



Agenda Item: 04  
 Case # SI-2023-01218  
 Project # PR-2023-008932  
 August 9, 2023

***Staff Report***

<b><i>Agent</i></b>	Jon Van Gaasbeek
<b><i>Applicant</i></b>	Julie L. Hennerty
<b><i>Request</i></b>	Certificate of Appropriateness for New Construction
<b><i>Legal Description</i></b>	Lot 1, Block 30, Huning Highland Addition
<b><i>Address/Location</i></b>	518 Walter Street SE
<b><i>Size</i></b>	0.158 acres
<b><i>Zoning</i></b>	R-1A
<b><i>Historic Location</i></b>	Huning Highland Historic Protection Overlay Zone (HPO-4)

***Staff Recommendation***

***APPROVAL of Case # SI-2023-01218, Project # PR-2023-008932, a request for a Certificate of Appropriateness for New Construction, based on the Findings beginning on page 13 and subject to the conditions on page 15.***

Silvia Bolivar, PLA, ASLA  
 Historic Preservation Planner

***Summary of Analysis***

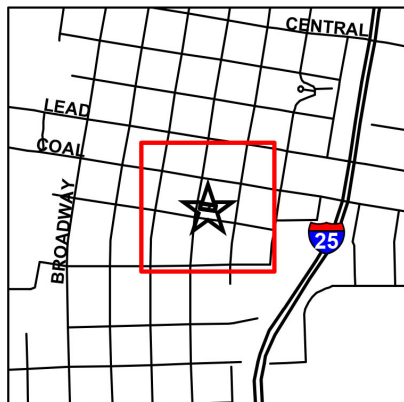
The application for a Certificate of Appropriateness is for new construction of an accessory dwelling unit that will be accessed through the alley. The subject site is approximately 0.158 acres, located at 518 Walter Street SE, and legally described as Lot 1, Block 30, Huning Highland Addition (the “subject site”). The subject site is zoned R-1A. The applicant intends to use the accessory dwelling unit as a small studio and a place to live while her daughter lives in the main house. The new construction will be compatible in height, form, massing, and proportion to surrounding properties.

The application was submitted on July 12, 2023, and is being reviewed using the December 25, 2022, Integrated Development Ordinance (IDO) version. This review is only for the architectural appropriateness of the structure. This request was checked against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the IDO. Subject to conditions, Staff considers the proposal consistent with the guidelines and the requirements of the IDO.









**LAND USE MAP**

Note: Gray shading indicates County.

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



1 inch = 150 feet

Hearing Date:  
8/9/2023  
Project Number:  
PR-2023-008932  
Case Numbers:  
SI-2023-01218

Zone Atlas Page:  
K-14

***SUMMARY OF REQUEST***

<b><i>Request</i></b>	<i>Certificate of Appropriateness for New Construction</i>
<b><i>Historic Location</i></b>	<i>Huning Highland Historic Preservation Overlay Zone (HPO-4)</i>

***I AREA HISTORY AND CHARACTER***

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

	<b><i># of Stories</i></b>	<b><i>Roof Configuration, Architectural Style and Approximate Age of Construction</i></b>	<b><i>Historic Classification &amp; Land Use</i></b>
<b><i>General Area</i></b>	1-2	Craftsman Bungalow; Bungalow; Hipped Box; Southwest Vernacular; Simplified Queen Anne	Contributing; Neutral; residential
<b><i>Site to the North</i></b>	1	Hipped with centered gabled dormer, Hipped Box, c. 1900	Contributing; Residential
<b><i>Site to the South</i></b>	2	Hipped with a gabled dormer, Hipped Box, c. 1905	Contributing; Residential
<b><i>Sites to the East</i></b>	1	Hipped with a front gable, Simplified Queen Anne, c. 1907	Contributing; Residential
<b><i>Site to the West</i></b>	1	Hipped roof, Hipped Box, c. 1905	Contributing; Residential

***II INTRODUCTION***

***Proposal and History***

The application for a Certificate of Appropriateness is for new construction of a 576 square foot accessory dwelling unit located to the rear of a contributing building in the Huning Highland Historic Protection Overlay Zone. The placement of the single-story unit is to the rear northeast corner of the property and would not be visible from the street.

The contributing building is a hipped box with Neoclassical influences, built c. 1920. The roof has exposed rafters, a central gabled dormer, and modern asphalt roofing shingles. The exterior is wood shingle siding.

The proposed building is a gabled structure with a stucco exterior. Composition tab shingle roofing and decorative cedar shingles will be used at the east and west elevations. The slope will match that of the main house roof. The proposal calls for adding flagstone pavers to accommodate one vehicle to provide parking for the accessory dwelling unit.

The affected neighborhood organizations are the South Broadway Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were also notified as required.

### *Context*

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad.

Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

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

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials.

In addition to these basic building materials, various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1979. The historic district continued to grow and develop through the first half of the twentieth-century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High

Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

***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 and the property was zoned R-1A.

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(J) identifies standards and guidelines for HPO 4: Huning Highland.

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

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

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

*The proposed accessory building is of a simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is appropriate to the distinctive local context.*

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 proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will be undiminished.*

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 original, distinguishing qualities of the contributing building and its site.*

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.

*Not applicable.*

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

*Not applicable – the architectural language of the new accessory structure references historic characteristics of the neighboring contributing buildings.*

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

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

*The proposal is consistent with the designation ordinance.*

### **Huning Highland Historic Preservation Overlay Zone Design Guidelines**

The development guidelines are administered by the LC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.



The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

### **POLICY – NEW BUILDINGS**

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. New buildings should reflect designs traditionally used in the area.

### **Guidelines**

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 new structure remains subordinate to the contributing building. It sits comfortably on the site and is of a modest scale appropriate to the local context.*

*The architectural language is simple, with the four facades articulated with openings and a pitched, gabled roof to complement the principal dwelling. The new building is set well back on the site and has no presence in the streetscape on Walter 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
  - One-story porches
  - Solid to void ratios that are similar to traditional buildings
  - Windows should be recessed and similar in size to surrounding buildings.

*The accessory structure is designed for the human scale and remains subordinate to the principal building. Solid-to-void ratios and the fenestration pattern are similar to those found on neighboring accessory buildings.*
3. Design the front elevation to appear similar in scale to neighboring contributing buildings.
  - On a two-story building there should be a one-story element such as a porch.

*Not applicable – the new accessory building is a modestly scaled, single-story structure.*
4. Infill construction should enhance the pedestrian character of the district.
  - Entrances to new buildings shall be oriented towards the street
  - Maintain patterns of window and door proportions and placement found in the vicinity

- Maintain the front setback most common on the block
- The space between adjacent buildings should be the same as the average space between other buildings on the block
- Parking and garages should be located towards the rear of the property.

*The proposal is for an accessory dwelling unit to be located towards the rear of the property. IDO requirements for a single-family dwelling is as follows: Dwelling, single-family detached 1 space / DU up to 2 BR; 2 spaces / DU with 3 or more BR*

*There is one gravel parking space with curb cuts off Walter Street that aerial imagery reveals a car parked next to the picket fence. The proposal calls for adding flagstone pavers to accommodate one vehicle to provide parking for the accessory dwelling unit towards the rear of the property. The two parking spaces meet IDO requirements.*

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

*The architectural language of the building references the traditional form of the neighboring contributing buildings. The building uses rectangular massing like most houses in the neighborhood.*

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 new accessory building has a pitched, gabled roof to complement the principal dwelling.*

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 beveled (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 external materials complement those of the contributing building, utilizing stucco, wood shingles and roof detail reflective of the main house.*

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 simple, traditional architectural style of the accessory structure references neighboring contributing buildings, but avoids historic replication.*

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 simple fenestration of the accessory structure references the traditional detailing of neighboring contributing buildings.*

### **POLICY – ACCESSORY BUILDINGS**

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.

### Guidelines

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition.
- 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.

*Not applicable.*

2. Alterations to contributing accessory buildings must follow guidelines for historic buildings.

*Not applicable.*

3. New garages an accessory building should complement the historic resource.

- Accessory buildings must be subordinate to the main building.
- The main building should inspire design for new garages with building details derived from the main building.
- Building materials and finished should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding.
- Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

*The proposed accessory building is of a simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building.*

4. New garages an accessory building should complement the historic resource.

---

*The new accessory structure is located to the rear of the contributing building and will not be visible from the street. In accordance with the traditional development pattern of the Historic District, it is orientated towards the rear alley.*

5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

*The proposal calls for adding flagstone pavers to accommodate one vehicle to provide parking for the accessory dwelling unit. The driveway will be located to the rear of the contributing building and will not be visible from the street.*

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

*Not applicable.*

7. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

*Not applicable.*

8. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from the street.

*Not applicable.*

### ***Neighborhood Notification***

The applicant notified the South Broadway Neighborhood Association, the Huning Highland Historic District Association, and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application.

### ***Conclusions***

As discussed in the analysis above, the project complies with the applicable guidelines for the Huning Highland Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

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 new construction - Case SI-2023-01218/Project # PR-2021-008932 (August 9, 2023).***

1. The application is a request for a Certificate of Appropriateness for construction of a new accessory building, located at 518 Walter Street SE, described as Lot 1, Block 30, Huning Highland Addition (the “subject site”). The property is located in the Huning Highland Historic Protection Overlay Zone (HPO-4), zoned R-1A.
2. The subject site is approximately 0.158 acres.
3. The application for a Certificate of Appropriateness is for construction of a 576 square foot single story, gabled roof, accessory building, located to the rear of a contributing building in the Huning Highland Historic Protection Overlay Zone.
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 proposed accessory building is of a simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling. It sits comfortably on the site and remains clearly subordinate to the contributing building. Modest accessory buildings of this kind occur throughout the Historic District and the new structure is appropriate to the distinctive local context.

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 proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will be undiminished.

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 original , distinguishing qualities of the contributing building and its site.

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.

*Not applicable.*

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

Not applicable – the architectural language of the new accessory structure references historic characteristics of the neighboring contributing buildings.

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-2023-01218/Project # PR-2021-008932, August 9, 2023.***

**APPROVAL of Case SI-2023-01218/Project #PR-2021-008932**, an application for a Certificate of Appropriateness for construction of a new accessory building, located at 518 Walter Street SE, described as Lot 1, Block 30, Huning Highland Addition (the “subject site”), a property in the Huning Highland Historic Protection Overlay Zone, based on the above six (6) findings and subject to the following conditions.



**Recommended Conditions of Approval**

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

*Silvia Bolivar*

---

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



Figure 1: Subject site.



Figure 2: Subject site.



Figure 3: Subject site





Figure 4: Subject site.

Figure 5: Subject site.



Figure 6: View of backyard from Iron Avenue.



**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 14-16-3-5(J) for the Huning Highland (HPO-4)

APPLICANT INFORMATION





Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<input type="checkbox"/> 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)	<b>Policy Decisions</b>
<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)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<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)	<b>Appeals</b>
<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: <u>JULIE L. HENNERTY</u>		Phone:
Address: <u>518 WALTER ST SE</u>		Email: <u>JULIE.LOUISE.WIENER@</u>
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87102 GMAIL.COM</u>
Professional/Agent (if any): <u>JON VAN GAASBEEK</u>		Phone: <u>626-255-7096</u>
Address: <u>506 RIDGECREST DR SE</u>		Email: <u>VANGAASBEEKJON@</u>
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>GMAIL.COM</u>
Proprietary Interest in Site:	List all owners: <u>JULIE L. HENNERTY</u>	

**BRIEF DESCRIPTION OF REQUEST**

TO DETERMINE THAT MATERIALS AND DESIGN OF ADU ARE APPROPRIATE FOR THE NEIGHBORHOOD.

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

Lot or Tract No.: <u>001</u>	Block: <u>030</u>	Unit:
Subdivision/Addition: <u>Huning Highland Addition</u>	MRGCD Map No.:	UPC Code: <u>101405746820443416</u>
Zone Atlas Page(s): <u>K-14-Z</u>	Existing Zoning: <u>R-1A</u>	Proposed Zoning: <u>N/A</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots:	Total Area of Site (acres): <u>0.158 acres</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <u>518 Walter Street SE</u>	Between: <u>Coal Avenue SE</u>	and: <u>Iron Avenue Se</u>
--------------------------------------------------	--------------------------------	----------------------------

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

N/A

Signature:	Date: <u>7/10/2023</u>
Printed Name: <u>JON VAN GAASBEEK</u>	<input type="checkbox"/> Applicant or <input checked="" 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](mailto: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"/> X New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> XHuning 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"/> XYes <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? NO 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: <u>7/10/2023</u>
Printed Name: <u>JON VANGAASBEEK</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

# 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 \_\_\_\_\_ To \_\_\_\_\_

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.

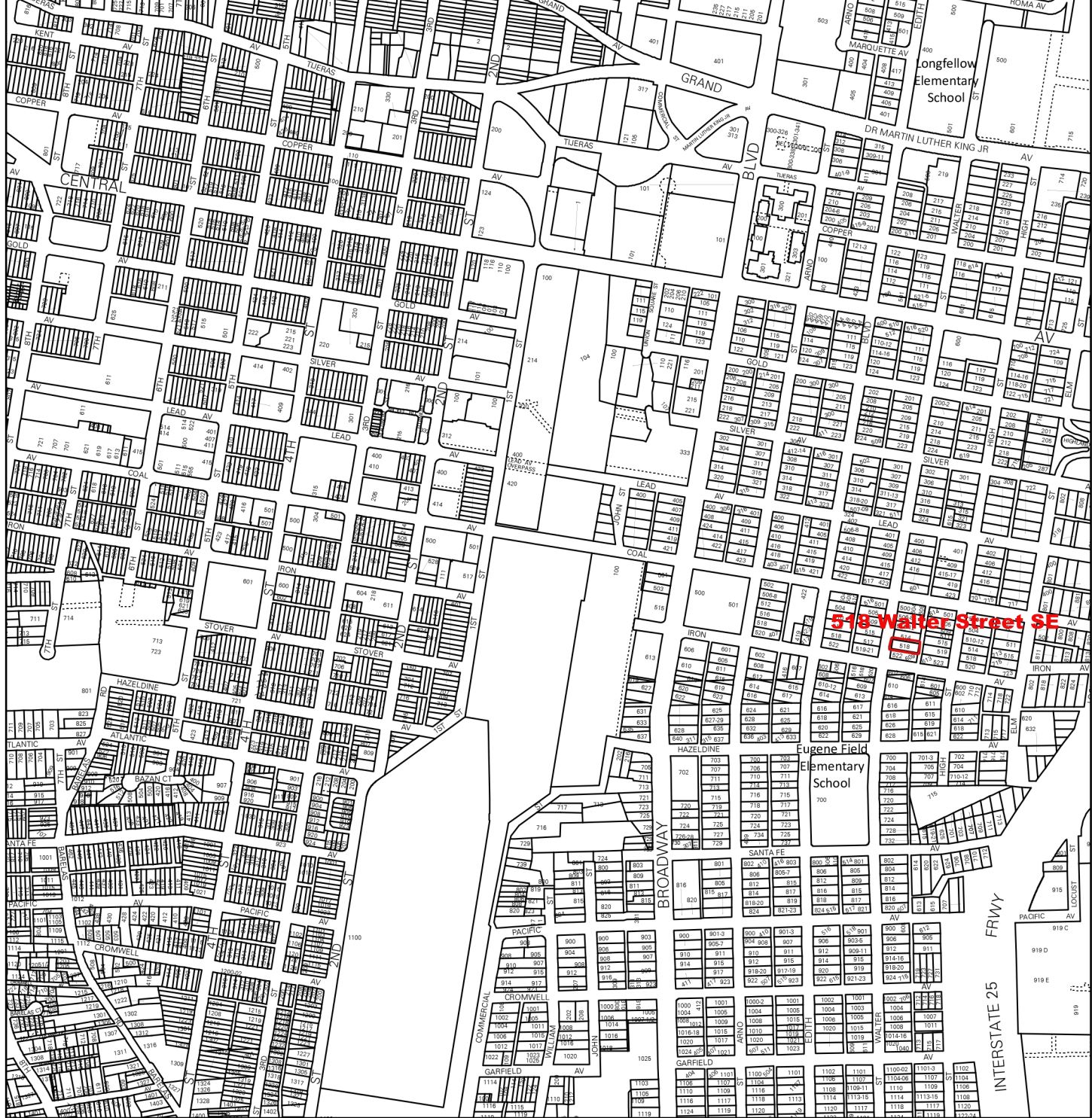
  
\_\_\_\_\_  
(Applicant or Agent)

2/10/2023  
(Date)

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

PROJECT NUMBER: \_\_\_\_\_





518 Walter Street SE

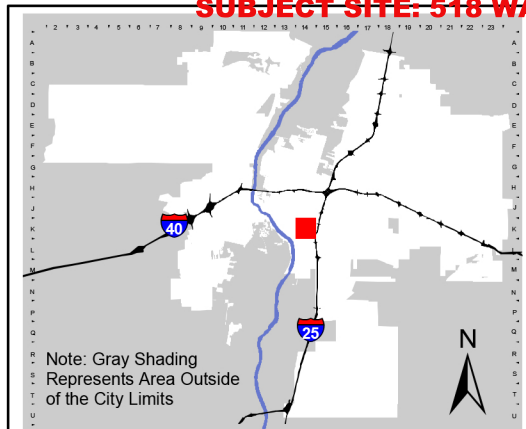
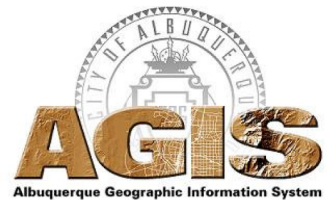
Eugene Field Elementary School

For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)  
**SUBJECT SITE: 518 WALTER STREET SE**

Address Map Page:

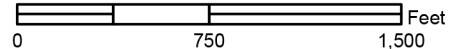
**K-14-Z**

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.



**Public Notice Inquiry For:**

Landmarks Commission

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

**Contact Name**

Jon VanGaasbeek

**Telephone Number**

6262557096

**Email Address**

vagasbeekjon@gmail.com

**Company Name**

**Company Address**

806 Ridgecrest Dr SE

**City**

Albuquerque

**State**

NM

**ZIP**

87102

**Legal description of the subject site for this project:**

Lot 001, Block 030, Huning Highland Addition

**Physical address of subject site:**

518 Walter Street SE

**Subject site cross streets:**

Coal Avenue SE & Iron Avenue SE

**Other subject site identifiers:**

101405746820443416

**This site is located on the following zone atlas page:**

K-14-Z

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located. If the site property is not platted, please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

No Input

**Captcha**

x

AJTI LLC  
PO BOX 93984  
ALBUQUERQUE NM 87199-3984

HELLMUTH WILLIAM  
512 WALTER ST SE  
ALBUQUERQUE NM 87102-3948

CHAVEZ EMELDA  
9800 SACATE BLANCO AVE  
ALBUQUERQUE NM 87121-5520

MIOUCHOWSKI ANDREW HENRY  
565 PILI LOKO ST  
PAIA HI 96779-9640

LOPEZ ARTHUR FRANK  
601 HIGH ST SE  
ALBUQUERQUE NM 87102-3933

RAMIREZ IRENE  
515 HIGH ST SE  
ALBUQUERQUE NM 87102-3931

SPITTLER LELAND M & PENNY  
515 WALTER ST SE  
ALBUQUERQUE NM 87102

KELLOGG NICOLE E  
505 HIGH ST SE NO. A  
ALBUQUERQUE NM 87102-3931

TRUJILLO MONIQUE A  
520 IRON AVE SE  
ALBUQUERQUE NM 87102-3939

505 WALTER ABQ LLC  
521 N TAFT HILL RD  
FORT COLLINS CO 80521-1536

LAZAR RACHEL  
602 WALTER ST SE  
ALBUQUERQUE NM 87102

LUK TING S TRUSTEE LUK TRUST  
517 IRON AVE SE C  
ALBUQUERQUE NM 87102-3938

HEARD CHASE A  
PO BOX 2517  
SANTA FE NM 87504-2517

LOPEZ EDWIN MENDOZA  
508 WALTER ST SE  
ALBUQUERQUE NM 87102-3948

GUTIERREZ JASON ALAN & HOOVER  
SAVANNAH  
3329 WILWAY AVE NE  
ALBUQUERQUE NM 87106-1942

AJTI LLC  
PO BOX 93984  
ALBUQUERQUE NM 87199-3984

EXTREME GRIT LLC  
530B HARKLE RD SUITE 100  
SANTA FE NM 87505-4739

CASTRO IRENE  
614 COAL AVE SE  
ALBUQUERQUE NM 87102-3915

509 WALTER SE LLC  
PO BOX 14909  
ALBUQUERQUE NM 87191-4909

DREWETT FRANK P & VEIT JESSICA J  
514 WALTER ST SE  
ALBUQUERQUE NM 87102-3948

DOLPH ELIZABETH  
10901 PRINCESS JEANNE AVE NE  
ALBUQUERQUE NM 87112-4249

HENNERTY JULIE L  
518 WALTER ST SE  
ALBUQUERQUE NM 87102-3948

MOORE JUSTIN & RICHTER KAITLYN  
614 IRON AVE SE  
ALBUQUERQUE NM 87102-3826



[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\*: JULY 10, 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:

Neighborhood Association (NA)\*: SOUTH BROADWAY NA

Name of NA Representative\*: FRANCES ARMIJO

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: FARMIJO@GMAIL.COM

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

1. Subject Property Address\* 518 Walter Street SE
2. Location Description N.E. CORNER OF PROPERTY
3. Property Owner\* JULIE L HENBERTY
4. Agent/Applicant\* [if applicable] JON VAN GAASBEEK
5. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Conditional Use Approval
  - Permit A.D.U. (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: LANDMARK APPROVAL

Summary of project/request<sup>2</sup>:

TO DETERMINE THAT PROPOSED DESIGN  
AND MATERIALS ARE APPROPRIATE FOR NEIGHBORHOOD

<sup>1</sup> 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.

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

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

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)

Date/Time\*: AUGUST 9, 2023

Location\*<sup>3</sup>: VIA ZOOM

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

VANGASSBERKJON@gmail.com

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-2

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\*:

AFTER ADOPTION OF NEW ADU ORDINANCE THERE WILL BE NO EXCEPTIONS TO IDO STANDARDS.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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:

- 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. (2)
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] .158
- 2. IDO Zone District R-1A
- 3. Overlay Zone(s) [if applicable] HPO-4
- 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] RESIDENTIAL

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

cc: SOUTH BROADWAY NA [Other Neighborhood Associations, if any]  
HUNTING HIGHLAND HISTORIC DISTRICT ASSN.

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

---

July 10, 2023

Dear Neighbor,

I am applying for permission to build an ADU in the back of my house at 518 Walter Street SE. I will be using the building as a studio and small place to live. My daughter, Molly Hennerty and her son live in the main building and will continue to live there. I live alone and am a lifelong artist, painting and making artist's books. I will have a parking space on the property accessible from the alley. I want to have a casita to live and work in near my daughter and on the property that I have owned since 2003.

Sincerely yours,

Julie Wagner Hennerty  
610B Walter St. SE,  
Albuquerque, NM 87102  
505 423-2868  
Julie.louise.wagner@gmail.com

---

CONTACT

---

1234 MAIN STREET | ANYTOWN, STATE ZIP | (123) 456-7890 | HELLO@EXAMPLE.COM

[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\*: JULY 10, 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:

Neighborhood Association (NA)\*: SOUTH BROADWAY NA

Name of NA Representative\*: TIFFANY BROADOUS

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: TIFFANY.HB10@GMAIL.COM

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

1. Subject Property Address\* 518 Walter Street SE
2. Location Description N.E. CORNER OF PROPERTY
3. Property Owner\* JULIE L HENBERTY
4. Agent/Applicant\* [if applicable] JON VAN GAASBEEK
5. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Conditional Use Approval
  - Permit A.D.U. (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: LANDMARK APPROVAL

Summary of project/request<sup>2</sup>:

TO DETERMINE THAT PROPOSED DESIGN  
AND MATERIALS ARE APPROPRIATE FOR NEIGHBORHOOD

<sup>1</sup> 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.

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

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

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)

Date/Time\*: AUGUST 9, 2023

Location\*<sup>3</sup>: VIA ZOOM

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

VANGASSBERKTON @ GMAIL.COM

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-Z

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

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

Deviation(s)

Variance(s)

Waiver(s)

Explanation\*:

AFTER ADOPTION OF NEW ADU ORDINANCE THERE WILL BE NO EXCEPTIONS TO IDO STANDARDS.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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:

- 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. (2)
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] .158
  2. IDO Zone District R-1A
  3. Overlay Zone(s) [if applicable] HPO-4
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] RESIDENTIAL

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

cc: SOUTH BROADWAY NA [Other Neighborhood Associations, if any]  
HUNING HIGHLAND HISTORIC DISTRICT ASSN.

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: JULY 10, 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:

Neighborhood Association (NA)\*: HH HISTORIC DISTRICT ASSN

Name of NA Representative\*: ANN CARSON

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ANNOUISECARSON@GMAIL.COM

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

1. Subject Property Address\* 518 Walter Street SE
2. Location Description N.E. CORNER OF PROPERTY
3. Property Owner\* JULIE L HENBERTY
4. Agent/Applicant\* [if applicable] JON VAN GAASBEEK
5. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Conditional Use Approval
  - Permit A.D.U. (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: LANDMARK APPROVAL

Summary of project/request<sup>2</sup>:

TO DETERMINE THAT PROPOSED DESIGN  
AND MATERIALS ARE APPROPRIATE FOR NEIGHBORHOOD

<sup>1</sup> 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.

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



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

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)

Date/Time\*: AUGUST 9, 2023

Location\*<sup>3</sup>: VIA ZOOM

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

VANGASSBERKTON @ EMAIL.COM

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-Z

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

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

Deviation(s)

Variance(s)

Waiver(s)

Explanation\*:

AFTER ADOPTION OF NEW ADU ORDINANCE THERE WILL BE NO EXCEPTIONS TO IDO STANDARDS.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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:

- 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. (2)
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] .158
  2. IDO Zone District R-1A
  3. Overlay Zone(s) [if applicable] HPO-4
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] RESIDENTIAL

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

cc: SOUTH BROADWAY NA [Other Neighborhood Associations, if any]  
HUNTING HIGHLAND HISTORIC DISTRICT ASSN.

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: JULY 10, 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:

Neighborhood Association (NA)\*: H.H. HISTORIC DISTRICT ASSN

Name of NA Representative\*: BEN STURGE

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: BSTURGE@GMAIL.COM

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

1. Subject Property Address\* 518 Walter Street SE
2. Location Description N.E. CORNER OF PROPERTY
3. Property Owner\* JULIE L HENBERTY
4. Agent/Applicant\* [if applicable] JON VANGAASBEK
5. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Conditional Use Approval
  - Permit A.D.U. (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: LANDMARK APPROVAL

Summary of project/request<sup>2</sup>:

TO DETERMINE THAT PROPOSED DESIGN  
AND MATERIALS ARE APPROPRIATE FOR NEIGHBORHOOD

<sup>1</sup> 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.

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

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

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)

Date/Time\*: AUGUST 9, 2023

Location\*<sup>3</sup>: VIA ZOOM

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

VANGASSBERKTON @ GMAIL.COM

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-2

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\*:

AFTER ADOPTION OF NEW ADU ORDINANCE THERE WILL BE NO EXCEPTIONS TO IDO STANDARDS.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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:

- 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. (2)
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] .158
  2. IDO Zone District R-1A
  3. Overlay Zone(s) [if applicable] HPO-4
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] RESIDENTIAL

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

cc: SOUTH BROADWAY NA [Other Neighborhood Associations, if any]  
HUNING HIGHLAND HISTORIC DISTRICT ASSN.

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



**SCOPE OF PROJECT**

1. CONSTRUCTION BASIS / ACCESSORY BUILDING BY DECK

**SHEET NUMBERS**

A.1 SITE PLAN  
 A.2 ACCESSORY BLDG. ELEVATIONS  
 A.3 EXISTING RESIDENCE ELEVATIONS

ISSUE FOR LANDMARK REVIEW 6.0.2011  
 DATE

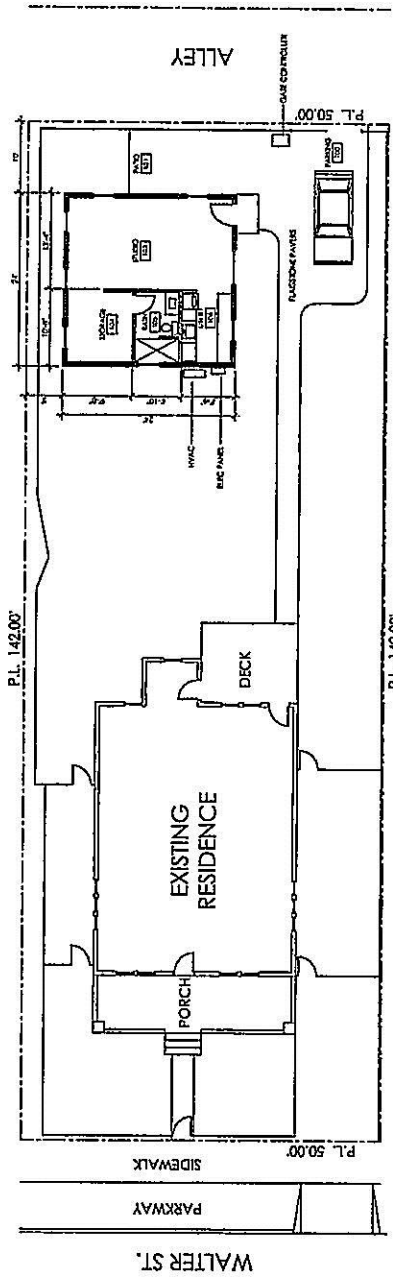
**WAGNER RESIDENCE**  
 518 WALTER ST. SE  
 ALBUQUERQUE, NM 87102

**JON VAN GAASBEEK**  
 806 RIDGEBEST DR. SE  
 ALBUQUERQUE, NM 87108  
 PH: 626-255-7096  
 EMAIL: VANGAASBEEK@GMAIL.COM

**SITE PLAN**

DATE: 6.0.2011  
 SCALE: AS SHOWN  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 REVIEWED BY: [blank]

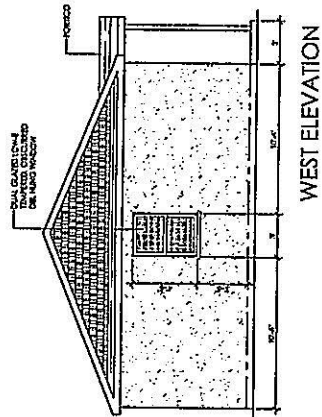
**A.1**



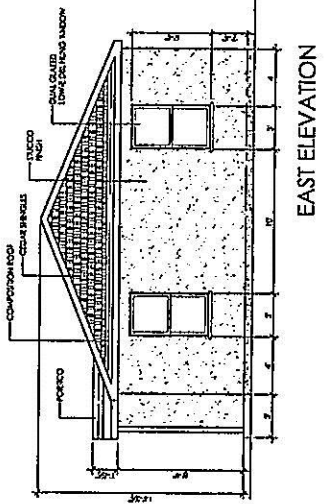
518 WALTER ST. SE

**SITE PLAN**

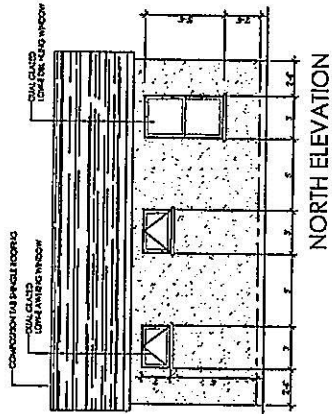
1/8" = 1'-0"



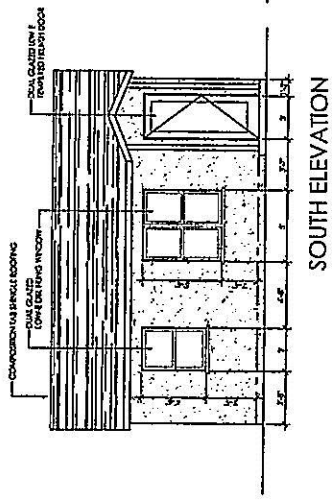
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

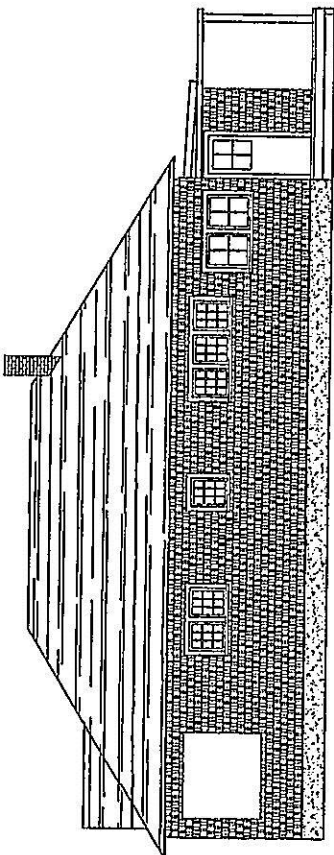


SOUTH ELEVATION

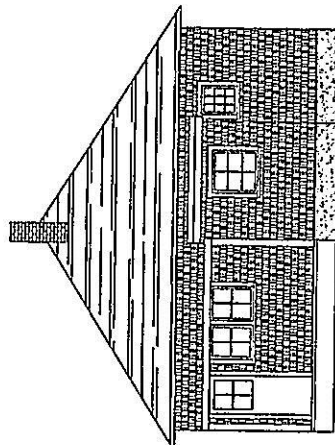
NEW STRUCTURE ELEVATIONS

DATE: 07-2023

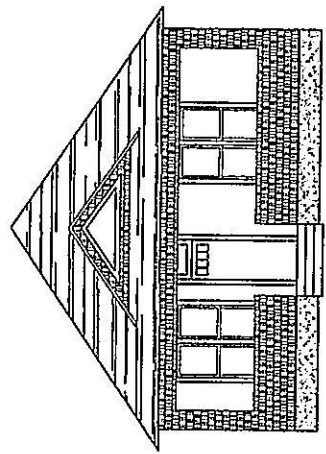
REVISION	DATE	DESCRIPTION
A	07-2023	ISSUE FOR LANDMARK REVIEW
<b>WAGNER RESIDENCE</b> 806 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEEKON@GMAIL.COM		
ARCHITECT: JON VAN GAASBEEK 806 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEEKON@GMAIL.COM		
PROJECT TYPE: ELEVATIONS		
DATE: 07-2023		SHEET NO.: A.2
DRAWN BY:		CHECKED BY:



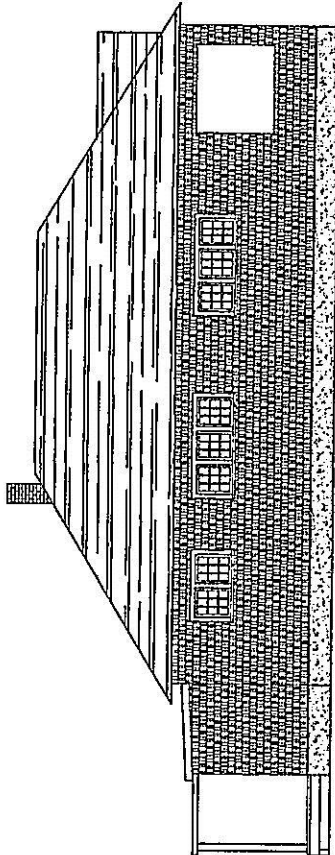
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

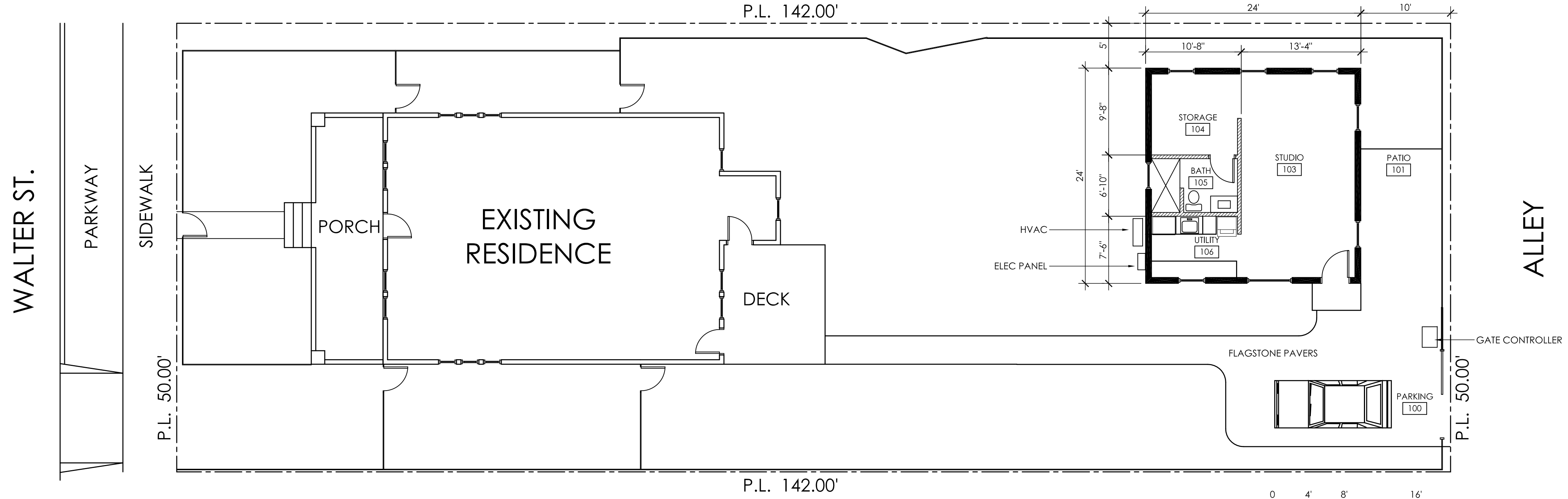


NORTH ELEVATION

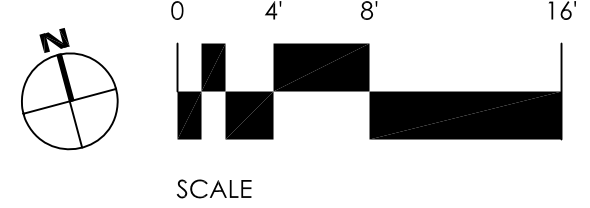
EXISTING STRUCTURE ELEVATIONS

8/17/10

ISSUE FOR LANDMARK REVIEW	02/2013
DATE	02/2013
<b>WAGNER RESIDENCE</b> 896 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEER@GMAIL.COM	
ARCHITECT: JON VAN GAASBEEK 896 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEER@GMAIL.COM	
PROJECT TITLE: ELEVATIONS	
DATE: 02/2013	INDUSTRY:
SCALE:	DATE:
PROJECT NUMBER:	
PROJECT:	
A.3 A	



518 WALTER ST. SE



SITE PLAN

1/8" = 1'-0"

SCOPE OF PROJECT	
1.	CONSTRUCT NEW 576 S.F. ACCESSORY BUILDING IN REAR YARD.

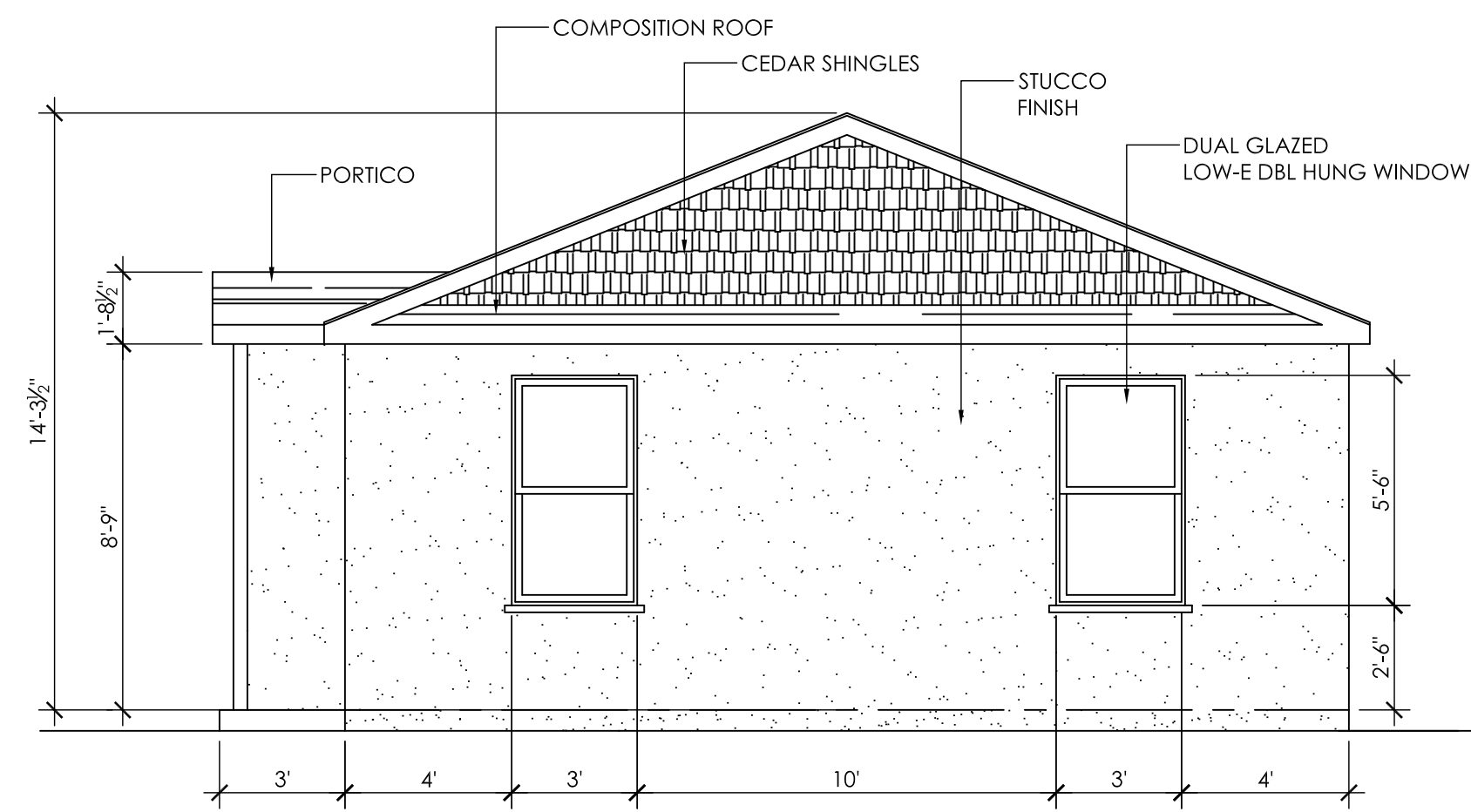
SHEET NUMBERS	
A.1	SITE PLAN
A.2	ACCESSORY BLDG. ELEVATIONS
A.3	EXISTING RESIDENCE ELEVATIONS

REVISION #	SUBMISSION	DATE
A	ISSUE FOR LANDMARK REVIEW	6.9.2023

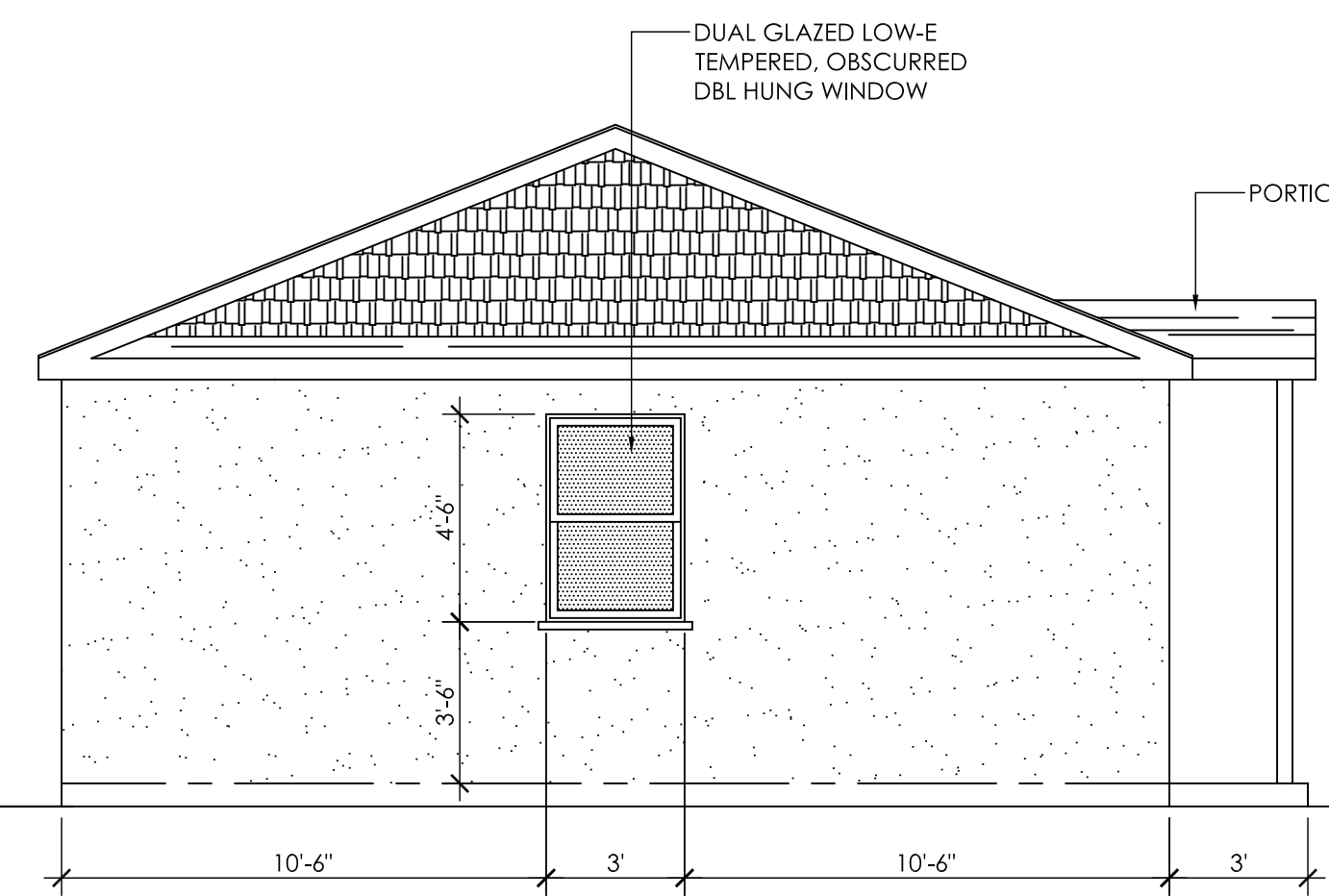
**WAGNER RESIDENCE**  
518 WALTER ST. SE  
ALBUQUERQUE, NM 87102

DESIGNER CONTACT INFORMATION:  
**JON VAN GAASBEEK**  
806 RIDGECREST DR. SE  
ALBUQUERQUE, NM 87108  
PH: 626-255-7096  
EMAIL: VANGAASBEEKJON@GMAIL.COM

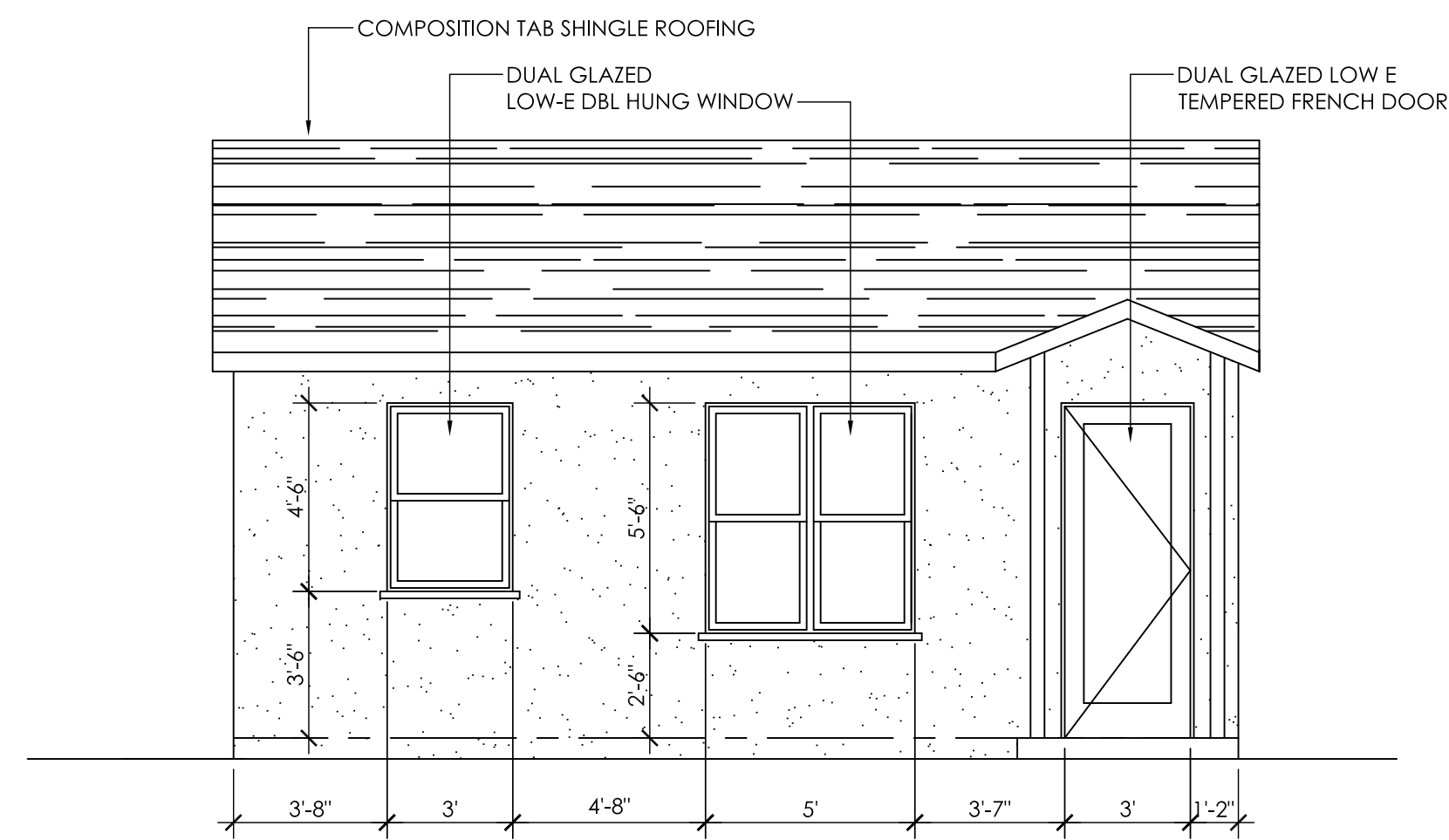
DRAWING TITLE	
<b>SITE PLAN</b>	
DATE: 6.9.2023	PROJECT NO:
SCALE:	DRAWING NUMBER
	REVISION
	<b>A.1</b>
	<b>A</b>



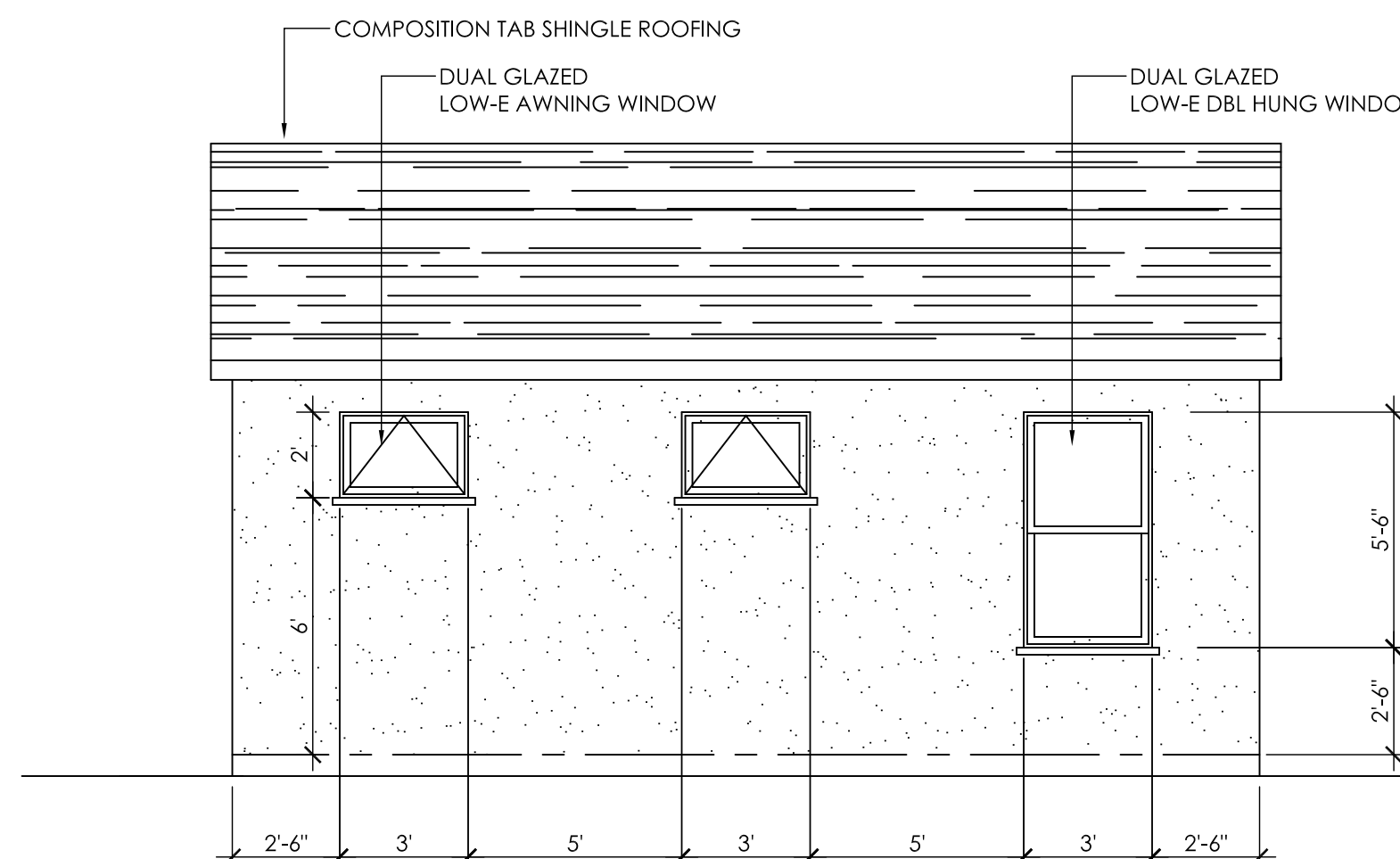
EAST ELEVATION



WEST ELEVATION



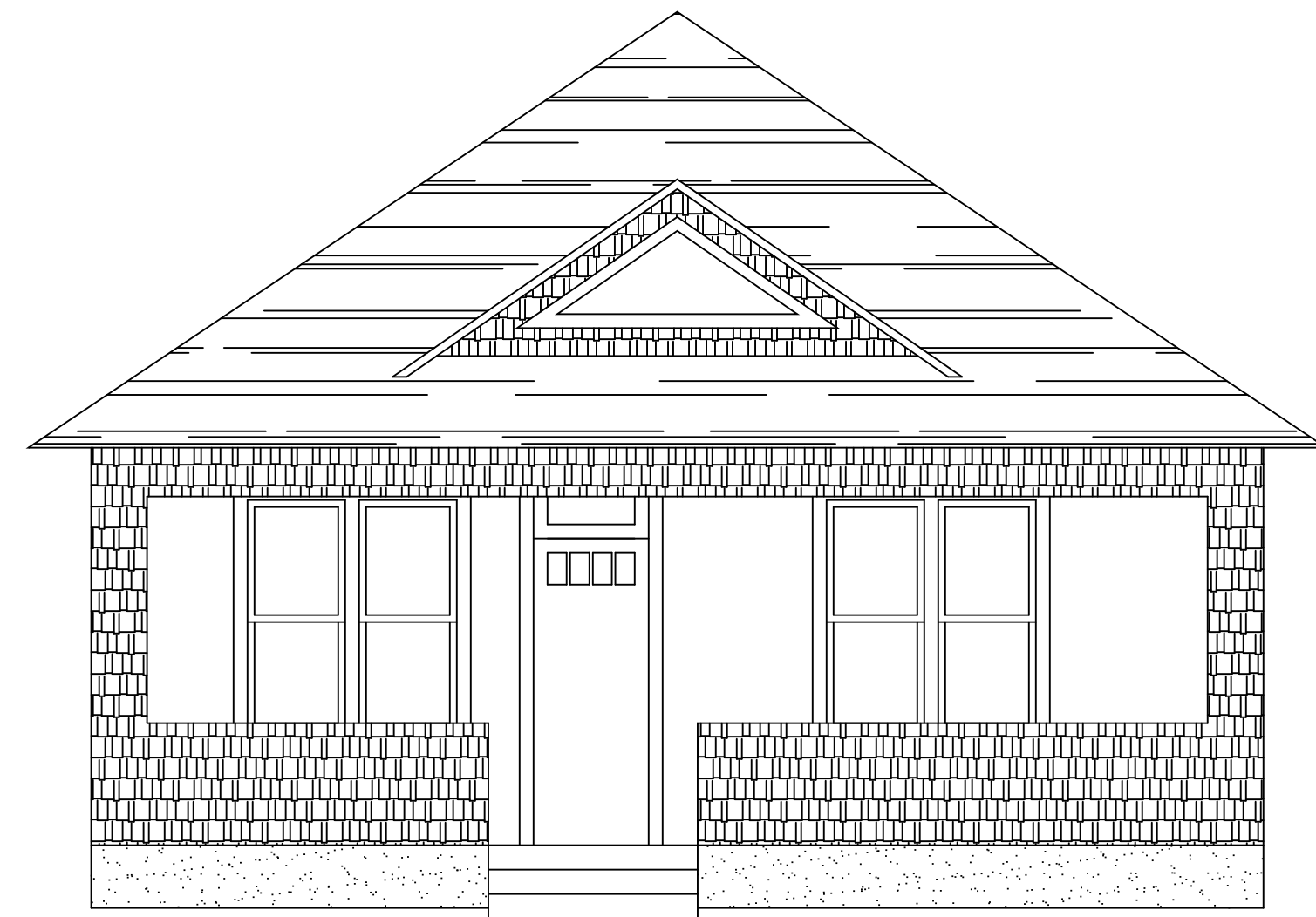
SOUTH ELEVATION



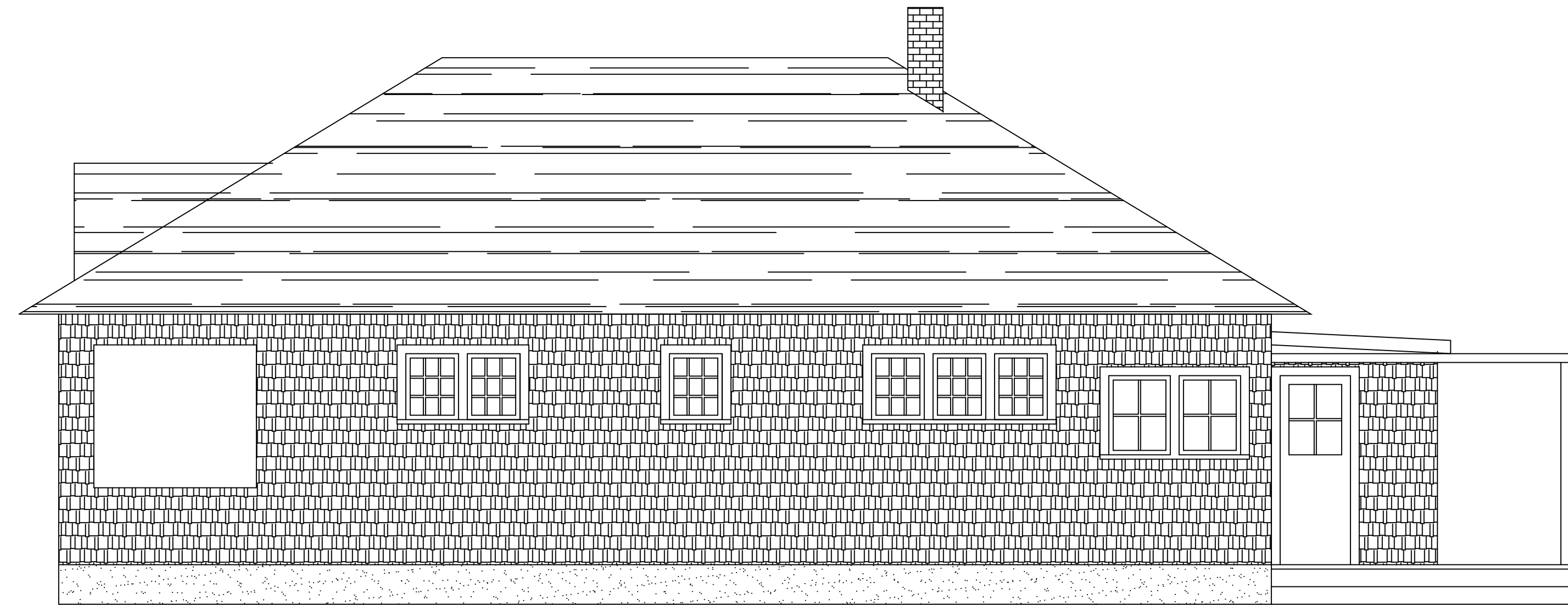
NORTH ELEVATION

A	ISSUE FOR LANDMARK REVIEW	6.9.2023
REVISION #	SUBMISSION	DATE
<b>WAGNER RESIDENCE</b> 518 WALTER ST. SE ALBUQUERQUE, NM 87102		
DESIGNER CONTACT INFORMATION:		
JON VAN GAASBEEK 806 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEEKJON@GMAIL.COM		
DRAWING TITLE		
<b>ELEVATIONS</b>		
DATE: 6.9.2023	PROJECT NO:	
	SCALE:	
	DRAWING NUMBER	REVISION
	<b>A.2</b>	<b>A</b>

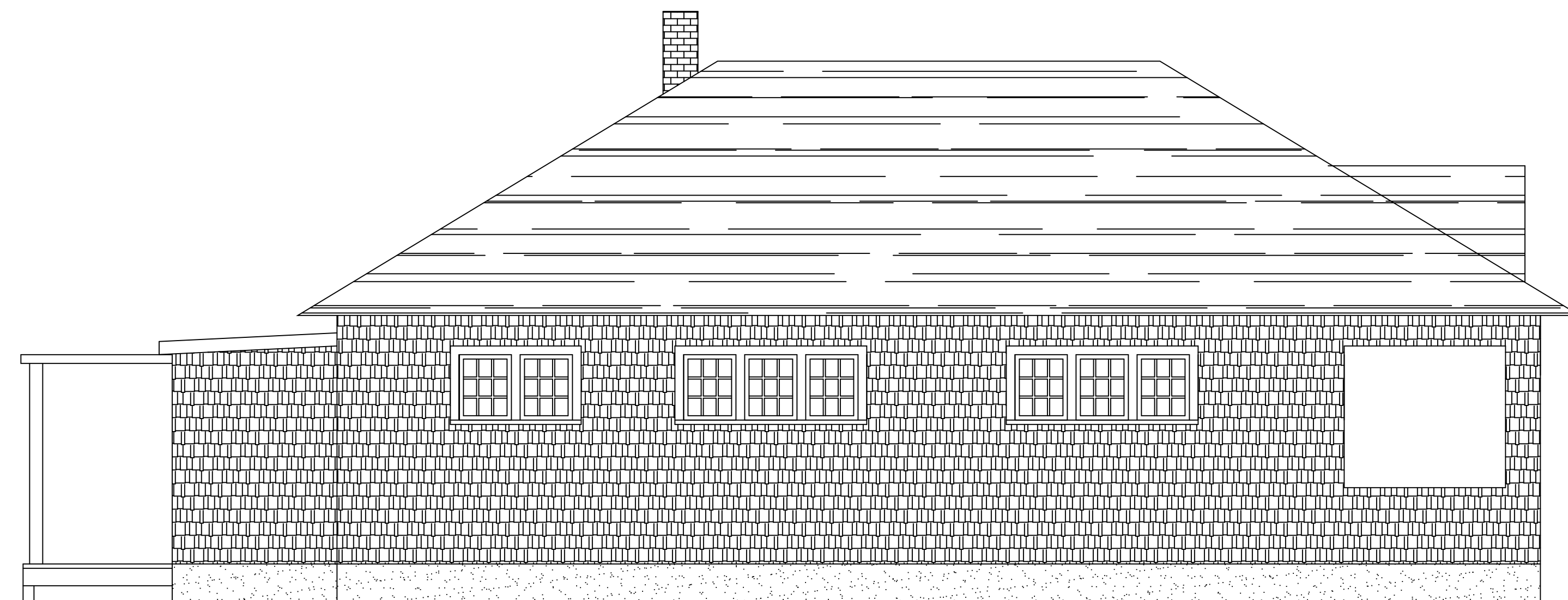




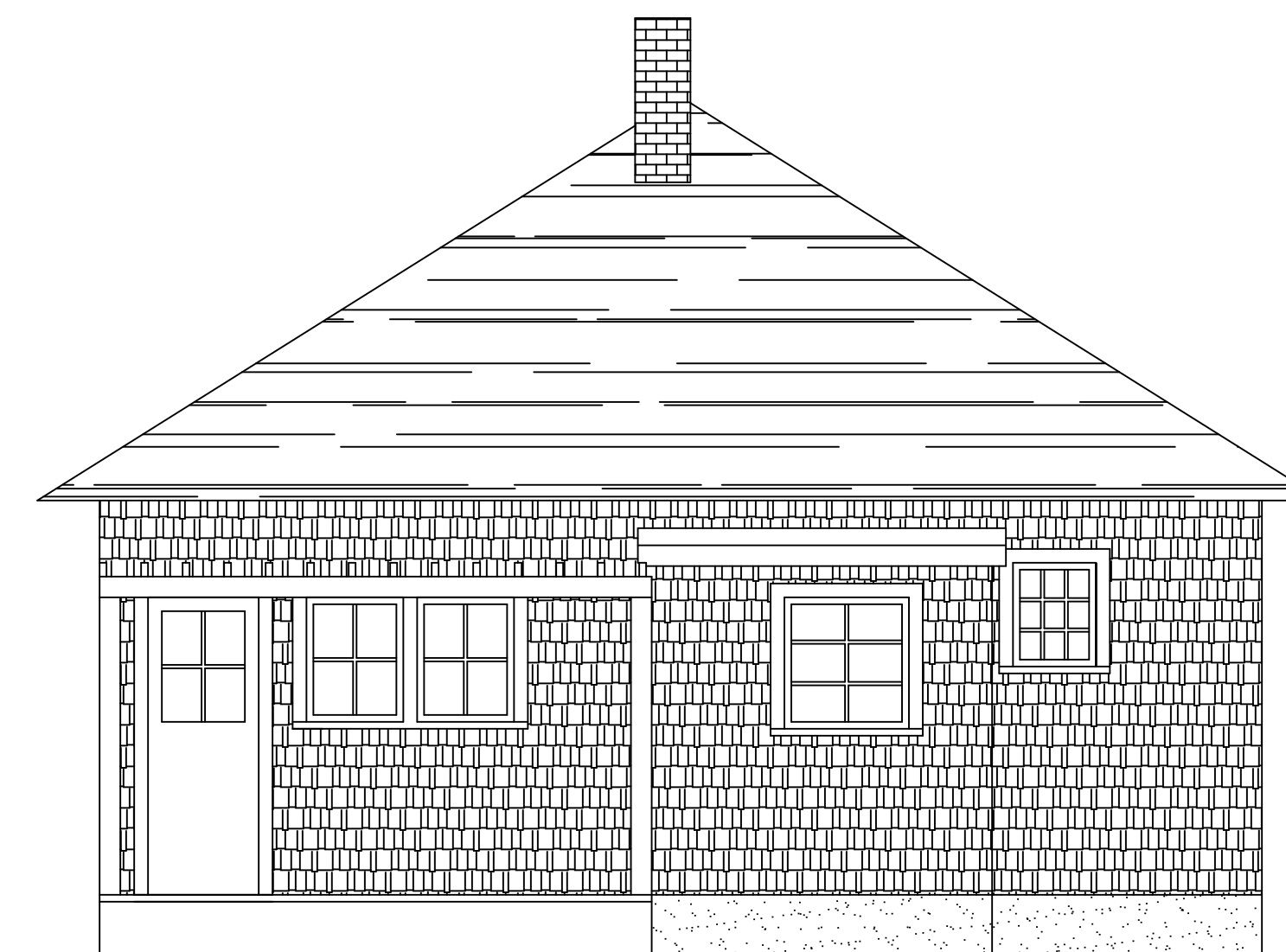
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING STRUCTURE ELEVATIONS

1/4" = 1'-0"

A	ISSUE FOR LANDMARK REVIEW	6.9.2023
REVISION #	SUBMISSION	DATE
<b>WAGNER RESIDENCE</b> 518 WALTER ST. SE ALBUQUERQUE, NM 87102		
DESIGNER CONTACT INFORMATION:		
JON VAN GAASBEEK 806 RIDGECREST DR. SE ALBUQUERQUE, NM 87108 PH: 626-255-7096 EMAIL: VANGAASBEEKJON@GMAIL.COM		
DRAWING TITLE		
<b>ELEVATIONS</b>		
	DATE: 6.9.2023	PROJECT NO:
	SCALE:	DRAWING NUMBER
		REVISION
	<b>A.3</b>	<b>A</b>

**From:** Julie Wagner julie.louise.wagner@gmail.com  
**Subject:** Authorization letter  
**Date:** July 12, 2023 at 8:50 AM  
**To:** Jon VanGaasbeek vangaasbeekjon@gmail.com

---

I hereby authorize Jon VanGaasbeek to act as agent for me, the property owner, in submitting the application to the Landmark Commission for 518 Walter St. SE.

Julie L. Hennerty  
610B Walter St. SE  
Albuquerque, NM 87102  
505 423-2868

SITE PLAN REDUCTIONS

SCOPE OF PROJECT

1. CONSTRUCT NEW 576 S.F. ACCESSORY BUILDING IN REAR YARD.

SHEET NUMBERS

- A.1 SITE PLAN
- A.2 ACCESSORY BLDG. ELEVATIONS
- A.3 EXISTING RESIDENCE ELEVATIONS

REVISION #	DESCRIPTION	DATE
A	ISSUE FOR LANDMARK REVIEW	7.12.2023
	SUBMISSION	

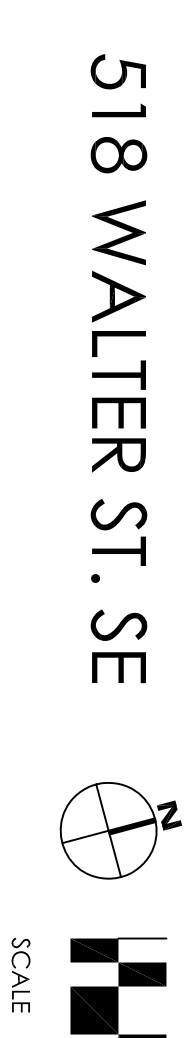
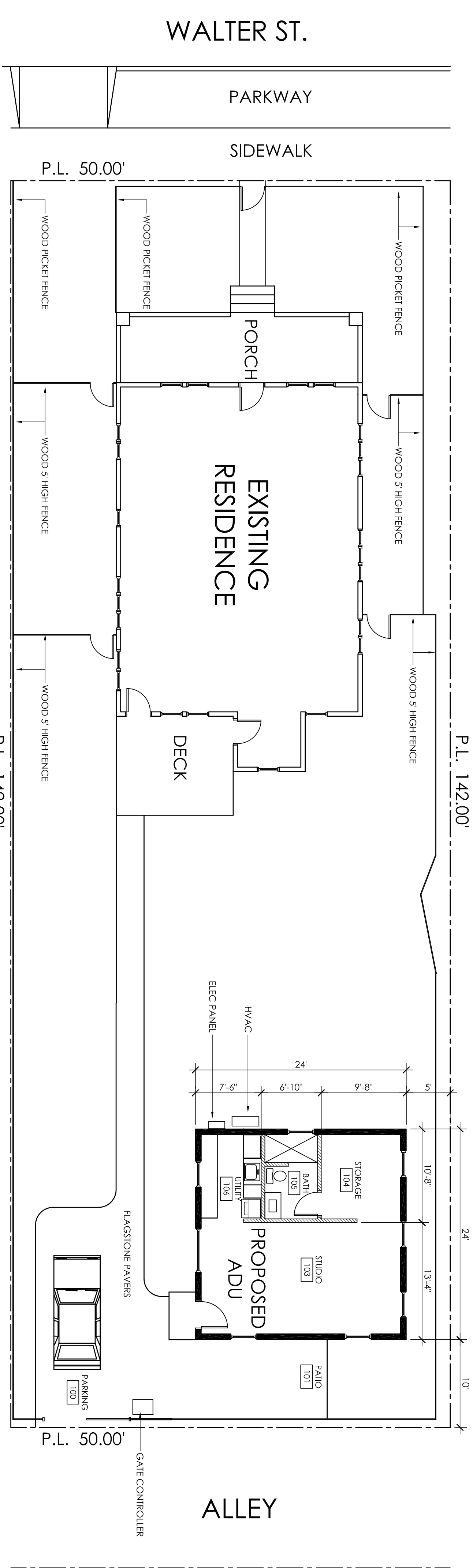
**WAGNER RESIDENCE**  
518 WALTER ST. SE  
ALBUQUERQUE, NM 87102

DESIGNER CONTACT INFORMATION:  
**JON VAN GAASBEEK**  
806 RIDGECREST DR. SE  
ALBUQUERQUE, NM 87108  
PH: 626-255-7096  
EMAIL: VANGAASBEKJON@GMAIL.COM

SITE PLAN

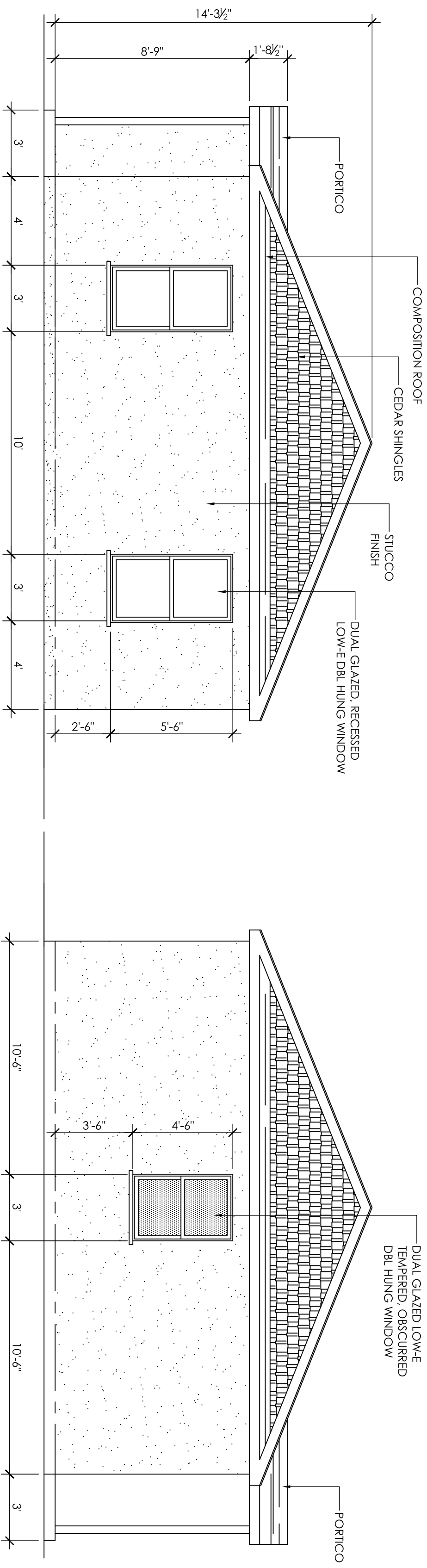
DATE	PROJECT NO.	SCALE	REVISION
6.9.2023			

**A.1** **A**



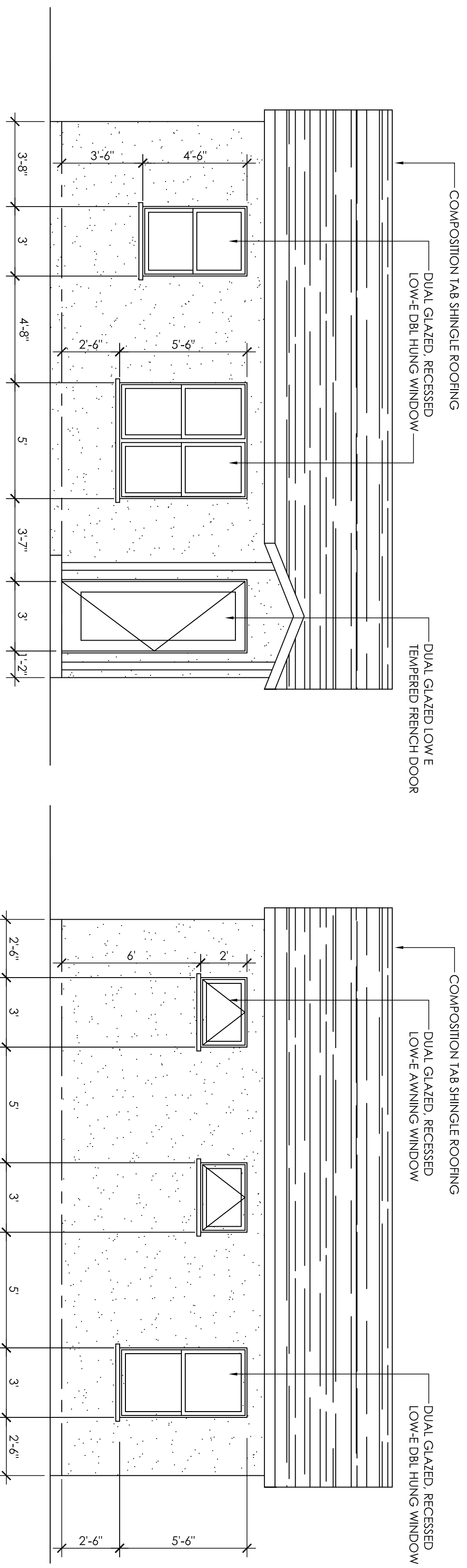
SITE PLAN

1/8" = 1'-0"



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

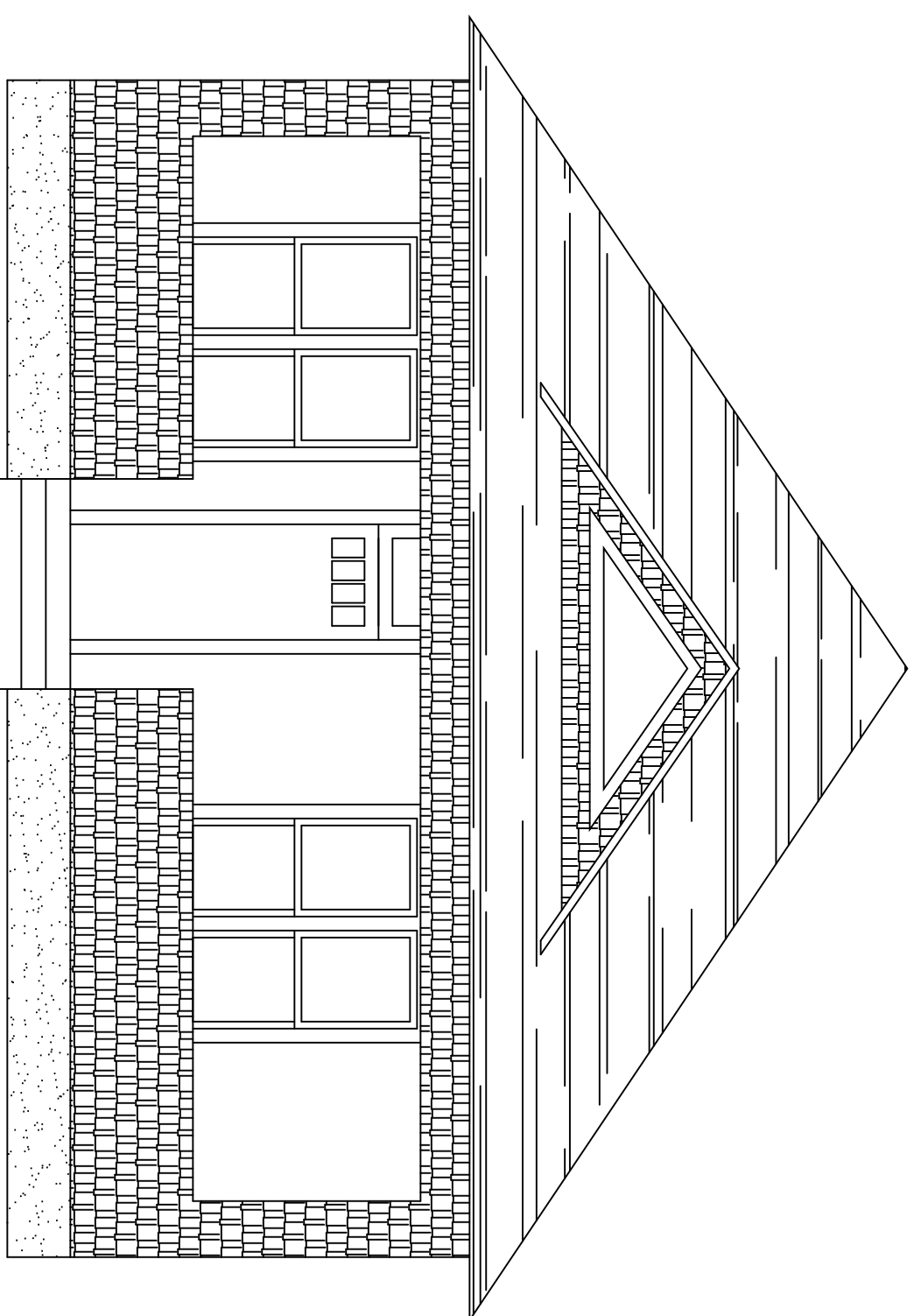
NEW STRUCTURE ELEVATIONS

1/4" = 1'-0"

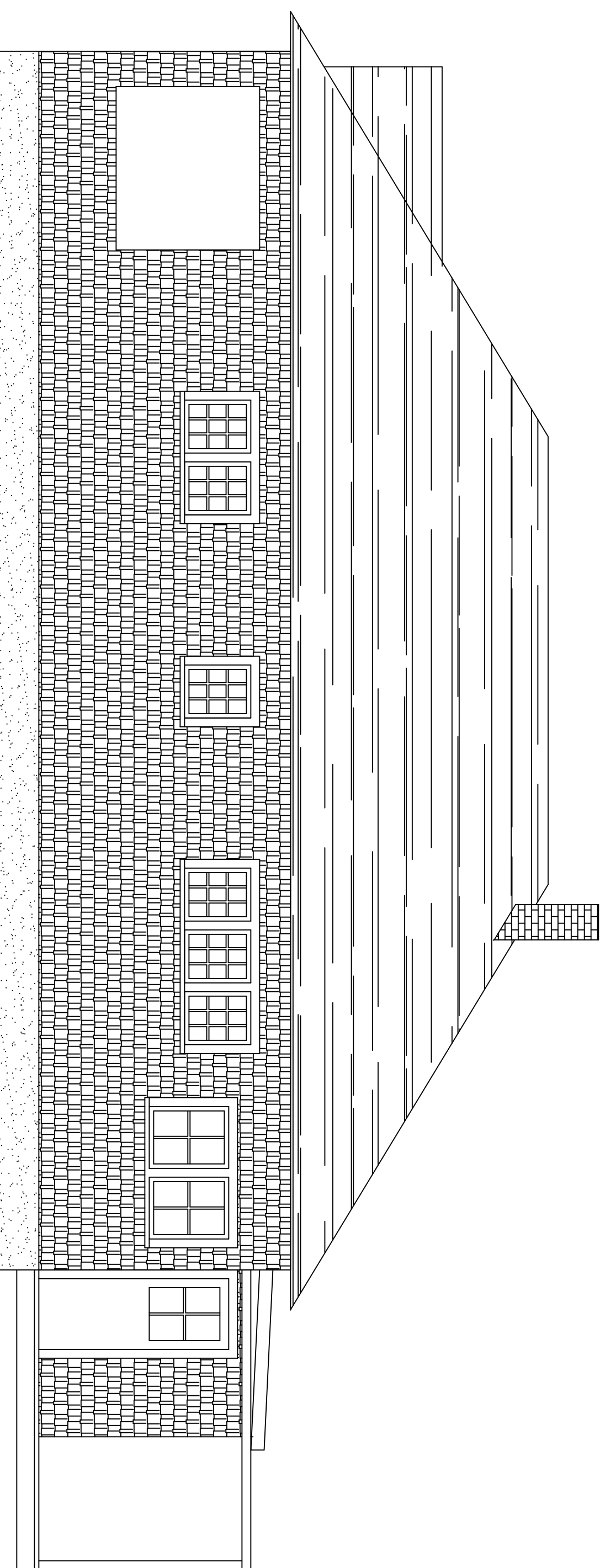
DESIGNER CONTACT INFORMATION:	
JON VAN GAASBEEK	
806 RIDGECREST DR. SE	
ALBUQUERQUE, NM 87108	
PH: 626-255-7096	
EMAIL: VANGAASBEEKJON@GMAIL.COM	
DRAWING TITLE	
ELEVATIONS	
DATE: 6.9.2023	PROJECT NO.:
SCALE:	DRAWING NUMBER:
REVISION:	REVISION:
A	ISSUE FOR LANDMARK REVIEW
REVISION #	DATE
1	7.12.2023
WAGNER RESIDENCE	
518 WALTER ST. SE	
ALBUQUERQUE, NM 87102	

A.2 A

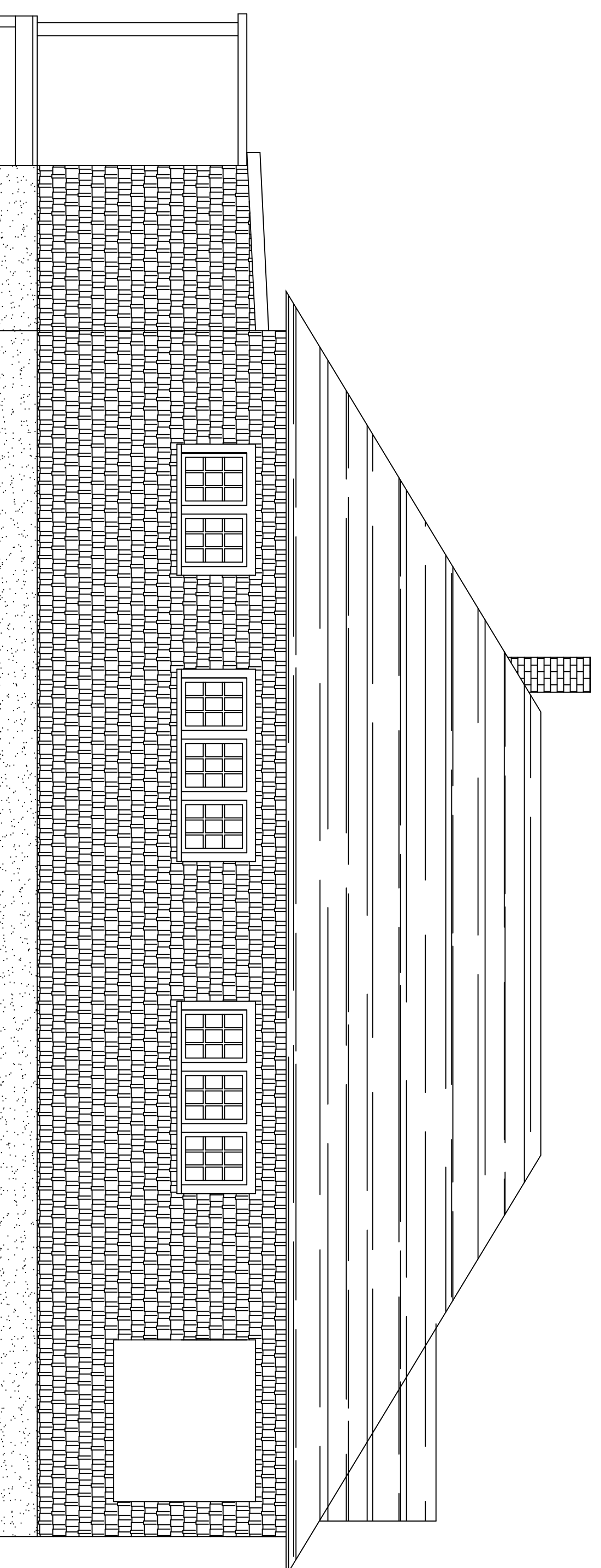




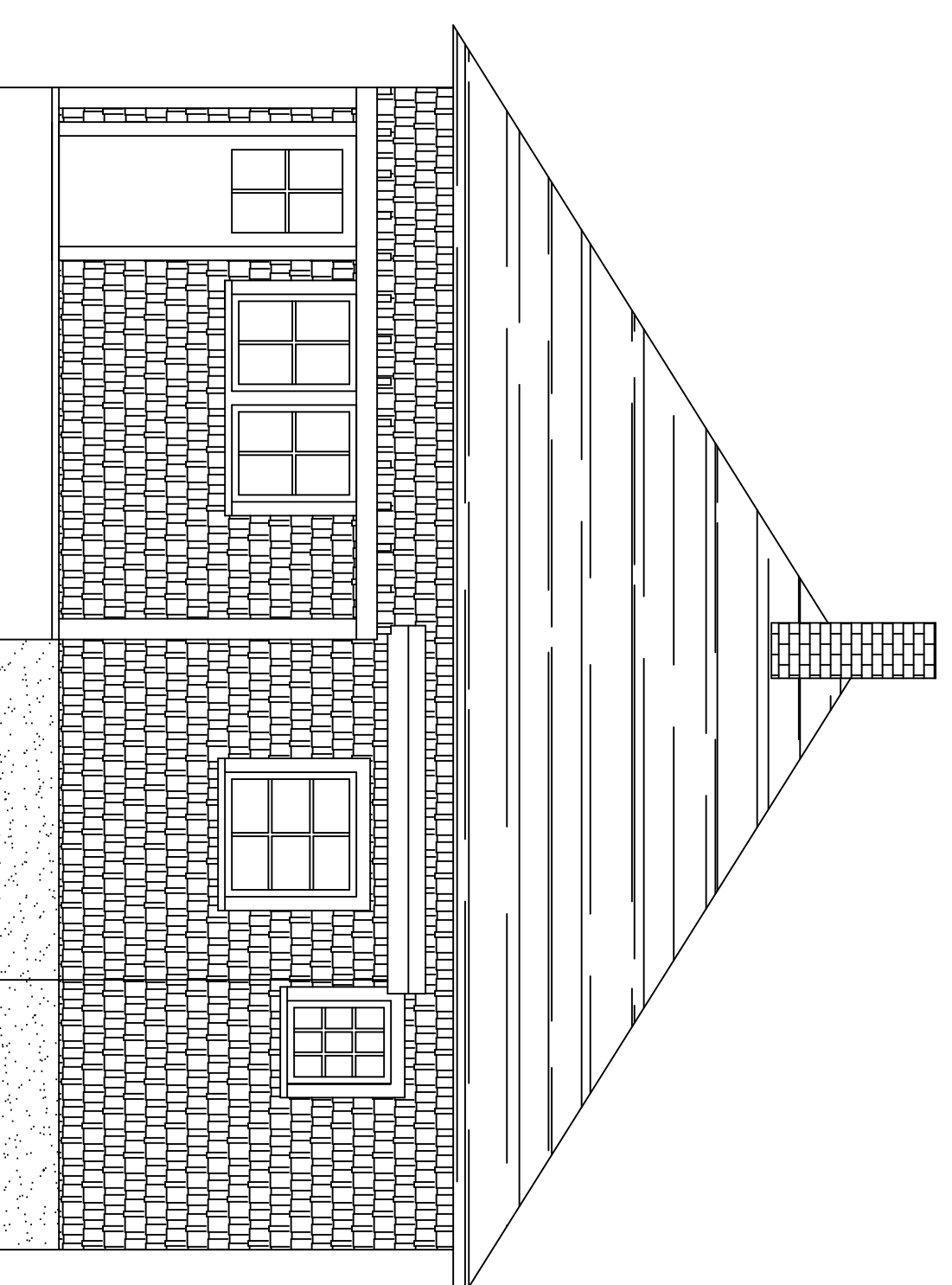
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING STRUCTURE ELEVATIONS

1/4" = 1'-0"

DESIGNER CONTACT INFORMATION:	
<p><b>JON VAN GAASBEEK</b>          806 RIDGECREST DR. SE          ALBUQUERQUE, NM 87108          PH: 626-255-7096          EMAIL: VANGAASBEKION@GMAIL.COM</p>	
DRAWING TITLE	
<b>ELEVATIONS</b>	
DATE: 6.9.2023	PROJECT NO.:
SCALE:	DRAWING NUMBER:
REVISION:	REVISION:
A	ISSUE FOR LANDMARK REVIEW
REVISION #	SUBMISSION
	DATE
	7.12.2023
<p><b>WAGNER RESIDENCE</b>          518 WALTER ST. SE          ALBUQUERQUE, NM 87102</p>	
<b>A.3</b>	<b>A</b>