET No.
A3
DATE:
11/3/22

TEMPLATE1STORYTITLEBLK20.dwg MAR 31, 2021 10:24 AM

CRITERIUM®
BUILDING INSPECTION ENGINEERS

July 1, 2021

Michelle Negrette
Strata Design, LLC
Stratadesign.nm@gmail.com

RE: STRUCTURAL ENGINEERING OPINION - RENNOVATION
920 Lomas Blvd. NW
Albuquerque, NM 87102

Dear Ms. Negrette

We are writing this reference with regards to the renovation plans you are developing at the above listed address. On March 10, 2022, we performed a due diligence structural inspection. The purpose of this inspection was to inform the current owner, who at the time was a potential buyer, on the structural condition of the property. Since that time, we have been engaged by your client to help with structural plans for the renovation. It is our understanding that you are currently presenting your design before the Landmarks Commission. The purpose of this letter is to explain why the proposed changes to the building are necessary, primarily from a structural point of view.

Based on our observations, the home was built in three different phases based on construction methods and materials. The original structure appears to have been built in 1934. The kitchen at the rear left of the home appears to have been built at a much later date and is built on a perimeter concrete stem wall foundation with wood framed floors. The small storage room at the rear right appears to be an enclosed porch which is not built on a permanent foundation.

As mentioned in our initial inspection report, the original building is approximately 90 years in age. The methods of construction used at the time do no meet current building standards. In addition, there has been a significant amount of deterioration over the years. Our initial report informed the client that substantial upgrades to the structural system of the home would be necessary if they planned renovations.

Roof/ Ceiling

The roof over the original home is framed with 2x4's which are severely undersized by todays standards. Furthermore, the 2x4's are spliced in several areas. We observed sagging of the ridge beam which exceeds current deflection criteria. (L/240 - 2015 IBC). The ridge beam will need to be enlarged to decrease sagging. For the roof lines to tie in appropriately, the new south gable over the addition will need to tie in at the same height as the existing ridge line. In short, there are several compelling factors that require modification of the roofline to make the building compliant with building regulations.

Stairs

The current stairwell occupies a large portion of the 2nd story floor plan. By moving the stairs, it significantly increases the useable floor space on the 1st and 2nd stories.

Interior walls.

The architect has proposed a wall in the front living area. Per our initial inspection, this area generally aligns with the pony walls supporting the roof. There did not appear to be a direct load path for this wall to the foundation and it rests on the interior living room ceiling where sagging was observed. A load bearing wall/ beam system will need to be installed in this area to support the load.

Rear Addition

The architect has proposed to add live-able space at the rear of the kitchen area. As mentioned previously in this report, the rear portions of the home are additions constructed at a much later date than the original home. In our opinion, the additions at the rear of the home do not blend well with the historical design of the original home.

Conclusion

In conclusion, due to the age and condition of the home, it is our opinion that several major structural modifications to the home are necessary for code compliance related to safety, longevity, and useability. We refer the reader to our initial inspection report dated May 11, 2022.

Sincerely,

EDWARD FLORES, JR. NEW MEXICO 13715 July 6, 2022 PROFESSIONAL ENGINEER

Edward Flores, Jr., P.E.
Chief Engineer, President.

Carlos Gallegos, M.S.
Field Engineer

Attachment: Photos

Location
920 Lomas Blvd.,
Albuquerque, NM

Photo Taken by:
Carlos Gallegos, M.S.

Date:
March 11, 2022

BUILDING INSPECTION CRITERIUM ENGINEERS

Photo **#1**

Desc: Addition at rear right -storage

Photo **#2**

Desc: Non-permanent on addition at right right

Photo **#3**

Desc: Addition at rear left- kitchen area

Photo **#4**

Desc: Sagging ridge beam on 2nd floor

Photo **#5**

Desc: 2x4 roof rafter over 24 inches on center- note splice and cracks in joists

Photo **#6**

Desc: Sag in 1st story ceiling where pony wall support for roof exists- support needed in this area

CRITERIUM® ENGINEERS

STRUCTURAL INSPECTION

920 Lomas Blvd NW
Albuquerque, NM 87102

Prepared for:

Majdah Alquhtani

NM

Prepared by:

Criterium Building Inspection Engineers
4801 Lang Ave NE, Suite 110
Albuquerque, NM 87109
(505) 271-1341

03/11/2022

Inspection No. 22203005c
Date of Inspection: 03/10/2022
Engineer: Carlos Gallegos

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TABLE OF CONTENTS

Report Overview 3

- Introduction 3
- Purpose and Standards 3
- Description 4

Inspection Details 5

- Structure 5
- Drainage and Grading 10
- Exterior 11
- Conclusion 12

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INTRODUCTION

At your request, a structural inspection of the above property was performed on 03/10/2022. The report that follows has been prepared based on that inspection. This inspection was performed by Carlos Gallegos, Field Engineer under the direct supervision and review of Edward Flores, Jr. P.E. and owner.

PURPOSE AND STANDARDS

The purpose of this inspection and report is to evaluate the current condition of the **structural system** of this building and to determine what, if any, significant maintenance, repairs, and/or replacement to this system might be expected within the next few years.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied.

The scope of this inspection does not include a comprehensive evaluation for code compliance, governmental regulation compliance, fire safety, or hazardous materials in or around this building. It does not include an inspection of heating, cooling, plumbing and electrical systems or repair designs.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the purpose of this inspection. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

Terms used in this report to describe the condition of observable components and systems are listed and defined below. It should be noted that a term applied to an overall system does not preclude that a part or a section of the system or component may be in different condition:

Average - Component or system compares to what is typical for construction in the geographic area in which the inspection occurs. It also compares it to buildings of similar age and construction type. Since construction practices vary from region to region, average is intended to be region specific.

Excellent - Component or system is in “as new” condition, requiring no rehabilitation, and should perform as expected.

Good - Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some normal maintenance work may be required.

Fair - Component or system falls into one or more of the following categories:

1. Evidence of previous repairs not in compliance with commonly accepted standards.
2. Workmanship not in compliance with commonly accepted standards.
3. Component or system is obsolete.
4. Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor - Component or system has either failed, or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Slight Settlement - Foundation has undergone minor settlement. Small cracks in interior finishes may be visible. No major maintenance or repairs are required.

Moderate Settlement- Foundation has undergone some settlement. Larger cracks in interior finishes may be visible. Doors and windows may not operate smoothly. Repairs to portions of the foundation may be necessary. Drainage and grading issues should be addressed.

Significant Settlement- Foundation has undergone a large amount of settlement. Very large shear cracks appear throughout home. Doors and windows bind. Typically requires underpinning of foundation and/or reconstruction of some portions of the foundation.

All ratings are determined by comparison to other buildings of similar age and construction type.

DESCRIPTION

This home is a two story residence with stucco siding and a pitched shingle roof system. It is approximately 1,516 square feet in size and the original structure was built in 1934. It is currently used as a law office.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

Front view of home

STRUCTURE

This home appears to consist of a minimum of three additions: the original structure is at the front, the kitchen area at the rear left and a storage area at the rear right.

The original home has a partial basement with a crawlspace accessed through the basement areas.. The floors and walls of the basement areas consist of concrete stem walls. Longer posts and columns that extend to the basement floor are used to support the floor joists and floor system. The exterior walls appear to consist of brick and wood construction and the roof is conventionally wood framed.

The kitchen area of the home appears to be an addition built on a crawlspace foundation. The foundation consists of CMU block resting on a concrete footings. Wooden floor joists span between the CMU stem walls. The walls and roof appear to be conventionally wood framed.

The storage area at the right rear of the home appears to be an enclosed porch. There was no access into the crawlspace area. The foundation appears to consist of wooden posts and beams. We could not verify the existence of more permanent footings.

In designing a structure, there are two primary considerations. The first consideration is the strength of the structure. The primary concern here is to design a structure that can safely bear the loads it is intended to carry. The second consideration is minimizing deflection. While a structure may safely carry its intended loads, it may move excessively. Items that are affected by too much deflection include skewed door frames and window frames, cracks in finishes (floor, walls, ceiling, siding), and sloping floors.

In our opinion, this home is structurally sound as it pertains to structural stability considerations. With regards to deflection considerations, the home is generally above average for its age showing signs of slight to moderate settlement. It is an older home and the sizing of framing members is undersized by today's standards. The concrete foundation has deteriorated. Repairs are required in the short-term (0-5 years) and some reconstruction or replacement will be required in the long term (10-15 years).

We used a Zip Level Pro-2000 high precision altimeter and a Stabila Type 196-2 Digital Tech level to measure floor elevations and slopes. The instruments are calibrated for each inspection. Generally floor slopes are less than 0.13 inches of an inch per foot. Overall floor elevations vary by approximately +/- 1 inch.

The most applicable standard for construction of foundations and footings is ACI (American Concrete Institute) Standard 117. The standard generally specified deviance for elevation of +/- one half of an inch for foundations and +/- three quarters of an inch for slabs. Keep in mind that this is a standard for use by designers in drafting specifications and not necessarily a building code. Nevertheless, it does provide a useful data point for reference. In terms of floor slopes, the most applicable standard is the International Residential Code Design Standards for floor deflections (more applicable to beams), which specify floor slopes on the order of 0.05 inches (L/240).

The following are general recommendations for the home:

Original structure:

- In the short term, the loose concrete from foundation walls should be removed and covered with cementitious plaster or shot-crete. Over the long term, sections of the foundation wall may need to be re-constructed.
- Repairs to damaged floor joists, beams and posts in basement are recommended. If you plan on a major remodel, reinforcement of areas below wall partitions are recommended.
- The roof is under-spanned and sags in several areas. Prior to re-roofing or remodeling, reinforcing the roof is recommended.

The kitchen area is generally in good condition. No major repairs are required.

The rear enclosed porch will eventually require a more permanent foundation.

The following photos document additional observations:

Storage room at right rear of home. This area doesn't appear to be constructed on a permanent foundation.

Roof overhangs do not have adequate structural support. Reinforcement will be required when re-roofing or renovating.

Crack in 1st floor ceiling in living area. These are generally below the walls on the 2nd story. Placing a support beam in this area is recommended and can be coordinated with a major renovation

Ridge beam on 2nd story roof sags. Placing a beam and /or column in this area will be recommended when renovating

Floor beams in basement area have splices at midspan. Generally splices are recommended above support columns (Left photo) Right photo shows a wooden beam which has rotated off of support post. A repair is recommended

Visible portions of attic space between 1st and 2nd floor. Roof framing consists of 2x4's 24 inches on center which are undersized by today's standards. The front portion of the home has new OSB wood decking. The rear portion of the home has wooden shingles visible. Additional costs for structural reinforcement will be necessary when renovating or re-roofing.

Areas of foundation walls have significant spalling. Repairs to individual areas are recommend during the short term and portions of the wall may need to be re-constructed over the long term.

Supports have been added at the midspan of floor joists. Some of the columns have concrete footings (left photo) while others do not (right photo). We recommend reinforcing areas when **renovating.**

DRAINAGE AND GRADING

Drainage and grading of your home play an important role in keeping the structural system of your home sound. One of the most common causes of foundation settlement is due to the accumulation of moisture near the foundation. Moisture near the foundation can also cause spalling problems with stucco as the stucco wicks ground moisture and freezes during cold cycles.

As part of our inspection, we consider roof drainage which can affect the foundation around the perimeter of your home. We also consider the lot drainage and grading which should keep water away from your home and prevent erosion.

This home is built on a relatively flat lot with a slight grade away from the exterior walls of the home.. The roof has a small gutter installed over the entryway. Concrete sidewalks and asphalt help divert water away from the foundations walls.

We recommend roof run-off be diverted a minimum of 10 feet away from the foundation walls. This can be accomplished in many ways, including a combination of gutters, down-spouts, French drains, and/or retention ponds.

Ensure roof runoff is diverted away from foundation walls. Over the years concrete and asphalt have been added which help. In our opinion, the deterioration of the concrete stem walls was made worse by moisture.

EXTERIOR

The exterior walls of this house are surfaced with stucco. It was in good condition; however periodic maintenance and repair will be needed.

Maintenance and repair of this stucco will be an ongoing requirement. Cracks larger than 1/8 of an inch in size can be repaired by removing loose material from the crack. The area can be restuccoed preferably using mesh fabric over the cracked area. An exterior grade caulk can also be used, but will attract dust and dirt. Avoid using paint as it will prevent future layers of stucco from bonding to the layers below.

Exterior stucco will require periodic maintenance and repairs

Woodwork on exterior has some deterioration. Repairs and maintenance to exposed woodwork will be necessary.

CONCLUSION

In summary, we consider the structural condition of this home to be in good condition for its age. However when compared to a modern home it is in poor condition. Generally due to the age, the foundation has deteriorated and the framing is undersized. The best time to make major repairs is when undertaking a renovation of the home. Increased costs should be anticipated for undertaking these repairs.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

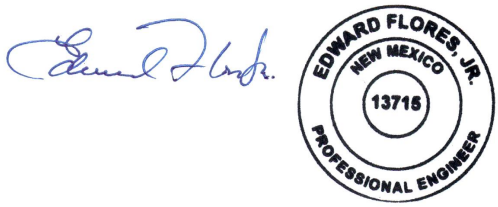
There is no one way to build, renovate or remodel a home. As a result, you may encounter contractors whose opinions about the condition of this home will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

Many things have been discussed in this report. However, we realize that there may still be other things of interest to you that have not been discussed. Therefore, we encourage you to call with any additional questions you may have.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Carlos Gallegos, M.S.



Edward Flores, Jr., P.E., Owner and Chief Engineer

7 November 2022

Landmark Commission, CABQ

Commissioner's,

My name is Daniel Vigil, I have been licensed as a general contractor in the state of NM since 1983 (GB-davc llc, 98 Lic# 403237). I will be responsible for organizing the work flow on the 920 Lomas Blvd Project. The primary framing contractor for the project will be Patrick Kimbro (Kimcon GB-98 #92680). I worked with Kimcon Inc on the extensive structural preservation and renovation of the "Maria Theresa Restaurant Project", now known as "Casa Esencia", for Hotel Albuquerque. On that project, I worked with the existing landmark commission to successfully satisfy all the structural & design elements that were required during the renovation.

With the structural inspection report in hand (by Criterium Building Inspection Engineers), along with Kimcon Construction, I performed an extensive walkthrough inspection of the 920 Lomas Project. We identified the numerous structural points of stress and failure in the building, as noted in the report. The ideas and design proposed in the resubmittal by the architect, Michelle Negrette, successfully address the structural issues in a cost effective manner and simultaneously improves the usability requirements of the building owner. I agree with the Engineer's opinion, that the proposed changes to the building improve the character of the building while maintaining the architectural characteristics in the existing neighborhood.

When we are authorized to proceed, I will work to satisfy all structural and design elements approved by the Commission, and permitted by the city.

Sincere Regards,

Daniel Vigil
davc co. llc.
dnlvigil@mac.com
505.400.0583

CC: Michelle Negrette, stratta design llc

NOTIFICATIONS

From: Michelle Negrette
To: Naji, Leslie
Subject: Fwd: 920 lomas nw Neighborhood Meeting Inquiry Sheet Submission
Date: Thursday, November 17, 2022 3:06:26 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Begin forwarded message:

From: "Carmona, Dalaina L." <dlcarmona@cabq.gov>
Subject: RE: 920 lomas nw Neighborhood Meeting Inquiry Sheet Submission
Date: November 9, 2022 at 9:05:38 AM MST
To: 'Michelle Negrette' <stratadesign.nm@gmail.com>

Hi,

You'll have to reach out to the Planning Department for those addresses.

Thank you,

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
dlcarmona@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: Michelle Negrette <stratadesign.nm@gmail.com>
Sent: Wednesday, November 9, 2022 6:59 AM
To: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Subject: Re: 920 lomas nw Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning Dalaina,

What is the process to request neighbor addresses for LUCC submittal. This is for the project requested below at 920 Lomas NW.

Thank you,
Michelle

On Nov 7, 2022, at 10:27 AM, Carmona, Dalaina L. <dlcarmona@cabq.gov> wrote:

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
Downtown Neighborhoods Association	Zoning	Committee	zoning@abqdna.com	400 Romero Street	Unit 1	Albuquerque	NM	87104

				NW				

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.

Please note the following:

- 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 your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here:https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here:https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- 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?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you.

<image001.png>

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
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods
<image002.png><image003.png><image004.png><image007.png>

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 <webmaster@cabq.gov>
Sent: Monday, November 7, 2022 9:13 AM
To: Office of Neighborhood Coordination <Stratadesign.nm@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Landmarks Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Michelle Negrette
Telephone Number
5057104221
Email Address
Stratadesign.nm@gmail.com
Company Name
Strata design
Company Address
711 Amherst SE
City
Albuquerque
State
NM
ZIP
87106
Legal description of the subject site for this project:

Physical address of subject site:

920 lomas nw

Subject site cross streets:

Lomas and luna

Other subject site identifiers:

This site is located on the following zone atlas page:

J13

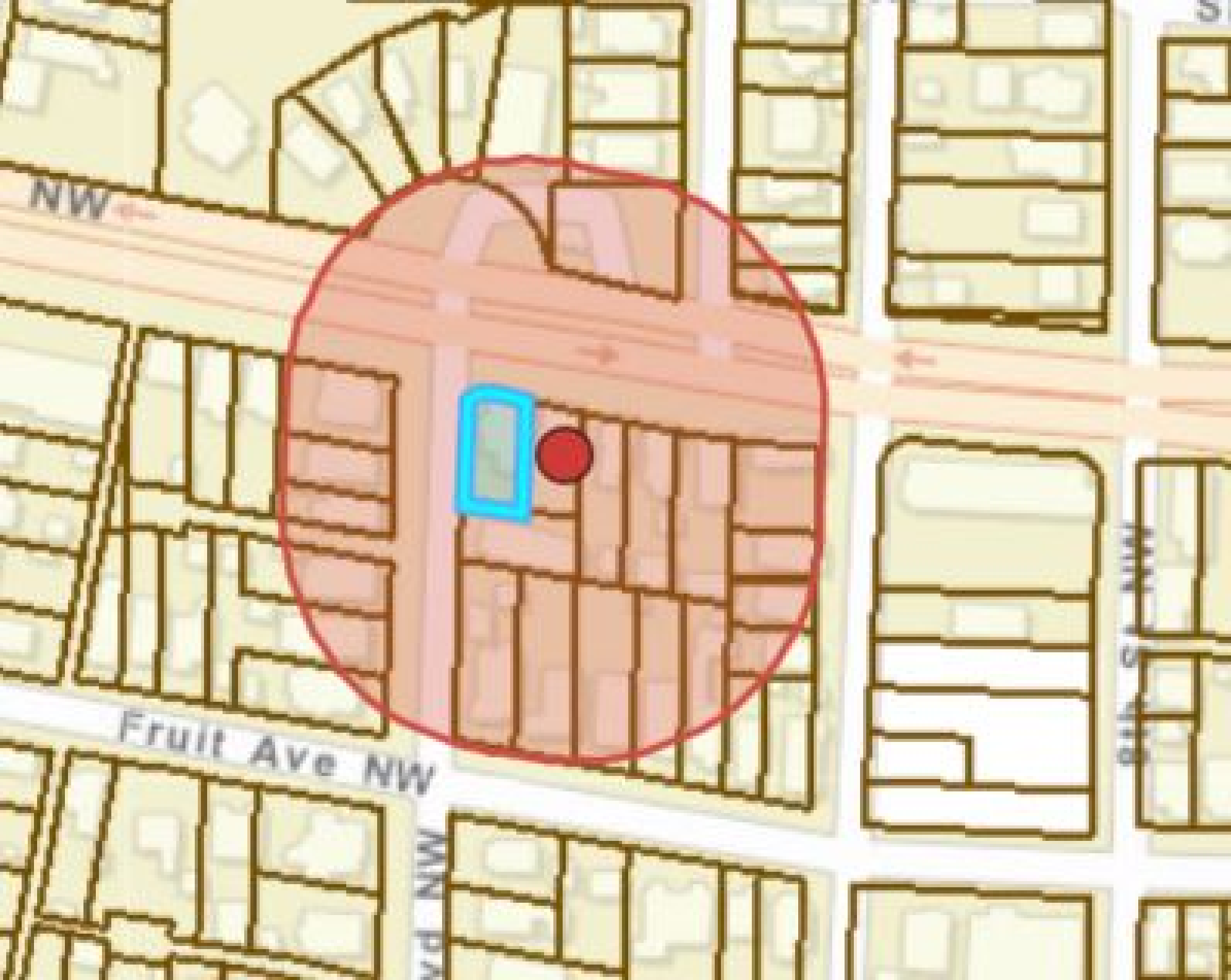
Captcha

x

<LUCC2.IDOZoneAtlasPage_J-13-Z.pdf>

Michelle Negrette
Strata Design, LLC
505.710.4221
stratadesign.nm@gmail.com

Michelle Negrette
Strata Design, LLC
505.710.4221
stratadesign.nm@gmail.com


NW
Fruit Ave NW

JASSO MICHAEL
924 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1954

ADOBE DUCK ENTERPRISES LLC
4017 NE 10TH AVE
PORTLAND OR 97212-1224

MEADE JOHN F & LINDSAY J
1401 FREEMAN AVE NW
ALBUQUERQUE NM 87112

BAIAMONTE JAMES T & KIMBERLY J
4301 SUNNINGDALE AVE NE
ALBUQUERQUE NM 87110

CRECCA ALEXANDER D & SARA S
3200 MONTE VISTA BLVD NE
ALBUQUERQUE NM 87106-2120

BISHOP TARA
607 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

LEGER ERNIE
3730 MANCHESTER DR NW
ALBUQUERQUE NM 87107

STOLLER JOHN E & MARGUERITE M
1125 VISTA GRANDE NW
ALBUQUERQUE NM 87105

MCLEAN CHERYL & MICHAEL
914 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1954

EASTON MAIA RICHARD
4905 MERIDIAN ST
LOS ANGELES CA 90042-1622

MORRIS KERRY J & GLORIA J
901 LOMAS BLVD NW
ALBUQUERQUE NM 87102

BEAZLEY ELIZABETH A & WEISSENBORN VERENA
611 KELEHER AVE NW
ALBUQUERQUE NM 87102-1925

DIAMOND MARY A TR COLLINS-DIAMOND LVT
605 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

ACUNA LISA C
615 KELEHER AVE NW
ALBUQUERQUE NM 87102-1925

LAJEUNESSE KATHY B
613 KELEHER NW
ALBUQUERQUE NM 87102-1925

LEBECK BARBARA C & ARKO ERNEST L
916 LOMAS BLVD NW
ALBUQUERQUE NM 87102

ECKSTEIN JEROME & JULIE
3915 CARLISLE BLVD SE
ALBUQUERQUE NM 87107-4503

EASTON MAIA RICHARD
4905 MERIDIAN ST
LOS ANGELES CA 90042-1622

MATLICK SETH & COOK LEAH
909 FRUIT AVE NW
ALBUQUERQUE NM 87102-1917

CHARD SHERYL MARIA
601 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

CARPENTER HOLDINGS LLC
925 LUNA CIR NW
ALBUQUERQUE NM 87102

BACA ROSALINDA L
907 FRUIT AVE NW
ALBUQUERQUE NM 87102-1917

DLO LLC
1000 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1945

DOWNES KENNETH C
PO BOX 1980
CORRALES NM 87048

MCLEAN MICHAEL & CHERYL
914 LOMAS BLVD NW
ALBUQUERQUE NM 87102-1954

EVANS HENRY W & DEBRA J
819 FORRESTER AVE NW
ALBUQUERQUE NM 87102

FLORES JACQUELINE D & DAMIAN
615 LUNA BLVD NW
ALBUQUERQUE NM 87102-1931

SNODGRASS RUSSELL B
903 FRUIT AVE NW
ALBUQUERQUE NM 87102-1917

CHAVEZ ISRAEL
806 FORRESTER AVE NW
ALBUQUERQUE NM 87102

MEYERS KAREN J & SACKETT JOE F
905 FRUIT AVE NW
ALBUQUERQUE NM 87102-1917

WATSON TRACY JILL

617 LUNA BLVD NW

ALBUQUERQUE NM 87102-1931

FLORES JACQUELINE D & DAMIAN C WILSON

923 FRUIT AVE NW

ALBUQUERQUE NM 87102

[Note: Items with an asterisk (*) are required.]

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*: __Nov 6, 2022 _____

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* 920 Lomas NW
   Location Description between 9th and Luna 2.
   Property Owner* _____Majdah AlQuhtani-Dphrepaulezz_____
3. Agent/Applicant* *[if applicable]* strata design
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
   - ξ☐ Other: _____Certificate of Appropriateness_____

   Summary of project/request[1]*:

   Modification of proposed south elevation including a 5' expansion to the south and new roofline.

   ___
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐x 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*: December 14, 2022, 3pm

Location*[2]: Zoom: https://cabq.zoom.us/j/2269592859_____

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*[3]:
   stratadesign.nm@gmail.com
   _____

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

1. Zone Atlas Page(s)*[4] J13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐Deviation(s) ☐Variance(s) ☐Waiver(s)

   Explanation*: See Attached

   _____
4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐Yes x ☐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[5]:

1. Area of Property *[typically in acres]* _____
2. IDO Zone District MX-L
3. Overlay Zone(s) *[if applicable]* HPO-3
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Office

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), 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/

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

[5] Available here: 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: Certificate of Appropriateness Major	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	☒ Yes ☐ No
Neighborhood meeting required:	☐ Yes ☒ No
Mailed Notice required:	☒ Yes ☐ No
Electronic Mail required:	☒ Yes ☐ No
Is this a Site Plan Application:	☐ Yes ☒ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application:	920 Lomas NW Albq., NM 87106
Name of property owner:	Majdah alQuhtani-Dphrepaulezz
Name of applicant:	Strata Design
Date, time, and place of public meeting or hearing, if applicable:	
August 10, 2022 at 3pm, via zoom	
Address, phone number, or website for additional information:	stratadesign.nm@gmail.com
www.cabq.gov/planning/boards-commissions/landmarks-commission	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☒ Zone Atlas page indicating subject property.	
☒ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	
☒ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

_____ (Applicant signature) __Nov 6, 2022_____ (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.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ 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.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: Nov 5, 2022

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:

Neighborhood Association (NA)*: Downtown Neighborhood

Name of NA Representative*: *Zoning Committtee*

Email Address* or Mailing Address* of NA Representative[1]: zoning@abqdna.com

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

1. Subject Property Address* 920 Lomas NW
   Location Description On Lomas between 9th and Luna
2. Property Owner* Majdah alQuhtani-Dphrepaulezz
3. Agent/Applicant* *[if applicable]* Strata Design
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: Certificate of Appropriateness

   Summary of project/request[2]*:
   Remodel to include roof replacement, glazing in screened porch, painting and new stucco, repair of architectural details, repair and expansion of addition in rear and new ADA ramp in rear.

[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] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

   ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)

   ☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   Date/Time*: December 14, 2022 at 3pm

   Location*[3]: https://cabq.zoom.us/j/2269592859

   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*[4]:
   stratadesign.nm@gmail.com

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

1. Zone Atlas Page(s)*[5] J13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*: _See attached

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes x ☐ No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:_

[3] Physical address or Zoom link
[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/*

[Note: Items with an asterisk (*) are required.]

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 *[Optional]***:**

From the IDO Zoning Map[6]:

1. Area of Property *[typically in acres]* _____
2. IDO Zone District MX-L
3. Overlay Zone(s) *[if applicable]* HPO - 3
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Office

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), 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/

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

Cc: _____ *[Other Neighborhood Associations, if any]*

_____

[6] Available here: https://tinurl.com/idozoningmap

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 11/29/2022 To 12/14/22

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.

_____ Nov 5, 2022
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11.10.22, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2022-007873/ SI-2022-02107

Rev. 1/11/05

Bolivar, Silvia A.

From: Michelle Negrette <stratadesign.nm@gmail.com>
Sent: Wednesday, November 9, 2022 11:36 AM
To: Bolivar, Silvia A.
Subject: Fwd: USPS eReceipt

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Receipt for mailings.

Thanks,
Michelle

Begin forwarded message:

From: DoNotReply@ereceipt.usps.gov
Subject: USPS eReceipt
Date: November 9, 2022 at 9:54:47 AM MST
To: STRATADESIGN.NM@GMAIL.COM

UPTOWN
2505 GRACELAND DR NE
ALBUQUERQUE, NM 87110-9998
(800)275-8777

11/09/2022 09:54 AM

Product	Qty	Unit Price	Price
Mountain Flora	4	$12.00	$48.00

Grand Total: $48.00

Debit Card Remit $48.00
Card Name: VISA
Account #: XXXXXXXXXXXX5974
Approval #: 176092
Transaction #: 487
Receipt #: 042533
Debit Card Purchase: $48.00
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

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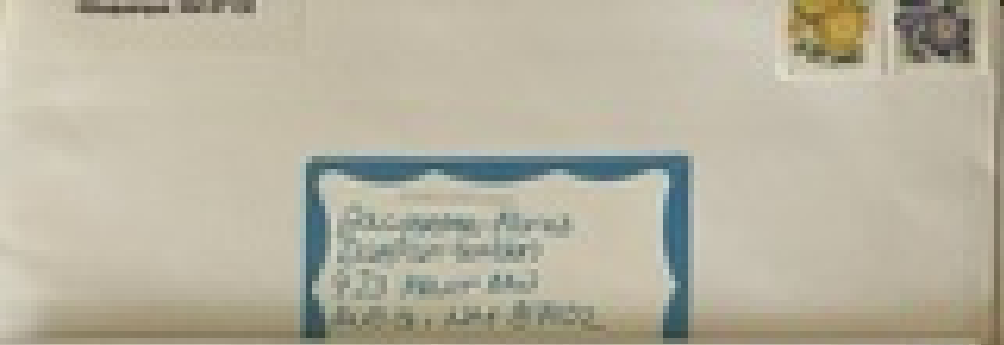

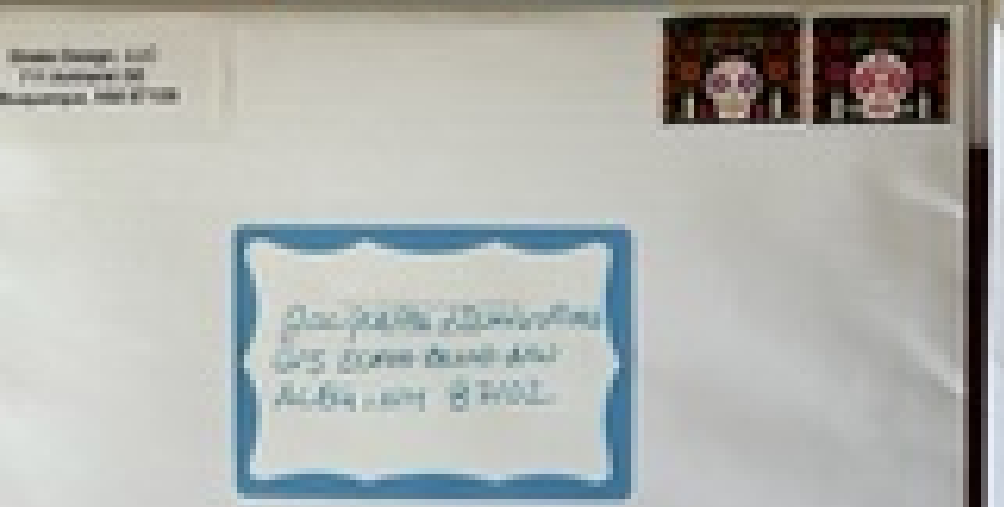

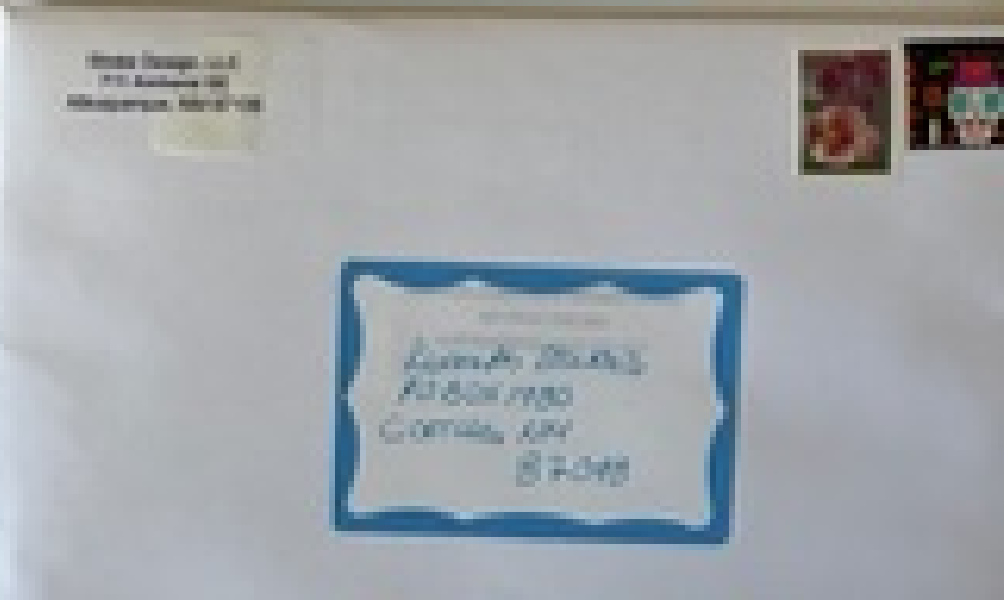

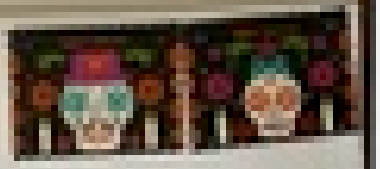

ATTACHMENTS

Photos of previous additions to be incorporated in new project.