



Agenda Item: 6
 Case # SI-2023-01202
 Project # PR-2022-008920
 Hearing Date: August 9, 2023

Staff Report

Applicant	City of Albuquerque, Planning Department
Request	Designation of part of Santa Barbara and Martineztown Historic Protection Overlay (HPO) Zone
Legal Description	Multiple tracts and multiple blocks of the County, Jesus Romero, and Mayo & Ross Additions and San Ignacio, High, Cordero, Crespín, Trotter and El Porvenir Subdivisions. (see attached map)
Address/Location	Parts of Martineztown and Santa Barbara neighborhoods, including those areas south of Hannel Ave, east of Broadway, north of Lomas and west of Woodward Pl. (See attached Map)
Size	Approx. 86 acres
Zoning	R-1, MX-T, MX-M

Staff Recommendation

APPROVAL of Case # SI-2023-01202, PR-2023-008920, a request Designating part of Santa Barbara/Martineztown as a Historic Protection Overlay (HPO) Zone, based on the Findings beginning on page 12 and subject to the conditions on page 13.

Leslie Naji, Principal Planner
 Historic Preservation

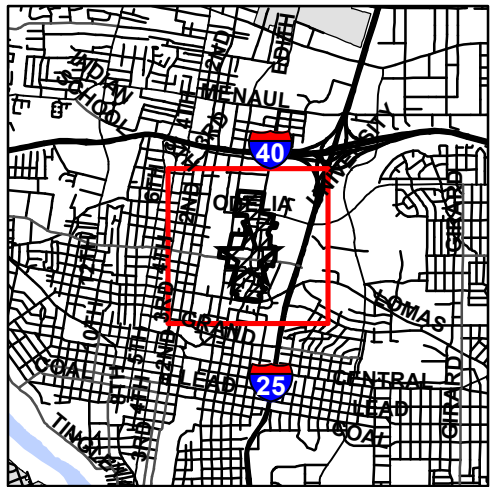
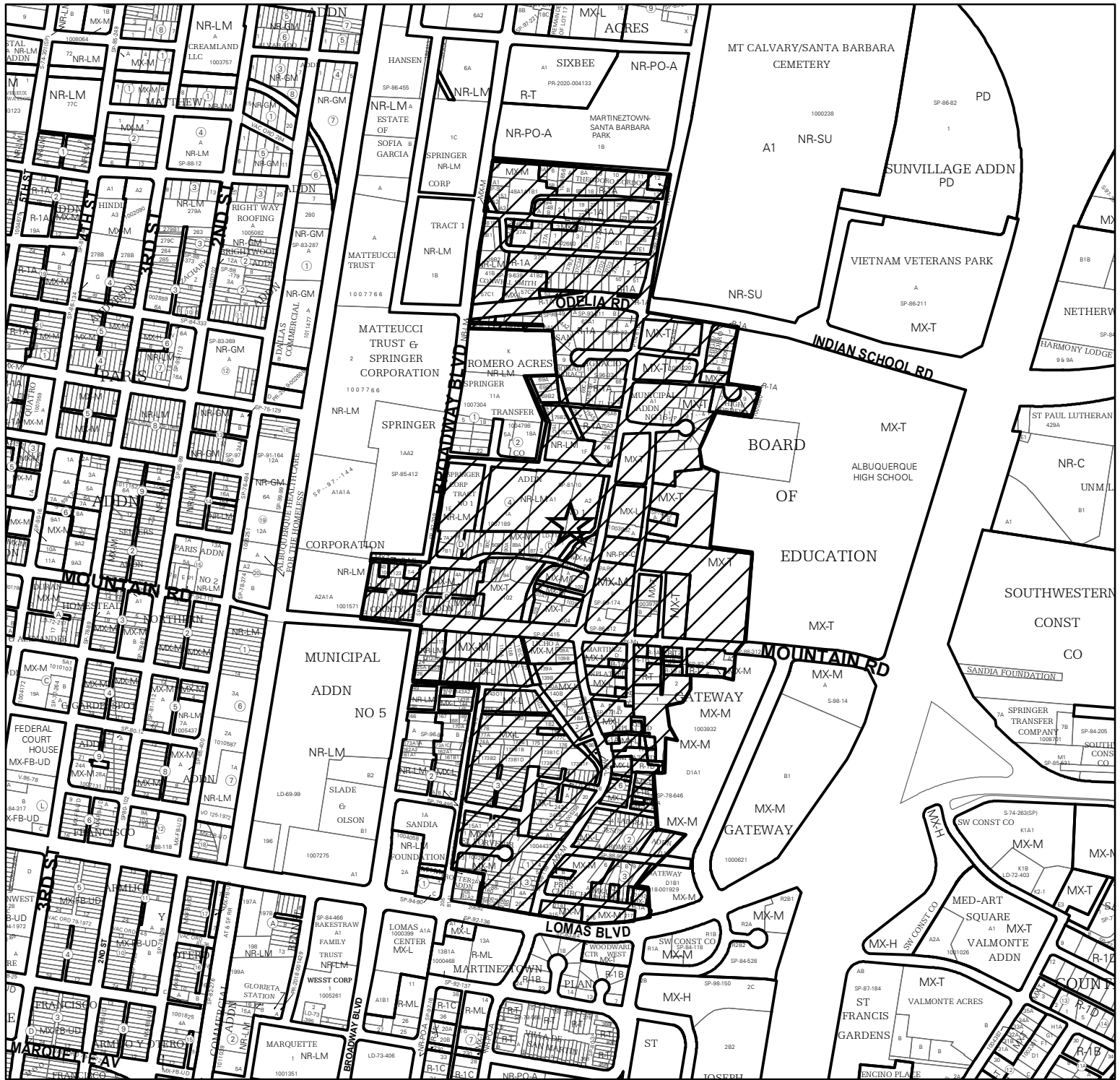
Summary of Analysis

This application is for a recommendation to designate a portion of the Santa Barbara and Martineztown (SBMT) (settled from 1850) as a Historic Protection Overlay Zone. Despite the lack of individual building integrity, we believe the historic qualities of Martineztown and Santa Barbara can be seen in a number of other ways. One need only look at an aerial photograph of the area to see the high Camino Real de Tierra Adentro weaving through the community, the original San Ignacio Church and the remnants of arroyos and drainage ditches, so important to the agriculture that once filled the area.

This request was reviewed against IDO Section 14-16-6-7(C), procedures for Adoption or Amendment of Historic Designation and the Albuquerque and Bernalillo County Comprehensive Plan.

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IDO ZONING MAP

Note: Gray shading indicates County.



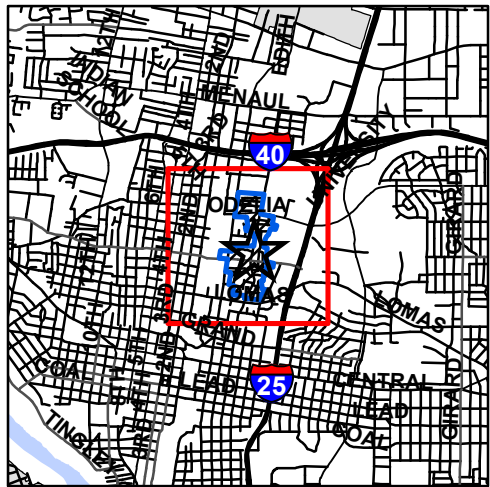
1 inch = 750 feet

Hearing Date:
8/9/2023

Project Number:
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Case Numbers:
SI-2023-01202

Zone Atlas Page:
J-14 & J-15



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

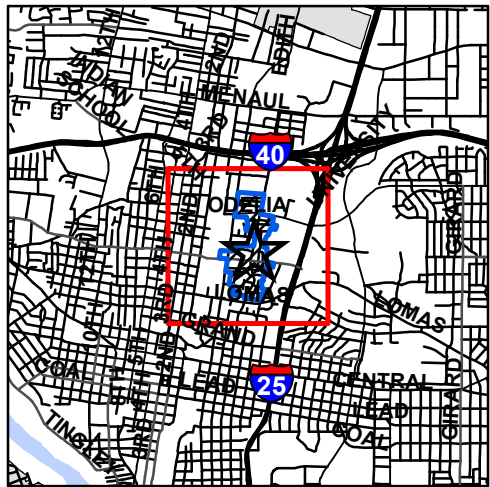
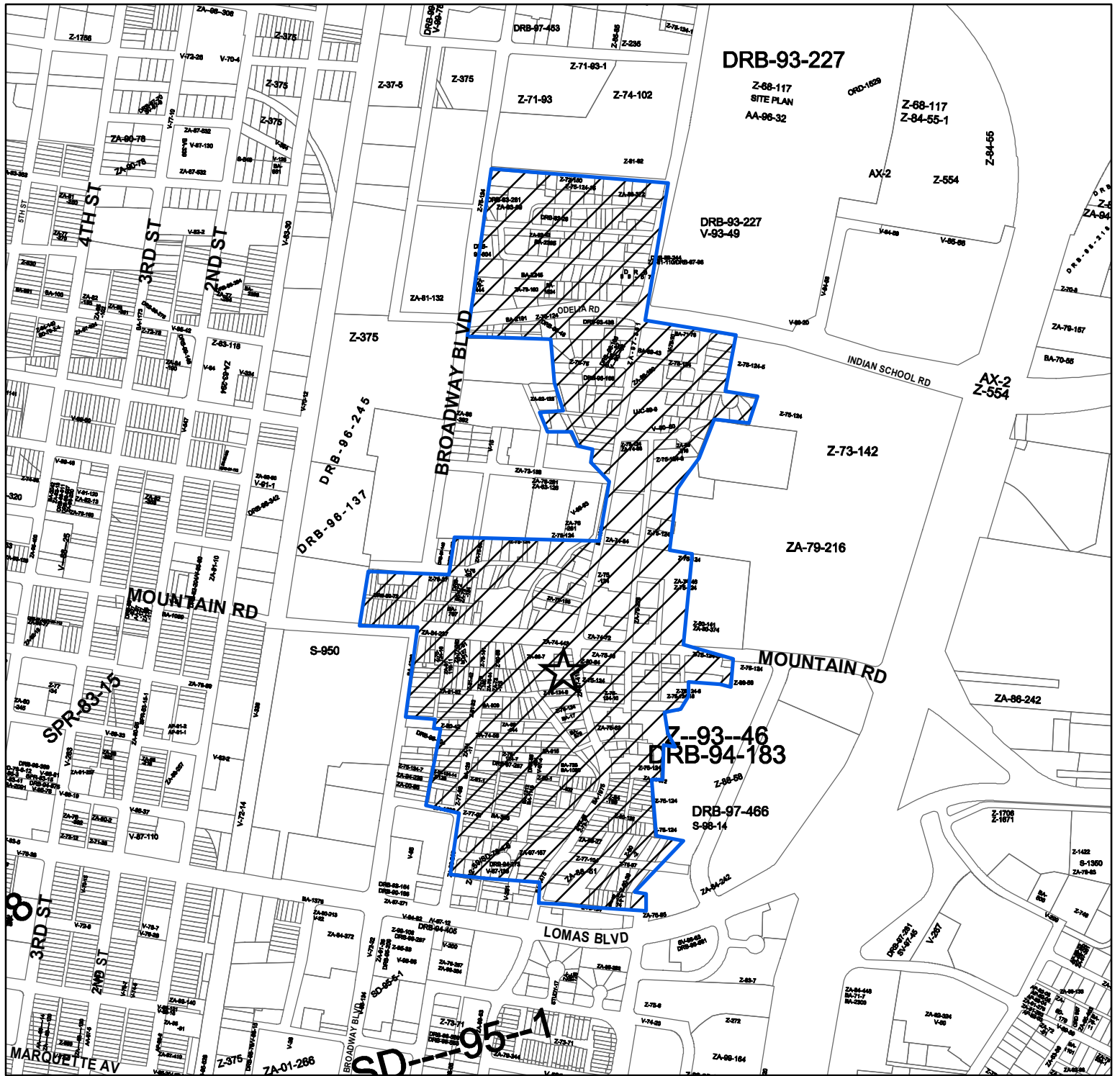


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HISTORY MAP

Note: Gray shading indicates County.



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SUMMARY OF REQUEST

<i>Request</i>	<i>Designation of the parts of Martineztown and Santa Barbara as an HPO</i>
<i>Historic Location</i>	<i>Martineztown / Santa Barbara</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	Southwest Vernacular, New Mexico Vernacular, Pueblo Revival, Hipped Box, Shotgun	Contributing; Neutral; residential, commercial

II INTRODUCTION

Proposal

The City of Albuquerque Planning Department has been in discussion with the communities of Santa Barbara and Martineztown, to determine if placing a Historic Protection Overlay on the historic areas of these communities would be of benefit. Previous efforts for State and National listing have been rejected by the State Historic Preservation Department (HPD), due to lack of building integrity.

Despite the lack of individual building integrity, we believe the historic qualities of Martineztown and Santa Barbara can be seen in a number of other ways. One need only look at an aerial photograph of the area to see the high Camino Real de Tierra Adentro weaving through the community, the original San Ignacio Church and the remnants of arroyos and drainage ditches, so important to the agriculture that once filled the area.

From the time of Albuquerque’s first zoning code in 1959, the Santa Barbara Martineztown has been marginalized as a residential community with much of the area being zoned light industrial. Efforts to establish stronger unity and historic designation in the neighborhood has had but nominal success. The site’s proximity to downtown and UNM medical facilities creates pressure on the area for new development but not necessarily development interested in maintaining the historic character of the neighborhood. It is hoped that the placement of an HPO over the area will provide enough protection and guidance for the area to enable future repairs and development to strengthen, rather than weaken, the historic ties of the Santa Barbara and Martineztown areas.

Context and History

Martineztown/Santa Barbara is one of Albuquerque's historic neighborhoods. Located northeast of New Town along the Acequia Madre de los Barelás, the neighborhood began as an agricultural settlement at the crossroads of Mountain Road (also known as the Old Carnuel Trail) and Edith Boulevard (also known as El Camino del Lado). Don Manuel Antonio Martín founded the community in about 1850 when he relocated his family from the Old Town area to the open pasture land on the edge of the east mesa sand hills. The neighborhood's name is derived from the Martín family (Martines or Martínez).

The Martín family's settlement was intersected by the high route of El Camino Real de Tierra Adentro (The Royal Road of the Interior), a 1,600-mile trade road from Mexico City to Santa Fe. El Camino Real was the main north-south road linking the New World Spanish colonies. Running through the Middle Rio Grande Valley and the current site of Albuquerque, there was constant activity along El Camino Real, which was New Mexico's lifeline to the outside world. The general path of El Camino Real was established by the Spanish colonists under Juan de Oñate. The route was the first wagon road established in the province of New Mexico and followed along the eastern edge of the Rio Grande, with the exception of the Jornada del Muerto pass (Journey of the Dead Man). The early route of El Camino Real in Albuquerque followed the eastern edge of the valley below the sand hills and above the low, marshy areas of the valley floor. After the Pueblo Revolt of 1680, a series of roads linking valley settlements developed in Albuquerque. This gave travelers along El Camino Real several choices of north-south routes when they approached Albuquerque. El Camino Real, however, remained along the eastern edge of the valley floor, and its course through Albuquerque was known as El Camino del Lado or El Camino de Ladera (the road along the edge). El Camino del Lado was used for local and trade traffic during inclement weather when the valley floor was flooded and muddy. The general consensus among historians is that this route followed the approximate course of what later became Bernalillo Road and then Edith Boulevard. (Cibola Research Consultants, 2001)

Early development in Martineztown followed the typical pattern of Spanish valley settlements with long, narrow parcels running perpendicular to the Acequia Madre de los Barelás. A few scattered houses were located along Bernalillo Road east of the Acequia. The neighborhood continued to develop as a settlement cluster and flourished after the arrival of the railroad in 1880. Around the turn of the 20th century, Santa Barbara, which took its name from a local cemetery, began to grow to the north between Mountain Road and Odelia.

The railroad created modern-day Albuquerque and brought many changes to Martineztown/Santa Barbara. The railroad era signaled a gradual change from agriculture to wage-based employment. Many area residents secured employment with the railroad and with other commercial operations that developed in and around the neighborhood. Among the early businesses were two wool scouring mills, one of which opened in 1895 at the corner of Mountain Road and the Atchison, Topeka and Santa Fe Railway *tracks* (now owned by the NM Rail Runner Express). A number of smaller, neighborhood-oriented businesses were also established, including grocery stores, barber shops and general stores. Four dance halls operated in the area during the 1920s and 1930s.

The Second Presbyterian Church and San Ignacio de Loyola Parish have figured prominently in the community. Area residents assisted with the adobe brick construction of San Ignacio (1913-

1916). The church was given official parish status in 1926. The Second Presbyterian Church was founded in 1889 after the Martinez family converted to Protestantism. The existing church building was constructed in 1922, four blocks south of the original church site, which was located at the curve on Edith Boulevard. Because of the Protestant Hispano population in the neighborhood, the community was known locally as La Placita de los Protestantes.

Located next to and affiliated with the Presbyterian Church, the Martineztown House of Neighborly Service has provided a variety of social services to area residents since the 1920s. Provision of municipal services and facilities began after 1900. Martineztown was annexed by the City of Albuquerque in 1898, but it was not until 1948 that Santa Barbara was incorporated. Santa Barbara School, built prior to World War I, was part of the county school system and was later acquired by the Albuquerque Public School District. In the late 1920s, Edith Boulevard was paved, and the section of Odelia Boulevard from Broadway to Edith Boulevard was constructed. In the 1930s, the Santa Barbara-Martineztown Community Center was built at 1320 Edith and later demolished. Water and sewer lines were extended to area residents in the late 1930s.

Since its beginning as an agricultural settlement, Martineztown/Santa Barbara has been somewhat isolated and independent from surrounding communities. The neighborhood was distant from established development enclaves, and over the years physical barriers have reinforced this separation. The marsh that once lay on the western edge of the neighborhood (between Mountain Road and present-day Lomas Boulevard) inhibited development and formed a natural barrier between Martineztown/Santa Barbara, Old Town, and Downtown. The railway tracks along with the interstate systems have contributed to the area's physical separation from adjacent communities. Interstates 40 and 25 further cut the communities off at the north and east.

Today, portions of the community retain the look and feel of a traditional New Mexico village. Many families still live on properties that have been handed down through several generations. This continuity has contributed to the strong attachment residents have for the neighborhood. Adding to the area's unique character is a pattern of winding streets and narrow, irregularly shaped lots, typical of many Spanish settlements. This contrasts with the block-grid style of development that dominates post-railroad Albuquerque.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

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

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code.

The Integrated Development Ordinance Part 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation. Part 14-16-6-7(C)(3)(a) provides Review and Decision Criteria for Adoption or Amendment of an HPO Zone.

6-7(C)(3) Review and Decision Criteria

6-7(C)(3)(a) An application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.

Santa Barbara / Martineztown meets the requirements of an HPO as:

.... The area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objected united by past events or united aesthetically by plan or physical development.

The Santa Barbara and Martineztown area was an early settlement associated with the Spanish town of Albuquerque. The sand bank mesa was an area used for animal grazing and was part of the El Camino Real de Tierra Adentro (The Royal Road of the Interior). The area was settled with two churches, one Catholic and the other Presbyterian, providing community focus. The roads and building were built along the old El Camino Real and the drainage and irrigation ditches. Houses were built along these paths with small alleyways between them. The result of this organic village growth still survives as do many of the later homes. There have been many changes to the homes in the neighborhood as many have been in families for generations.

The historic character of the community, even more than the individual buildings, needs protection as it is a strong statement of the cultural heritage of the old villages in the Albuquerque area. By implementing such an overlay, the historic character of this neighborhood, can be safeguarded, ensuring it retains its cultural value for future generations.

By carefully navigating the balance between tradition and development, the overlay enables cultural practices to continue to thrive within the neighborhood, preserving its unique character. The HPO would require review for demolitions, approval for exterior changes to properties, and a hearing for new construction to assure appropriateness of design and scale. Furthermore, goals and policies from the Albuquerque & Bernalillo County (ABC) Comprehensive Plan would be furthered, specifically in the areas of Community Identity and Heritage Conservation.

Albuquerque-Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Areas of Consistency are intended to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 4: Community Identity

- A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

The request would contribute to enhancing, protecting, and preserving the Santa Barbara/Martineztown (SBMT) community. SBMT is characterized by one-story adobe homes with fenced in front yards. Streets are often winding and narrow as part of its organic growth. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.

- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The application of an HPO will help protect the identity and cohesiveness of Santa Barbara/Martineztown by ensuring that the existing character of building design will remain unchanged and that previous changes and addition, if additional changes are made, are returned more to the original character of the neighborhood. If approved, proposals will have to be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The application of an HPO will help maintain and preserve the unique qualities of the SBMT. Santa Barbara/Martineztown is important for its' long history and contributions to the history of the City of Albuquerque.

The homes are largely one-story adobe in the New Mexico Vernacular and Southwest Vernacular styles with fenced in front yards. Some additions utilize stucco covered block or wood siding, although the latter is rare. With an HPO, we hope to be able to turn around years of neglect and insensitive building.

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. Beyond physical structures, historic protection overlay bolsters the preservation of the unique cultural heritage associated with the old Hispanic village.

The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.

Chapter 11: Heritage Conservation

- A. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Santa Barbara/Martineztown has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

The request will preserve and enhance SBMT as the protections afforded by the HPO will help strengthen the areas sense of identity.

IV. Neighborhood Notification

The applicant notified the Citizens Information Committee of Martineztown, the Santa Barbara Martineztown Neighborhood Association, and the North Valley Coalition. Neighboring properties within 100 ft., excluding public rights of way were notified by mail, both property owners and residents. The requisite signage was posted at seven different locations around the affected area giving notification of this application.

Staff received one telephone call concerning the proposal but they were primarily asking for clarification. After much discussion, the property owner stated that they would be in support of the request.

Several community meetings were held prior to proceeding with this application. Staff had multiple discussions with the neighborhood to discuss possible costs an HPO would impose on residents as well as the appropriate boundary of an HPO (interactive map is available here: <https://cabq.maps.arcgis.com/apps/instant/basic/index.html?appid=46802b14994f486b9a5eb1b854f87fb0>)

V. Conclusions

As discussed in the analysis above, the project meets the criteria for recommendation of Designation of a Historic Protection Overlay Zone for Santa Barbara/Martineztown. The Landmarks Commission is to make a recommendation of either approval or denial with the final decision to be made by City Council.

FINDINGS for APPROVAL of a request for Designation of Santa Barbara/Martineztown as a Historic Protection Overlay Zone. Case SI-2023-01202, Project #PR-2023-008920, August 9, 2023.

1. This application is a request for Designation of Santa Barbara/Martineztown as a Historic Protection Overlay Zone, described as multiple tracts and multiple blocks of the County, Jesus Romero, and Mayo & Ross Additions and San Ignacio, High, Cordero, Crespín, Trotter and El Porvenir Subdivisions.
2. The subject site is approximately 86 acres.
3. Santa Barbara/Martineztown is an important cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque.
4. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
5. The IDO Section 14-16-6-7(C)(3)(a) states that an application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.
6. The Santa Barbara/Martineztown area was an early settlement associated with the Spanish town of Albuquerque. The sand bank mesa was an area used for animal grazing and was part of the El Camino Real de Tierra Adentro (The Royal Road of the Interior). The area was settled with two churches, one Catholic and the other Presbyterian, providing community focus. The roads and building were built along the old El Camino Real and the drainage and irrigation ditches. Houses were built along these paths with small alleyways between them. The result of this organic village growth still survives as do many of the later homes. There have been many changes to the homes in the neighborhood as many have been in families for generations.
7. The request furthers the following Goals and policies from Chapter 4: Community Identity pertaining to character, identity and design, and neighborhoods.
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

The request would contribute to enhancing, protecting, and preserving the Santa Barbara/Martineztown (SBMT) community. SBMT is characterized by one-story adobe homes with fenced in front yards. Streets are often winding and narrow as part of its organic growth. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.

-
- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The application of an HPO will help protect the identity and cohesiveness of Santa Barbara/Martineztown by ensuring that the existing character of building design will remain unchanged. If approved, proposals will be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The application of an HPO will help maintain and preserve the unique qualities of Santa Barbara/Martineztown. Santa Barbara/Martineztown is important for its' long history and contributions to the history of the City of Albuquerque. The homes are largely one-story adobe in the New Mexico Vernacular and Southwest Vernacular styles with fenced in front yards. Some additions utilize stucco covered block or wood siding, although the latter is rare. An HPO will make it possible to turn around years of neglect and insensitive building.

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. Santa Barbara/Martineztown will be protected from inappropriate additions and future demolitions will require review.

The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.

8. The request furthers the following Goals and policies from Chapter 11: Heritage Assets pertaining to historic assets.

- A. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Santa Barbara/Martineztown has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

The request will preserve and enhance Santa Barbara/Martineztown as the protections afforded by the HPO will help strengthen the areas sense of identity.

RECOMMENDATION - Case # SI-2023-01202, Project #PR-2023-008920, August 9, 2023.

APPROVAL of SI-2023-01202, Project #PR-2023-008920, August 9, 2023., an application for Landmarks Commission recommendation of an HPO designation for Santa Barbara/Martineztown, described as multiple tracts and multiple blocks of the County, Jesus Romero, and Mayo & Ross Additions and San Ignacio, High, Cordero, Crespin, Trotter and El Porvenir Subdivisions, based on the preceding (8) Findings & Conditions of Approval.

Recommended Conditions of Approval

1. This is a recommendation to City Council which is the decision-making body in this action.
2. LC staff shall provide guidelines for the HPO within 60 days of approval by City Council.

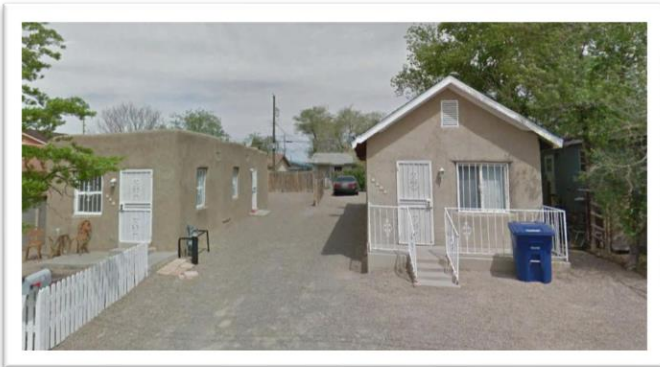


**Leslie Naji
Principal Planner, Historic Preservation
Urban Design and Development Division**

PHOTOGRAPHS

Various buildings of Santa Barbara/Martineztown





APPLICATION MATERIALS



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:	City of Albuquerque - Planning Department	Phone:	(505) 924-3927
Address:	600 2nd Street NW	Email:	lnaji@cabq.gov
City:	Albuquerque	State:	NM
		Zip:	87102
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:		State:	
		Zip:	
Proprietary Interest in Site:		List all owners:	Multiple

BRIEF DESCRIPTION OF REQUEST
Designation of some parts of Santa Barbara/Martineztown as a Historic Protection Overlay Zone

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	(See Zone Atlas Maps)	Block:
		Unit:
Subdivision/Addition:		MRGCD Map No.:
		UPC Code:
Zone Atlas Page(s):	J-14-Z/J-15-Z	Existing Zoning:
		R-1, R-T, R-ML, MX-T, MX-L, MX-M
		Proposed Zoning:
		Unchanged
# of Existing Lots:		# of Proposed Lots:
		Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

Signature:	<i>Leslie Naji</i>	Date:	6/30/23
Printed Name:	Leslie Naji	<input type="checkbox"/> Applicant or	<input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
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.

Type of Request		Historic Zone or Designation	
<input 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 checked="" type="checkbox"/> City Overlay Designation	<input 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 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-(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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		



LC PRE-APPLICATION MEETING



APPLICANT: CITY OF ALBUQUERQUE PLANNING DEPARTMENT DATE: June 30, 2023

AGENCY REPRESENTATIVES PRESENT AT MEETING:

Leslie Naji

Silvia Bolivar

Others _____

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY? Refer to J-14 & J-15 AGIS Maps.

2. WHAT IS THE NATURE OF THE PROJECT?

To designate parts of the SBMT area as a Historic Protection Overlay (HPO) zone.

3. SUMMARY OF DISCUSSION (continued over)

Providing neighborhood interest.

Note: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre-application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING).



STAFF/DATE



APPLICANT OR AGENT/DATE



July 3, 2023

Rosie Dudley
Chair, Landmarks Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Santa Barbara and Martineztown Historic Protection Overlay Zone

Dear Chair Dudley:

The City of Albuquerque Planning Department has been in discussion with the communities of Santa Barbara and Martineztown, to determine if placing a Historic Protection Overlay on the historic areas of these communities would be of benefit. Previous efforts for State and National listing have been rejected by the State Historic Preservation Department (HPD), due to lack of building integrity.

Despite the lack of individual building integrity, we believe the historic qualities of Martineztown and Santa Barbara can be seen in a number of other ways. One need only look at an aerial photograph of the area to see the high Camino Real de Tierra Adentro weaving through the community, the original San Ignacio Church and the remnants of arroyos and drainage ditches, so important to the agriculture that once filled the area (Figure 1).

NEIGHBORHOOD HISTORY

Martineztown/Santa Barbara is one of Albuquerque's historic neighborhoods. Located northeast of New Town along the Acequia Madre de los Barelás, the neighborhood began as an agricultural settlement at the crossroads of Mountain Road (also known as the Old Carnuel Trail) and Edith Boulevard (also known as El Camino del Lado). Don Manuel Antonio Martin founded the community in about 1850 when he relocated his family from the Old Town area to the open pasture land on the edge of the east mesa sand hills. The neighborhood's name is derived from the Martin family (Martines or Martinez).

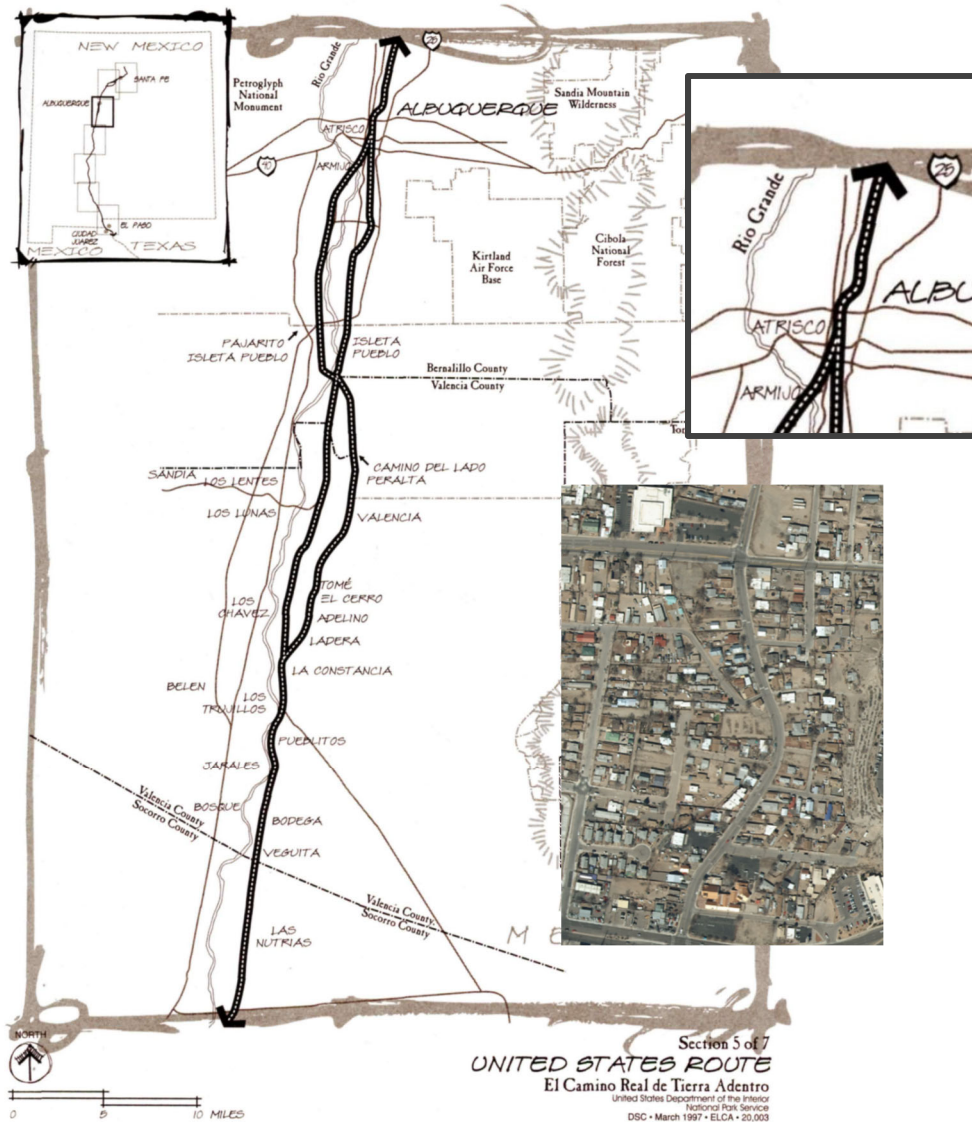


Figure 1

The Martin family's settlement was intersected by the high route of El Camino Real de Tierra Adentro (The Royal Road of the Interior), a 1,600-mile trade road from Mexico City to Santa Fe. El Camino Real was the main north-south road linking the New World Spanish colonies. Running through the Middle Rio Grande Valley and the current site of Albuquerque, there was constant activity along El Camino Real, which was New Mexico's lifeline to the outside world. The general path of El Camino Real was established by the Spanish colonists under Juan de Oñate. The route was the first wagon road established in the province of New Mexico and followed along the eastern edge of the Rio Grande, with the exception of the Jornada del Muerto pass (Journey of the Dead Man). The early route of El Camino Real in Albuquerque followed the eastern edge of the valley below the sand hills and above the low, marshy areas of the valley floor. After the Pueblo Revolt of 1680, a series of roads linking valley settlements developed in Albuquerque. This gave travelers along El Camino Real several choices of north-south routes when they approached Albuquerque. El Camino Real, however, remained along the eastern edge of the valley floor, and its course

through Albuquerque was known as El Camino del Lado or El Camino de Ladera (the road along the edge). El Camino del Lado was used for local and trade traffic during inclement weather when the valley floor was flooded and muddy. The general consensus among historians is that this route followed the approximate course of what later became Bernalillo Road and then Edith Boulevard. (Cibola Research Consultants, 2001)

Early development in Martineztown followed the typical pattern of Spanish valley settlements with long, narrow parcels running perpendicular to the Acequia Madre de los Barelás. A few scattered houses were located along Bernalillo Road east of the Acequia. The neighborhood continued to develop as a settlement cluster and flourished after the arrival of the railroad in 1880. Around the turn of the 20th century, Santa Barbara, which took its name from a local cemetery, began to grow to the north between Mountain Road and Odelia.

The railroad created modern-day Albuquerque and brought many changes to Martineztown/Santa Barbara. The railroad era signaled a gradual change from agriculture to wage-based employment. Many area residents secured employment with the railroad and with other commercial operations that developed in and around the neighborhood. Among the early businesses were two wool-scouring mills, one of which opened in 1895 at the corner of Mountain Road and the Atchison, Topeka and Santa Fe Railway *tracks (now owned by the NM Rail Runner Express)*. A number of smaller, neighborhood-oriented businesses were also established, including grocery stores, barber shops and general stores. Four dance halls operated in the area during the 1920s and 1930s.

The Second Presbyterian Church and San Ignacio de Loyola Parish have figured prominently in the community. Area residents assisted with the adobe brick construction of San Ignacio (1913-1916). The church was given official parish status in 1926. The Second Presbyterian Church was founded in 1889 after the Martinez family converted to Protestantism. The existing church building was constructed in 1922, four blocks south of the original church site, which was located at the curve on Edith Boulevard. Because of the Protestant Hispano population in the neighborhood, the community was known locally as La Placita de los Protestantes.

Located next to and affiliated with the Presbyterian Church, the Martineztown House of Neighborly Service has provided a variety of social services to area residents since the 1920s. Provision of municipal services and facilities began after 1900. Martineztown was annexed by the City of Albuquerque in 1898, but it was not until 1948 that Santa Barbara was incorporated. Santa Barbara School, built prior to World War I, was part of the county school system and was later acquired by the Albuquerque Public School District. In the late 1920s, Edith Boulevard was paved, and the section of Odelia Boulevard from Broadway to Edith Boulevard was constructed. In the 1930s, the Santa Barbara-Martineztown Community Center was built at 1320 Edith and later demolished. Water and sewer lines were extended to area residents in the late 1930s.

Since its beginning as an agricultural settlement, Martineztown/Santa Barbara has been somewhat isolated and independent from surrounding communities. The neighborhood was distant from established development enclaves, and over the years physical barriers have reinforced this separation. The marsh that once lay on the western edge of the neighborhood (between Mountain Road and present-day Lomas Boulevard) inhibited development and formed a natural barrier between Martineztown/Santa Barbara, Old Town, and Downtown. The railway tracks along with

the interstate systems have contributed to the area's physical separation from adjacent communities.

Today, portions of the community retain the look and feel of a traditional New Mexico village. Many families still live on properties that have been handed down through several generations. This continuity has contributed to the strong attachment residents have for the neighborhood. Adding to the area's unique character is a pattern of winding streets and narrow, irregularly shaped lots, typical of many Spanish settlements. This contrasts with the block-grid style of development that dominates post-railroad Albuquerque.

ZONING THROUGH THE YEARS

The physical and economic condition of the neighborhood began declining after World War II. Population decreased and a general deterioration of housing stock took place. In the 1950s, much of Martineztown/Santa Barbara was zoned for commerce and light manufacturing, thus accelerating the transformation of the community. At the time, it was believed that downtown commercial and office uses would need room for expansion, but the downtown core did not spread as anticipated. Instead, vacant land attracted manufacturing uses, open storage and warehousing. The abundance of commercial and industrial zoned land and the resulting encroachment of commercial uses into residential areas have encouraged land speculation and discouraged residential development and reinvestment.

The widening of Mountain Road to accommodate large trucks has been detrimental to cohesiveness of the neighborhood. The village center, which was historically north of Mountain along Edith, has almost been completely demolished resulting in large open lots and governmental commercial infill. These changes have made the remaining properties even more vulnerable.

With the adoption of the Integrated Development Ordinance in 2018, property owners were given the opportunity to have their property rezoned to better reflect actual uses, if they wanted. A number of home owners opted to down zone from MX-L to R-1 zoning. This was in an effort to preserve and protect the historically residential character of the area.

IDO REQUIREMENTS FOR HPO DESIGNATION

The IDO establishes the requirements that must be met to designate a Historic Protection Overlay (HPO) zone.

6-7(C)(3) Review and Decision Criteria

6-7(C)(3)(a) Adoption or Amendment of an HPO Zone

An application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development. An HPO zone may also comprise individual elements separated geographically but linked by association or history, provided that any of the following criteria is met:

- 1. Embodies the distinctive characteristics of a type, period, or method of construction.*

2. *Portrays the environment of a group of people in an era of history characterized by a distinctive architectural type.*
3. *Has yielded, or is likely to yield, information important in history or prehistory.*
4. *Possesses high artistic values.*
5. *Has a relationship to designated landmarks or HPO zone that makes the area's preservation critical.*

The Santa Barbara/Martineztown area, as discussed previously, contains a significant concentration buildings and sites unified by the history of those towns and greater Albuquerque. Through annexation, Santa Barbara has expanded to the north up to Menaul Ave. While these areas are over 70 years old, the Franciscan Addition (of which they are a part) was not part of the Hispanic Village.

In determining the proposed boundary of a SBMT HPO, we included only those areas that were part of the original settlement, prior to the Franciscan Addition. From there we removed those area that have experienced commercial development or no longer have any historic fabric. (See Figure 2)



Figure 2

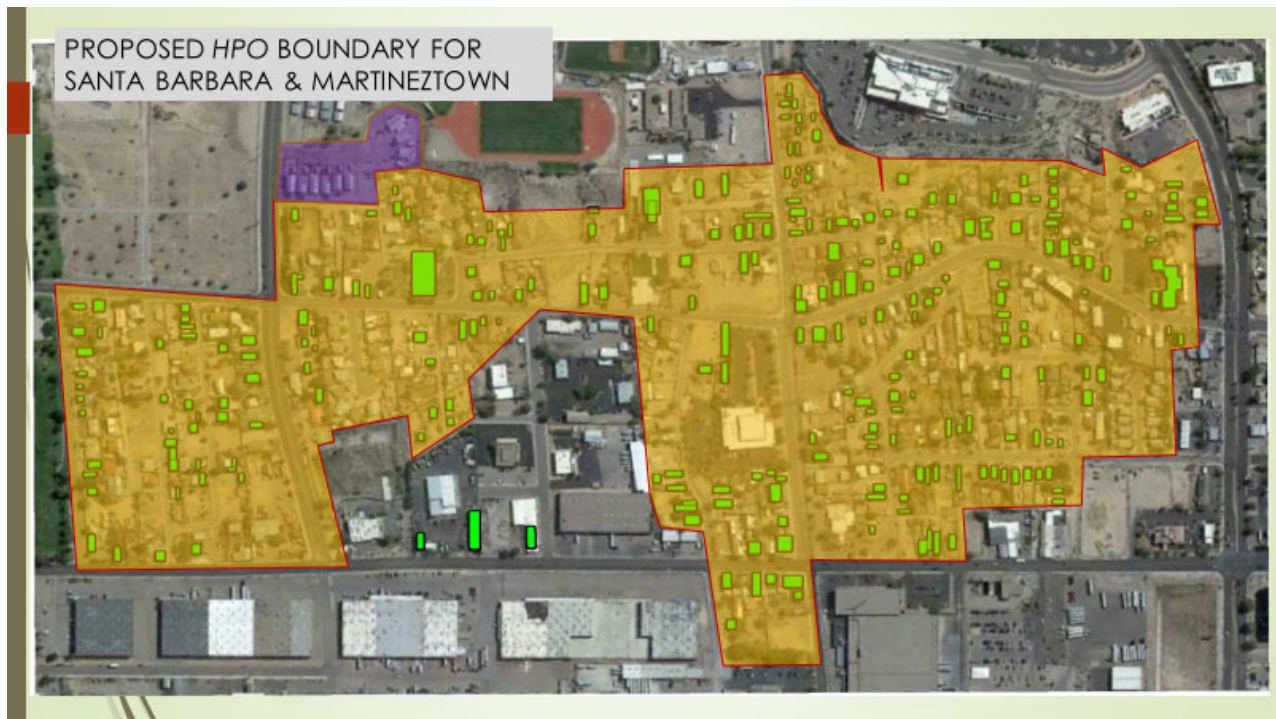


Figure 3

Designation of Santa Barbara and Martineztown as an HPO will also promote the goals and policies of the Albuquerque and Bernalillo County Comprehensive plan in the area of Heritage Conservation.

CHAPTER 11: HERITAGE CONSERVATION

Goal 11.2 Historic Assets

Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

This early historic neighborhood has no protections from demolition, inappropriate additions, character destroying repairs or inappropriate new construction. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turnaround.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Creating an HPO for Santa Barbara/Martineztown would ensure that proposals are reviewed by design professional who can assist residents in appropriate design and review new construction for suitability of design and scale within the limits of underlying zoning.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. Santa Barbara/Martineztown is a living history of growth and changes within one of Albuquerque's oldest neighborhoods.

It is important to preserve this community and help guide its future.



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

NOTIFICATIONS

Naji, Leslie

From: Carmona, Dalaina L.
Sent: Tuesday, April 18, 2023 1:56 PM
To: Naji, Leslie
Subject: Santa Barbara and Martineztown Neighborhood Meeting Inquiry Sheet Submission
Attachments: SBMT Zone Maps.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City
Citizens Information Committee of Martineztown	Renee	Martinez	martinez.renee@gmail.com	515 Edith Boulevard NE		Albuquerque
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@icloud.com	617 Edith Boulevard NE	#8	Albuquerque
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE		Albuquerque
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE		Albuquerque
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, April 18, 2023 9:25 AM
To: Naji, Leslie <lnaji@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Leslie Stratford Naji

Telephone Number

5059243927

Email Address

lnaji@cabq.gov

Company Name

City of Albuquerque

Company Address

600 2nd St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Santa Barbara and Martineztown

Physical address of subject site:

Subject site cross streets:

Lomas to Menaul, Broadway to I-25

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14, J-14, H-14, H-15

Captcha

x

Naji, Leslie

From: webmaster@cabq.gov
Sent: Tuesday, April 18, 2023 9:25 AM
To: Naji, Leslie
Cc: Office of Neighborhood Coordination
Subject: Neighborhood Meeting Inquiry Sheet Submission
Attachments: SBMT Zone Maps.pdf

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Leslie Stratford Naji

Telephone Number

5059243927

Email Address

lnaji@cabq.gov

Company Name

City of Albuquerque

Company Address

600 2nd St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Santa Barbara and Martineztown

Physical address of subject site:

Subject site cross streets:

Lomas to Menaul, Broadway to I-25

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14, J-14, H-14, H-15

Captcha

x

Naji, Leslie

From: Naji, Leslie
Sent: Tuesday, May 16, 2023 11:42 AM
To: martinez.renee@gmail.com; kris042898@icloud.com; Injalopez@msn.com; theresa.illgen@aps.edu; peggynorton@yahoo.com; newmexmba@aol.com
Cc: Naji, Leslie
Subject: Offer of Community meeting
Attachments: APage_H-14-Z.pdf; APage_H-15-Z.pdf; APage_J-14-Z.pdf; APage_J-15-Z.pdf; Santa Barbara and Martineztown Neighborhood Meeting Inquiry Sheet Submission.pdf

Dear Neighborhood Association Representatives:

Although multiple meetings have been held concerning the placement of a Historic Protection Overlay over parts of Santa Barbara and Martineztown, we have an opportunity to hold one more meeting before Historic Preservation staff submit the application, if you want one.



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

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: June 12, 2023

This request for a Neighborhood Meeting 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)*: Refer to cc list on Page 3

Name of NA Representative*: As per ONC List

Email Address* or Mailing Address* of NA Representative¹: (See attached ONC Notification)

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: lnaji@cabq.gov

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* Properties in Santa Barbara/Martineztown neighborhoods
Location Description See Zone Atlas J-14-Z/J-15-Z
2. Property Owner* Multiple
3. Agent/Applicant* *[if applicable]* City of Albuquerque Planning Department
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)

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 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment
Other: Historic Protection Overlay Zone

Summary of project/request^{3*}:

To apply an HPO (Historic Protection Overlay) Zone over some parts of Santa Barbara/Martineztown

5. This type of application will be decided by*:

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found*⁴: Please contact Silvia Bolivar for more information at Inaji@cabq.gov

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

1. Zone Atlas Page(s)* J-14-Z/J-15-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Not applicable

3. The following exceptions to IDO standards will be requested for this project*:

Deviation(s)

Variance(s)

Waiver(s)

Explanation:

None

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: Not applicable
 - 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:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] _____
 - b. IDO Zone District R-1, R-T, R-ML, MX-T, MX-L, MX-M
 - c. Overlay Zone(s) [if applicable] CPO-7
 - d. Center or Corridor Area [if applicable] Major Transit Corridor
 - 2. Current Land Use(s) [vacant, if none] Primary residential, some commercial, office
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA, Downtown Neighborhood Association, [Other Neighborhood Associations, if any]

 Citizens Information Committee of Martineztown, EDo NA Incorporated, Huning Castle NA,

 Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition NA, Rococo Association, San Jose NA, Santa Barbara Martineztown NA, South Broadway NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, The Lofts @610 Central SW Owners Association Incorporated, Vecinos Del Bosque NA, West Park NA, Westside Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>



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



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Table with 4 columns: Question, Yes, No, Note. Rows include Application Type, Decision-making Body, Pre-Application meeting required, Neighborhood meeting required, Mailed Notice required, Electronic Mail required, and Is this a Site Plan Application.

PART II - DETAILS OF REQUEST -

Table with 1 column: Question. Rows include Address of property listed in application, Name of property owner, Name of applicant, Date, time, and place of public meeting or hearing, and Address, phone number, or website for additional information.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Table with 1 column: Attachment description. Rows include Zone Atlas page, Drawings, elevations, or other illustrations, Summary of pre-submittal neighborhood meeting, and Summary of request.

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.

Silvia Bolivar (Applicant signature) December 22, 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.

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

www.cabq.gov

Printed 11/1/2020



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: N/A

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.



July 3, 2023

Dear Property Owner

RE: City Application – Historic Protection Overlay Zone for Santa Barbara and Martineztown

As you may be aware, the City of Albuquerque Planning Department has been in discussion with Santa Barbara and Martineztown community members to determine if placing a Historic Protection Overlay on these communities' historic areas would benefit them. At the last meeting held with members of the community and the City of Albuquerque Planning Department, it was decided to proceed with the application for the Historic Protection Overlay Zone (HPO).

Historic Protection Overlay Zones are a means by which a community's historical quality and character can be protected. An HPO reviews both exterior changes to existing properties and new construction. New construction is reviewed for appropriateness and compatibility with the surrounding area. No property is required to change existing construction which is permitted by right.

Designation of Santa Barbara and Martineztown as an HPO will promote the goals and policies of the Albuquerque and Bernalillo County Comprehensive Plan in Heritage Conservation.

Santa Barbara/Martineztown contain a significant concentration of buildings and sites united by the history of those towns and greater Albuquerque. Through annexation, Santa Barbara has expanded to the north up to Menaul Avenue. While these areas are over 70 years old, the Franciscan Addition (of which they are a part) was not part of the Hispanic Village.

In determining the proposed boundary of an SBMT HPO, we included only those areas that were part of the original settlement before the Franciscan Addition. From there, we removed those areas that have experienced commercial development or no longer have historic fabric.

The application for an HPO will be heard by the Landmarks Commission on August 9, 2023, at 3:00 pm. The hearing will be held via Zoom. The public will be able to speak, either for or against the proposal, at this hearing.

This letter serves as an official mailed notice to the property owner addressed on this envelope, in accordance with the procedures of the Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(3)(c) Notice to Property Owners.

The request will be heard by the LC on **August 9, 2023 at 3:00 pm.** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Additional information about this request will be posted on the following webpage, as it becomes available: <https://www.cabq.gov/planning/boards-commissions/landmarks-ommission/landmarks-commission-agendas-action-sheets>

Comment and concerns can be sent to planning staff at sabolivar@cabg.gov and lnaji@cabq.gov.

Sincerely,

Leslie Naji

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3927

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3844



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



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Table with 4 columns: Question, Yes, No, and Note. Rows include Application Type, Decision-making Body, Pre-Application meeting required, Neighborhood meeting required, Mailed Notice required, Electronic Mail required, and Is this a Site Plan Application.

PART II - DETAILS OF REQUEST -

Table with 1 column: Question/Field. Rows include Address of property listed in application, Name of property owner, Name of applicant, Date, time, and place of public meeting or hearing, and Address, phone number, or website for additional information.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Table with 1 column: Attachment description. Rows include Zone Atlas page, Drawings, elevations, or other illustrations, Summary of pre-submittal neighborhood meeting, and Summary of request.

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.

Silvia Bolivar (Applicant signature) December 22, 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.

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

www.cabq.gov

Printed 11/1/2020



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: N/A
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.

[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 to a Property Owner**

Date of Notice*: June 12, 2023

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

Property Owner within 100 feet*: (see attached)

Mailing Address*: _____

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

1. Subject Property Address* Multiple (see boundary map)
Location Description Several properties in Santa Barbara/Martineztown
2. Property Owner* Multiple
3. Agent/Applicant* *[if applicable]* City of Albuquerque Planning Department
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: Recommendation of City Landmark Designation for the Central Avenue Bridge

Summary of project/request^{1*}:

The City of Albuquerque intends to submit an application to recommend the designation of some parts of Santa Barbara/Martineztown as a Historic Protection Overlay Zone

5. This application will be decided at a public meeting or hearing by*:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 at 3:00 pm

Location*²: Via 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:

Please contact Leslie Naji or Silvia Bolivar for more information at lnaji@cabq.gov or sbolivar@cabq.gov

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

1. Zone Atlas Page(s)*⁴ J-14-Z & J-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Not applicable
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s)	Variance(s)	Waiver(s)
Explanation*:		
Not applicable		

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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

² Physical address or Zoom link

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

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

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

d. **For residential development***: Maximum number of proposed dwelling units.

e. **For non-residential development***:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District R-1, R-T, R-ML, MX-T, MX-L, MX-M _____
 3. Overlay Zone(s) [if applicable] CPO-7 _____
 4. Center or Corridor Area [if applicable] Major Transit Corridor _____
- Current Land Use(s) [vacant, if none] Primarily residential, some commercial, office _____
-

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

Useful Links

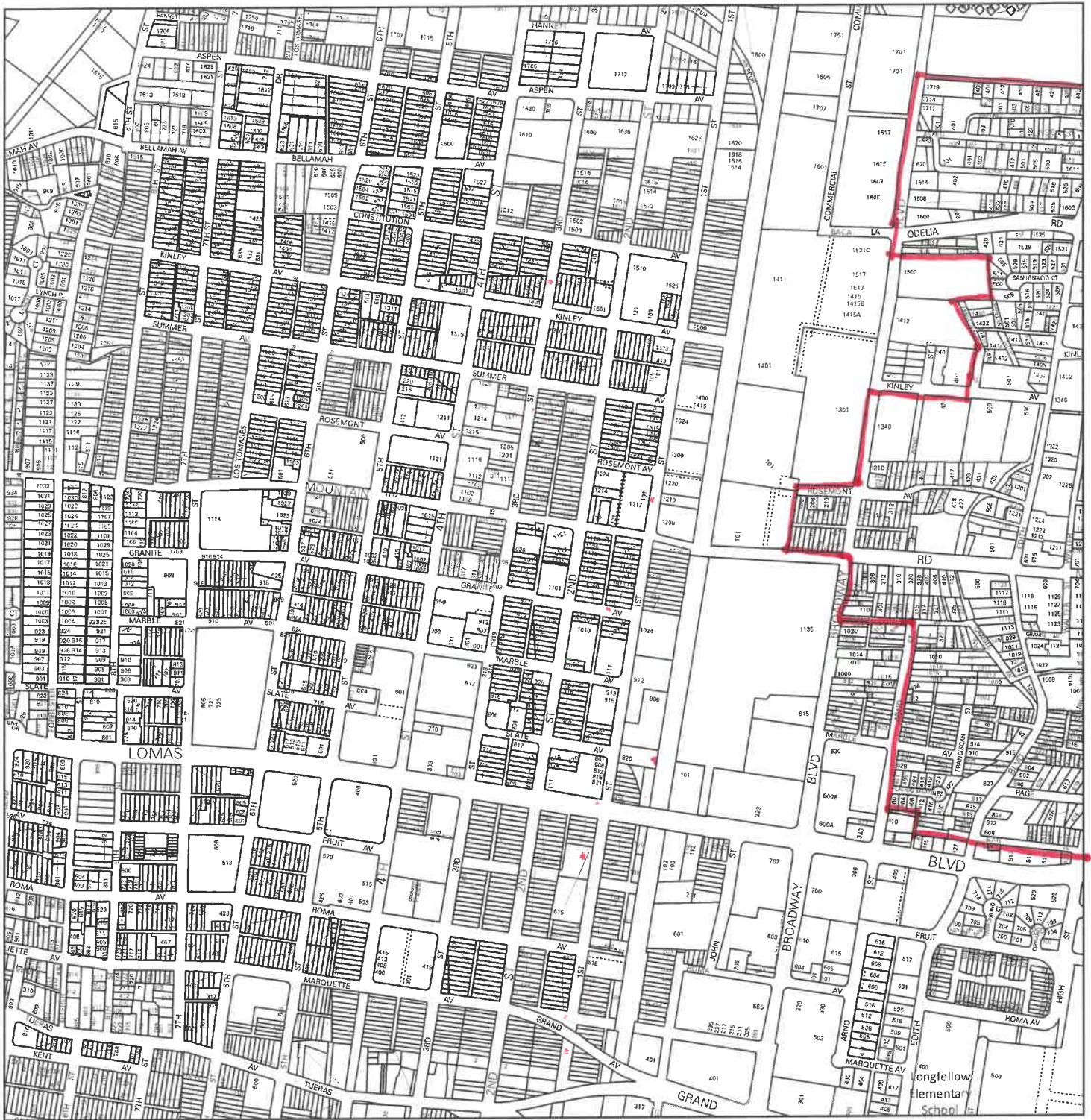
Integrated Development Ordinance (IDO):

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

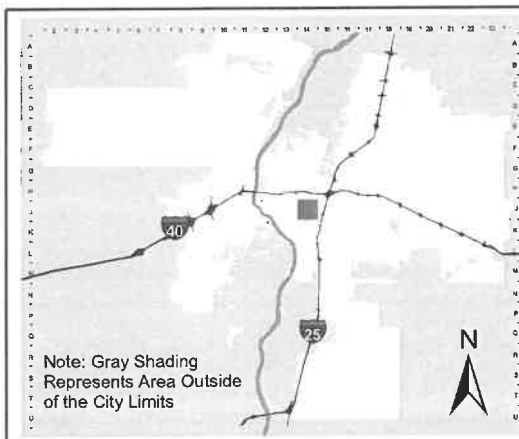
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



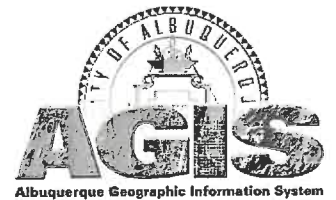
For more current information and details visit: www.cabq.gov/gis



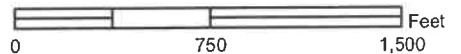
Address Map Page:

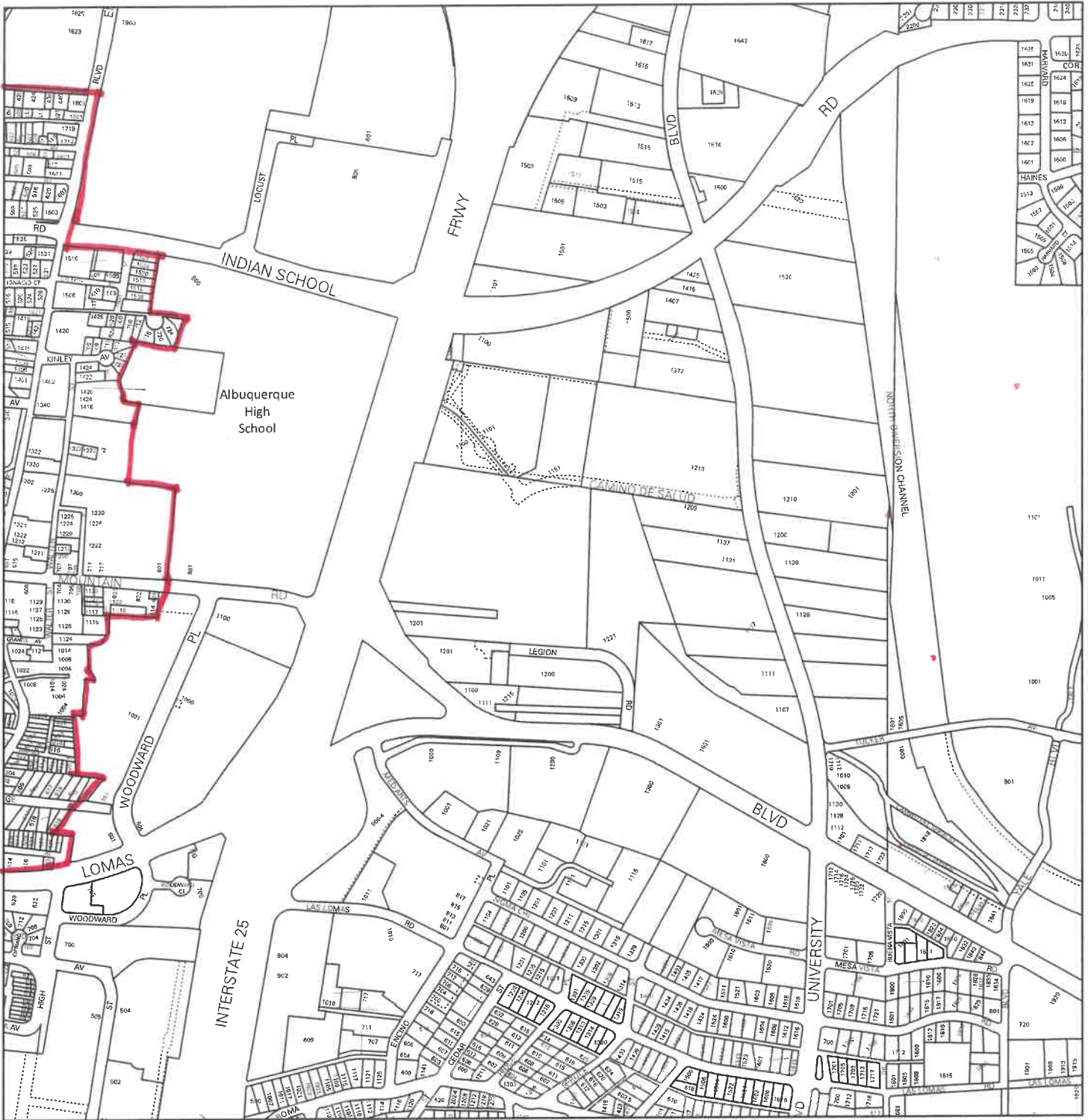
J-14-Z

Map Amended through:
3/17/2017

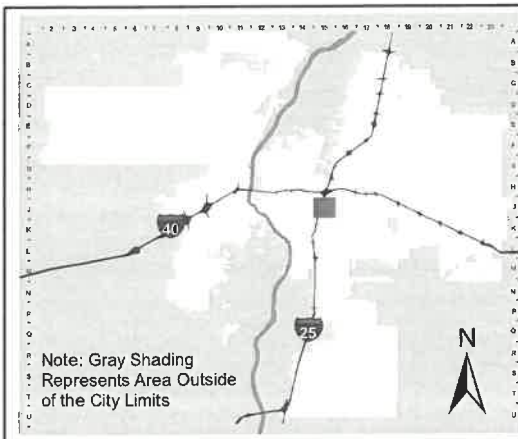


These addresses are for informational purposes only and are not intended for address verification.





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



Note: Gray Shading
Represents Area Outside
of the City Limits



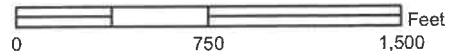
Address Map Page:

J-15-Z

Map Amended through:
3/17/2017



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July 3, 2023

Dear Resident:

RE: City Application – Historic Protection Overlay Zone for Santa Barbara and Martineztown

As you may be aware, the City of Albuquerque Planning Department has been in discussion with Santa Barbara and Martineztown community members to determine if placing a Historic Protection Overlay on these communities' historic areas would benefit them. At the last meeting held with members of the community and the City of Albuquerque Planning Department, it was decided to proceed with the application for the Historic Protection Overlay Zone (HPO).

Historic Protection Overlay Zones are a means by which a community's historical quality and character can be protected. An HPO reviews both exterior changes to existing properties and new construction. New construction is reviewed for appropriateness and compatibility with the surrounding area. No property is required to change existing construction which is permitted by right.

Designation of Santa Barbara and Martineztown as an HPO will promote the goals and policies of the Albuquerque and Bernalillo County Comprehensive Plan in Heritage Conservation.

Santa Barbara/Martineztown contain a significant concentration of buildings and sites united by the history of those towns and greater Albuquerque. Through annexation, Santa Barbara has expanded to the north up to Menaul Avenue. While these areas are over 70 years old, the Franciscan Addition (of which they are a part) was not part of the Hispanic Village.

In determining the proposed boundary of an SBMT HPO, we included only those areas that were part of the original settlement before the Franciscan Addition. From there, we removed those areas that have experienced commercial development or no longer have historic fabric.

The application for an HPO will be heard by the Landmarks Commission on August 9, 2023, at 3:00 pm. The hearing will be held via Zoom. The public will be able to speak, either for or against the proposal, at this hearing.

This letter serves as an official mailed notice to the property owner addressed on this envelope, in accordance with the procedures of the Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(3)(c) Notice to Property Owners.

The request will be heard by the LC on **August 9, 2023 at 3:00 pm.** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Additional information about this request will be posted on the following webpage, as it becomes available: <https://www.cabq.gov/planning/boards-commissions/landmarks-ommission/landmarks-commission-agendas-action-sheets>

Comment and concerns can be sent to planning staff at sabolivar@cabq.gov and lnaji@cabq.gov.

Sincerely,

Leslie Naji

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3927

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3844



3 de julio de 2023

Estimado residente:

Como sabrá, el Departamento de Planificación de la Ciudad de Albuquerque ha estado en conversaciones con los miembros de la comunidad de Santa Bárbara y Martineztown para determinar si colocar una Superposición de Protección Histórica en las áreas históricas de estas comunidades los beneficiaría. En la última reunión celebrada con miembros de la comunidad y el Departamento de Planificación de la Ciudad de Albuquerque, se decidió proceder con la solicitud de la Zona de Superposición de Protección Histórica (HPO).

Las Zonas Superpuestas de Protección Histórica son un medio por el cual se puede proteger la calidad y el carácter histórico de una comunidad. Un HPO revisa tanto los cambios exteriores a las propiedades existentes como las nuevas construcciones. Se revisa la idoneidad y compatibilidad de la nueva construcción con el área circundante. No se requiere propiedad para cambiar la construcción existente que está permitida por derecho.

La designación de Santa Bárbara y Martineztown como HPO promoverá las metas y políticas del Plan Integral de Conservación del Patrimonio de los condados de Albuquerque y Bernalillo.

Santa Bárbara/Martineztown contienen una concentración significativa de edificios y sitios unidos por la historia de esos pueblos y de Albuquerque. A través de la anexión, Santa Bárbara se ha expandido hacia el norte hasta la Avenida Menaul.

Al determinar el límite propuesto de un HPO SBMT, incluimos solo aquellas áreas que formaban parte del asentamiento original antes de la adición Franciscana. A partir de ahí, eliminamos aquellas áreas que han experimentado un desarrollo comercial o que ya no tienen tejido histórico.

La solicitud de un HPO será escuchada por la Comisión de Monumentos el 9 de agosto de 2023 a las 3:00 p. m. La audiencia se llevará a cabo a través de Zoom. El público podrá hablar, ya sea a favor o en contra de la propuesta, en esta audiencia.

Esta carta sirve como un aviso oficial enviado por correo al dueño de la propiedad con la dirección en este sobre, de acuerdo con los procedimientos de la Ordenanza de Desarrollo Integrado (IDO) Subsección 14-16-6-4(K)(3)(c) Aviso a la propiedad propietarios

La solicitud será escuchada por la LC el 9 de agosto de 2023 a las 3:00 pm. a través de Zoom.

Enlace de zoom: <https://cabq.zoom.us/j/2269592859>

Para marcar por teléfono: (346) 248-7799, ID de reunión: 226 959 2859

Se publicará información adicional sobre esta solicitud en la siguiente página web, a medida que esté disponible: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Se pueden enviar comentarios e inquietudes al personal de planificación a sabolivar@cabq.gov y lnaji@cabq.gov.

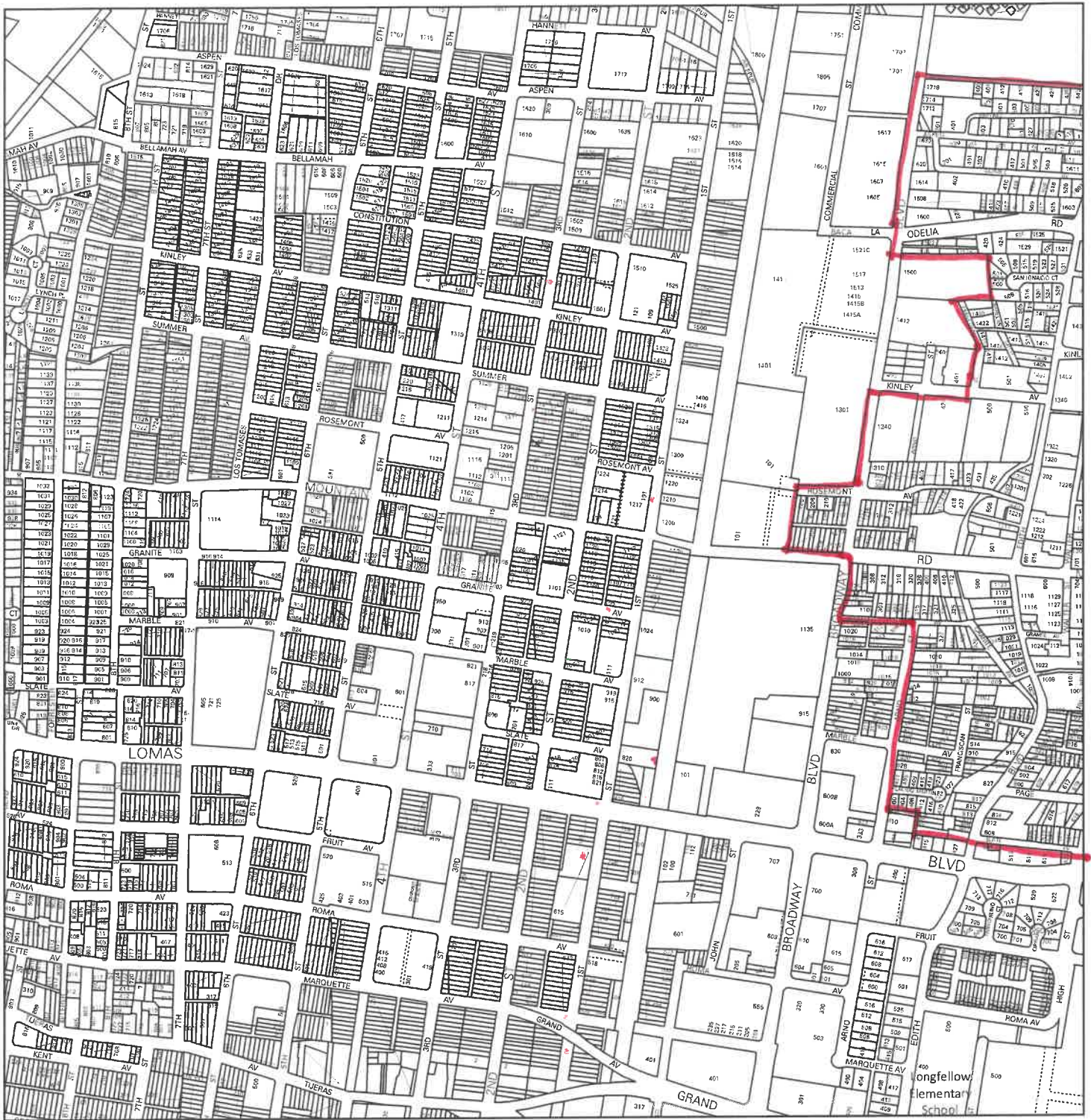
Atentamente,

Leslie Naji

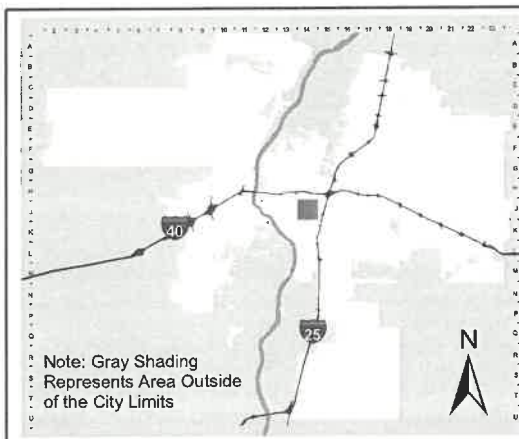
Leslie Naji
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City of Albuquerque Planning Department
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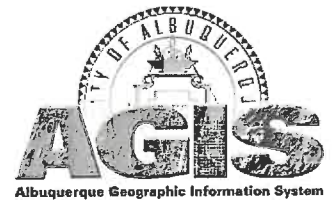
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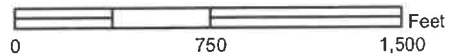
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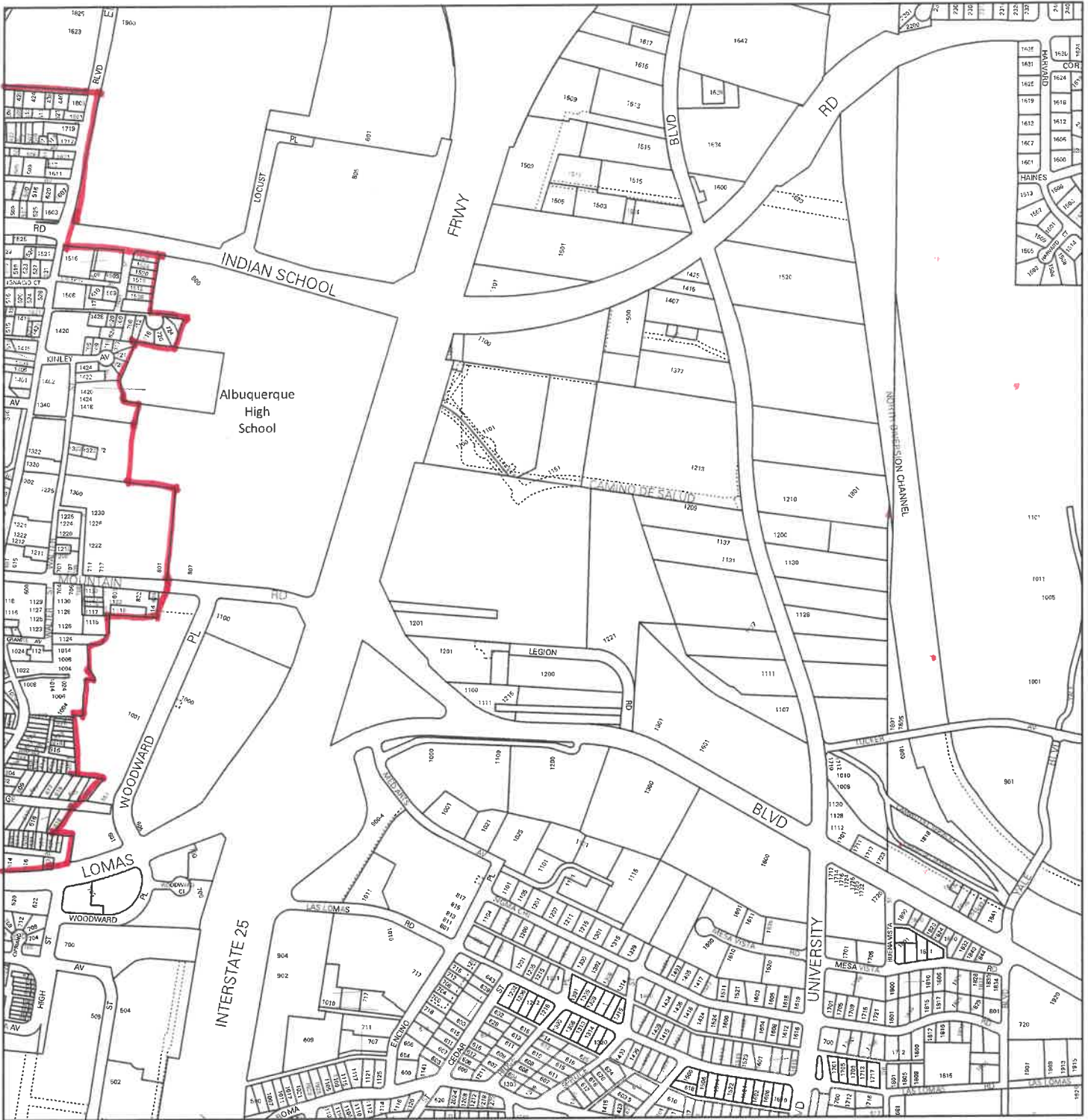
J-14-Z

Map Amended through:
3/17/2017

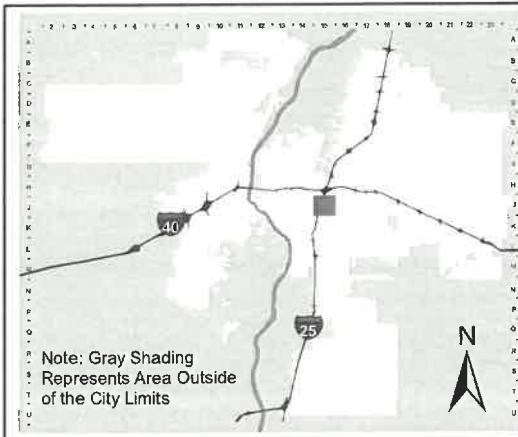


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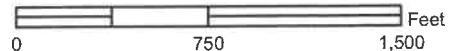
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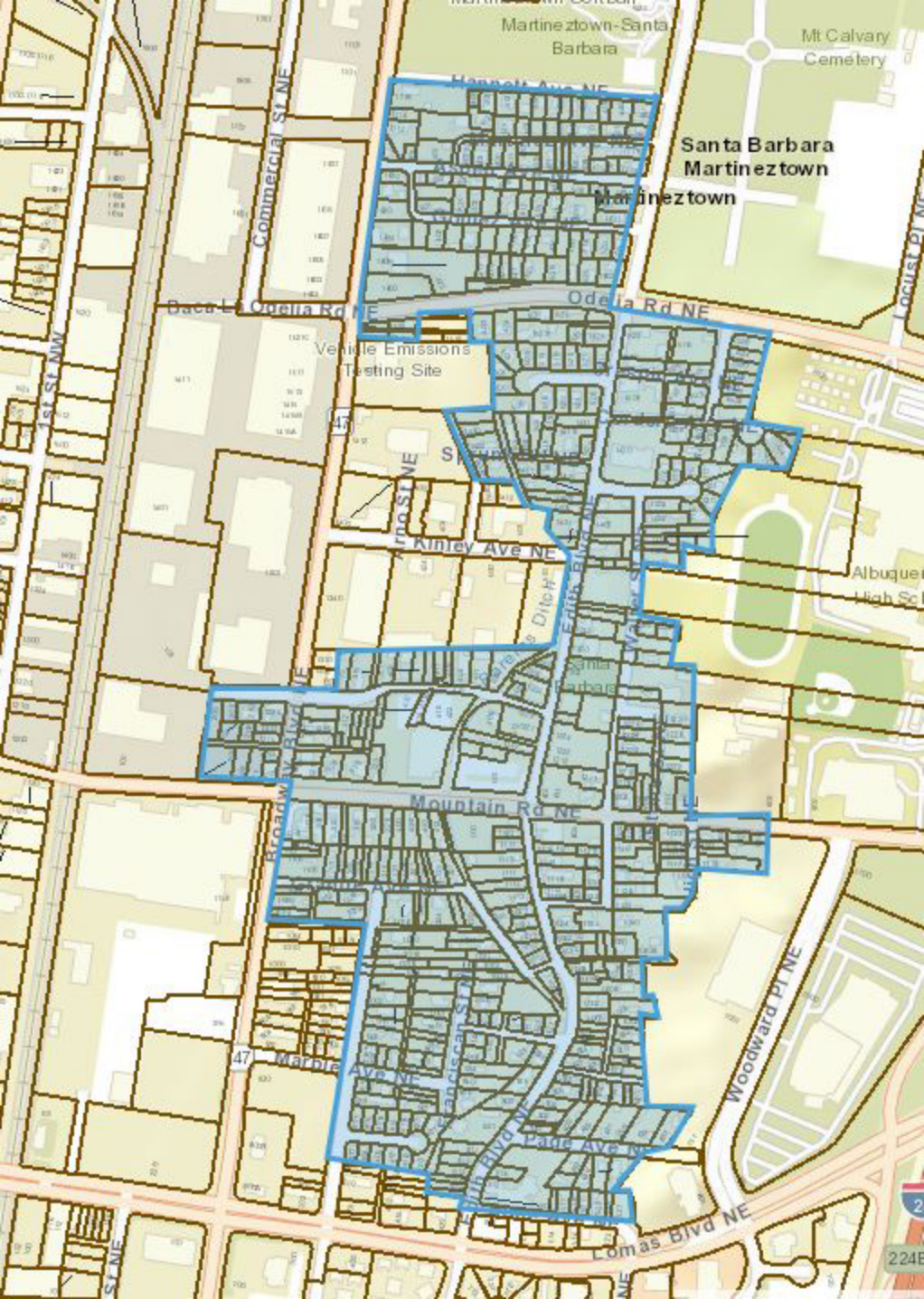
J-15-Z

Map Amended through:
3/17/2017



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Martineztown-Santa Barbara

Mt Calvary Cemetery

Santa Barbara
Martineztown

Commercial St NE

Hannett Ave NE

Odeja Rd NE

Odeja Rd NE

Vehicle Emissions
Testing Site

Imos St NE

Kinley Ave NE

Dierke St NE

Mountain Rd NE

47

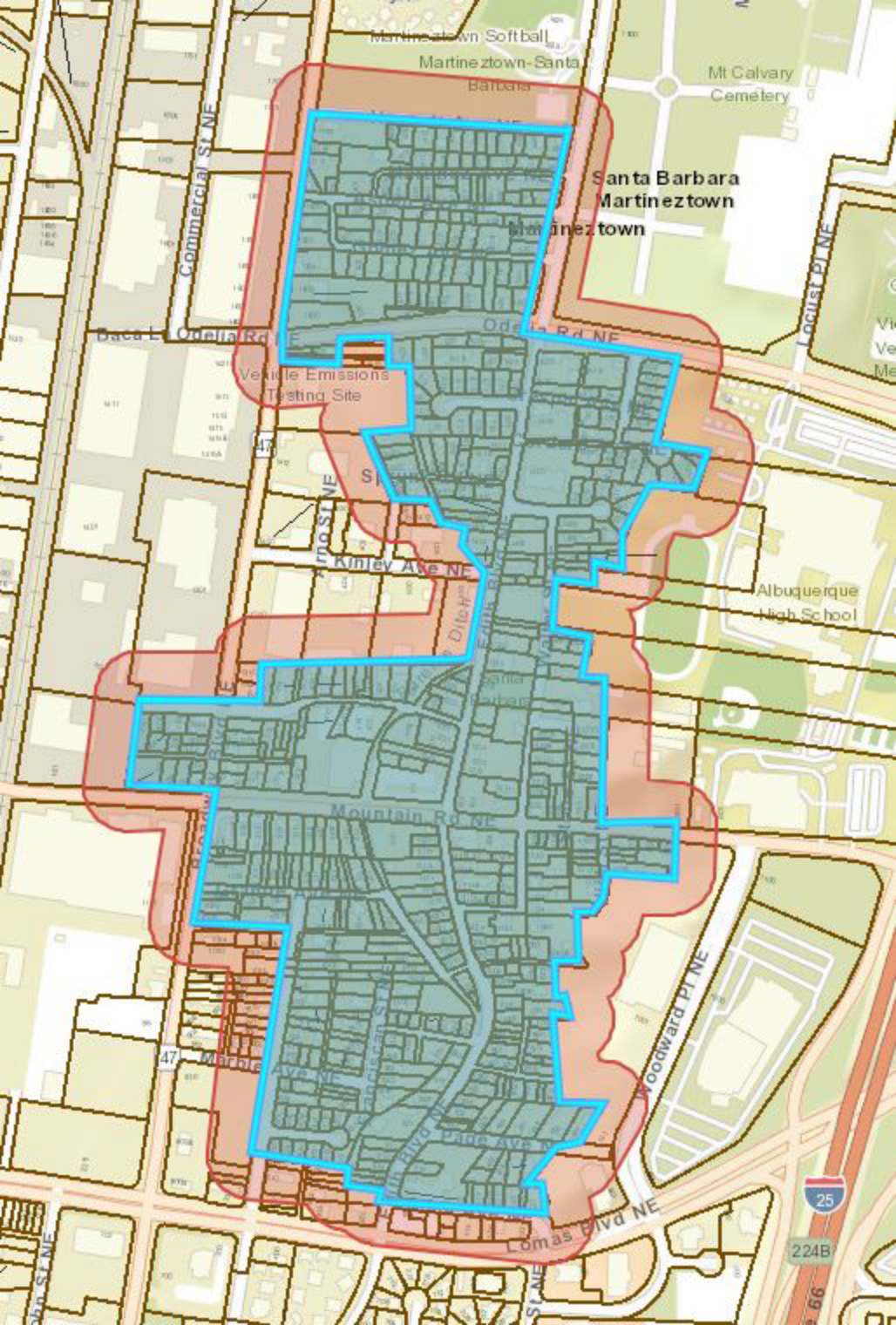
Marble Ave NE

Paris Ave NE

Woodward Pl NE

Lomas Blvd NE

224E



Martinez town Softball
Martinez town-Santa
Barbara

Mt Calvary
Cemetery

Santa Barbara
Martinez town

Martinez town

Commercial St NE

Ocala Rd NE

Ocala Rd NE

Locust Pl NE

Vehicle Emissions
Testing Site

Moss St NE

Kinley Ave NE

Albuquerque
High School

Mountain Rd NE

Mountain Rd NE

Woodward Pl NE

Lomas Blvd NE

25

224B

66

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 25, 2023 To August 24, 2023

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.

Leslie Nazi 6/12/23
(Applicant or Agent) (Date)

I issued 4 signs for this application, 6/12/23, Silvia Bolivar
(Date) (Staff Member)

PROJECT NUMBER: _____

FACILITATED MEETING

To: Santa Barbara & Martineztown Property Owners
From: City of Albuquerque, Historic Preservation
RE: 2nd Meeting to Discuss a Historic Protection Overlay Zone (HPO) for Santa Barbara and Martineztown
Date: February 22, 2023

The Historic Preservation Unit of the City of Albuquerque Planning Department invites you to a second planning session for a possible Historic Protection Overlay Zone for the Santa Barbara/Martineztown community.

Historic Protection Overlays (HPOs) are a means for protecting the historic character of a neighborhood. It does not affect the underlying zoning or uses allowed on a property but can direct how projects look. HPOs also require neighborhood notification for all projects.

At this session we would like to engage you in discussion about:

- What an HPO would mean to you as a property owner
- What characteristics of Santa Barbara and Martineztown are important to preserve
- How an HPO can protect and enhance the historic character of SBMT.
- Your views on proceeding with the nomination

When: Tuesday, April 21, 2023 6:00 -8:00 PM

Where: ??????????

- Refreshments provided

We hope to see you there.

Regards,

Leslie Naji & Silvia Bolivar

Historic Preservation, Planning Department

To: Santa Barbara & Martineztown Property Owners
From: City of Albuquerque, Historic Preservation
RE: Meeting to Discuss a Historic Protection Overlay Zone (HPO) for Sant Barbara and Martineztown
Date:

The Historic Preservation Unit of the City of Albuquerque Planning Department invites you to a planning session for a possible Historic Protection Overlay Zone for the Santa Barbara/Martineztown community.

Historic Protection Overlays (HPOs) are a means for protecting the historic character of a neighborhood. It does not affect the underlying zoning or uses allowed on a property but can direct how projects look. HPOs also require neighborhood notification for all projects.

At this session we would like to engage you in discussion about:

- What an HPO would mean to you as a property owner
- Which properties should be included
- What characteristics of Santa Barbara and Martineztown are important to preserve
- How an HPO can protect and enhance the historic character of SBMT.

When: Wednesday, February 15, 2023 6:00 -8:00 PM

Where: Parish Hall Second Presbyterian Church

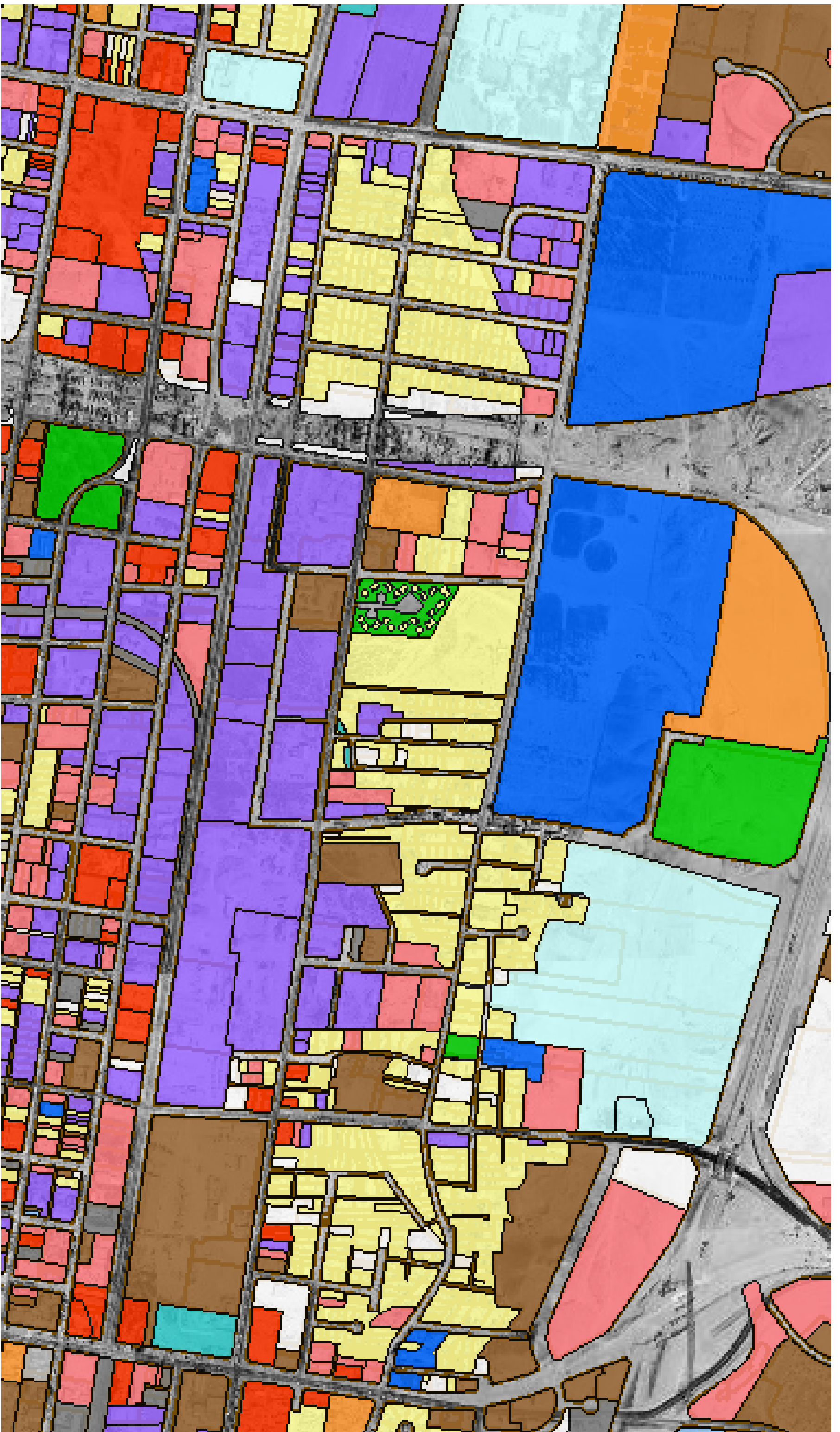
- Supervised Children's Corner
- Refreshments provided

We hope to see you there.

Regards,

Leslie Naji & Silvia Bolivar

Historic Preservation, Planning Department



HISTORIC PROTECTION OVERLAY (HPO'S)

PROS

EXTERIOR CHANGES TO PROPERTIES WILL REQUIRE REVIEW

NEIGHBORHOOD ASSOCIATION WILL BE NOTIFIED OF ALL EXTERIOR PROJECTS

PROPERTY OWNERS WITHIN 100 FEET OF NEW CONSTRUCTION WILL BE NOTIFIED PRIOR TO DECISION

EXTERIOR CHANGES WILL REQUIRE A 15-DAY POSTING AND APPEAL PERIOD

WORK WILL BE REVIEWED TO HELP MAINTAIN THE HISTORIC CHARACTER OF THE NEIGHBORHOOD

STAFF CAN ASSIST WITH DESIGN QUESTIONS

HISTORIC DESIGNATION IS ONE METHOD OF ENSURING THAT CHANGES TO A NEIGHBORHOOD OCCUR THOUGHTFULLY, PRESERVING THE FABRIC OF THE NEIGHBORHOOD.

CONS

EXTERIOR CHANGES TO PROPERTIES WILL REQUIRE REVIEW

APPLICATIONS COST \$55

APPROVALS REQUIRE 15-DAY POSTING PERIOD