Landmarks Commission

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

Date June 8, 2022

OFFICIAL NOTIFICATION OF DECISION

PR-2021-005685/SI-2022-00919 - Certificate of Appropriateness

Strata Design, agent for Homewise Inc., request approval of a Certificate of Appropriateness for Alteration at 119 High Street SE, described as Lot 5, Block 26, Huning Highland Addition, Huning Highland Historic Protection Overlay Zone, HPO-4, (K-14).

On June 8, 2022 the Landmarks Commission voted to **Approve Project # PR-2021-005685/SI-2022-00919,** based on the following Findings and Conditions of Approval.

Findings for Approval:

1. The request is for a Certificate of Appropriateness for alteration for an approximately 0.17-acre site legally described as Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE (the "subject site").

2. The subject site is zoned R-ML (Residential – Multi-Family Low Density Zone District).

3. The subject site is within the boundaries of the Huning Highland Historic Protection Overlay Zone, HPO-4.

4. The application for a Certificate of Appropriateness is for alteration to two buildings in the Huning Highland HPO-4. One of the buildings is considered contributing while the other is not. The proposal is a comprehensive rehabilitation of the properties. The scope of work includes repair and rehabilitation of the existing windows, the removal of later additions to the historic building including the "store" in front of the building, and restoration of the front entry porch while reducing the number of units that currently exist. The back building will be completely rehabilitated.

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".

The changes do not conflict with the designation ordinance. As discussed in the analysis below, the proposal conforms to the development guidelines.

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 proposed alterations are comprehensive and well thought out and the subject properties will benefit from the improvements. The architectural character and historical value of the Huning Highland Overlay Zone will not be significantly impaired or diminished as the project conforms to the development guidelines.

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.

The original character of the Queen Anne style house will be enhanced by the removal of the additions. Many of the subsequent additions to the main house were not in character with the original style and character of the house. The second structure on the property is considered a non-contributing building and, again, the alterations are comprehensive and well thought out.

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.

Deteriorated wood elements are to be repaired. Some limited replacement with matching material is proposed.

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.

Not applicable.

7. Subject to the Conditions of Approval, the proposed work is consistent with designation ordinance R-132-1980. Subject to Condition of Approval, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 8 below.

   The proposal does not conflict with the designation ordinance.

8. The proposal is consistent with the Guidelines for Huning Highland Historic Protection Overlay Zone.

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

      The buildings as a whole are dilapidated and there are no primary historic building materials available for preservation. The exterior will be re-stuccoed and new wood paneling or shingles will be added in the upper dormer and pitched roof sections of the second floor. The applicant has chosen a Southwest Victorian color palette that includes:

      Body (stucco)..... El Rey 117 "Fawn"
      Trim..... Sherwin Williams SW7008 "Alabaster"
      Accent..... Sherwin Williams SW2802 "Rockwood Red"

      Roof (asphalt shingles)…….....PABCO, Cascade, Pewter Grey

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

      The existing roofscape is not entirely in its' original form and is in substandard condition. The roof of the contributing building contains a series of additions that occurred over time and the applicant has chosen to remove some of those additions in order to replace the areas that were damaged by the fire. The removal of the additions will allow for the creation of a roof form more consistent with similar historic homes in the neighborhood. The roof is intended to be PABCO, Cascade, Pewter Grey asphalt shingles. The applicant intended to match as closely as possible what has been determined to be a portion of the original roof (green asphalt shingles) but due to unavailability, the applicant has chosen the Pewter Grey.

   c. Policy – Porches and Entrances. Where a porch is a primary character-defining feature of a front facade, 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 alterations made to the main house prior to the adoption of the IDO were inappropriate and damaged the integrity of the house by enclosing the porch. The

rehabilitation and reinstatement of the original front porch will result in considerable benefit to the Huning Highland HPO.

The front porch enclosure was not original to the house and the proposal seeks to have a portion of the enclosed porch returned to use as a screened in porch. Above the front porch will be a small walk out balcony for a second floor unit. The side porch will be either repaired or replaced depending on the structural condition.

There are no decorative details to preserve as the porch was enclosed. The reinstatement of the original front porch will result in considerable benefit and will align with the design and character of homes in Huning Highland.

d. 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.

The alterations made to this house were inappropriate and damaged the historic integrity of the house significantly as windows and doors were relocated and an addition was added to the front of the house. While relocating a front door and window would not be considered appropriate under Guideline #1, in this case, the existing arrangement of the east façade facing High Street is not original to the house nor appropriate. The proposal is to move the front entry door due to the reopening of the porch. The drawings provided show that some of the proposed doors (French doors with sidelights) are compatible with the scale of the building and the character of the area. A door schedule has not been provided but approval will be contingent upon Staff endorsement of the proposed doors. The applicant shall provide new drawings showing the proposed doors.

The window proportions on the north, south and east elevations though changed are still proportional. The replacement windows fit within existing openings, and they are of historically appropriate design and good quality materials. Aside from the enlargement of some window openings, the fenestration patterns will be unaltered. The double hung wood frame windows are an appropriate choice and fit with the existing windows. The solid to void ratios and the fenestration pattern are similar to those found on neighboring properties. The proposal furthers the Design Guidelines for Huning Highland.

e. 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.

The buildings are dilapidated and there are no decorative details or ornamentation to preserve.

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

Fences and Free Standing Walls

No fencing is being proposed.

Parking

No parking will be onsite. As previously mentioned, the applicant would not be required to provide extra parking upon re-use of the existing building pursuant to 5-5(B)(2)(b), which states that primary buildings constructed prior to 1965 do not have to meet minimum off-street parking requirements, except those required to satisfy the American with Disabilities Act, if the primary building is expanded by less than 200 square feet and the number of existing parking spaces on the lot is not reduced.

g. Policy – Demolition. Demolition of buildings within a historic overlay zone requires a Certificate of Appropriateness unless exempted by the specific development guidelines. The following standards apply to the demolition of buildings in the historic overlay zones:

The "store" at the street was built in 1952 and listed as Nook News Dealer later becoming Betty's Bookkeeping Service c. 1979. This addition is not particularly unique, is in substandard condition, is not identified with anyone of historic significance nor does it possess high architectural value. This addition is not in keeping with the character of Huning Highland.

9. The affected neighborhood organizations are the EDo Neighborhood Association and the Huning Highland Historic District 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.

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 Staff endorsement of the proposed doors.

3. The applicant shall provide LC staff with drawings detailing the required design amendments (doors).

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

ALL CASES THAT RECEIVED APPROVAL ON JUNE 8, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **JUNE 23, 2022.**

Sincerely,

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission