Summary of Analysis

The application for a Certificate of Appropriateness is for alteration to two existing buildings in the Huning Highland Historic Protection Overlay Zone (HPO-4). The main building on the subject site was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions and is considered a contributing building. The two-story building located towards the rear of the property is a non-contributing building. Multiple additions to the front and back of the main building were built throughout the years and a “store” at the street level was built in 1952.

The proposal is a comprehensive rehabilitation of the properties. The scope of work includes repair and replacement 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.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance. The proposed alterations conform to the development guidelines and are considered appropriate.
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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II INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness to make alterations to two buildings in the Huning Highland Historic Protection Overlay Zone (HPO-4). The main building on the subject site is designated as contributing while the two-story building located towards the rear of the property is not. The subject site is approximately .17-acre, located at 119 High Street SE, and legally described as Lot 5, Block 26, Huning Highland Addition. The subject site is zoned R-ML.

The proposal is a comprehensive rehabilitation of the properties. The scope of work includes repair and replacement of the existing windows, the removal of later additions to the historic building, demolition of the “shop”, and restoration of the front entry porch while reducing the number of units that currently exist. The applicant is proposing several alterations that affect the exterior appearance along with stucco and wood elements, re-roofing of the structures will be required. The proposal also includes replacing some of the existing one over one double hung sash windows.
The proposal calls for reducing the number of units with six in the main building and two in the back building.

Main Structure (contributing building)

The east elevation faces High Street and the proposal is to demolish the “store” located at the front of the property, open the front porch that has been enclosed while proposing a second story balcony with wood railing. The shed dormer roof seen on the south elevation is to be replaced with a cross gable roof, the truncated dormer roof of the front addition will be removed as it is not original to the property, windows will be replaced. The “store” at the eastern edge of the property was built in 1952 and is a narrow building that is one story in height. This addition is not in keeping with the character of Huning Highland, is not from the period of historic significance, and does not possess high architectural value. The building reads as an extension to the larger Queen Anne style home. The west elevation calls for a new roof with cross gables and new windows. The west elevation calls for pattern shingles on the roof, new porch railings and concrete stairs. The north elevation calls for new porch railings, new windows, and pattern shingles for the roof.

Structure located towards rear of property (non-contributing building)

The proposal for the north elevation is to replace all windows while keeping the existing sizes. The south elevation calls for new stairs and windows. The north elevation calls for new doors and windows while the south elevation calls for the removal of the metal stairs and replacement of doors and windows. The solid to void ratios and the fenestration pattern are similar to those found on neighboring properties.

Background

The subject site was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions. Multiple additions to the front and back were built throughout the years and a “store” at the street was built in 1952. The property was a single-family residence until 1947, then had 16 apartments including the back building. The front “store” section was listed as Nook News Dealer later becoming Betty’s Bookkeeping Service c. 1979. The subject site is considered a contributing property to the Huning Highland Historic District. The nature of the properties within a Historic District is that all contributing properties in the district are considered to be registered properties.

The property was used as a boarding house and multi-family housing containing up to 16 units until 2010 when it was damaged by a fire. The Huning Highland Sector Development Plan shows the land use of the property as both Multi-Family and Commercial and that the buildings were in good condition or slight deterioration at the time of the Plan. The building was purchased in 1998 and continued to be used as multi-family housing with 16 rented apartments until it was damaged by the fire. The property has been vacant since 2010 and is in substandard condition due to water and fire damage but was assessed by Criterium Engineering who determined that the building was damaged but salvageable. In May 2021, the property was purchased by Homewise Inc. with the intention of restoring the building to its’ original character and to continue its’ use as multi-family housing.
History

On August 19, 2021, the applicant went before the Environmental Planning Commission (PR-2021-005685/RZ-2021-00025) requesting to rezone the property from R-1A to R-ML in order to rehabilitate the existing historic property and revert it back to low density multi-family housing while bringing the property out of nonconformance. The EPC voted unanimously to approve the zone map amendment from R-1A to R-ML.

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.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, plating, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping pattern, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth-century.
The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

**APPLICATION 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 R1-A.

The property is located within the Huning Highland 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 (I) identifies standards and guidelines for HPO 4: Huning Highland.

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

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

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

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

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.*
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(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 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.

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.

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.

Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

The proposal does not conflict with the designation ordinance.

Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC, and 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.

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 further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.
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 subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.
   - It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials. Synthetic materials such as stucco, synthetic stucco, panelized brick, masonite, vinyl, aluminum or other composite siding materials should not be applied as a covering over, or in place of, historic masonry materials or over any significant architectural feature.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

4. Synthetic siding may be appropriate if:
   - The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
   - The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

5. The painting of unpainted brick and masonry does require a certificate of appropriateness. Painting brick or masonry is not considered a change of color, but a change to the character of the building and will not be permitted except under special circumstances:
   - A building was first painted prior to the establishment of the Historic Overlay Zone. 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 subjected to harsh cleaning treatments.
   - An instance where a building has poorly matched additions or repair work and the painting is designed to unify the disparate parts of the building.

6. When a stuccoed building is to be re-stuccoed, the original textures, if known, are recommended.
7. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance.

8. If masonry requires cleaning, the gentlest possible method shall be used. It is not appropriate to harm masonry units. Sandblasting is not appropriate as it is likely to cause damage to the masonry.

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

A rendering is attached as part of the applicant information.

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 remove 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.

The existing roofscape is not entirely in its original form and is in substandard condition.
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.

3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost.
   - Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Properly design downspouts so that water is diverted away from the building.

4. Minimize the visual impact of skylights and other roof top devices so as not be easily visible from the street.
   - It is not appropriate to introduce new roof features in locations that compromise the architectural integrity of the building.
   - Flush mounted or flat skylights may be appropriate on the sides or rear roof planes.
   - Solar panels and accessory components should be designed to integrate the panels into the overall building pattern with emphasis on preserving roof slope and shape. (See site Features: Solar Panels for additional guidance.)

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.

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.

Guidelines

1. Retain and preserve porches and related entrances.
   - 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 original is not
feasible. Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.

- 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.

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.

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.

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.

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.

The front porch enclosure was not original to the house and a portion of the enclosed porch will be returned to use as a screened in porch. The side porch will be either repaired or replaced depending on the structural condition. There are no historic materials left to preserve.
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.

Not applicable.

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.

Not applicable.

6. When installation of new features for accessibility are necessary, see guidelines on site features.

Not applicable.

POLICY – WINDOWS AND DOORS

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

Guidelines

1. Retain and preserve the position, number, size, and arrangement of historic windows and doors.
   - It is not appropriate to enclose, cover or fill in a historic window or door opening.
   - 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.

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.

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.

The buildings as a whole are dilapidated and the existing windows are in poor condition. Complete replacement is therefore justified in this case. The new windows fit within existing openings and they are of historically appropriate design and good quality materials with traditional opening mechanisms.

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

The new windows will have traditional opening mechanisms and they will effectively replicate the style of the existing windows.

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.
   - If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.
   - Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.
   - 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.

The buildings as a whole are dilapidated and the existing windows are in poor condition. Complete replacement is therefore justified in this case. The new windows fit within existing openings and they are of historically appropriate design and good quality materials with traditional opening mechanisms.

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.

Not applicable.

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.

Not applicable.

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.

Guidelines

1. Protect and maintain significant stylistic elements.
   • Distinctive stylistic features and examples of skilled craftmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

2. If replacement is necessary, design the new element using accurate information about original features.
   • The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.

3. Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.
The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

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

**POLICY – SITE FEATURES & STREETSCAPES**

Historic 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**

7. When constructing new fences, use materials that appear similar to those used historically.
   - Simple design 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.
   - Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
   - A painted wood picket fence is an appropriate replacement in most locations.
   - A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
   - Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
   - Vinyl and other synthetic fencing are 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.
   - The use of extruded vinyl fencing is not permitted in the front yard.
   - Cellular vinyl fencing may be appropriate if painted.

No fencing is being proposed.

18. Avoid large expanses of parking
   - Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
   - Locate parking areas to the rear of the property when physical conditions permit.
   - An alley should serve as the primary access to parking when physical conditions permit.
Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

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.

Demolition of contributing buildings shall only be permitted if the LUCC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.

In making a determination or reasonable economic return, the LUCC may consider the estimated market value of the building, land and any proposed replacement structures and financial details of the property as cited in the Ordinance.

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.

Neighborhood Notification

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.

Copies of the May 4, 2022 HHHDA minutes were received. A Homewise representative distributed copies of the plans for renovating the property and, it was noted, that the only concern from neighbors was about parking for the properties. Homewise informed members present that the plan is to arrange for low or no-cost parking on a vacant lot near the property. Neighbors applauded the overall renovation of the property which has sat vacant for over a decade (see attachments).
Conclusions

The request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval for a Certificate of Appropriateness contained in the Integrated Development Ordinance (IDO). The proposed alterations conform to the development guidelines and are considered appropriate.

The main building on the property is classified as a contributing building in the Huning Highland Historic Protection Overlay Zone (HPO-4), though the building located towards the rear of the property is not classified. The Queen Anne style home has seen a number of additions and alterations over the years and its’ use had evolved over the years from residential to a boarding house with a side extension of a “store”. Despite the alterations over the years, the building still conveys some of its historic significance.

The application affects two buildings on the site. As discussed in the analysis above, the proposed demolition of the “store”, opening the front porch, and replacing the roof, doors and windows are consistent with the applicable guidelines.

The elements of the request are aimed at improving access and use of these buildings. The materials and approach proposed do not impair the form or integrity of the building.

The project complies with the applicable guidelines for the Huning Highland Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the Integrated Development Ordinance (IDO).

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.
FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for Alteration – Case #SI-2022-00919/Project #PR-2021-005685 (June 8, 2022).

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 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.
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.

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 7 & 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.

RECOMMENDATION

Case SI-2022-00919/Project #PR-2021-005685 (June 8, 2022)

APPROVAL of Case SI-2022-00919/Project #PR-2021-005685, an application for a Certificate of Appropriateness for Alteration, located at 119 High Street SE, described as Lot 5, Block 26, Huning Highland Addition, a property in the Huning Highland Historic Protection Overlay Zone, based on the above eight (8) findings and subject to the following conditions.

Recommended Conditions of Approval

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

2. Approval is contingent upon Staff endorsement of the proposed doors.

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

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: East façade – 119 High Street SE.

Figure 2: 1952 addition that is to be removed.

Figure 3: Porch enclosure.
Figure 4: South elevation

Figure 5: Basement apartments.

Figure 6: Foundation.
**Figure 7:** Basement apartments.

**Figure 8:** Rear of property.

**Figure 9:** Rear of property with multiple additions.
Figure 10: Non-contributing building located at SW corner of property.

Figure 11: Property visible from High Street SE.

Figure 12: Posted sign request
ZONING

Please refer to IDO Sub-section 14-16-2-3(E) for the Residential – Multi-Family Low Density Zone District (R-ML)

Please refer to IDO Sub-section 14-16-3-5(J) for the Huning Highland – HPO-4
APPLICANT INFORMATION
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>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
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<tr>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
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<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
</tr>
<tr>
<td>☐ Master Development Plan (Form P1)</td>
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<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
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<tr>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
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<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
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<tr>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
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<tr>
<td>☐ WTF Approval (Form W1)</td>
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<td>☐ Site Plan – DRB (Form P2)</td>
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<td>☐ Minor Amendment to Site Plan (Form P3)</td>
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<tr>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
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<td>☐ Annexation of Land (Form Z)</td>
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<tr>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
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<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<tr>
<td>☐ Policy Decisions</td>
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<tr>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
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<tr>
<td>☐ Decisions Requiring a Public Meeting or Hearing</td>
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<tr>
<td>☐ Subdivision of Land – Major (Form S1)</td>
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<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
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<tr>
<td>☐ Conditional Use Approval (Form ZHE)</td>
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<tr>
<td>☐ Vacation of Easement or Right-of-way (Form V)</td>
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<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
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<td>☐ Demolition Outside of HPO (Form L)</td>
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<td>☐ Variance – DRB (Form V)</td>
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<tr>
<td>☐ Appeal</td>
</tr>
<tr>
<td>☐ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
</tr>
<tr>
<td>☐ Variance – ZHE (Form ZHE)</td>
</tr>
<tr>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
</tbody>
</table>

APPLICATION INFORMATION

Applicant: Homewise Inc.  
Address: 1301 Siler Road, Bldg D  
City: Santa Fe  
State: NM  
Zip: 87507

Professional/Agent (if any): Michelle Negrette /Stata Design  
Address: 711 Amherst Se  
City: Albuquerque  
State: NM  
Zip: 87106

Proprietary Interest in Site: List all owners:

BRIEF DESCRIPTION OF REQUEST

Alterations to two buildings on subject site.

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

Lot or Tract No.: Lot 5  
Block: 26  
Unit:  
Subdivision/Addition: Huning Highland Addition  
MRGCD Map No.: K-14-Z  
UPC Code: 101405750634511803

Location of Property by Streets

Site Address/Street: 119 High Street SE  
Between: Gold Avenue SE and: Central Avenue SE

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

LUC 93-10, PR-2021-005685_RZ-2021-00025

Signature: [Signature]  
Date: May 11, 2022

Printed Name: Michelle Negrette  
[Agent]

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
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<tbody>
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Meeting/Hearing Date: Fee Total:

Staff Signature: Date: Project #
Form L: Historic Preservation and Landmarks Commission (LC)

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

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

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Alteration</td>
<td>☐ Sign (see note below)</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☐ New Construction</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td>☐ City Overlay Designation</td>
<td>☐ Downtown Neighborhood Area – CPO-3</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Number and Classification of Structures on Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ X Huning Highland – HPO-4</td>
</tr>
<tr>
<td>☐ East Downtown – CPO-4</td>
</tr>
</tbody>
</table>

| Contributing Structures: 1                                                                 |
| ☐ Old Town – HPO-5                                                                 |
| ☐ Nob Hill/Highland – CPO-8                                                                   |

| Noncontributing Structures: 1                                                                      |
| ☒ Silver Hill – HPO-6                                                                               |
| ☐ City Landmark                                                                                     |

| Unclassified Structures: Residential Property? | ☐ Yes ☐ No |

*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

☐ INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? ☐ if yes, indicate language:
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- 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)

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

Signature: __________ Date: __________

Printed Name: __________ ☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number: __________ Case Numbers __________

□ Applicant or □ Agent

Staff Signature: __________ Date: __________

Effective 5/17/18
**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>Decision-making Body: Landmarks Commission</th>
</tr>
</thead>
<tbody>
<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</td>
</tr>
</tbody>
</table>

**Note:** if yes, see second page

**PART II – DETAILS OF REQUEST**

- **Address of property listed in application:** 119 High Street SE
- **Name of property owner:** Homewise, Inc.
- **Name of applicant:** Homewise, Inc.
- **Date, time, and place of public meeting or hearing, if applicable:** Via Zoom, May 11, 2022 at 3:00 pm

**Address, phone number, or website for additional information:** 
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) May, 11, 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.
**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*: April 11, 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)*: East Downtown Neighborhood Association

Name of NA Representative*: John Freisinger, David Tanner; Bonnie Anderson, Ann Carson

Email Address* or Mailing Address* of NA Representative1: john@innovateabq.com, david@contextabq.com, andersonbonnie505@gmail.com, a.louisa.carson@gmail.com

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

1. Subject Property Address* _____________________________ 119 High Street SE
   Location Description _____________________________________________

2. Property Owner* _____________________________ Homewise, Inc.

3. Agent/Applicant* [if applicable] _____________________________ Michelle Negrette/Homewise, Inc.

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit _____________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision _____________________________ (Minor or Major)
   □ Vacation _____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: _______ Landmarks Commission

Summary of project/request2*: Alterations to two buildings located at 119 High Street SE

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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)
- [x] Landmarks Commission (LC)
- [ ] Development Review Board (DRB)
- [ ] Environmental Planning Commission (EPC)

**Date/Time***: May 11, 2022 at 3:00 pm

**Location***: VIA Zoom

June 8, 2022 at 3:00 pm

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](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

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

1. Zone Atlas Page(s)*: K-14-Z

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)
- [x] Waiver(s)

**Explanation***:

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: [ ] Yes  [x] No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

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

5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. **For residential development***: Maximum number of proposed dwelling units.
   - e. **For non-residential development***
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** ________________
   [Typically in acres] 0.1671

2. **IDO Zone District** __________ R-ML

3. **Overlay Zone(s) [if applicable]** ___________ Huning Highland HPO-4

4. **Center or Corridor Area [if applicable]** ___________ Adjacent Main Street Corridor on Central Avenue

**Current Land Use(s) [vacant, if none]** ___________ vacant buildings in substandard condition

**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]
April 25, 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 application requirements to the Landmarks Commission (LC) for 119 High Street SE.

Sincerely,

Carl Davis
Homewise, Inc.
Construction Manager
May 9, 2022

To Whom It May Concern:

Our client intends to remodel and renovate a property at 119 High Street SE which is within the Huning Highland Character Protection Overlay. Remodel and renovation of 119 High Street SE is necessary due to fire and structural issues to the roof and second east story addition. The structure is indicated on the New Mexico Building Inventory as contributing, but in poor condition due to a series of additions.

The project intends to remove some of these additions, including the store in the front and a portion of the east facade which was added with a gambrel style roof. The second-floor roof, which consists of a series of add-ons over time, will be removed in some areas in order to replace areas damaged by the fire and to create a roof form more consistent with the similar historic homes in the neighborhood. The front facade will be remodeled to include more typical Queen Anne features and will 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.

All windows on the exterior will be replaced with wood windows which maintain original window sizing and operation, except in cases where windows were later added and do not reflect the character of the house. In this case, windows will be replaced similar in size, scale and operation to windows from the original house. The exterior stucco 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 side porch will be repaired or replaced to match the existing porch depending on structural condition.

The roof is intended to be green asphalt shingles to match as closely to what has been determined to be a portion of the original roof.

The interior of the main structure will be remodeled to accommodate 6 one-bedroom units. This is a reduction from the existing 10 units. The first floor will have four units, two of which will be accessed via the front porch, one via the side porch and one via the rear porch. The second floor will have two units accessed via a first-floor hallway from the front porch. Where possible, existing interior walls have been retained. The current interior stair will be reconfigured to provide a more efficient floorplan. The accessory apartment building located behind the main house will also be renovated and remodeled from four, studio units to two, one-bedroom units. This renovation will include replacing the existing windows with wood double hung windows, re-stuccoing, replacing the exterior stair with an exterior stair that meets code and a porch covering with a walk out balcony. The intent of the exterior improvements is to reinforce the character of the main house.

Sincerely,

Michelle Negrette (agent)
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 May 25, 2022 To June 8, 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.

(Applicant or Agent) 5/24/22

I issued 2 signs for this application, 5/16/22.

(Date) (Staff Member)

PROJECT NUMBER: SI-2022-00919/PR-2021-005685

Rev. 1/11/05
REPLACE ROOFING ON PORCH.
REPLACE DOOR TO MATCH EXISTING.
REPLACE WINDOW TO MATCH EXISTING.
ENLARGE WINDOW FOR EGRESS.
REPLACE WINDOWS TO MATCH EXISTING.
REPLACE ROOF TO MATCH EXISTING.
REMOVE HIP ROOFS AND INTEGRATE AS ONE.
REMOVE WINDOW & FACADE OVER PORCH.
REPLACE HIP ROOFS AND INTEGRATE AS ONE.
REMOVE WINDOWS.
REMOVE DOOR AND WINDOWS.
GOVERNMENT BUILDING.
REPLACE ROOF OVERHANG.
REPLACE ROOF.
REPLACE DOOR.
REPLACE SHED ROOF WITH GABEL.
REPLACE WINDOW TO MATCH EXISTING.
ENLARGE WINDOW FOR EGRESS.
REPLACE WINDOWS TO MATCH EXISTING.
REMOVE WINDOWS.
REPLACE STEEL CASEMENT TO MATCH EXISTING.
REPLACE FIXED WOOD TO BE REPLACED WITH AWNING.
STORE STRUCTURE TO BE REMOVED.
GAMBREL ROOF TO BE REMOVED.
GAMBREL ROOF TO BE REMOVED.
SHED DORMER ROOF TO BE REPLACED WITH CROSS GABEL.
REMOVE HIP ROOFS AND INTEGRATE AS ONE.
REPLACE W/ LARGER WINDOW.
REPLACE Plywood.
"EXHIBIT"

IMPROVEMENT LOCATION REPORT OF LOT 5, BLOCK 26
HUNING HIGHLAND ADDITION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED TWENTY-SIX (26), OF THE HUNING HIGHLAND ADDITION TO THE
CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION,
FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW
MEXICO, ON MAY 12, 1887, IN PLAT BOOK D, FOLIO 14.

Scale: 1" = 30'
Order No.: 21-0443.dwg
Field Book: Page: Ordered By:

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT
FOR THE REMOVAL OF THE SURVEY EXCEPT FROM AN OWNER'S
TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACEMENTS,
OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA
OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE
BOUNDARY SURVEY.

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1908 CIELO VISTA DEL SUR N.W. CORRALLES, NEW MEXICO 87048
Telephone (505) 295-8273
IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:

TITLE COMPANY: FIDELITY NATIONAL TITLE UNDERWRITER: HOMEWISE INC.

LENDER: HOMEWISE INC. that on JUNE 08, 2021

I made an inspection of the premises situated at 119 HIGH STREET S.E.
ALBUQUERQUE, BERNALILLO County, New Mexico

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat. (including filing information if the plat is a filed plat).

PLAT NAME: THE HUNING HIGHLAND ADDITION
Filing Date: MAY 12, 1887 Volume D1 Folio: 14

GENERAL NOTES:
The error of closure for this property is one (1) foot of error for every N/A feet along the perimeter of the legal description provided.
Easements shown hereon are listed in the Title Commitment No. SP00010937-KB provided by the Title Insurance Company shown above.
See Exhibit "A" to the Improvement Location Report for a complete Legal Description and Sketch of the property in question. (Page 2 of 2)
Improvement location is based on previous property surveys. No monuments were set with this inspection report. This Tract is subject to all Easements, Restrictions and Reservations of record which pertain to the property in question.
This report is not to be relied upon for the establishment of fences, buildings and/or other future improvements.

I FURTHER CERTIFY as to the existence of the following at the time of said inspection:

1. Evidence of rights-of-ways, old highways or abandoned roads, lanes, trails or driveways sewer, drains, water, gas or oil pipelines on or crossing the property in question.
   NONE

2. Springs, streams, rivers, ponds or lakes located on or bordering on or through the property in question.
   NONE

3. Evidence of cemeteries or family burial grounds located on the property in question.
   NONE

4. Overhead Utility poles, anchors, pedestals, wires or lines overhanging or crossing the property in questions and serving other properties.
   NONE

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common.
   NONE

6. Apparent encroachments. If buildings, projections or cornices thereof, or signs affixed thereto, fences, walls or other indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhanging the property in question.
   NONE

7. Specific physical evidence of boundary lines on all sides of the property in question.
   SEE SKETCH (PAGE 2 OF 2)

8. Is the property in question improved?
   YES

9. Indications of recent building construction, alterations or repairs:
   NONE

10. Approximate distances of structure or structures from at least two (2) property lines.
    SEE SKETCH (PAGE 2 OF 2)

Anthony L. Harris (Surveyor) N.M.P.M. # 11463

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary Survey.

Page 1 of 2
Color Palette 119 High Street SE

Body (stucco)....................... El Rey 117 “Fawn”

Trim.................................. Sherwin Williams SW7008 “Alabaster”

Accent................................ Sherwin Williams SW2802 “Rockwood Red”

Roof (asphalt shingles).......... PABCO, Cascade, Pewter Grey
THE QUEEN ANNE HOME

From 1880 to 1910, the Queen Anne style so completely dominated Victorian residential architecture that it has become synonymous with the word “Victorian” for many people. Queen Anne style homes represent an exuberant collection of eclectic details. Gables, bay windows, towers and various textures all come together in unexpected ways to create harmony.

ESSENTIAL ELEMENTS

Essential Style Elements

Queen Anne homes feature textured surfaces, decorative patterns of wood or stone, and various colors of shingles and slate. They feature elaborate decorative trim, stained glass and an array of colors. These homes are typically two, three or more stories, with cantilevered upper stories and include towers, turrets, porches, balconies and bay windows.
Quintessential Windows

Like most homes in the Victorian style, Queen Anne style houses have tall, double-hung windows. One way Queen Anne homes differ from Victorian, however, is that double-hung windows in the Queen Anne style are far more likely to have the upper sash decorated with art glass or with a decorative grille pattern combined with colored glass. Windows in Queen Anne style homes are often paired or tripled.

Quintessential Doors

Main entry doors are simple, rectangular, raised-panel doors and often have mail slots. Typically, transom windows with art glass are used above the doors. Frequently, the upper half of the doors also includes art glass. Side doors, back doors and other auxiliary doors are less elaborate than main doors, but often have art glass and transom windows. Patio doors were not used on period Queen Anne homes, but these doors can easily be styled to work well and suit the needs of today’s homeowners.
**Grille Patterns**

The quintessential grille pattern for a Queen Anne style window has small sections of clear or colored glass that form a pattern around the outer edge of the sash. In double-hung windows, the grilles are used only in the top sash.

The grille placement should produce glass sections that are as close to square as possible. Glass sections measuring roughly 4" are ideal. Any number of other glass sections may exist around the perimeter of the window.

*Cottage double-hung window with quintessential grille pattern*
2-over-2 grille pattern

6-over-6 grille pattern
Looking for replacement parts?
Visit our Online Parts Store

What can we help you find?
Art glass in top sash
More On This Home Style

Pattern books from the Andersen Style Library present quintessential details of the most popular American architectural styles, with an emphasis on window and door design. The result of years of research, they exist to make it easier to create homes with architectural authenticity.
A  HOME DEPOT
1220 Renaissance Blvd
Albuquerque, NM
505-344-1900

Distance: 3.82 mi.  Get Directions

B  BMC - ALBUQUERQUE
5815 Edith Blvd Ne
Albuquerque, NM
(505) 823-2200

Distance: 4.13 mi.  Get Directions

C  BUILDERS FIRSTSOURCE
5815 Edith Blvd NE
Albuquerque, NM
(505) 823-2700
Visit Website

Distance: 4.13 mi.  Get Directions
"Painted Ladies" they're called—Victorian homes are usually dated from between 1880-1915 (ish). Queen Anne is the most ornate style home (example pictured here): Ours is not quite this ornate, but then again not terribly far from it. We are certainly not the most ornate in our neighborhood though.... check these beauties out!
Do you see that roof?

The black and white photo does not even begin to do this house justice... It's two doors down from us, and the current owners just restored it. It is unspeakably gorgeous, but I feel like a strange stalker doing the slow drive-by walk-by photo shoot. This was all I could find on the web :) But check out that gingerbread work-- sigh....

"IT WAS A PERIOD OF CONTRASTS. Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament."

*from here*

Sherwin Williams offers a "Victorian Preservation Palette" which attempts to be in keeping with what is historically appropriate for a Victorian home. Here are some of the combos which they suggest:
Our neighbors have pretty much *exactly* the Downing Straw/Rookwood Red/Rookwood Dark Green scheme. As far as "pre-assigned schemes" go I lean pretty heavily towards the first and the last (featuring Renwick Olive, and Downing Earth, respectively)

BUT!

We don't have to go with a pre-assigned color scheme.... They also have about 90 colors which they suggest are of a Victorian color palette:
Now these I can work with... soon I'll give you a couple of palettes of my own devising, but in the meantime, what do you think about the palettes they suggest? Does anything jump out at you? Let me know in the comments!

Again, my faves for your closer consideration:
The eyes of Texas are upon you. All the livelong day.

Can you guess which one Drake is leaning towards?
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