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.

**SUMMARY OF REQUEST**

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I  AREA HISTORY AND CHARACTER

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

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<th>General Area</th>
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<td>Site to the South</td>
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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.


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 “Raccoon Fur”
- **Doors**: Benjamin Moore, HC-131 “Lehigh Green”.

*A rendering is attached as part of the application packet.*
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 shotcrete”.

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 facade 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 seen 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.

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<th>POLICY – WINDOWS &amp; DOORS</th>
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<tr>
<td>The character-defining features of historic windows &amp; doors and their distinct arrangement shall be preserved. In addition, new windows &amp; doors should be in character with the historic building. This is especially important on primary facades.</td>
</tr>
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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 the 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 craftsmanship 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.

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 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 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 “Raccoon 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 maintain 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


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

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Historic Certificate of Appropriateness – Major (Form L)</th>
<th>Historic Design Standards and Guidelines (Form L)</th>
<th>Wireless Telecommunications Facility Waiver (Form W2)</th>
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<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
<td>☐ Policy Decisions</td>
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<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
<td>☐ Administrations Decisions</td>
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<td>☐ Major Signage Plan (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
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| 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: |

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Form L: Historic Preservation and Landmarks Commission (LC)

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

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

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<td>☐ Alteration</td>
<td>☐ Sign (see note below)</td>
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<tr>
<td>☐ Demolition</td>
<td>☐ East Downtown – HPO-1</td>
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<tr>
<td>☐ New Construction</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
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<tr>
<td>☐ City Overlay Designation</td>
<td>☐ Fourth Ward – HPO-3</td>
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Number and Classification of Structures on Property

- ☐ East Downtown – HPO-1
- ☐ Downtown Area
- ☐ Eighth & Forrester – HPO-2
- ☐ Downtown Neighborhood Area – CPO-3
- ☐ Fourth Ward – HPO-3
- ☐ HUNING HIGHLAND – HPO-4
- ☐ Old Town – HPO-5
- ☐ Nob Hill/Highland – CPO-8
- ☐ Silver Hill – HPO-6
- ☐ City Landmark

Contributing Structures:

- ☐ East Downtown – HPO-1
- ☐ Downtown Neighborhood Area – CPO-3

Noncontributing Structures:

- ☐ East Downtown – HPO-1
- ☐ Downtown Neighborhood Area – CPO-3

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)
  - 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? Yes if yes, indicate language:
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
    - Sign Posting Agreement

- DEMOLITION OUTSIDE OF HPO Requires Public Hearing
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

- HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing
  - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing
  - 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: Michelle Negrette
Printed Name: Michelle Negrette
Date: July 12, 2022

FOR OFFICIAL USE ONLY

Project Number: Case Numbers
- 
- 
- 
- 
- 

Staff Signature: 
Date: 

Effective 5/17/18
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.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020
## 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.
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) Section 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Downtown Neighborhoods

Name of NA Representative*: Zoning Committee

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

Information Required by IDO Section 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)
   - Waiver
   - Certificate of Appropriateness
   - Other: _____________________________________________________________

Summary of project/request²:

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.

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¹ Pursuant to IDO Section 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.
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*: 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:  

________________________________________________________________________

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  ☒ 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/
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:

1. Area of Property [*typically in acres*] ________________________________
2. IDO Zone District _______________________
3. Overlay Zone(s) [*if applicable*] __________________________
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]
__________________________________________

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6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
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 _________________________________
   Property Owner* ______ Majdah AlQuhtani-Dphrepaulezz _____________________________

2. Agent/Applicant* [if applicable] _______________________________ ___________________________

3. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit _______________________________ (Carport or Wall/Fence – Major)
   □ Site Plan _______________________________ (Minor or Major)
   □ Subdivision _______________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance _______________________________
   □ Waiver ________________________________
   □ Other: ______ Certificate of Appropriateness _______________________________

Summary of project/request1*: 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.
Date/Time*: August 10, 2022
Location**: 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*:
   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   ☐ No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

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

### Additional Information:

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** ____________________________________________
2. **IDO Zone District** MX-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)](https://ido.abc-zone.com/), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- Integrated Development Ordinance (IDO):  
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map  
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

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5 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
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 ____________ To ____________

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_________________________________________  ___________________
(Applicant or Agent)  (Date)

I issued _____ 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 alQvhtani Dphrepaulezz
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  Dphrepaulez22
Majdah alQuhtani  Dphrepaulez22
**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:

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>Certificate of Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision-making Body:</td>
<td>Landmarks Commission</td>
</tr>
<tr>
<td>Pre-Application meeting required:</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>Neighborhood meeting required:</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>Mailed Notice required:</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>Electronic Mail required:</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>Is this a Site Plan Application:</td>
<td>☑ Yes ☐ No  <strong>Note:</strong> if yes, see second page</td>
</tr>
</tbody>
</table>

**PART II – DETAILS OF REQUEST**

Address of property listed in application:  
920 Lomas NW

Name of property owner:  
Majdah alQuhtani-Dphrepaleuzz

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.
- ☑ 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, 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.
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 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.
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
EXISTING FLOOR PLAN

EXISTING ELEVATION

NEW FLOOR PLAN

PROPOSED ELEVATIONS
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]
(Applicant or Agent)

(Date)

I issued ______1____ signs for this application, ______6/10/22________

(Date)

Silvia Balinar
(Staff Member)


Rev. 1/11/05
MAJDAH’S COLOR PALETTE

Timid White OC-39    Lehigh Green HC-131
Anchor Grey   2126-30   Raccoon Fur  2126-20

Color and Material Pallet

Proposed

6’ high vinyl gate in Adobe (color not shown)
6’ high vinyl fence in Adobe

Existing

Sliding Window for porch, painted frame, Timid White

SH Window for addition, lite pattern to house match

Front Porch and Rear door, painted Lehigh Green

Window Color, Sierra White
Porch Glazing Precedents

Across Lomas Across Lomas

House to west House to east

House on block On Luna

Across Lomas

Across Lomas

Porch Glazing Precedents