

Landmarks Commission

Staff Report

Agenda Item: 5
Case # SI-2023-00710
Project # PR-2023-008524
May 10, 2023

Agent	Ken Sandoval
Applicant	Luis D. Nolasco
Request	Certificate of Appropriateness for Alterations
Legal Description	Lot 1A Mitchell Addition
Address/Location	509 Keleher Avenue NW
Size	0.774 acres
Zoning	R-1A
Historic Location	Fourth Ward Historic Protection Overlay Zone (HPO-3)

Staff Recommendation

APPROVAL of Case # SI-2023-00710, Project # PR-2023-008524, a request for a Certificate of Appropriateness for Alterations, based on the Findings beginning on page 13 and subject to the conditions on page 16.

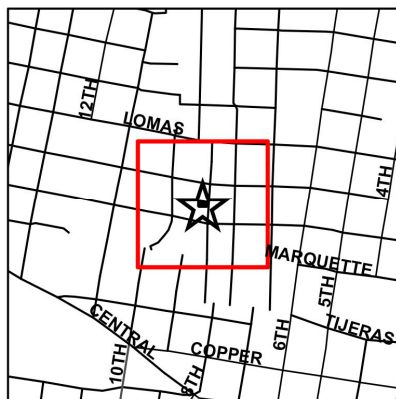
Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

Summary of Analysis

The project at 509 Keleher Avenue NW is a two-story residence where the owner is completely renovating the interior, modifying the building footprint, changing the elevation, and proposing new window and door openings. The project will also include a new portal towards the rear of the property.

The stucco-covered building was constructed in the mid-90s and is classified as a non-contributing building in the Fourth Ward (HPO-3). As built, the property does not have a strong presence in the streetscape and does not make an important contribution to the unique qualities of the Fourth Ward Historic District. Buildings that are considered non-contributing to a district's historic character have a responsibility to blend in with the historic character and scale of the historic district in which they are located. The guidelines for New Construction apply to alterations and additions to non-contributing buildings.

Staff has reviewed the project and finds that the addition will not harm the locally distinctive qualities of the Fourth Ward HPO. This request was reviewed against the relevant guidelines for the Fourth Ward Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, the proposal is generally consistent with the guidelines and the criteria.



IDO ZONING MAP

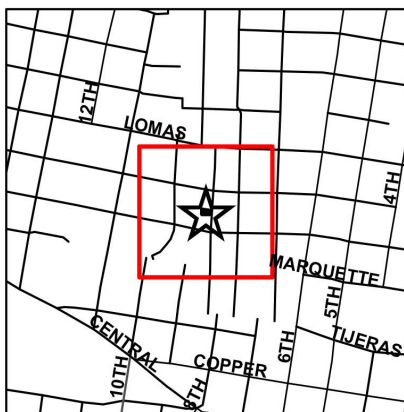
Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
5/10/2023
Project Number:
PR-2023-008524
Case Numbers:
SI-2023-00710

Zone Atlas Page:
J-14



HISTORY MAP

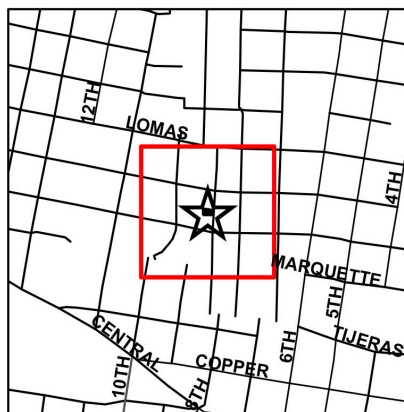
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LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 150 feet

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SUMMARY OF REQUEST

<i>Request</i>	<i>Certificate of Appropriateness for Alterations (non-contributing building).</i>
<i>Historic Location</i>	<i>Fourth Ward Historic Protection Overlay Zone</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	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
<i>Site to the North</i>	1	Gabled roof, New Mexico Vernacular, c. 1990s	Non-contributing; residential
<i>Site to the South</i>	1	Flat roof, Simplified Mission, c. 1917	Contributing; residential
<i>Sites to the East</i>		Parking lot for First Spanish Baptist Church	Religious institution
<i>Site to the West</i>	1	Gabled roof, New Mexico Vernacular	Contributing; residential

II INTRODUCTION

Proposal and History

The subject site is a two-story, stucco, square house design that is partially obstructed by a 5' CMU wall along the east perimeter of the property. The northern portion of the CMU wall transitions into a metal, horizontal, 5-panel screen that encloses the courtyard. The stucco-covered building was constructed in the mid-90s and is classified as a non-contributing building in the Fourth Ward (HPO-3).

The elements of this request for a Certificate of Appropriateness involve relocation and replacement of windows and doors, a higher roofline, a new entryway that will measure 7'-6" x 14'-0", and a new portal that will be located towards the rear of the property. In addition, there will be interior demolition to rework the floor plan. The exterior of the property will be re-stuccoed.

Existing heated square footage:	1620 s.f.
Proposed heated square footage:	2142 s.f.
Portal square footage:	234 s.f.
Lot size:	3368 s.f.

The proposal will affect the elevations in the following manner:

1. **East Elevation (front):** At present, there are six blue-frame, single-hung windows, with four on the upper level and two at the bottom level. The proposal calls for adding a new entry and reconfiguring the windows and door.

Lower Level: The two-story entry will measure 7'-6" x 14'-0" and include a 2'-6" x 3'-0" aluminum-clad casement window. The front door will be relocated to the new entry, and the applicant proposes an aluminum-clad French door. A 3'-0" x 5'-0" aluminum-clad casement window will be in place of the existing front door location. A new window opening is proposed that will measure 3'-0" x 3'-0"; the material will be aluminum.

Upper Level – The second-story single-hung windows will be replaced with one 6'-0" x 3'-0" aluminum-clad casement window. Currently, the height of the building is 21'-4", and the proposal calls for an increase of 3'-0" for a total height of 24'-4". The maximum allowable building height in R-1 zones is 26 feet.

2. **West Elevation (rear):** There are two single-hung windows that will be removed.

Lower Level: The request calls for adding a portal that will be 26'-1" wide with an 8'-0" ceiling height. A 6'-0 x 6'-8" aluminum-clad double French door is proposed.

Upper Level: Two 6'-0" x 5'-0" aluminum casement windows are proposed:

3. **North Elevation:** Minor alterations will affect the north elevation.

Lower Level: The lower level north elevation has no windows and none are proposed. Visible from this elevation will be the new entry that will measure 7'-6" x 14'-0" and the aluminum-clad French door.

Upper Level – There are two single-hung windows that will be replaced with 3'-0" x 3'-0" aluminum-clad casement windows.

4. **South Elevation:** The secondary entrance will be reconfigured along with the placement of new windows and doors

Lower Level: Three aluminum-clad casement windows are proposed that measure 3'-0" x 5'-0" along with a 3'-0" x 6'-8" aluminum-clad French door.

Upper Level: Two aluminum-clad casement windows are proposed that measure 3'-0" x 5'-0" along with a 6'-0" x 5'-0" aluminum-clad casement window.

Context

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as “primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque’s finest residential area between 1905 and 1923, it also has a cultural significance as the home of many of the city’s most influential citizens. Currently, Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district”.

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into four quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad itself.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential, contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, “The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941.”

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)

In May 2018, The Integrated Development Ordinance (IDO) replaced the City’s Zoning Code and the property was zoned R-1A. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within the Old Town Historic Protection Overlay Zone shall not be undertaken until the Landmarks Commission has approved a Certificate of Appropriateness.

The Integrated Development Ordinance Part 15-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(K) identifies standards and guidelines for HPO-5 Old Town.

The Integrated Development Ordinance – Part 14-16-6-6(D) establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

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 addition of the entryway is of a simple architectural style with a flat roof that will complement the roofline of the square house design. The addition will use the same materials as the two-story building and will barely be visible from the street due to the 5' CMU/5-panel horizontal fence. The addition of the 234 s.f. portal will be located towards the rear of the property and will complement the existing design. The change is consistent with the Fourth Ward Historic Protection Overlay Zone (HPO-3) 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 neighborhood has a mix of styles including New Mexico Vernacular, Simplified Mission, and is adjacent to the parking lot of a religious institution. The architectural character of the site and the neighborhood will not be diminished by this proposal.

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

Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will cause no harm to the non-contributing building.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The proposal is for relocation and replacement of windows and doors, a higher roofline, a new entryway measuring 7'-6" x 14'-0", and a new portal located towards the rear of the property. In addition, there will be interior demolition to rework the floor plan, and the property's exterior will be re-stuccoed.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The addition of the entryway and portal to be located towards the rear of the property will be of a contemporary design and compatible with the mix of architectural styles found in the block.

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

Not applicable.

Resolution – 046-1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zone (1991)

The resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

The proposal is consistent with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Huning Highland, Fourth Ward and Eighth and Forrester Historic Overlay Zones

The development guidelines are administered by the LUCC (LC) in October 2010. The development guidelines to protect neighborhood character, specifically those relating to accessory buildings and site features, are applicable to this request. The proposal is analyzed with regard to relevant sections:

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below. The guidelines for New Construction apply to alterations and additions to non-contributing buildings.

POLICY

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. Buildings should reflect designs traditionally used in the area.

1. Design new buildings to appear similar in scale to other buildings on the block.

- Break large masses into smaller segments similar to other buildings.
- The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

The contributing buildings in the immediate vicinity are domestically scaled structures of one and two stories. The non-contributing building is scaled and massed to complement its surrounding. The mass of the building has been reduced by the windows and doors that front the street.

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:

- Building materials of traditional dimensions
- Solid to void ratios that are similar to traditional buildings
- Windows should be recessed and similar in size to surrounding buildings.

The solid-to-void ratios are similar to buildings in the area, and the proposed windows will be recessed and similar in size to surrounding buildings. The proposal calls for the building to be re-stuccoed.

3. Design the front elevation to appear similar in scale to neighboring contributing buildings.

Contributing buildings in the vicinity are domestically scaled structures of one and two stories, and the built form of the existing, non-contributing building is complementary in scale.

5. Use building forms that are similar to those of contributing buildings on the block.

- Rectangular building masses are the typical building form.

The clean lines and orthogonal forms of the subject site reference the rectangular building masses typical of the local built form.

6. Use roof forms that are similar to contributing buildings on the block.

- Hip and gabled roofs are appropriate in many settings
- Flat roofs should be used only where appropriate to the context and should have a parapet.

The flat roof is appropriate to the context and has a parapet.

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

- The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as bevelled (clapboard) or drop (shiplap)
- Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials
- Wood is the preferred choice for window and doors, although Metal window frames may be appropriate in some contexts
- Roofing materials shall be similar in appearance to other buildings in the street.

The materials palette is appropriate to the area and some elements are found throughout the Historic District. The palette includes:

*Painted Stucco
Aluminum clad, wood window frames
Metal railings and gates.*

8. Imitation of older historic styles is discouraged.

- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
- Incorporate details and ornamentation found on historic buildings within the context of new construction.

The house is designed to represent a contemporary interpretation that will complement architectural styles found in the area.

9. Contemporary interpretations of traditional detail are encouraged.

- New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

The fenestration will reference traditional styles while avoiding historic replication.

Neighborhood Notification and other Considerations.

The Neighboring Association and neighboring properties within 100 feet excluding public rights of way were notified of this application. The requisite sign was posted at the property giving notification of this application. No comments on this application have been received to date.

Conclusions

The request for a Certificate of Appropriateness is for a complete renovation of the interior, modification of the building footprint and elevation, new windows and door openings, and a portal to be located towards the rear of the property.

As discussed in the analysis above, the request complies with the applicable guidelines for the Fourth Ward Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for Alterations - Case #SI-2023-00710/Project # PR-2023-008524 (May 10, 2023).

1. The application is a request for a Certificate of Appropriateness for alterations at 509 Keleher Avenue NW, legally described as Lot 1A, Mitchell Addition, in the Fourth Ward Historic Protection Overlay Zone, zoned R-1A.
2. The two-story building was constructed in the mid-90s and is classified as a non-contributing building. The existing heated square footage is 1620 s.f. The applicant is proposing an increase to 2142 s.f. The portal square footage will be 234 s.f.
3. Alterations and additions to the non-contributing building are proposed. The proposal includes: relocation and replacement of windows and doors, a higher roofline, a new entryway that will measure 7'-6" x 14'-0", and a new portal that will be located towards the rear of the property. In addition, there will be interior demolition to rework the floor plan, and the property's exterior will be re-stuccoed.

The proposal will affect the elevations in the following manner:

East Elevation (front): At present, there are six blue-frame, single-hung windows, with four on the upper level and two at the bottom level. The proposal calls for adding a new entry and reconfiguring the windows and door.

Lower Level: The two-story entry will measure 7'-6" x 14'-0" and include a 2'-6" x 3'-0" aluminum-clad casement window. The front door will be relocated to the new entry, and the applicant proposes an aluminum-clad French door. A 3'-0" x 5'-0" aluminum-clad casement window will be in place of the current location of the front door. A new window opening is proposed that will measure 3'-0" x 3'-0"; the material will be aluminum.

Upper Level – The second-story single-hung windows will be replaced with one 6'-0" x 3'-0" aluminum-clad casement window. Currently, the height of the building is 21'-4", and the proposal calls for an increase of 3'-0" for a total height of 24'-4". The maximum allowable building height in R-1 zones is 26 feet.

West Elevation (rear): There are two single-hung windows that will be removed.

Lower Level: The request calls for adding a portal that will be 26'-1" wide with an 8'-0" ceiling height. A 6'-0" x 6'-8" aluminum-clad double French door is proposed.

Upper Level: Two 6'-0" x 5'-0" aluminum casement windows are proposed:

North Elevation: Minor alterations will affect the north elevation.

Lower Level: The lower level north elevation has no windows and none are proposed. Visible from this elevation will be the new entry that will measure 7'-6" x 14'-0" and the aluminum-clad French door.

Upper Level – There are two single-hung windows that will be replaced with 3'-0" x 3'-0" aluminum-clad casement windows.

South Elevation: The secondary entrance will be reconfigured along with the placement of new windows and doors

Lower Level: Three aluminum-clad casement windows are proposed that measure 3'-0" x 5'-0" along with a 3'-0" x 6'-8" aluminum-clad French door.

Upper Level: Two aluminum-clad casement windows are proposed that measure 3'-0" x 5'-0" along with a 6'-0" x 5'-0" aluminum-clad casement window.

4. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “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 addition of the entryway is of a simple architectural style with a flat roof that will complement the roofline of the square house design. The addition will use the same materials as the two-story building and will barely be visible from the street due to the 5' CMU/5-panel horizontal fence. The addition of the 234 s.f. portal will be located towards the rear of the property and will complement the existing design. The change is consistent with the Fourth Ward Historic Protection Overlay Zone (HPO-3) 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 neighborhood has a mix of styles including New Mexico Vernacular, Simplified Mission, and is adjacent to the parking lot of a religious institution. The architectural character of the site and the neighborhood will not be diminished by this proposal.

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

Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will cause no harm to the non-contributing building.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The proposal is for relocation and replacement of windows and doors, a higher roofline, a new entryway measuring 7'-6" x 14'-0", and a new portal located towards the rear of the property. In addition, there will be interior demolition to rework the floor plan, and the property's exterior will be re-stuccoed.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The addition of the entryway and portal that is to be located towards the rear of the property will be of a contemporary design and will be compatible with the mix of architectural styles found in the block.

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

Not applicable.

5. The Neighboring Association and neighboring properties within 100 feet excluding public rights of way were notified of this application. The requisite sign was posted at the property giving notification of this application.
6. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION

Case SI-2023-00710/Project # PR-2023-08524, May 10, 2023.

APPROVAL of **Case SI-2023-00710/Project # PR-2023-08524**, an application for a Certificate of Appropriateness for Alterations at 509 Keleher Avenue NW, legally described as Lot 1A, Mitchell Addition, in the Fourth Ward Historic Protection Overlay Zone, based on the six (6) Findings and subject to the Conditions of Approval.

Recommended Conditions of Approval

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

Silvia Bolivar

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



Figure 1: Subject site – 509 Keleher

Figure 2: Subject site



Figure 3: Subject site.





Figure 4: Neighborhood context.

Figure 5: Neighborhood context



Figure 6: Non-contributing single-family home next to subject site.



Figure 7: Neighborhood context

Figure 8: Neighborhood context



Figure 9: Neighborhood context



ZONING

Please refer to IDO Sub-section 14-16-2-3(B) for the Residential – Single-Family Zone District (R-1A)

Please refer to IDO Sub-section 15-16-3-5(I) for the Fourth Ward – HPO-3

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.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: LUIS D. NOLASCO	Phone: 505.948.3307
Address: 509 KELEHER NW	Email: imec.jewelry@gmail.com
City: ALBUQUERQUE State: NM	Zip: 87102
Professional/Agent (if any): KEN SANDOVAL	Phone: 505.379.0891
Address: 907 FORESTER AVE NW	Email: QUENSANDOVAL@GMAIL.COM
City: ABQ. State: NM	Zip: GMAIL.COM
Proprietary Interest in Site: DESIGNER	List all owners: LUIS NOLASCO

BRIEF DESCRIPTION OF REQUEST

ALTERATION OF FRONT FACADE, CHANGE OF WINDOWS & CHANGE OF ELEVATION

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

Lot or Tract No.: 1A	Block: 0000	Unit:
Subdivision/Addition: MITCHELL-EL	MRGCD Map No.:	UPC Code: 101405802809631
Zone Atlas Page(s): 2-14	Existing Zoning:	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .007

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **509 KELEHER** Between: **8th & 10th** and: **ROMA & LUNA**

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

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Signature: [Signature]	Date: 4.10.23
Printed Name:	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	

Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input checked="" type="checkbox"/> Fourth Ward – HPO-3	
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 14-16-6-6(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

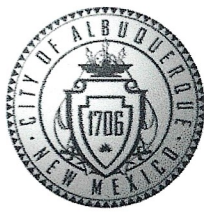
- ___ Proposed Design Standards and Guidelines
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature: _____	Date: 4/3/23
Printed Name: LUIS D. NOLASCO	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature: _____	
Date: _____	

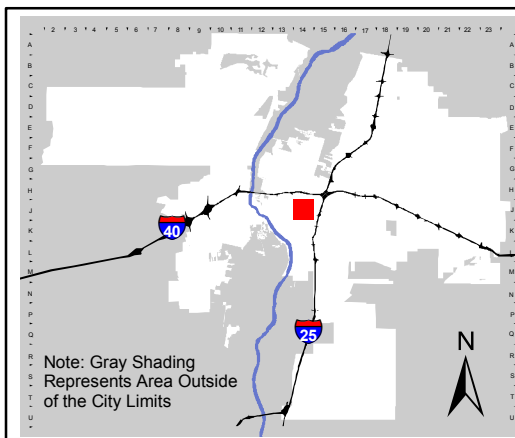
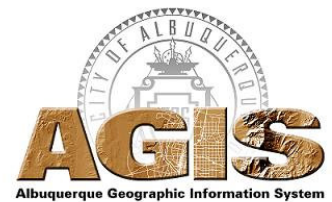


For more current information and details visit: www.cabq.gov/gis

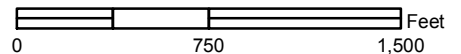
Site: 509 Keleher St. NW
Address Map Page:

J-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



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 4.25 To 5.10

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)

4/3/2005
(Date)

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

PROJECT NUMBER: _____

NOTIFICATION

Naji, Leslie

From: Naji, Leslie
Sent: Tuesday, April 11, 2023 7:13 AM
To: 'zoning@abqdna.com'
Subject: notice of CofA application 509 Keleher
Attachments: glen_salas_dna_1.pdf; keleher A1.pdf; keleher A2.pdf; DNA_2.pdf; DNA_3.pdf; EF J-14-Z.509 Keleher St.pdf

To the Downtown Area Neighborhood Association:

This letter is to inform you of the application for an addition to the non-contributing house located at 509 Keleher. The application is for bot a front and rear addition.

The application will be heard by the Landmarks Commission May 10, 2023 at 3 PM. If you have any questions or comments, please notify historic preservation at this email.



LESLIE NAJI
principal planner,
landmarks commission
o 505.924.3927
e lnaji@cabq.gov
cabq.gov/planning

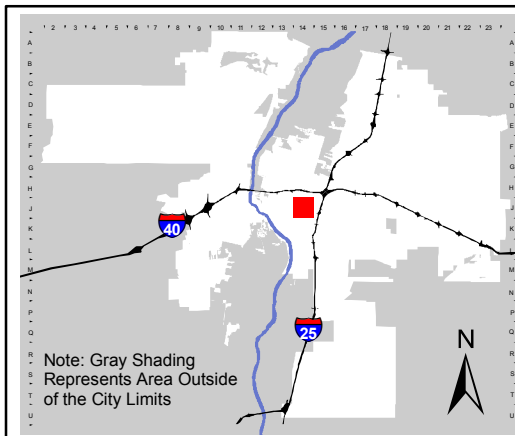
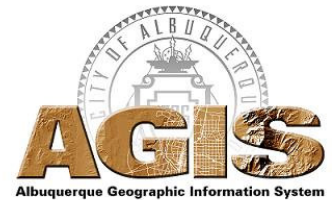


For more current information and details visit: www.cabq.gov/gis

Site: 509 Keleher St. NW
Address Map Page:

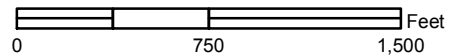
J-14-Z

Map Amended through:
3/17/2017



Note: Gray Shading
Represents Area Outside
of the City Limits

These addresses are for informational
purposes only and are not intended
for address verification.





Luna Cir NW
998

Lomas Blvd NW
1050

Keleher Ave

898

798

699

799

Fruit Ave NW

998

798

Luna Blvd NW

599

599

8th St NW

Ave NW

998

898

499

Keleher Ave NW

Owner	Owner Address	Owner Address 2
LITTLEJOHN STEPHEN & FOSS KAREN	504 LUNA BLVD NW	ALBUQUERQUE NM 87102-1930
THOM TRAVIS	910 FRUIT AVE NW	ALBUQUERQUE NM 87102
FIRST SPANISH BAPTIST CHURCH	812 FRUIT AVE NW	ALBUQUERQUE NM 87102-1916
PERWICH DANIEL J & RITA	1222 FIRST ST SUITE #4	CORONADO CA 92118-1414
FIRST SPANISH BAPTIST CHURCH	812 FRUIT AVE NW	ALBUQUERQUE NM 87102-1916
LIES MARK A III	504 KELEHER AVE NW	ALBUQUERQUE NM 87102-1924
SALAS GLEN & BEVERLY	901 ROMA AVE NW	ALBUQUERQUE NM 87102
LINDGREN MEGAN A	511 KELEHER AVE NW	ALBUQUERQUE NM 87102-1923
SHAY KIMBERLY	500 KELLEHER AVE NW	ALBUQUERQUE NM 87102-1924
STEVENSON LAURIE A	902 FRUIT AVE NW	ALBUQUERQUE NM 87102-1918
FIRST SPANISH BAPTIST CHURCH	812 FRUIT AVE NW	ALBUQUERQUE NM 87102-1916
FIRST SPANISH BAPTIST CHURCH	812 FRUIT AVE NW	ALBUQUERQUE NM 87102-1916
KONDO KENJI J	509 KELEHER AVE NW	ALBUQUERQUE NM 87102
SOLIS LISA	405 ALCAZAR ST NE	ALBUQUERQUE NM 87108
MOFFAT STEPHEN A & SAMORA CARMEN R	908 FRUIT AVE NW	ALBUQUERQUE NM 87102-1918
SAVILLE REGINALD E & BARBARA	903 ROMA AVE NW	ALBUQUERQUE NM 87102-1941
FOSS KAREN A & STEPHEN W LITTLEJOHN	504 LUNA BLVD NW	ALBUQUERQUE NM 87102-1930
TRAN MINHNGA & BARROW JOSHUA	915 ROMA AVE NW	ALBUQUERQUE NM 87102
NEWMAN MARGARET L & NEWMAN DANIEL B	516 LUNA BLVD NW	ALBUQUERQUE NM 87102-1930

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



STEPHEN LITTLEJOHN
&
KAREN FOSS
714 LUNA BLVD. HW

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



TRAVIS THOM
310 FRUIT AVE. NW
ABQ. NM 87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134

STEPHEN MOFFAT &
CARMEN SAMORA
308 FRUIT N.W.
ABQ. N.M.
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



KIMBERLY SHAY
500 KELEHER AVE. N.W.
ABQ. N.M. 87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



MARGARET & DANIEL HEWMAN
516 LUNA BLVD. N.W.
ABQ. NM
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



MEGAN A. LINDGREN
511 KELEHER AVE. NW
ABQ. N.M. 87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



BARBARA &
REGINALD SAVILLE
&
303 ROMA AVE. N.W.
ABQ. N.M.
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



GLEN & BEVERLY SALAS
301 ROMA AVE. N.W.
ABQ. N.M.
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



JOSHUA BARROW
&
MINHNGA TRAN
315 ROMA AVE. N.W.
ABQ. NM
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



MARK & LIES III
504 KELEHER N.W.
ABQ. N.M.
87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



LISA SOLIS
405 ALCAZAR ST. NE
ABQ. N.M. 87106

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



DANIEL & PITA FERDICH
1222 FIRST ST. SUITE #4
CORONADO CA,
92118

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



LAURIE A. STEVENSON
902 FRUIT AVE. N.W.
ABQ. N.M. 87102

Kenneth Sandover
PO Box 7923
Albuquerque, NM 87134



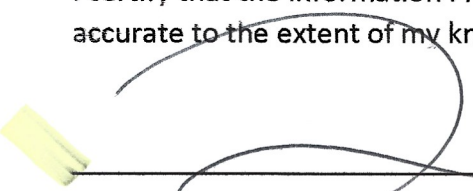
FIRST BAPTIST CHURCH
812 FRUIT AVE. NW
ABQ. N.M. 87102

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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <i>Certificate of Appropriateness Major</i>	
Decision-making Body: <i>Landmarks Commission</i>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: <i>500 KELEHER H.W.</i>	
Name of property owner: <i>LUIS NOLASCO</i>	
Name of applicant: <i>LUIS NOLASCO & KEN SANDOVAL</i>	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information: <i>505 379 0891</i>	
www.cabq.gov/planning/boards-commissions/landmarks-commission	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> 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) 4/3/23 (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.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 4.12.23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: DOWNTOWN NEIGHBORHOOD ASSOCIATION

Name of NA Representative*: DANNY SENH

Email Address* or Mailing Address* of NA Representative¹: CHAIR@ABQDNA.COM

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 509 Keleher NW, ABQ NM 87102

Location Description _____

2. Property Owner* LUIS D. NOLASCO

3. Agent/Applicant* [if applicable] KEN SANDOVAL

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: _____

Summary of project/request²:

ALTERATION OF FRONT FACADE,
CHANGE OF WINDOWS & INCREASE OF
ELEVATION

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

**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*: 4.12.23

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Neighborhood Association (NA)*: DOWNTOWN NEIGHBORHOOD ASSOCIATION

Name of NA Representative*: GLEN SALAS

Email Address* or Mailing Address* of NA Representative¹: TREASURER@ABQDNA.COM

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

1. Subject Property Address* 509 Keleher NW, ABQ NM 87102
Location Description _____
2. Property Owner* LUIS D. NOLASCO
3. Agent/Applicant* [if applicable] KEN SANDOVAL
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)
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 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:

ALTERATION OF FRONT FACADE,
CHANGE OF WINDOWS & INCREASE OF
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[Note: Items with an asterisk (*) are required.]

Date/Time*: MAY 10

Location*: ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

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

1. Zone Atlas Page(s)*⁴ 2.14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

¹ Physical address or zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2385 S.F.
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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Email Address* or Mailing Address* of NA Representative¹: TREASURER@ABQDNA.COM

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(Applicant or Agent)

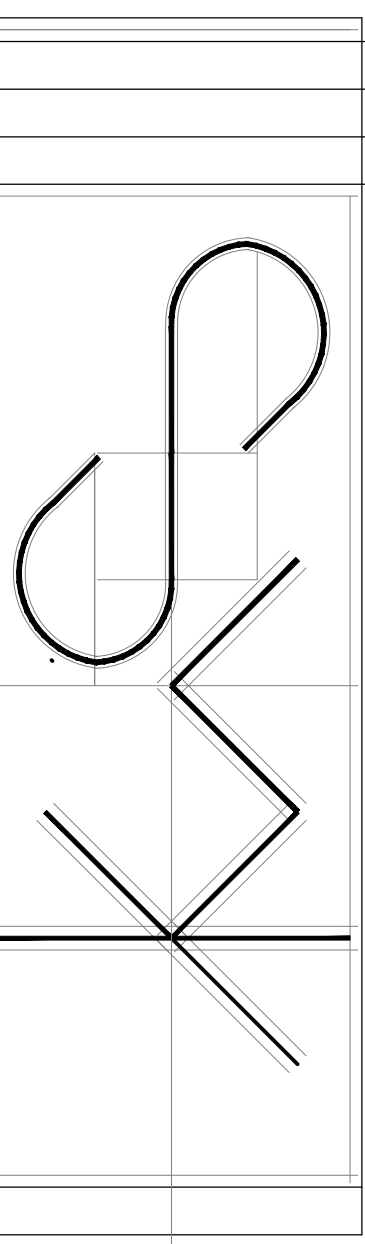
4/3/22
(Date)

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

PROJECT NUMBER: _____

SITE PLAN REDUCTIONS

DATA	
EXISTING HEATED SQUARE FOOTAGE	= 1620
PROPOSED HEATED SQUARE FOOTAGE	= 2142
PORTALS SQUARE FOOTAGE	= 234
LOT SIZE	= 3368



RESIDENTIAL RENOVATION
 NOLASCO/EXPINOSA RESIDENCE
 509 KELEHER AVE. NW
 ALBUQUERQUE, NM

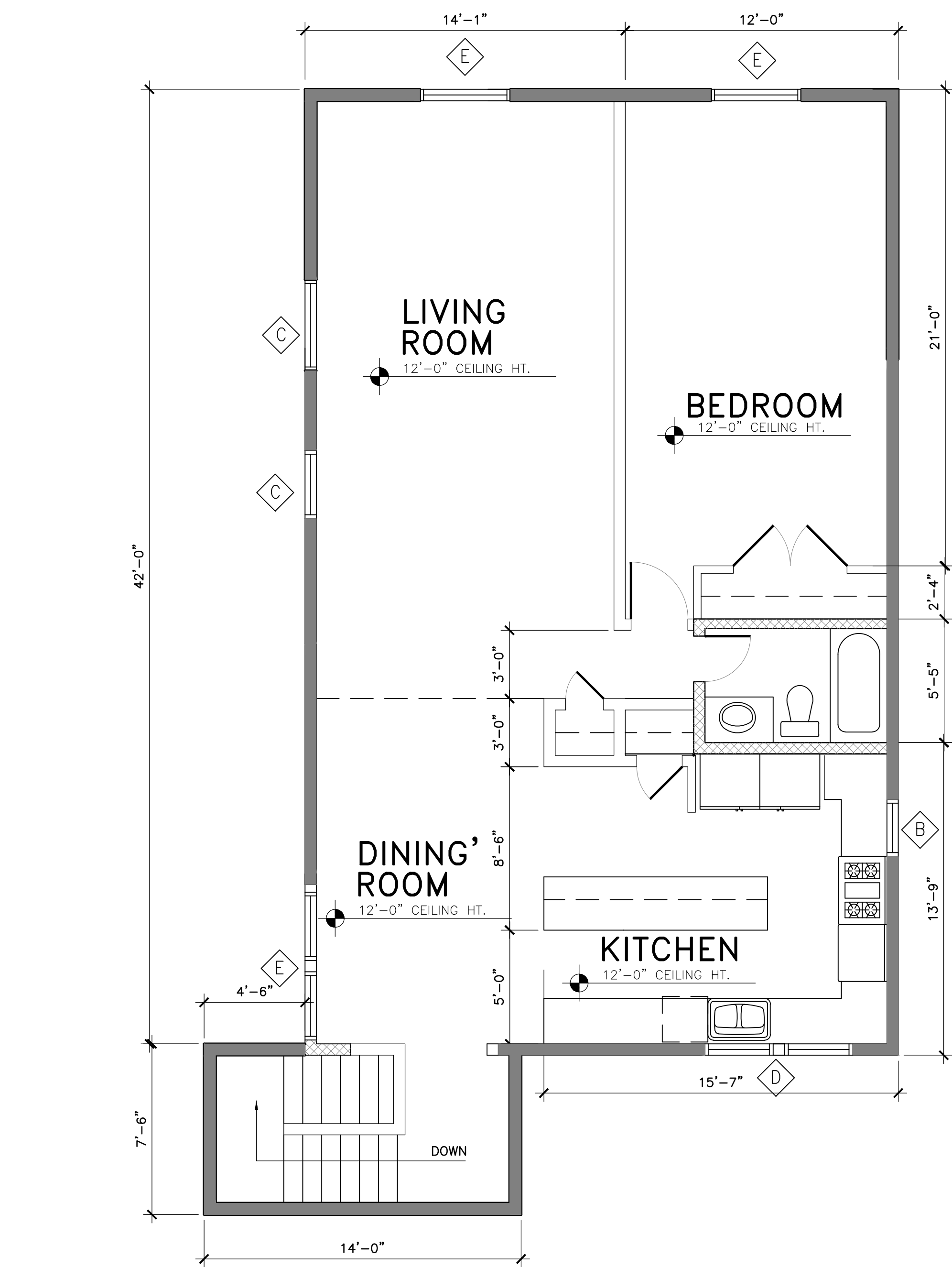
JOB TITLE:

FLOOR PLANS

SHEET TITLE:

REVISIONS:

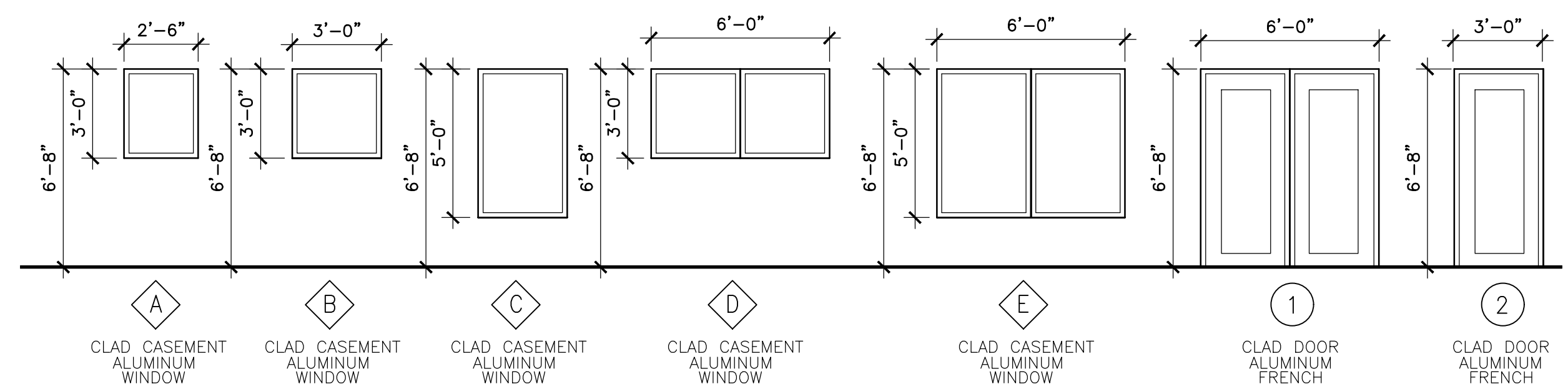
SHEET NO: **A1**
 STATUS:
 JOB NO.
 DATE:



UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

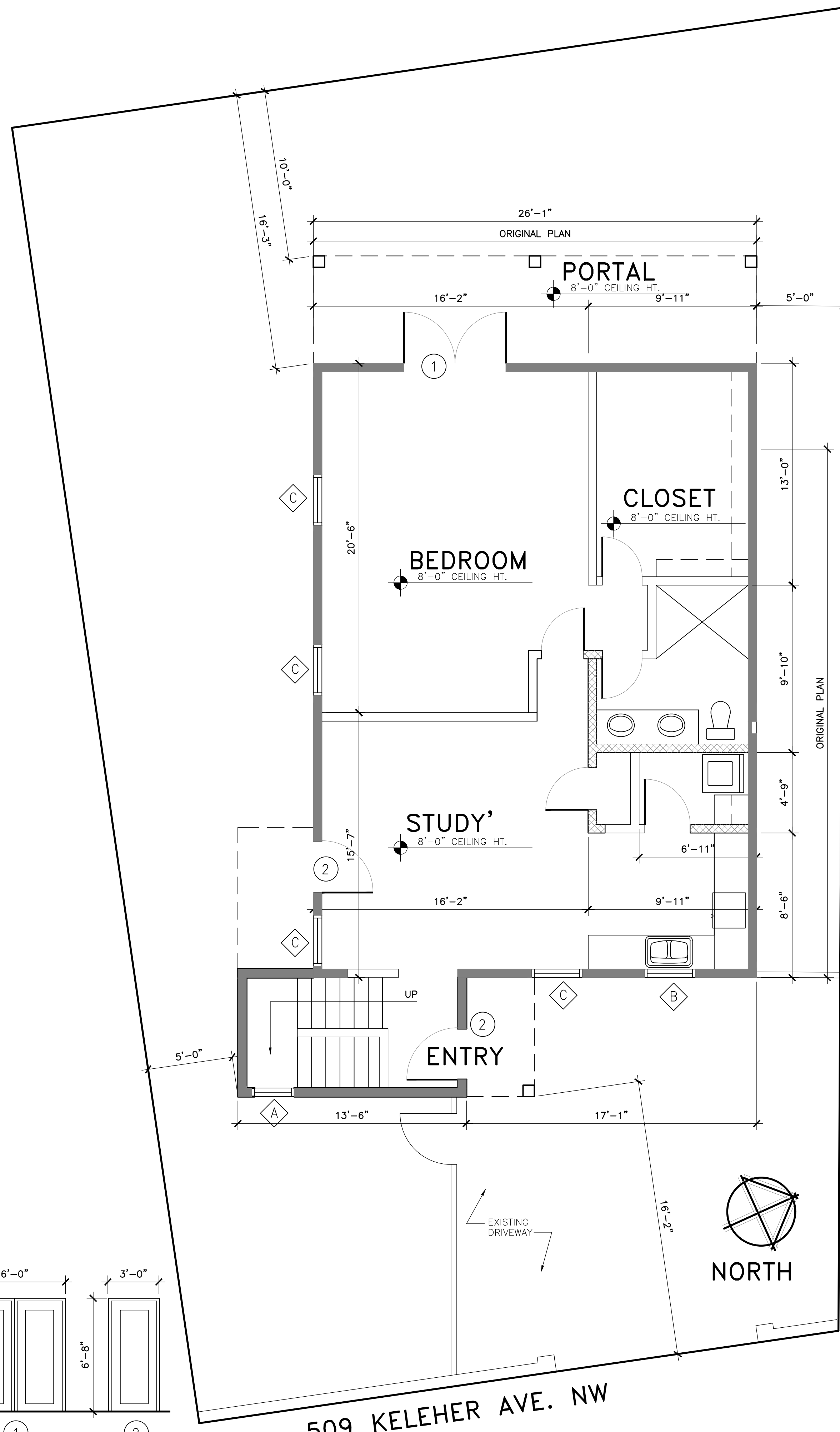
2
A1



DOOR AND WINDOW SCHEDULE

SCALE: 1/4"=1'-0"

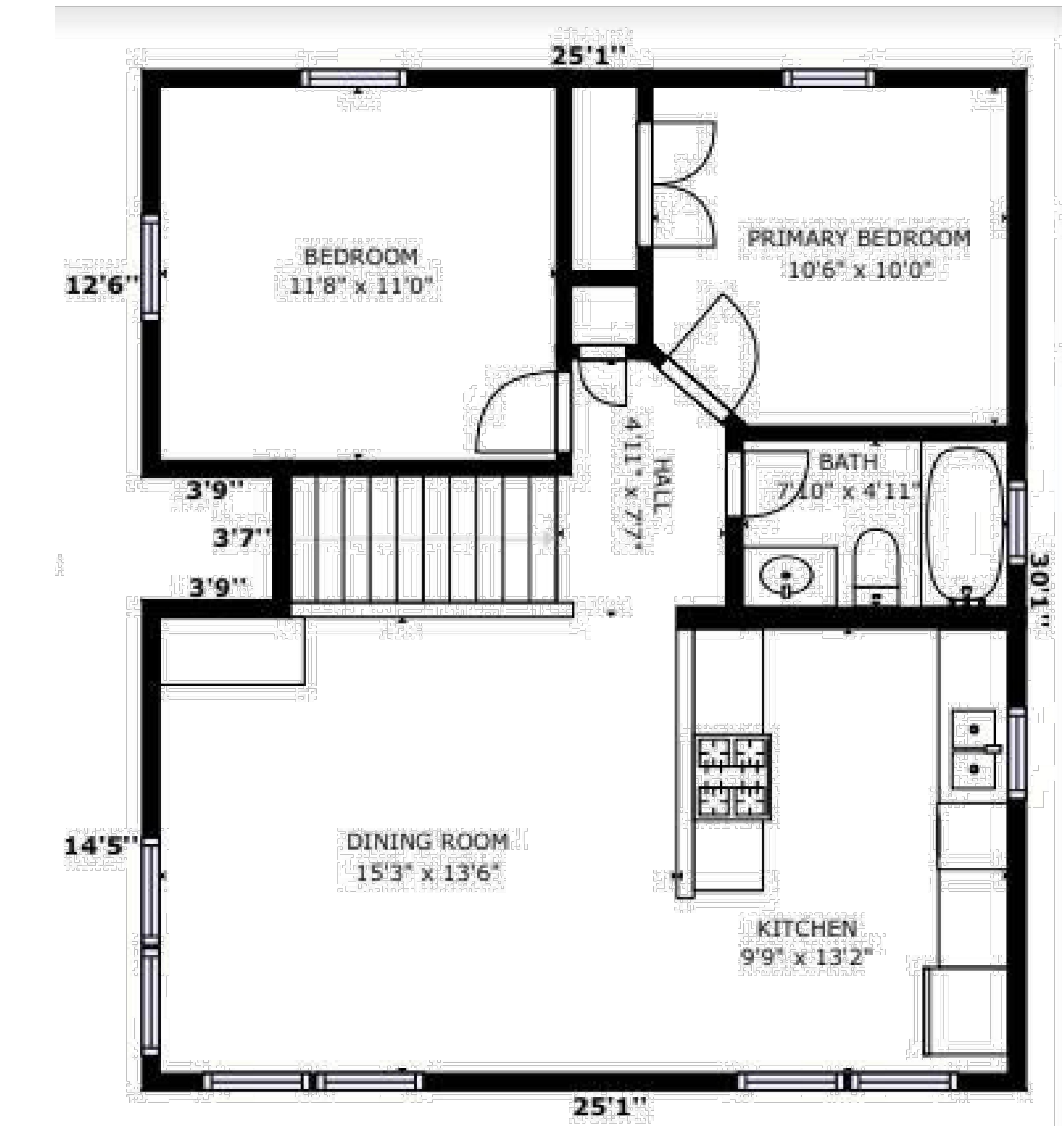
3
A1



LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

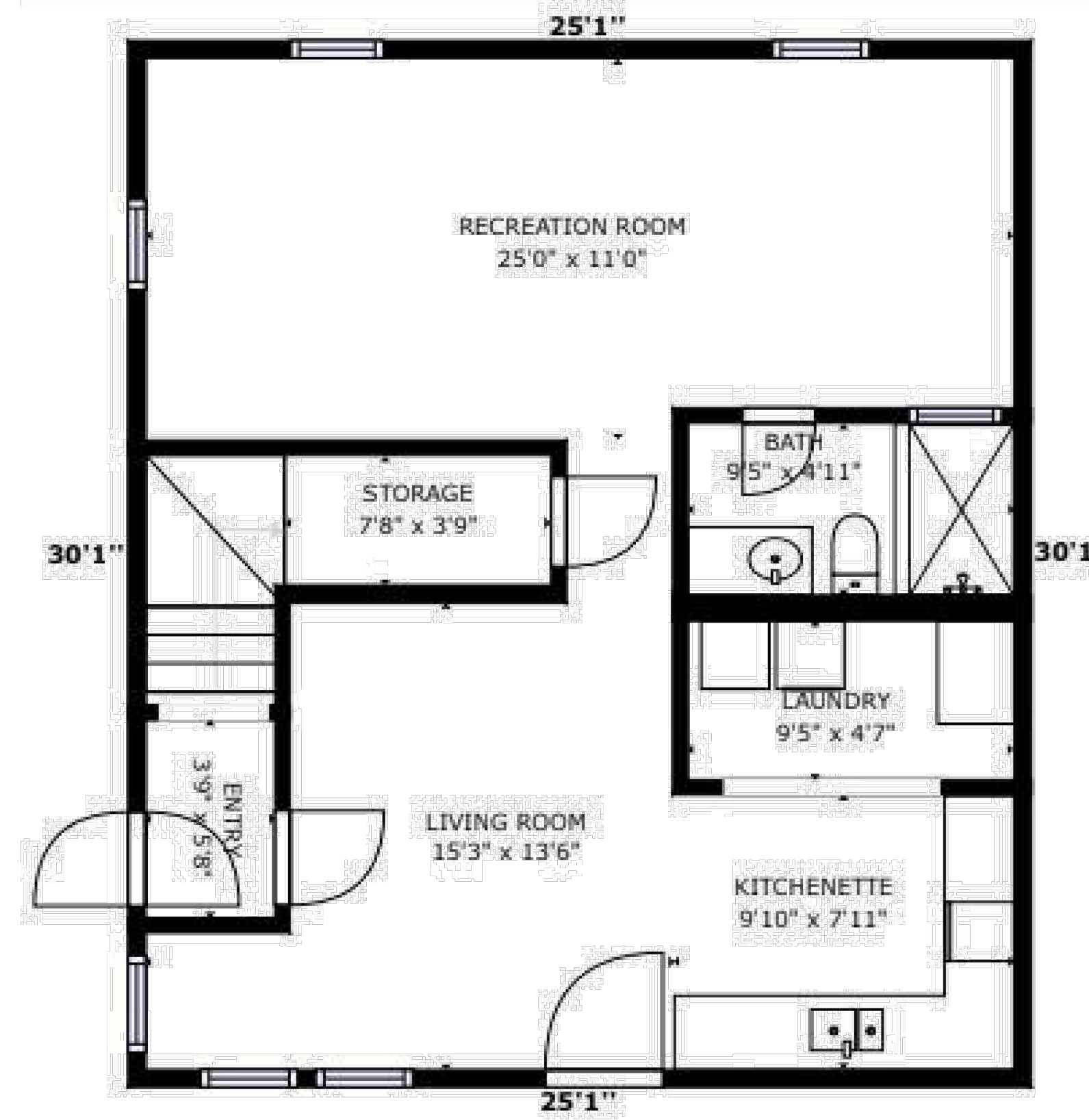
1
A1



EXISTING UPPER LEVEL

SCALE: 1/4"=1'-0"

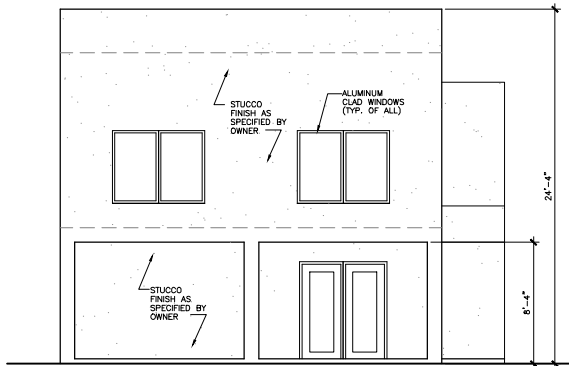
5
A1



EXISTING LOWER LEVEL

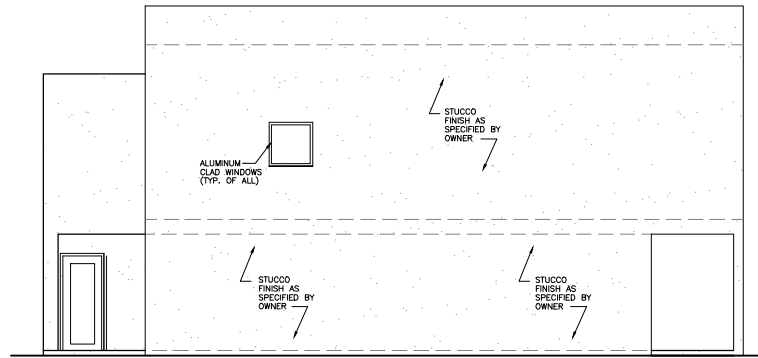
SCALE: 1/4"=1'-0"

4
A1



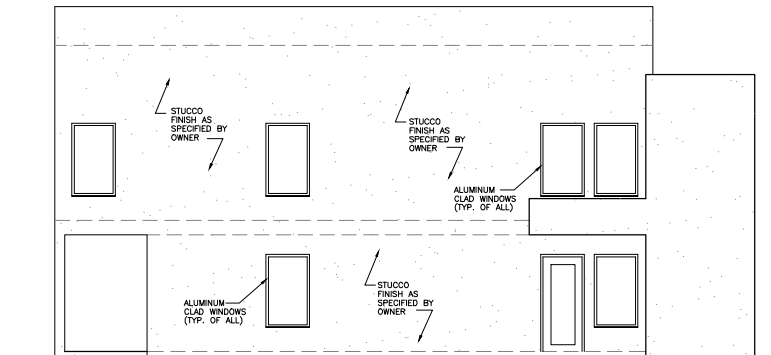
WEST ELEVATION
SCALE: 1/4"=1'-0"

4
A2



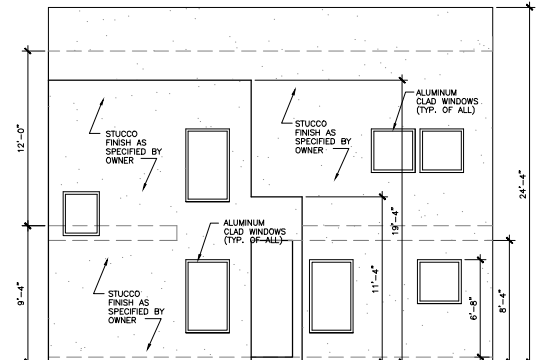
NORTH ELEVATION
SCALE: 1/4"=1'-0"

4
A2



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2
A2



EAST ELEVATION
SCALE: 1/4"=1'-0"

1
A2



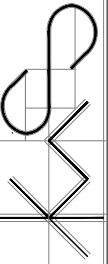
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

5
A2



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

6
A2



**RESIDENTIAL RENOVATION
NOLASCO/EXPINOSA RESIDENCE
509 KELEHER AVE. NW
ALBUQUERQUE, NM**

JOB TITLE:

ELEVATIONS

SHEET TITLE:

REVISIONS:

SHEET NO. **A2**

STATUS:
JOB NO.:
DATE: