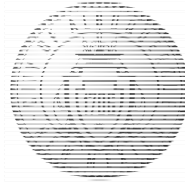




Landmarks Commission



Supplemental Staff Report

Agenda Item: 4
Case # SI-2023-00337
Project # PR-2023-008232
April 12, 2023

Agent	CABQ Planning Department
Applicant	City of Albuquerque
Request	Adoption of City Landmark Designation
Legal Description	Central Avenue Bridge
Address/Location	Central Avenue Bridge between Tingley Drive and Sunset Road
Size	1200' span
Zoning	
Historic Location	

Staff Recommendation

APPROVAL of Case # SI-2023-00337, Project # PR-2023-008232, a request to Recommend Adoption for City Landmark Designation of the Central Avenue Bridge, based on the Findings beginning on page 8 and subject to the Condition of Approval on page 9.

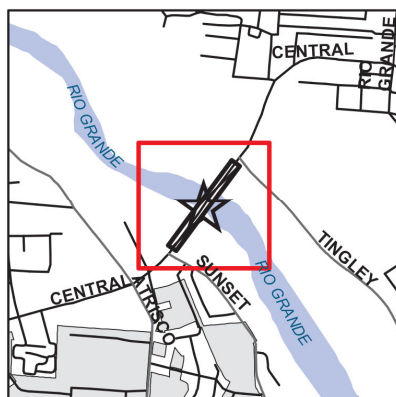
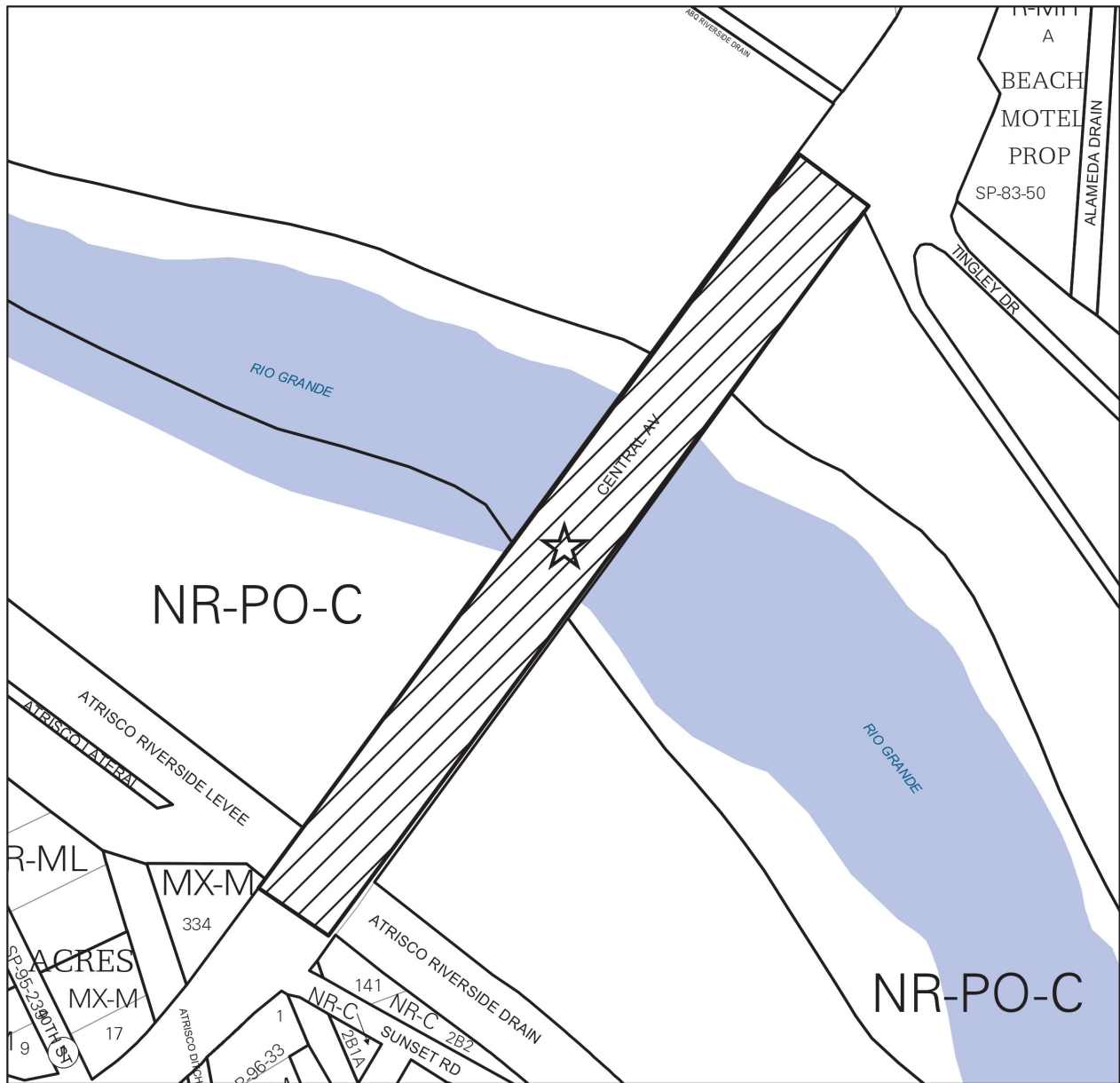
Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

Summary of Analysis

The application for Adoption or Amendment of Historic Designation requests a recommendation by the Landmarks Commission for City Landmark designation of the Central Avenue Bridge located on Central Avenue between Tingley Drive and Sunset Road. The Central Avenue Bridge is arguably one of the community’s most historically significant structures as it became a key part of Route 66 history. Local landmark designation has been discussed for many years.

The request was heard at the March 8, 2023, Landmarks Commission (LC) hearing and continued for one month to April 12, 2023, hearing. The continuance allowed the applicant to contact the Department of Municipal Development to discuss the proposed designation. Staff received an email from the Engineering Division Manager on March 31, 2023, stating that the designation would not place any constraints on maintenance, so there is no objection to the landmarking of the Central Avenue Bridge (see attachments).

The request has been reviewed in accordance with Subsection 6-7(C)(3)(c) of the Integrated Development Ordinance (IDO) for Designation of a Landmark Site or Structure.



IDO ZONING MAP

Note: Gray shading indicates County.

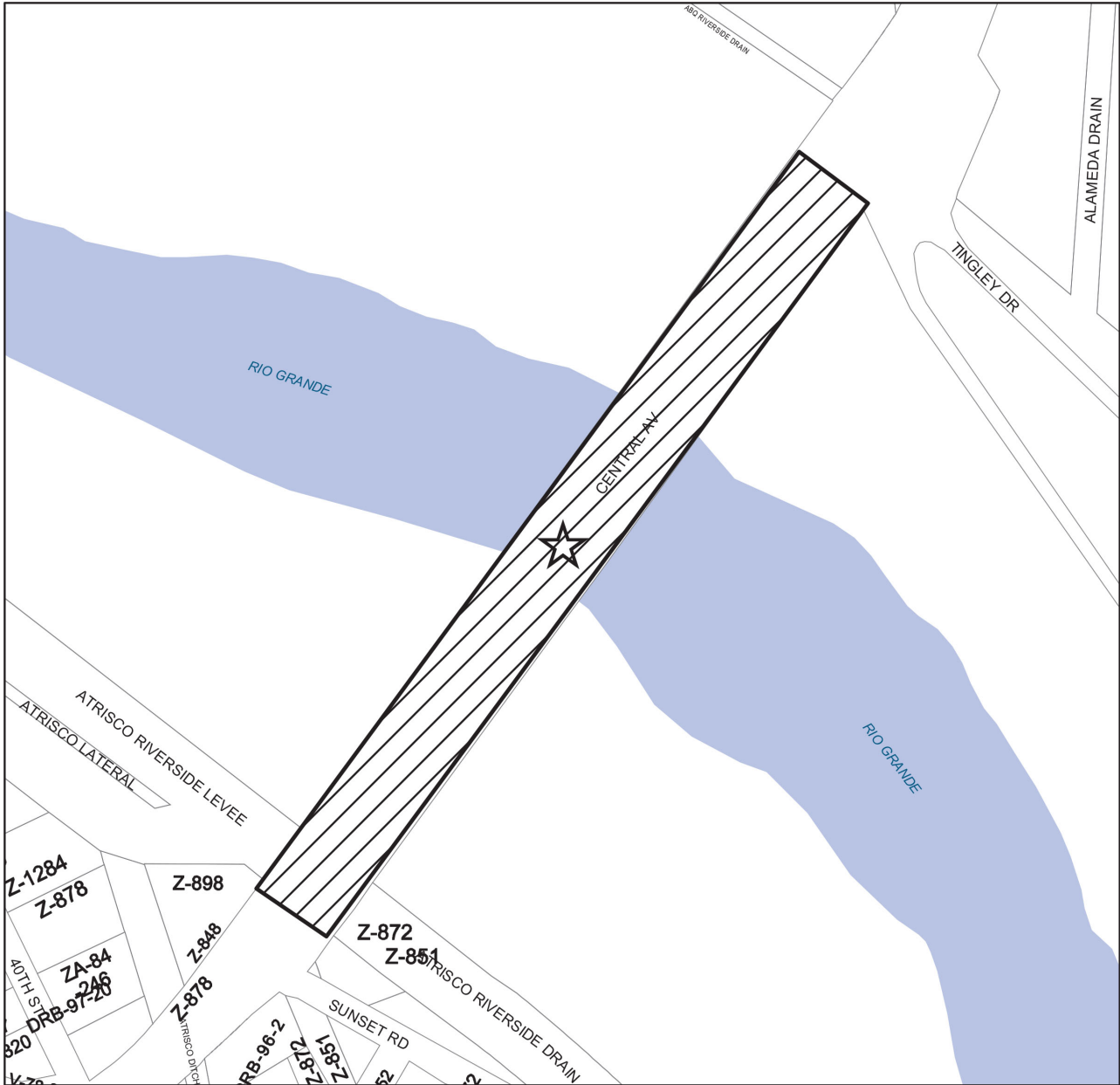


1 inch = 250 feet

Hearing Date:
3/8/2023

Project Number:
PR-2023-008232
Case Numbers:
SI-2023-00337

Zone Atlas Page:
J-12



HISTORY MAP

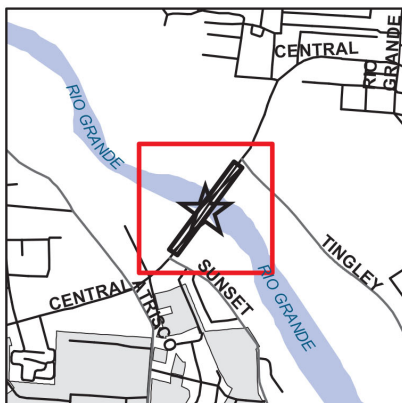
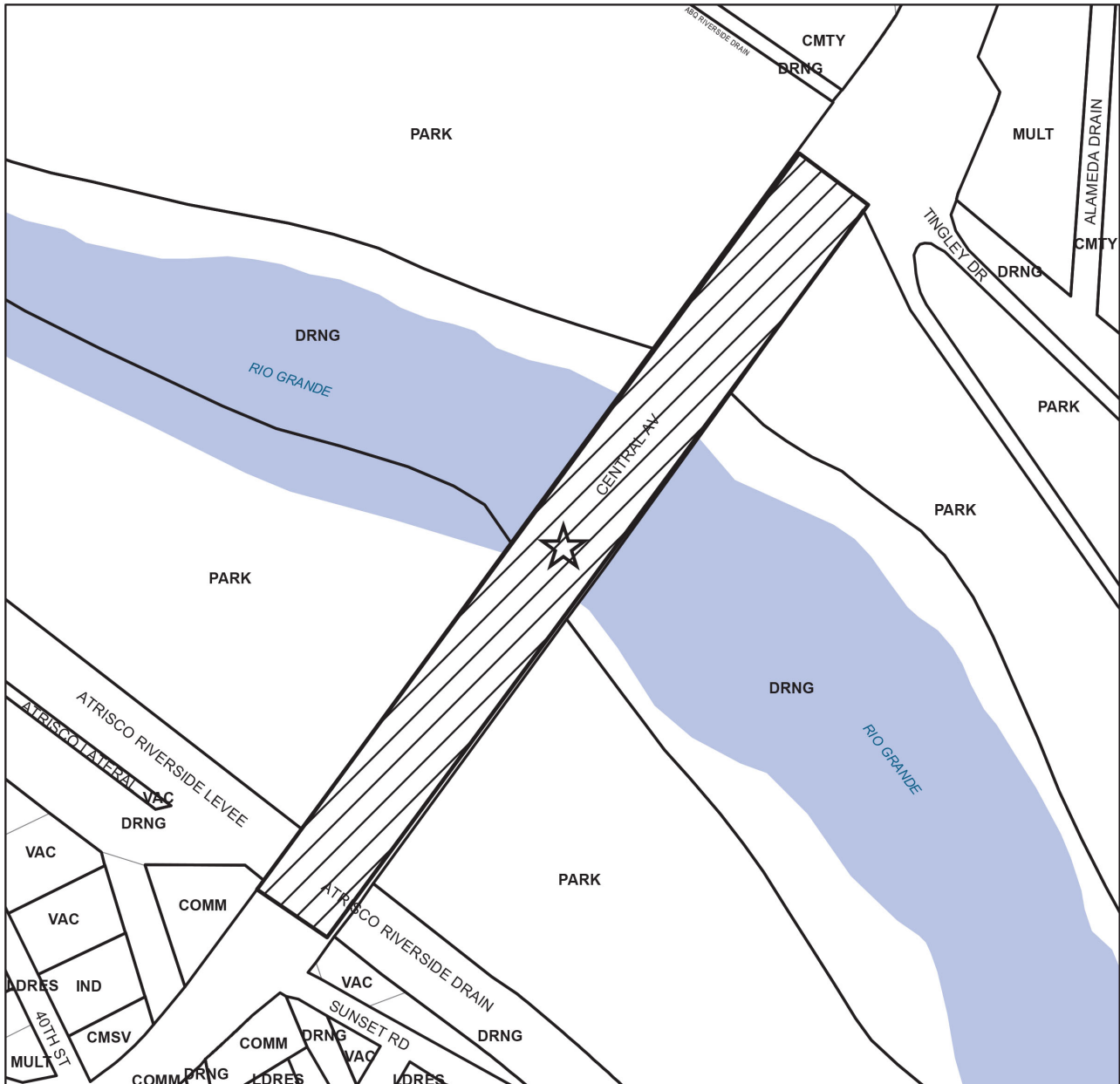
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:
3/8/2023
Project Number:
PR-2023-008232
Case Numbers:
SI-2023-00337

Zone Atlas Page:
J-12



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 250 feet

Hearing Date:
3/8/2023
Project Number:
PR-2023-008232
Case Numbers:
SI-2023-00337

Zone Atlas Page:
J-12

SUMMARY OF REQUEST

<i>Request</i>	<i>Adoption or Amendment of Historic Designation</i>
<i>Historic Location</i>	

I AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1		Commercial

II INTRODUCTION

Proposal

The application for Adoption or Amendment of Historic Designation requests a recommendation by the Landmarks Commission for City Landmark designation of the Central Avenue Bridge located on Central Avenue between Tingley Drive and Sunset Road. The Central Avenue Bridge is arguably one of the community’s most historically significant structures as it became a key part of Route 66 history and became its most important feature.

During the early years of the federal highway system, engineers realigned highways to create efficient and safer roadways. Although many realignments tended to be minor, but a few involved major rerouting of roads. For example, in 1926, Route 66, as it passed through New Mexico, was 507 miles long and was reduced to 399 miles in 1937. Due to the realignment of Route 66, the Central Avenue Bridge was necessary for the largest rerouting project (Laguna Cut-Off). The completion of this bridge by the State of New Mexico was the final hurdle that led the U.S. Bureau of Public Roads to recognize the Santa Rosa-Laguna Shortcut as the future alignment of Route 66.

In February of 2022, an application was submitted to those reviewing potential nominations for a listing on the National Register of Historic Places (NRHP) so that a formal nomination could be made. As the current bridge structure was built in 1983, it does not meet the 50-year criterion and, though significant, is not considered eligible for national nomination. Bridges on state highway systems meeting eligibility requirements of the National Register of Historic Places are entitled to a review process before being destroyed. Generally, the rules make demolition possible, providing there is mitigation, often in the form of photographs or other documentation. However, the proposal to designate the Central Avenue Bridge as a City Landmark is an effort to mark the bridge's significance and the realignment of Route 66 to the growth of Albuquerque.

The request was heard at the March 8, 2023, Landmarks Commission (LC) hearing and continued for one month to April 12, 2023, hearing. The continuance allowed the applicant to contact the Department of Municipal Development to discuss the proposed designation. Staff received an email from the Engineering Division Manager on March 31, 2023, stating that the designation would not place any constraints on maintenance, so there is no objection to the landmarking of the Central Avenue Bridge (see attachments).

Background Information

For background information, please refer to the March 8, 2023 Staff Report.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Integrated Development Ordinance (IDO) 14-16-6-7(C)(3)(c) –Review and Decision Criteria for Designation of a Landmark Site or Structure

IDO Section 14-16-6-7(C)(3) states that an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural or archaeological significance and meets any of the following criteria:

1. It is the site of a significant historic event.
2. It is identified with a person who significantly contributed to the history of the city, State, or nation.
3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
4. It embodies the distinctive characteristics of a type, period, or method of construction.
5. It possesses high architectural value.
6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
8. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.
9. It has yielded or is very likely to yield information important in history or prehistory.
10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

The Central Avenue Bridge satisfies the following criteria:

It is of particular historical, architectural, cultural, or archaeological significance.

The Santa Rosa-Laguna Shortcut is a section of US 66 that was shortened by 107 miles due to the independent construction of the Santa Rosa and Laguna Cut-offs. The two cut-offs were constructed after August of 1926, when Route 66 was officially designated and aligned through New Mexico and, up to October of 1937, when Route 66 was originally rerouted along the new shortcut.

The completion of Central Avenue Bridge by the State of New Mexico was the final hurdle that led the U.S. Bureau of Public Roads to recognize the Santa Rosa-Laguna Shortcut as the future alignment of Route 66. This event made the shortening of Route 66 by 107 miles a reality in 1937.

The Central Avenue Bridge over the flood-prone Rio Grade was essential for transcontinental highway traffic to travel through New Mexico. Every vehicle that went through Albuquerque on Route 66 from 1937 to 1983 traveled over two versions of the Central Avenue Bridge.

1. *It is the site of a significant historic event.*

The construction and implementation of the bridge in 1930 was the final event that helped federal officials accept the Santa Rosa-Laguna shortcut in New Mexico and realign Route 66 east-west through Albuquerque.

Neighborhood Notification

Adjacent property owners to the Central Avenue Bridge were sent letters on Friday, December 23, 2022, informing them of the City's plans to nominate the bridge as a City Landmark (see attachments).

In addition, since the City is the Applicant, all neighborhood associations within two miles were required to be notified. Email notifications were sent on Thursday, December 22, 2022 to the following neighborhood associations: ABQCore Neighborhood Association, Pat Hurley NA, West Mesa NA, Near North Valley NA, Sawmill Area NA, Downtown Neighborhoods Association, Alamosa NA, Crestview Bluff Neighbors Association, Barelas NA, North Valley Coalition, South West Alliance of Neighborhoods (SWAN Coalition), Huning Castle NA, Vecinos Del Bosque NA, Los Duranes NA, Wells Park NA, Raynolds Addition NA, West Park NA, West Old Town NA, Vista Magnifica Association, Riverview Heights NA, South Valley Coalition of Neighborhood Associations, Westside Coalition of Neighborhood Associations (see attachments).

The requisite sign was posted at the property giving notification of this application.

Conclusions

As discussed in the analysis, Staff concludes that the request meets the criteria for designation of a City Landmark as per requirements in the IDO Subsection 6-7(C)(3)(c), subject to the recommended Conditions of Approval.

Staff recommends that the Landmark Commission recommend approval of the Central Avenue Bridge to the Mayor for final recommendation and final Approval by City Council.

FINDINGS for APPROVAL of a request to Recommend Adoption for City Landmark Designation of the Central Avenue Bridge – Case SI-2023-00337/Project # PR-2023-008232 – April 12, 2023. .

1. This application is a request for Designation of a Landmark or Structure located on Central Avenue between Tingley Drive and Sunset Road.
2. The structure is composed of two separate bridge deck units with 16 spans at 75 ft intervals, spanning 1200 ft.
3. The request meets the Designation of a Landmark or Structure Review & Decision Criteria in IDO Section 14-16-6-7(C)(3)(c) as follows:

It is of particular historical, architectural, cultural, or archaeological significance.

The Santa Rosa-Laguna Shortcut is a section of US 66 that was shortened by 107 miles due to the independent construction of the Santa Rosa and Laguna Cut-offs. The two cut-offs were constructed after August of 1926, when Route 66 was officially designated and aligned through New Mexico and, up to October of 1937, when Route 66 was originally rerouted along the new shortcut.

The completion of Central Avenue Bridge by the State of New Mexico was the final hurdle that led the U.S. Bureau of Public Roads to recognize the Santa Rosa-Laguna Shortcut as the future alignment of Route 66. This event made the shortening of Route 66 by 107 miles a reality in 1937.

The Central Avenue Bridge over the flood-prone Rio Grade was essential for transcontinental highway traffic to travel through New Mexico. Every vehicle that went through Albuquerque on Route 66 from 1937 to 1983 traveled over two versions of the Central Avenue Bridge.

1. It is the site of a significant historic event.

The construction and implementation of the bridge in 1930 was the final event that helped federal officials accept the Santa Rosa-Laguna shortcut in New Mexico and realign Route 66 east-west through Albuquerque. The construction of the Central Avenue Bridge in 1930 was the final state funded structure that motivated federal officials to reroute Route 66 and save 107 miles of travel.

RECOMMENDATION

Case SI-2023-00337/Project PR-2023-008322 – April 12, 2023

APPROVAL of Case SI-2023-00337/Project # PR-2023-008232, a request to Recommend Adoption for City Landmark Designation of the Central Avenue Bridge, located on Central Avenue between Tingley Drive and Sunset Road, based on the above three (3) Findings and subject to the following Conditions of Approval.

A Recommendation of Approval will be forwarded to the Mayor’s office for final Recommendation and then final Approval by City Council.

Recommended Condition of Approval:

1. If approved, the LC staff would work with the City to ensure that a plaque is placed at the bridge commemorating the significance of the bridge as it was a key part of Route 66 history.

Silvia Bolivar

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