Landmarks Commission

Agenda Item: 4
Case # SI-2022-01337
Project # PR-2022-007326
August 10, 2022

Staff Report

Agent	Michelle Negrette/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	.13 Acres
Zoning	MX-L
Historic Location	Fourth Ward Historic Protection Overlay Zone (HPO-3)

Staff Recommendation

APPROVAL of Case # SI-2022-01337, a request for a Certificate of Appropriateness for Alterations, based on the Findings beginning on page 18 and subject to the Conditions of Approval on page 23.

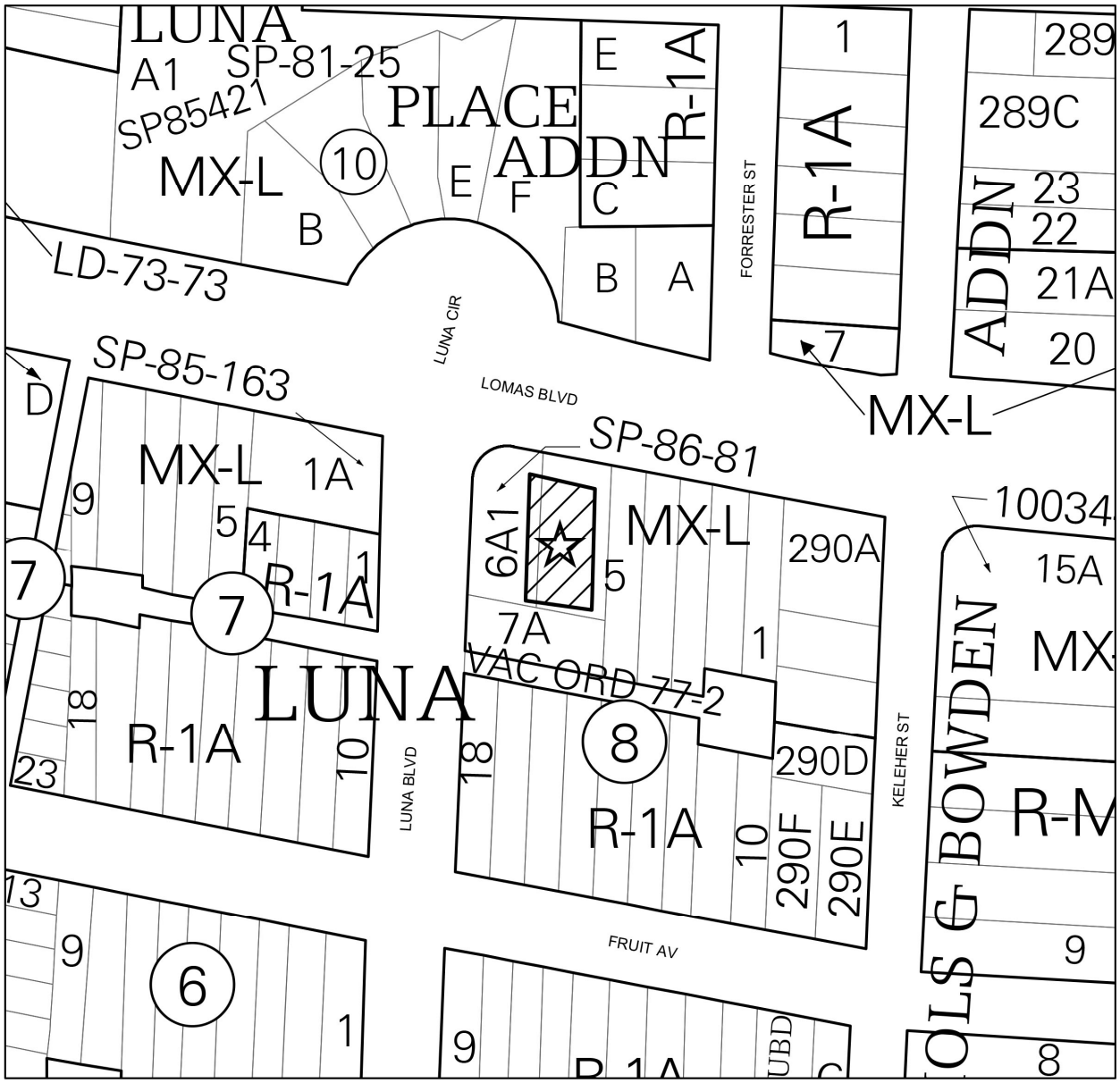
Silvia Bolivar, PLA ASLA
Historic Preservation Planner

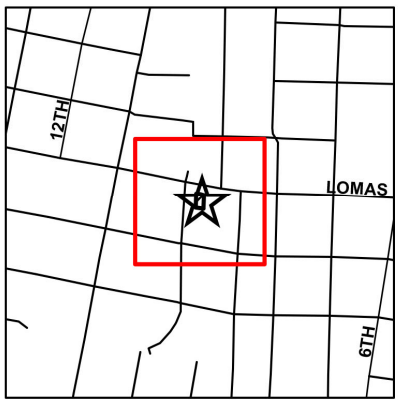
Summary of Analysis

The subject site at 920 Lomas Blvd. NW contains a 1 ½-story Bungalow built in 1921. The house is designated as contributing to the Fourth Ward Historic District, however; the house has been modified to an extent but its' original architectural character is clearly evident. The proposal is a comprehensive rehabilitation of the exterior of the house that will occur over three phases. The scope of work for Phase 1 will include repair of the foundation, replacement of the roof and roof deck, re-stuccoing and painting the exterior, and replacement of the front porch screening with glazing in order to increase safety. The request is aimed at improving the work-flow for a new, commercial, tenant while repairing structural issues, and increasing safety.

The request for a Certificate of Appropriateness for alterations has been reviewed against the Fourth Ward Historic Overlay Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance (IDO). The proposed alterations are consistent with many of the specific development guidelines for the Fourth Ward Overlay Zone. The materials and approach proposed are appropriate and will not impair the form or integrity of the building. Staff recommends approval with conditions.

PRIMARY REFERENCES: Integrated Development Ordinance (IDO); New Town Development Guidelines for the Fourth Ward Historic District.





IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 100 feet

Hearing Date:
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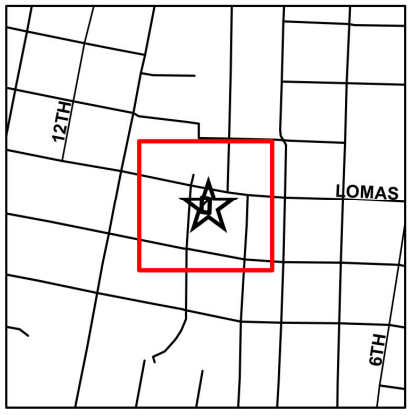

HISTORY MAP

Note: Gray shading indicates County.

1 inch = 100 feet

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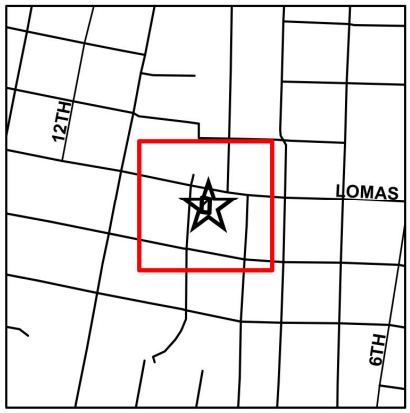

LAND USE MAP

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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SUMMARY OF REQUEST

Request	*Certificate of Appropriateness for Alterations*
Historic Location	*Fourth Ward Historic Protection 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, Generic box, c. 1979	Non-contributing Commercial
Site to the South	1 ½	Gabled Roof, Bungalow, c. 1919	Contributing Residential
Sites to the East	1	Cross Gabled Roof, Bungaloid, c. 1922	Contributing Residential
Site to the West	1 ½	Hipped Roof, Bungaloid, c. 1914	Contributing Residential

II INTRODUCTION

Proposal

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 that will be performed over three phases.

The scope of work for Phase 1 will include:

- The removal and re-building of a poorly incorporated enclosed rear porch that was built upon a deck on the southwest portion of the building. This area will be rebuilt due to structural issues and will be expanded to meet the south wall while simplifying the roof structure. The addition will be 126 SF. The applicant is proposing a gabled roof.
- An ADA ramp will be constructed in the rear of the building to facilitate access and the existing parking lot will be re-striped.
- New and rehabilitated fencing is proposed at the rear of the property.
- Replacement of front porch screening with glazing, removal of the front porch painted plywood, and removal of the security door.

- Repair of foundation issues.

Background

The wood frame/stucco building was built in 1921 (building permit on file) and features a curved balustrade with capped posts that leads to a large, screened, front porch. The porch extends across the entire front of the house. There are capped posts supported by wood battered columns each with a simple wood plinth and capital. There is a flat roofed addition towards the rear of the property that seems to be structurally unsound. There is also a chimney on the east side that is stuccoed. The roof consists of a single ridged pitched-side gable with a shed roof dormer along with exposed rafters and fascia's on the side gables. The windows are 5/1 double-hung with wood sashes. No data is available as to when the subject site was converted from a residential building to a commercial one.

At the time of the initial historic inventories conducted in 1979, the inventories reveal that the porch was screened in. The screening of the porch prior to the adoption of the IDO was inappropriate and has damaged to some extent the integrity of the property.

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.

With the conditions of approval, the windows and fencing will be of a complementary design and materials, and will effectively preserve the distinctive character of this bungalow.

The new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

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 only change the existing footprint by a small amount (126 SF). The proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the 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.

Subject to conditions of approval, the proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site.

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 architectural features which are deteriorated include the roof, doors, some windows, eave and porch details. These elements will be repaired if possible and if necessary, replaced to match the original as closely as possible.

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 new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

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

Not applicable.

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."

Subject to minor design amendments, the proposal is 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.

POLICY – EXTERIOR WALLS

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subject to harsh cleaning requirements.

Guidelines

6. When a stuccoed building is to be restuccoed, the original textures, if known, are recommended.

The building will be re-stuccoed with a texture to match the original as closely as possible. The applicant has chosen a color palette that includes:

Body (stucco)	***Benjamin Moore, OC-39 "Timid White"***
Trim	***Benjamin Moore, 2126-20 "Racoon Fur"***
Doors	***Benjamin Moore, HC-131 "Lehigh Green".***

A rendering is attached as part of the application packet.

POLICY – FOUNDATIONS

When the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

Guidelines

3. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.
   - Repair deteriorated materials in kind, matching the original in scale, configuration, detail and material. Consider a compatible substitute material only if using the original is not feasible.

The project intends to repair foundation issues. As part of the home inspection process, an inspection was made and it was determined that there were structural issues and short-term and long-term recommendations were made. "In the short term, the loose concrete from foundations walls should be removed and covered with cementitious plaster or shot-crete".

The repair of the foundation should match the original in scale, configuration, detail and material. No other information has been provided by the applicant.

POLICY – ADDITIONS

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

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's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
   - Additions should not visually overpower the original building.
   - Additions should not exceed 50% of the original building's square footage.
   - Design an addition to complement the existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.
   - Additions should not convert a secondary façade into a primary façade.

- Roof additions, such as dormer, should be added to rear and secondary facades.

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

5. Windows should be similar in character to the historic building.
   - New windows should be of a similar type and materials.
   - On primary facades of an addition, the solid to void ration (percentage of windows to walls) should be similar to the historic building.

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.

The subject site has an unapproved addition located towards the rear of the property that consists of an enclosed porch built upon a deck. The enclosure needs to be rebuilt due to structural issues and will be expanded by approximately 126 SF (14'-0' x 9'-0") to meet the south wall of the existing kitchen that will simplify the roof structure. The new roof structure will be gabled.

The addition's height, mass and scale maintains the overall relationship to other contributing buildings on the block and does not visually overpower the original building. The addition is 126 SF and does not exceed 50% of the original building's square footage. Furthermore, the new addition/rebuild is discretely located to the rear, where it is barely visible from the street. The addition will use complementary, matching materials and will cause no harm to the significance of the contributing building.

New windows for this addition will include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

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.
   - Preserve the original eave depth. It is not appropriate to alter, cover, or remote the traditional roof overhang.
   - Retain and preserve original details, features and materials.

- It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.
- Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seem from the street may 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.

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 roof towards the rear of the property will be extended to match the south wall. A new gabled roof will replace the low slope roof over the existing addition in order to be more in keeping with the Bungalow style. The character defining features will not be altered as the historic depth of the overhang of the eaves will be preserved and will continue to be exposed. The new, gabled roof will cause no harm to the significance of the contributing building and will not create a false sense of history while matching as closely as possible the existing grey asphalt shingles.

POLICY – PORCHES AND ENTRANCES

Where a porch is a primary character-defining feature of a front façade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

Guidelines

1. Retain and preserve the original roof forms.
   - Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.
   - Deteriorated materials should be replaced to match the original in design, dimension and material. Consider a compatible substitute material only if using the original material is not feasible.
   - If replacement of an entire porch or entrance is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.
   - Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.
   - When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

2. Retain and preserve functional and decorative details, such as porch columns, balustrades, brackets, steps, piers, rails, ceilings, floors, entrance sidelights, transoms, pilasters and pediments.
   - Original decorative elements such as spindle work, latticework, or bead board should not be altered or removed unless accurate restoration requires it.
   - If replacement of a deteriorated detail of an entrance or porch is necessary, replace only the deteriorated detail in kind. New details should match the original in design, material, dimension and historic placement on the building.
   - It is not appropriate to introduce new features or details that do not complement the historic architectural style or may result in creating a false sense of history.
3. Protect and maintain historic materials.
   - Porches and entrances should be inspected regularly for signs of moisture damage rust, structural damage or settlement and fungal or insect infestation.
   - Porches and entrances should be adequately maintained through recognized preservation methods.
4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time it is recognized that such a location is often the preferred position for an addition.
5. When no documentation of a historic porch or entrance exists, a new feature may be considered that is similar in character to those found on comparable buildings.
   - Design of the feature and materials utilized should complement the original building.
   - Buildings that historically did not have porches or pronounced entrance, should not introduce a new feature on a primary or secondary façade that may result in creating a false sense of history.
6. When installation of new features for accessibility are necessary, see guidelines on site features.

The applicant has submitted as part of the application, precedent study images of porch glazing near the subject site. However, none of the examples provided have sliding windows.

The alterations made to the front porch prior to the adoption of the IDO were inappropriate and damaged to some extent the integrity of the property. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens, painted plywood, and door are not original to the house. The location, configuration, and dimension of the porch are not being altered and the request is aimed at improving the use of the building while providing increased security.

The proposal calls for the porch to be enclosed with sliding aluminum windows (W1 & W2) that are to be painted "Timid White" but sliding windows for porches are not a design option in the Fourth Ward HPO. The new windows shall be of historically appropriate, complementary design and materials.

The applicant is also proposing for the front steps to be extended towards the south to create a stoop to improve safety when entering the building. The front door will be replaced with a three-panel wood door.

For guideline #6 please refer to On Site Features Policies in this report.

POLICY – WINDOWS & 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.
   - If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
   - 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.
   - 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.
2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.
   - If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design compatible with the original opening and t he historic and architectural character of the building.
3. Retain and preserve functional and decorative features such as transoms and sidelights.
4. Retain and preserve 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 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.
   - The use of plastic, vinyl, metal or other unsympathetic materials is discouraged, excepting that wood windows with exterior aluminum cladding may be approved. Metal window frames may be used when replacing historic metal windows.
   - When replacing windows with multiple lites, simplified sash patterns may be approved on rear and secondary facades.

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.

5. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.
   - Features should be made of wood (painted or unpainted) or anodized metal. Metal screen, storm or security doors without paint or an anodized finish are not appropriate.
6. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building and sized and placed to fit the window openings they flank

For the porch enclosure, the applicant is proposing 6'-0" x 5'-6" sliding windows (W1 & W2) but sliding windows are not in keeping with the guidelines for the Fourth Ward. The subject site has a strong presence in the streetscape and makes an important contribution to the special qualities of the Fourth Ward. Aluminum sliding windows would diminish the character of the subject site. The new windows shall be of historically appropriate, complementary design and materials.

Other windows include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

For the entrance the applicant is proposing a three-panel wood door that will be painted. For the rear of the property, not visible from the street, the applicant is proposing a three-panel wood door with a custom storm, metal clad door.

POLICY – DETAILS & ORNAMENTATION

Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended.

Guidelines

1. Protect and maintain significant stylistic elements.
   - Distinctive stylistic features and examples of skilled craftmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.
2. If replacement is necessary, design the new element using accurate information about original features.
   - The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.
3. Develop a new design for the replacement feature that is a simplified interpretation when the

original element is missing and cannot be documented.

- The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

Stylistic elements include the wide eaves, exposed rafter tails, project roof beams and knee braces that will be repaired and painted.

POLICY – SITE FEATURES & STREETSCAPES

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

Guidelines
Fences and Free Standing Walls

6. Preserve historic fences and yard walls when feasible.
   - Replace only those portions that are deteriorated beyond repair.
7. When constructing new fences, use materials that appear similar to those used historically.
   - Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
   - Vinyl and other synthetic fencing is reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.

Currently there is a wood-panel fence surrounding the property that is in disrepair and the applicant is proposing a 6' high vinyl gate and fence in "Adobe". Documentation of the area reveals only wood privacy fences and panels therefore the proposed fencing must be wood, not vinyl. The new fence shall be made of wood and shall be similar in scale to those seen historically in the neighborhood.

Accessibility

20. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to be a compliment to the existing structure and not a detraction.
    - Designs for new ramps or other structures should be simple.
    - Design should be sensitive to the character and massing of the existing building, however; it should not mimic the historic design.
    - Landscaping, choice of building materials and compatible color choices are ways of minimizing the visual impact of a new feature.
    - Installation of new ramps or other structures should be done in a manner that is reversible, and the work should be removed when the need is passed.

- Extensive modification of existing porches and stoops should be avoided.

21. Accessibility requirements for commercial and multi-family buildings shall incorporate materials and styling that complement the building. Commercial quality landscaping may be required.

The design of the new ADA ramp is a simple, concrete ramp with a cable handrail system.

Notification

The applicant notified the Downtown 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.

As of this writing, Staff has not received any comments in support or opposition to the request.

Conclusion

As discussed in the analysis above and subject to minor design amendments, 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 Alteration – Case SI-2022-01337/Project # PR-2022-07326, August 10, 2022.

1. The request is for a Certificate of Appropriateness for alteration for an approximately 0.13-acre site legally described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, located at 920 Lomas Boulevard NW ("the subject site).

2. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District).

3. The subject site is within the boundaries of the Fourth Ward Historic Protection Overlay Zone, HPO-3.

4. The application for a Certificate of Appropriateness is for alteration to a contributing building in the Fourth Ward Historic District. The proposal is 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 that will be performed over three phases.

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

6. The IDO Section 14-16-6-6(D)(3) states that a Certificate of Appropriateness shall be approved if it complies with all of the following criteria:

   a. 14-16-6-6(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".

      With the conditions of approval, the windows and fence will be of a complementary design and materials, and will effectively preserve the distinctive character of this bungalow.

      The new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

   b. 14-16-6-6-(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 only change the existing footprint by a small amount (126 SF). The proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will be undiminished.

c. 14-16-6-6(D)(3)(c) The change qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

d. 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 s it was at the time of initial construction or as it has developed over the course of the history of the structure.

Subject to conditions of approval, the proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site.

e. 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 architectural features which are deteriorated include the roof, doors, some windows, eave and porch details. These elements will be repaired if possible and if necessary, replaced to match the original as closely as possible.

f. 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 new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

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

Not applicable.

7. Subject to the Conditions of Approval, the proposed work is consistent with designation ordinance R-046-1991. Subject to Condition of Approval, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report.

8. The proposal is consistent with the Guidelines for the Fourth Ward Historic Protection Overlay Zone.

   a. Policy – Exterior Walls - Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subject to harsh cleaning requirements.

      The building will be re-stuccoed with a texture to match the original as closely as possible. The applicant has chosen a color palette that includes:

Body (stucco)	Benjamin Moore, OC-39 "Timid White"
Trim	Benjamin Moore, 2126-20 "Racoon Fur"
Doors	Benjamin Moore, HC-131 "Lehigh Green".

      A rendering is attached as part of the application packet.

   b. Policy – Foundations - When the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

      The project intends to repair foundation issues. As part of the home inspection process, an inspection was made and it was determined that there were structural issues and short-term and long-term recommendations were made. "In the short term, the loose concrete from foundations walls should be removed and covered with cementitious plaster or shot-crete".

      The repair of the foundation will match the original in scale, configuration, detail and material. No other information has been provided by the applicant.

   c. Policy – Additions - 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.

      The subject site has an unapproved addition located towards the rear of the property that consists of an enclosed porch built upon a deck. The enclosure needs to be rebuilt due to structural issues and will be expanded by approximately 126 SF (14'-0' x 9'-0") to meet the south wall of the existing kitchen that will simplify the roof structure. The new roof structure will be gabled.

The addition's height, mass and scale maintains the overall relationship to other contributing buildings on the block and does not visually overpower the original building. The addition is 126 SF and does not exceed 50% of the original building's square footage. Furthermore, the new addition/rebuild is discretely located to the rear, where it is barely visible from the street. The addition will use complementary, matching materials and will cause no harm to the significance of the contributing building.

New windows for this addition will include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

d. Policy – Roofs and Roof Features - The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

The roof towards the rear of the property will be extended to match the south wall. A new gabled roof will replace the low slope roof over the existing addition in order to be more in keeping with the Bungalow style. The character defining features will not be altered as the historic depth of the overhang of the eaves will be preserved and will continue to be exposed. The new, gabled roof will cause no harm to the significance of the contributing building and will not create a false sense of history while matching as closely as possible the existing grey asphalt shingles.

e. Policy – Porches and Entrances - Where a porch is a primary character-defining feature of a front façade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

The applicant has submitted as part of the application, precedent study images of porch glazing near the subject site. However, none of the examples provided have sliding windows.

The alterations made to the front porch prior to the adoption of the IDO were inappropriate and damaged to some extent the integrity of the property. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens, painted plywood, and door are not original to the house. The location, configuration, and dimension of the porch are not being altered and the request is aimed at improving the use of the building while providing increased security.

The proposal calls for the porch to be enclosed with sliding aluminum windows (W1 & W2) that are to be painted "Timid White" but sliding windows for porches are not a design option in the Fourth Ward HPO.

The applicant is also proposing for the front steps to be extended towards the south to create a stoop to improve safety when entering the building. The front door will be replaced with a three-panel wood door.

For guideline #6 please refer to On Site Features Policies in this report.

f. 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.

For the porch enclosure, the applicant is proposing 6'-0" x 5'-6" sliding windows (W1 & W2) but sliding windows are not in keeping with the guidelines for the Fourth Ward. The subject site has a strong presence in the streetscape and makes an important contribution to the special qualities of the Fourth Ward. Aluminum sliding windows would diminish the character of the subject site.

Other windows include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

For the entrance the applicant is proposing a three-panel wood door that will be painted. For the rear of the property, not visible from the street, the applicant is proposing a three-panel wood door with a custom storm, metal clad door.

g. Policy – Details and Ornamentation - Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended

Stylistic elements include the wide eaves, exposed rafter tails, project roof beams and knee braces that will be repaired and painted.

h. Policy – Site Features and Streetscapes - Historic site features should be retained. New site features should be retained. New site features should be compatible with the architectural character of the historic district.

Fences and Freestanding Walls

Currently there is a wood-panel fence surrounding the property that is in disrepair and the applicant is proposing a 6' high vinyl gate and fence in "Adobe". Documentation of the area reveals only wood privacy fences and panels therefore the proposed fencing must be wood, not vinyl.

Accessibility

The design of the new ADA ramp is a simple, concrete ramp with a cable handrail system.

9. The affected neighborhood organization is the Downtown Neighborhood Association. Property owners within 100 feet of the subject site were notified as required. The requisite sign was posted at the property giving notification of this application.

10. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION

Case SI-2022-01337/Project #PR-2022-07326 (August 10, 2022)

APPROVAL of *Case SI-2022-01337/Project #PR-2022-07326,* an application for a Certificate of Appropriateness for Alteration, located at 920 Lomas Boulevard NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, a property in the Fourth Ward Historic Protection Overlay Zone (HPO-3), based on the above ten (10) Findings and subject to the following Conditions of Approval.

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 amendments:
Porch enclosure: The new windows shall be of historically appropriate, complementary design and materials as sliding windows are not appropriate.
Fencing: The new fence shall be made of wood and shall be similar in scale to those seen historically in the neighborhood.

3. The applicant shall provide LC staff with a drawing detailing the required design amendments.

Silvia Bolivar

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

Figure 1: Subject site.

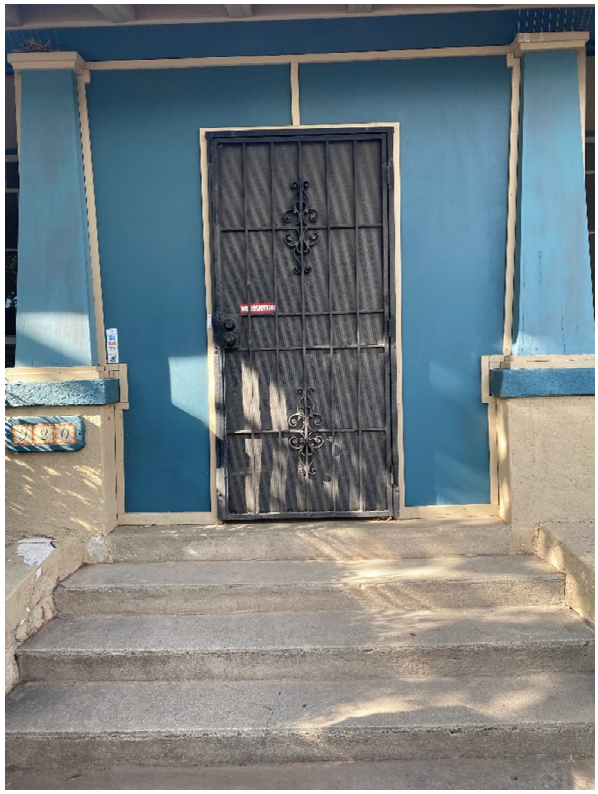
Figure 2: Subject site.

Figure 3: Rear addition.

Figure 4: Rear addition.

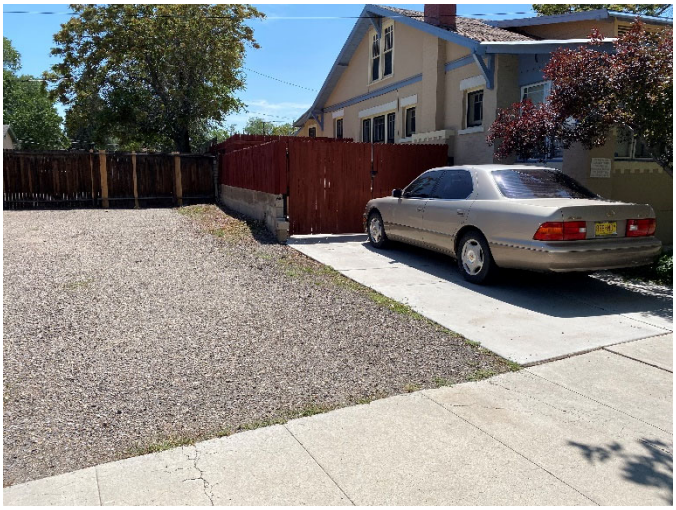
Figure 5: East façade.

Figure 6: East facade.



Figures 7 - 10: Front porch documentation

Fencing – Fourth Ward



ZONING

Please refer to IDO Sub-section 14-16-2-4(B) for the Mixed-Use – Low Intensity Zone District (MX-L)

Please refer to IDO Sub-section 14-16-3-5(I) for the Fourth Ward Historic Protection Overlay Zone

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:** July 12, 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:** July 12, 2022
Printed Name: Michelle Negrette	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

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

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) July 12, 2020 (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*: July 12, 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)*: DowntownNeighborhoods

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*: August 10, 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

[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*: July 12, 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
   - ☒ Other: Certificate of Appropriateness

   Summary of project/request[1]*:
   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.
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)

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

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

Date/Time*: August 10, 2022

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

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 7/26/2022 To 8/10/22

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.

_____ July 12, 2022
(Applicant or Agent) (Date)

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

PROJECT NUMBER: _____

Rev. 1/11/05

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

July 11, 2022

To Whom It May Concern,

We authorize Michelle Negrette of Strata Design, LLC 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 - Dphrepaulezz

Majdah alQuhtani Dphrepaulezz

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

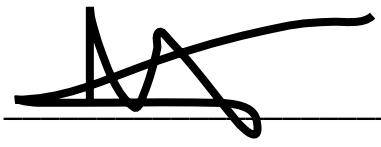
PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Certificate of Appropriateness
Decision-making Body:	Landmarks Commission
Pre-Application meeting required:	☒ Yes ☐ No
Neighborhood meeting required:	☐ Yes ☒ No
Mailed Notice required:	☒ 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
Name of property owner:	Majdah alQuhtani-Dphrepaulezz
Name of applicant:	Michelle Negrette
Date, time, and place of public meeting or hearing, if applicable:	August 10, 2022 @ 3pm, via zoom
Address, phone number, or website for additional information:	stratadesign.nm@gmail.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☐ Zone Atlas page indicating subject property.
☐ Drawings, elevations, or other illustrations of this request.
☐ n/a Summary of pre-submittal neighborhood meeting, if applicable.
☐ Sxummary of request, including explanations of deviations, variances, or waivers.

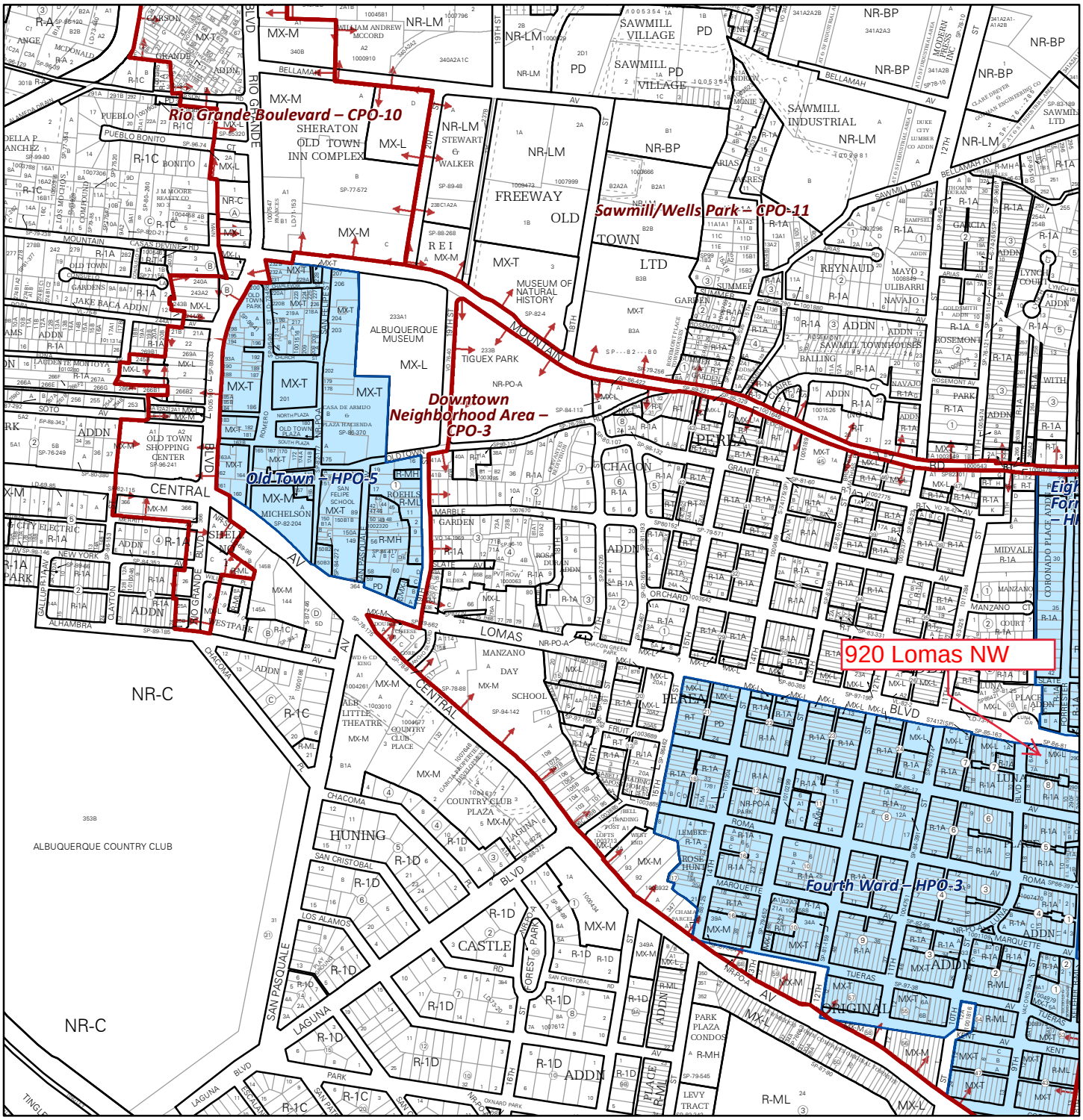
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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) July 12, 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.*



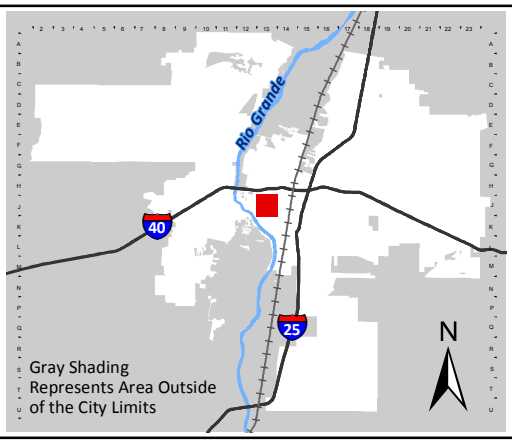
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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

Strata Design, LLC
711 Antherst SE
Albuquerque, NM 87106

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STRATA DESIGN, LLC
711 ANTHERST DR. SE
ALBUQUERQUE, NM. 87106

Strata Design, LLC
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Albuquerque, NM 87106

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Albuquerque, NM 87106

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strata design llc.
architecture • landscape • planning

July 11, 2022

Landmarks Commission
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

To Whom It May Concern:

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 1921, 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.

As part of the home inspection process, a structural report was performed. As part of the evaluation, the engineer determined some issues related to the buildings structure and made some short and long-term recommendations. These include:

"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 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.

Justification

The house, built in 1921, has been listed in the New Mexico Building Inventory as a Bungalow (Craftsman) with Additions. It is included as part of the 4th District. It is listed as contributing to the district. The majority of the structure is intact, including the original windows. The entrance to the screened front porch has been enclosed with an iron security door and wooden paneling. Two additions to the rear have a low pitch roof line and modern windows.

6-6(D)(3)(a) The proposed changes are 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. Proposed changes to the exterior facade attempt to reinforce the Bungalow (Craftsman) style. Elements of this, as indicated in the Design Guidelines, are present on the structure include **Wide eaves**, **Exposed rafter tails**, **Projecting roof beams** and **Knee braces.** Other characteristic elements present on the structure include a **Large porch** which extends across the entire front of the house, with expressive porch supports and railings. The primary **Single gable** roof is parallel to the street with a centered ornamental **Dormer.**

Many of these details, while present are currently in need of repair and general maintenance. The one and a half story house will be re-stuccoed and painted. Original detailing, **Exposed rafter tails, Projecting roof beams** and **Knee braces,** will be repaired and painted. The existing porch porch will have the screening, painted plywood and security door removed. Screened areas will be replaced with clear glazing. Area around the current security door will have a lower portion that follows the railing pattern and an upper glazed portion. The intent to is to provide and maintain building security while improving visibility of the front façade historic window details. These proposed changes are consistent with Section 14-16-3-5 of the IDO.

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 portions of the home which reflect the historic character will either be retained or replaced with like material. The existing house will have new roofing to match a the original grey asphalt shingles. A new gabled roof will replace the low slope roof over the existing addition in order to be more in keeping with the character of the original house. The

historic depth of the overhang of the eaves will also be preserved and continue to be exposed. The original porch will remain as a porch. The building footprint will only be expanded in the rear portion of the site and the site layout will remain the same. Landscape areas will be refreshed with native plants as per the City of Albuquerque plant list.

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. The residential structure has undergone at two additions to the rear. The existing front porch has been screened and enclosed with plywood and an iron security door masking architectural details. The porch screens, plywood and security door will be replaced with glazing and a glass storm door to allow visibility of characteristic elements while providing security.

New windows include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. The new clerestory windows will not be visible from Lomas.

Original architectural elements will be retained, repaired or replaced to match.

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. Existing architectural features which are deteriorated include the roof, doors, windows, eave and porch details. These elements will be repaired if possible and if necessary, replaced to match the original as closely as possible. The roofing will be replaced and will match as closely as possible to the original gray shingles.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located. A 75 sqft increase to the rear addition to the house is proposed. This will increase the usable area of the southwest room as well as provide a cleaner façade. A new gabled roof will be constructed for this portion of the house to improve the character of the façade. This expansion to an existing addition of the house is not visible from the public Right of Way and the design is compatible with guidelines of HPO-3.

We appreciate your time and interest in the manner.

Thank you,

Michelle Negrette (agent)

Strata Design, LLC

505.710.4221

PLAT OF TOPOGRAPHY
OF
PORTION OF LOT'S 6 & 7, BLOCK 8
LUNA ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2022

GENERAL NOTES:

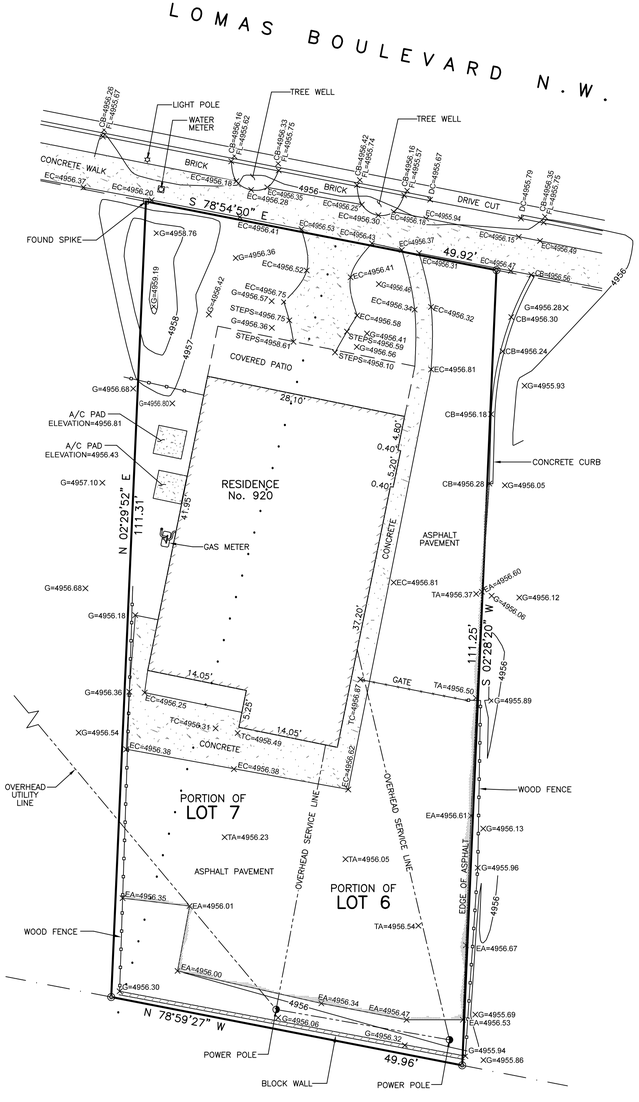
1: CONTOUR INTERVAL IS ONE (1) FOOT.

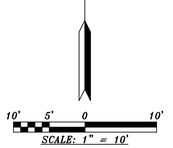
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "17–J14", HAVING AN ELEVATION OF 4957.484, NAVD 1988.

3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS–BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.

4: THIS IS **NOT** A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

LEGEND
CB = CURB
DC = DRIVE CUT
EA = EDGE OF ASPHALT
FL = FLOWLINE
G = GROUND
EC = EDGE OF CONCRETE
TA = TOP OF ASPHALT

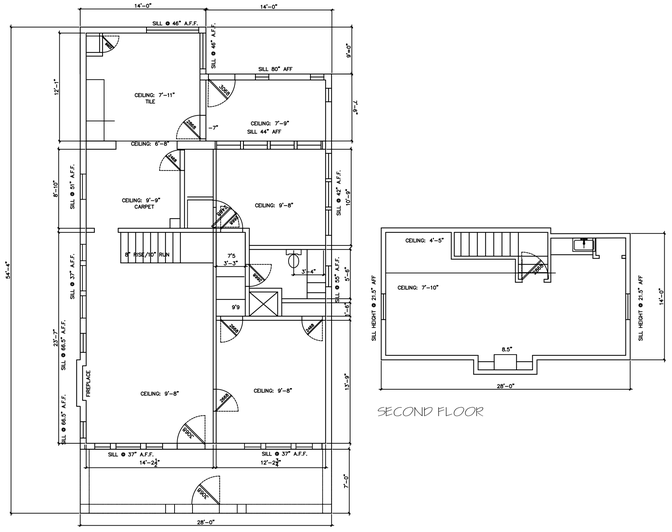




22–0448.DWG

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1308 Cielo Vista Del Sur, NW • Corrales, New Mexico 87048
Telephone (505) 250–2273 •

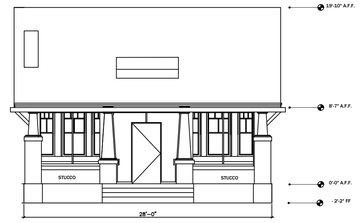
LOMAS OFFICE REMODEL
920 LOMAS BLVD NW
ALBUQUERQUE, NM 87102



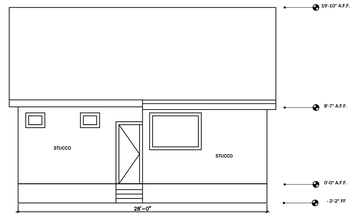
FIRST FLOOR

ALL WINDOWS AND DOORS INDICATED ARE EXISTING

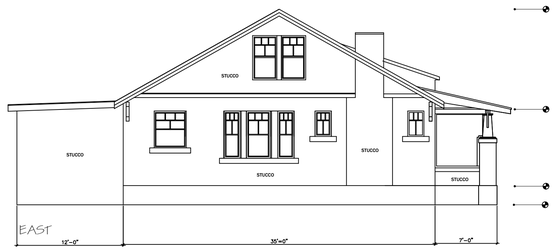
SECOND FLOOR



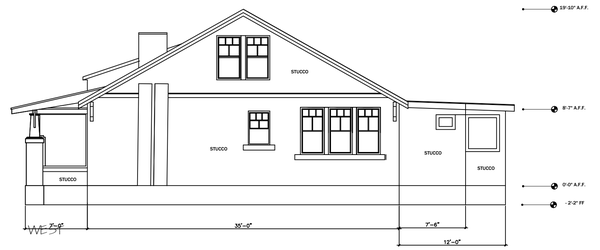
NORTH



SOUTH



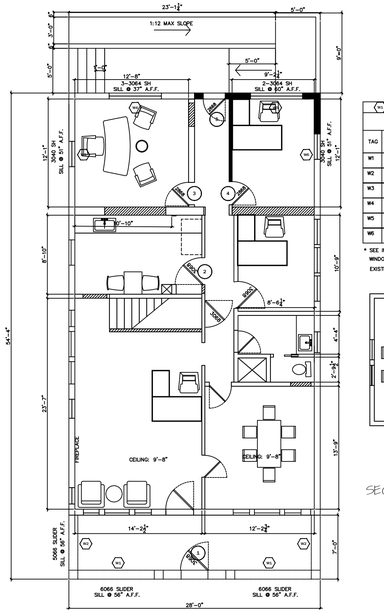
EAST



WEST

1 EXISTING FLOOR PLAN

SCALE: 1/ 8" = 1'-0"



FIRST FLOOR

* ALL DOORS AND WINDOWS WITH TAGS TO BE REPLACED.

NEW WALL

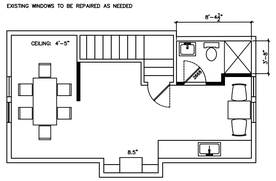
INFILL DOOR/WINDOW

WINDOW SCHEDULE (WINDOWS TO BE WOOD CLAD PELLA SERIES OR EQ.)			
TAG	SIZE	TYPE	MATERIAL
W1	6066	SLIDER	ALUMINUM
W2	5066	SLIDER	ALUMINUM
W3	3040	SH	WOOD CLAD
W4	3-3064	SH	WOOD CLAD
W5	2-3064	SH	WOOD CLAD
W6	3040	SH	WOOD CLAD

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

* SEE IMAGE PACKET FOR WINDOW AND DOOR COLOR

EXISTING WINDOWS TO BE REPAIRED AS NEEDED



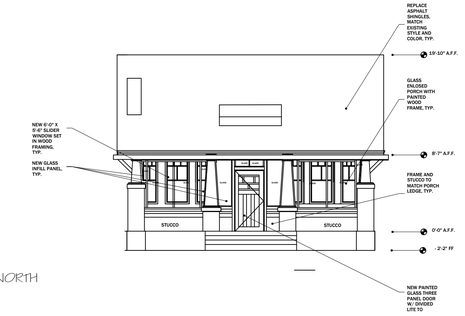
SECOND FLOOR

3 NEW FLOOR PLAN

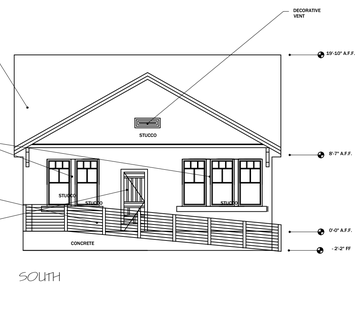
SCALE: 1/ 8" = 1'-0"

2 EXISTING ELEVATION

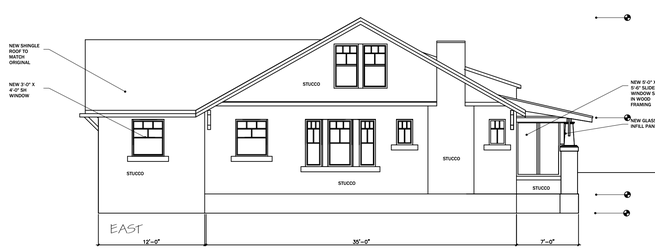
SCALE: 1/ 8" = 1'-0"



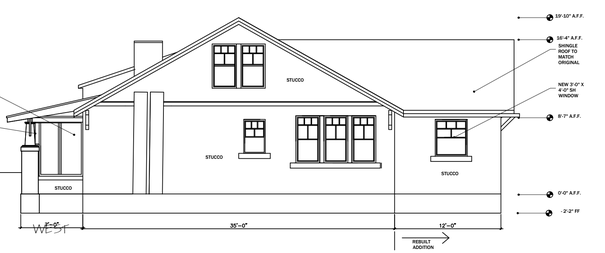
NORTH



SOUTH



EAST



WEST

4 PROPOSED ELEVATIONS

SCALE: 1/ 8" = 1'-0"

SCHEMATIC DESIGN – NOT FOR CONSTRUCTION

WE

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

SHEET LABEL

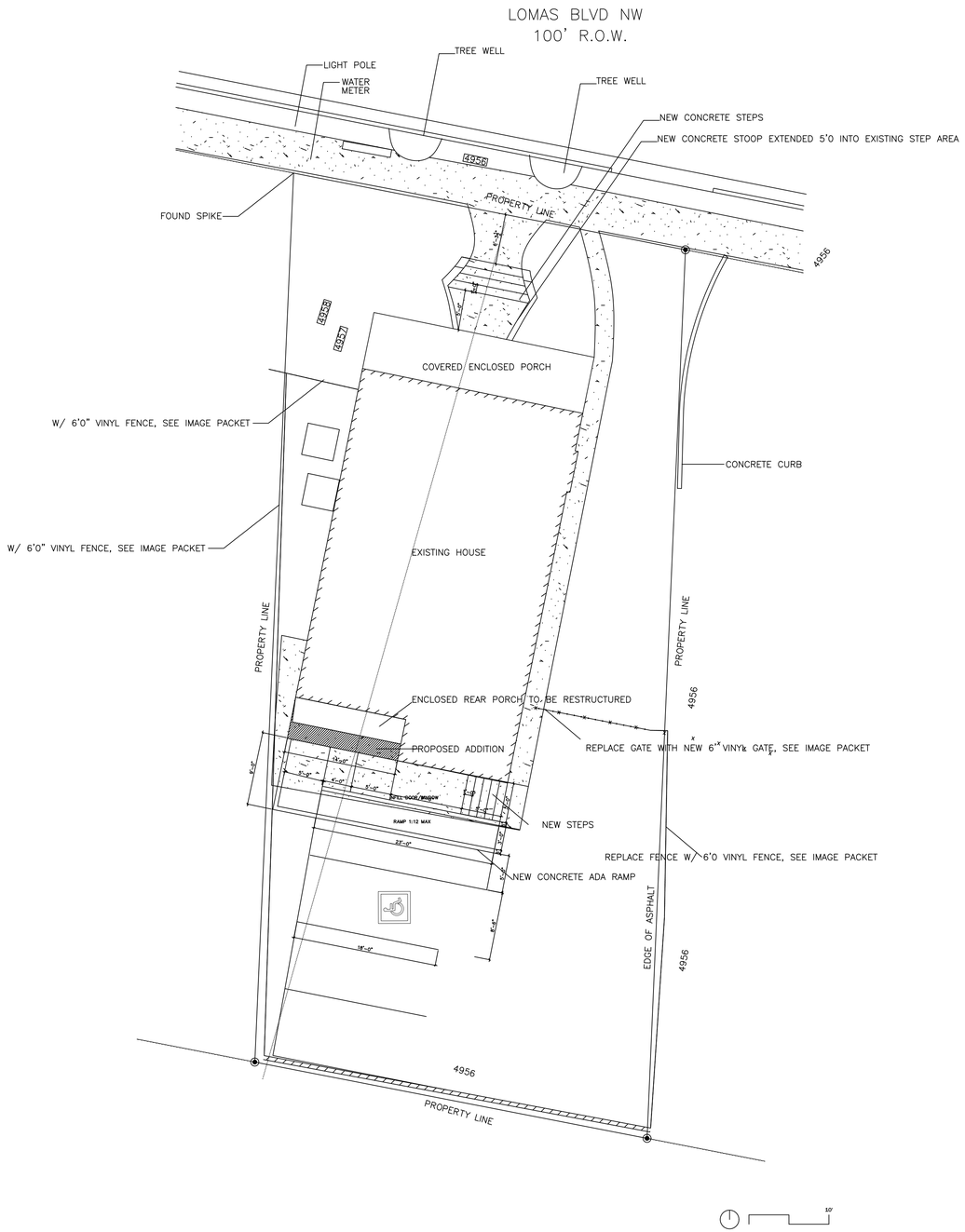
LOMAS OFFICE REMODEL
920 LOMAS BLVD SW
ALBUQUERQUE, NM 87102

REVISIONS | 0

SHEET No.
A1
DATE:
07/11/2

TEMPLATE1STORYTITLEBLK20.dwg MAR 31, 2021 10:24 AM

LOMAS OFFICE REMODEL
920 LOMAS BLVD NW
ALBUQUERQUE, NM 87102



SITE PLAN

SCALE: 1" = 10'-0"

TEMPLATE1STORYTITLEBLK20.dwg MAR 31, 2021 10:24 AM

SCHEMATIC DESIGN – NOT FOR CONSTRUCTION

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR
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SHEET LABEL

LOMAS OFFICE REMODEL
920 LOMAS BLVD SW
ALBUQUERQUE, NM 87102

REVISIONS
0

SHEET No.
A0
DATE:
07/11/2

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 July 26, 2022 To August 10, 2022

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.

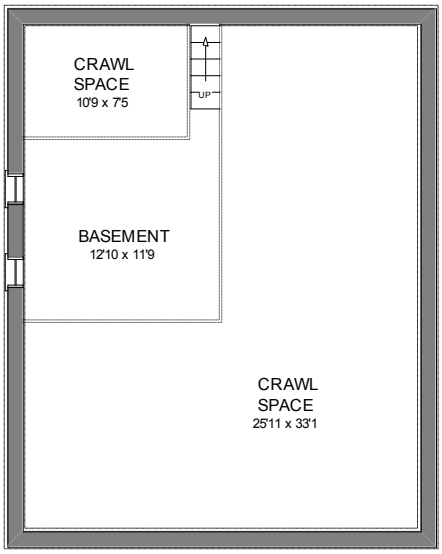
[signature] 7-20-22
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/20/22 (Date), Silvia Bolivar (Staff Member)

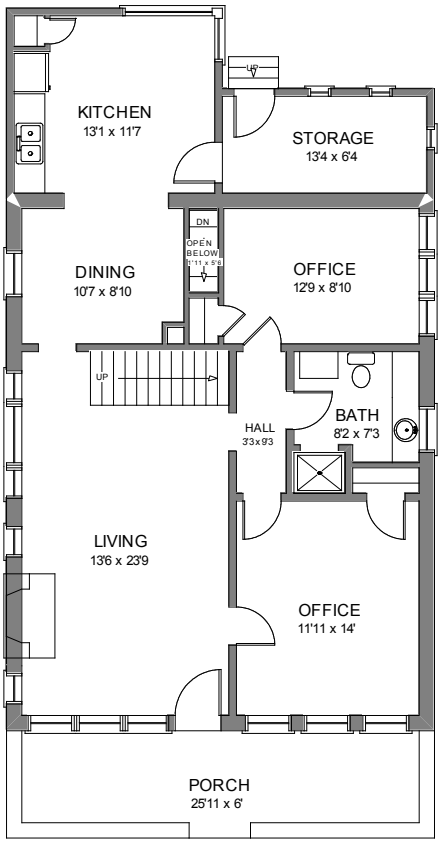
PROJECT NUMBER: SI-2022-01337/PR-2022-007326

Rev. 1/11/05

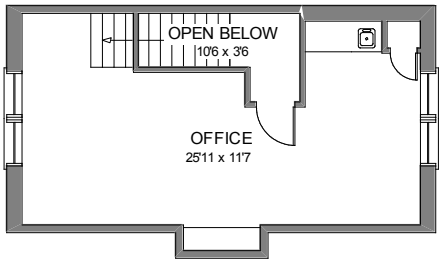
920 Lomas NW
Remodel



920 Lomas Blvd NW
Basement/Crawl Space
APPROXIMATE AREA
186 sq ft



920 Lomas Blvd NW
First Floor
APPROXIMATE LIVING AREA
1229 sq ft



920 Lomas Blvd NW
Second Floor
APPROXIMATE LIVING AREA
368 sq ft

Prepared by Douglas Aurand
Premium Home Photography,
Measured Floorplans and
Full Screen Virtual Tours
505-604-4134

Realtor Floor Plans with Square footages

Existing Floor Plans

Front (North)

Side (West)

Rear (South) - showing two additions

Side (East)

Back, Rear Addition (South)

Side Rear Addition (West)

Timid White OC-39

Lehigh Green HC-131

Raccoon Fur 2126-20

Benjamin Moore Paint

Proposed

Existing

Sliding Window for porch, painted frame, Timid White

SH Window for additon, lite pattern to house match

Window Color, Sierra White

6’ high vinyl fence in Adobe

Front Porch and Rear door, painted Lehigh Green

6’ high vinyl gate in Adobe (ccolor not shown)

Color and Material Pallet

House to west

House to east

House on block

On Luna

Across Lomas

Across Lomas

Porch Glazing Precedents