



Landmarks Commission

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

Date: December 14, 2022

OFFICIAL NOTIFICATION OF DECISION

PR-2022-007874
SI-2022-02108
Designation of portions of the East End
Addition as a Historic Protection Overlay

City of Albuquerque, Planning Department, requests approval of a Designation of Historic Protection Overlay for a portion of the East End Addition, described as Lots 1-7 & 18-23, Blocks 25 & 26 East End Addition (J-19)

On December 14, 2022 the Landmarks Commission voted to APPROVE **Project # PR-2022-007874/SI-2022-02108**, based on the following Findings and Conditions of Approval.

1. This application is a request for Designation of the East End Addition as a Historic Protection Overlay Zone, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition.
2. The subject site is approximately 2.72 acres.
3. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque.
4. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
5. The IDO Section 14-16-6-7(C)(3)(a) states that an application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.
6. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It remained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still

retains its sense of closeness and community. There are very few identified African-American historic places in New Mexico and none, except for the East End Addition, in the City of Albuquerque.

7. The request furthers the following Goals and policies from Chapter 4: Community Identity pertaining to character, identity and design, and neighborhoods.

- A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

The request would contribute to enhancing, protecting, and preserving the East End Addition community. The East End Addition is characterized by one-story pueblo and ranch style homes that are set back and equal distance from the street. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.

- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The application of an HPO will help protect the identity and cohesiveness of the East End Addition by ensuring that the existing character of building design will remain unchanged. If approved, proposals will have to be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The application of an HPO will help maintain and preserve the unique qualities of the East End Addition. The East End Addition is important for its' long history and contributions to the history of the City of Albuquerque. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighbourhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. The East End Addition will be protected from inappropriate additions and future demolitions will require review.

The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.

- 8. The request furthers the following Goals and policies from Chapter 11: Heritage Assets pertaining to historic assets.

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

The East End Addition has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

The request will preserve and enhance the East End Addition as the protections afforded by the HPO will help strengthen the areas sense of identity.

RECOMMENDATION - Case SI-2022-02108 / Project # PR-2022-007874, December 14, 2022.

APPROVAL of SI-2022-02108 / Project # PR-2022-007874, an application for Landmarks Commission recommendation of an HPO designation for the East End Addition, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition, based on the preceding (8) Findings & Conditions of Approval.

Recommended Conditions of Approval

1. This is a recommendation to City Council which is the decision-making body in this action.
 2. LC staff shall provide guidelines for the HPO within 60 days of approval by City Council.
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **December 14, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **December 29, 2022**.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission