



Agenda Item: 5
 Case # SI-2023-01211
 Project # PR-2023-008934
 August 9, 2023

Staff Report

<i>Agent</i>	Ken Sandoval
<i>Applicant</i>	Laura Guggenheim
<i>Request</i>	Certificate of Appropriateness for New Construction
<i>Legal Description</i>	Lot 002 B, Park Addition
<i>Address/Location</i>	1006 8 th Street NW
<i>Size</i>	0.093 acres
<i>Zoning</i>	R-1A
<i>Historic Location</i>	Eighth & Forrester Historic Protection Overlay Zone (HPO-2).

Staff Recommendation

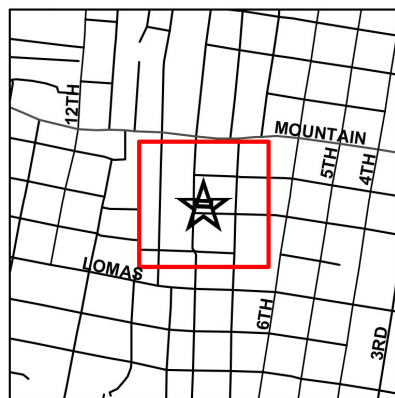
APPROVAL of Case # SI-2023-01211, Project # PR-2023-008934, a request for a Certificate of Appropriateness for New Construction, based on the Findings beginning on page 13 and subject to the conditions on page 15.

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. The subject site is approximately 0.093 acres, located at 1006 8th Street NW, and legally described as Lot 002 B, Park Addition (the “subject site”). The subject site is zoned R-1A. The applicant is proposing a 429 square foot accessory dwelling unit that will be located towards the rear of the property. The new construction will be compatible in height and form 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 Eighth & Forrester 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.



IDO ZONING MAP

Note: Gray shading indicates County.



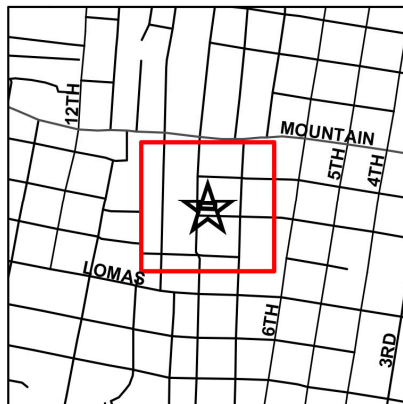
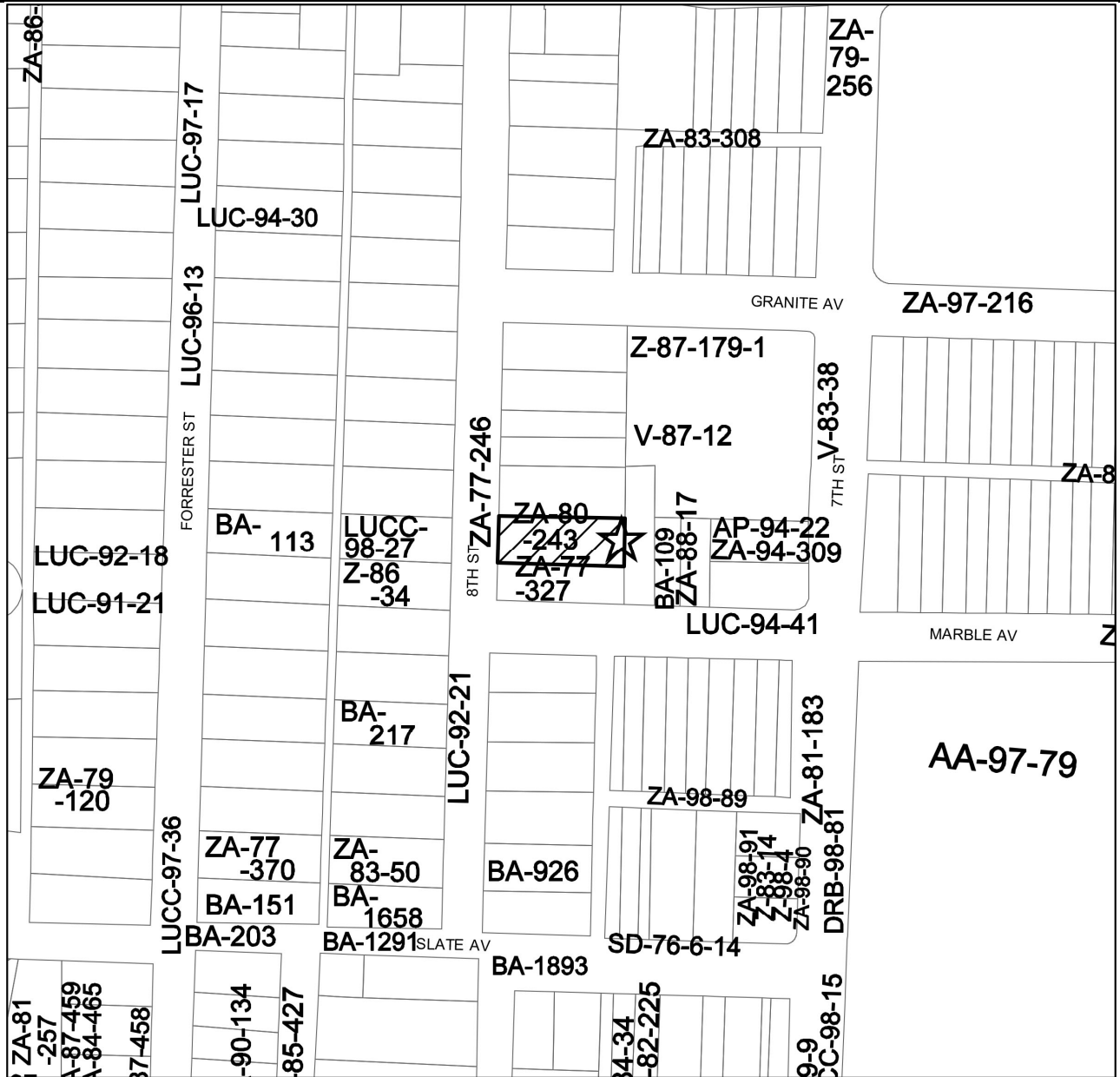
1 inch = 150 feet

Hearing Date:
8/9/2023

Project Number:
PR-2023-008934

Case Numbers:
SI-2023-01221

Zone Atlas Page:
J-14



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:

8/9/2023

Project Number:

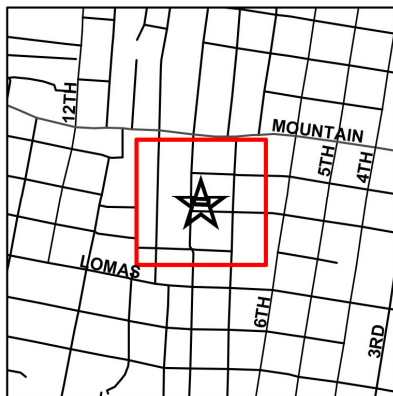
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Zone Atlas Page:

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LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 150 feet

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J-14

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for Alterations</i>
Historic Location	<i>Eighth & Forrester Historic Protection Overlay Zone</i>

I AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
Site to the North	1	Hip with gabled wing and shed roof over porch, Hipped Box, 1910	Contributing; Residential
Site to the South	1	Gable with exposed rafters, Bungalow, 1927	Contributing; Residential
Sites to the East	1 ½	Gable with exposed rafters, Bungalow, 1920	Contributing; Residential
Site to the West	1 ½	Hipped gable, Hipped box, 1908	Contributing; Residential

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for new construction of a 429 square foot accessory dwelling unit located to the rear of a contributing building in the Eighth & Forrester Historic Protection Overlay Zone. The placement of the single-story unit is to the rear northeast corner of the property.

The contributing building was built in 1915 in a Bungalow style. The pitched roof has corner brackets, a central gabled dormer, and the roofing materials consist of asphalt shingles. The front porch has been enclosed. There is a two-car gravel driveway, and behind the driveway is a 5-foot, horizontal, wood slat fence surrounding the property.

The proposed building is a cross-gabled structure with a stucco exterior that will match the contributing building. An asphalt shingle roof at a 6:12 slope is proposed that will match the roof of the main house. A 90 square foot portal is proposed.

The affected neighborhood organization is the Downtown Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required.

Context

The Eighth and Forrester Historic District is described in the State and National Register nomination written in 1980 as “a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decade of the twentieth century.” The nomination also states: “Developed and largely built up in the first decade of the twentieth century, the Eighth Street/Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alteration or intrusion. The district is most important for its architecture, for its small, simple and attractive houses, scaled-down version of styles popular in the period between 1901 and 1925.”

Simple cottages are the predominant form in this district. A few larger houses, described as late adaptations of the Queen Anne style, are larger primarily by comparison with the simple cottages. They would not be considered large in other historic neighborhoods, such as the Fourth Ward Historic District. There are a number of southwestern revival styles built between 1922 and 1929, and these houses resemble the earlier cottages in their modest size and ornamentation.

The nomination states that “...the real strength of the area lies in the small houses, simple in form and restrained in detail, which make up the almost unbroken context of these streets. Preserved by relative isolation imposed by the street pattern and by the lack of money for grandiose re-modeling throughout the years, these buildings keep the feeling and visual dimensions of a lower-middle class district in the early years of the twentieth century.” The Eighth and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

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 Eighth and Forrester 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 (G) identifies standards and guidelines for HPO-2: Eighth & Forrester.

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 traditional architectural style, with a 6:12 pitched, cross-gabled roof to complement the principal dwelling. The building will remain 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 -46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Eighth and Forrester Historic Overlay Zone and the subject property contained therein, excluding references to the Fourth Ward Historic Overlay Zone.

Contained within this resolution are general guidelines, from which the specific Eighth and Forrester Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal does not conflict with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines 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.

An analysis of the proposal's conformance with the adopted specific guidelines is provided below.

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.

The architectural language is simple, with the four facades articulated with openings and a 6:12 pitched, cross-gabled roof to complement the principal dwelling.

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 remains subordinate to the principal building. Solid-to-void ratios and the fenestration pattern are similar to those found on neighboring accessory buildings.

Subject site data:

<i>Lot size:</i>	<i>3368 s.f.</i>
<i>Existing heated square footage:</i>	<i>841 s.f.</i>
<i>Proposed heated square footage:</i>	<i>429 s.f.</i>
<i>Portal square footage:</i>	<i>90 s.f.</i>

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 single-story structure. The front elevation of the new structure is similar in scale to neighboring contributing buildings.

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 a two-car gravel driveway accessible from 8th Street NW. 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 6:12 pitched, cross-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 traditional architectural style, with a pitched 6:12 cross-gabled roof that will complement the principal dwelling and will remain 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 be visible from the street but will complement the contributing property.

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

Not applicable. There is a two-car gravel driveway and the proposal meets IDO requirements.

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 Eighth & Forrester 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-2023-01211/Project 2023-008934, August 9, 2023.

1. This application is a request for a Certificate of Appropriateness for Alterations located at 1006 8th Street NW, described as Lot 002 B, Park Addition, a property in the Eighth and Forrester Historic Protection Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.093 acres.
3. The application for a Certificate of Appropriateness is for construction of a 429 square foot single-story, cross-gabled roof, accessory building, located to the rear of a contributing building in the Eighth & Forrester 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 6:12 pitched, cross-gabled roof to complement the principal dwelling. The building will remain 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-2023-01211/Project # PR-2023-008934, August 9, 2023.

APPROVAL of Case SI-2023-01211/Project #PR-2023-008934, an application for a Certificate of Appropriateness for construction of a new accessory building located at 1006 8th Street NW, described as Lot 002 B, Park Addition, a property in the Eighth and Forrester 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: Neighborhood Context.



Figure 6: Neighborhood Context.



Figure 7: Neighborhood Context.

Figure 8: Neighborhood Context.



Figure 9: Neighborhood Context.

ZONING

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

Please refer to IDO Sub-section 14-16-3-5(H) for the Eighth & Forrester Historic Protection Overlay Zone (HPO-2)

APPLICANT INFORMATION



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

Administrative Decisions	<input 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: Laura Guggenheim	Phone: 503 327 5969
Address: 1006 8th Street NW	Email: LGuggy@aol.com
City: Albuquerque	State: NM
Professional/Agent (if any): Ken Sandoval	Phone: 505 379 0891
Address: 907 FORRESTER	Email: QUIENSANDOVAL@GMAIL.COM
City: ABQ NM	State: NM
Proprietary Interest in Site: DESIGNER	List all owners:

BRIEF DESCRIPTION OF REQUEST

Addition of an accessory dwelling unit

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

Lot or Tract No.: Lot 002 B W 81 ft L@	Block:	Unit:
Subdivision/Addition: Park Addition	MRGCD Map No.:	UPC Code: 101405806523334921
Zone Atlas Page(s): J-14	Existing Zoning: R-1A	Proposed Zoning: R-1A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.093 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1006 8th Street NW Between: Marble Avenue and: Granite Avenue NW

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

N/A

Signature: *Laura Guggenheim* **Date:** 7/5/2023

Printed Name: Laura (Laurie) M. Guggenheim Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: Fee Total:

Staff Signature: Date: Project #

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 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"/> X Eighth & Forrester HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> XNew Construction	<input 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:	1	<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"/>	

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

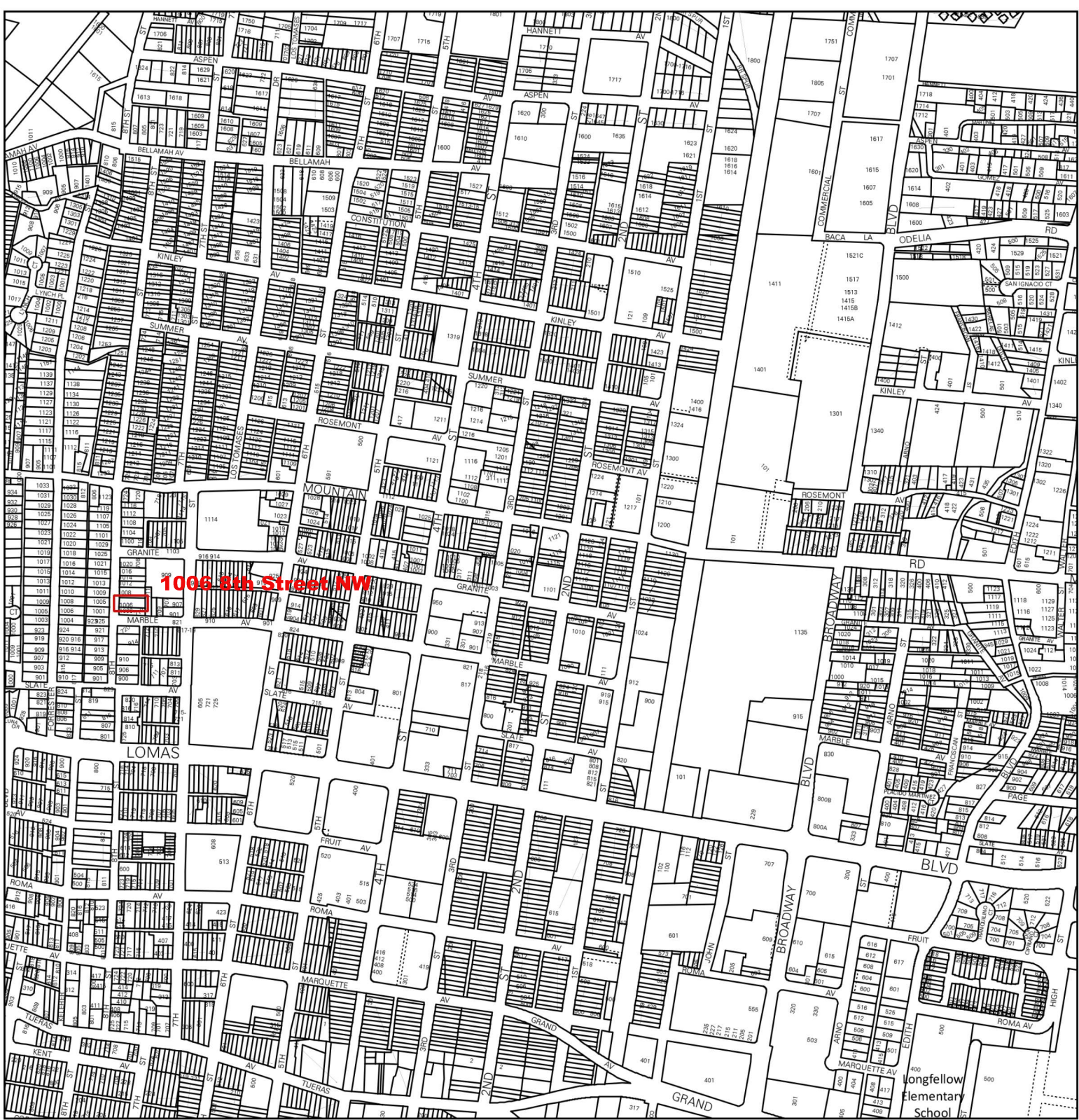
- HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
 - ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
 - ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
 - ___ 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: <i>Laura M. Guggenheim (Lawrie)</i>	Date: <i>7/5/2023</i>
Printed Name: <i>Laura M. Guggenheim</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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





1006 8th Street NW

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

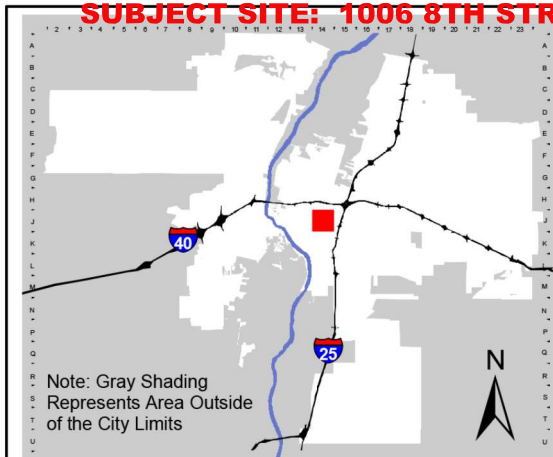
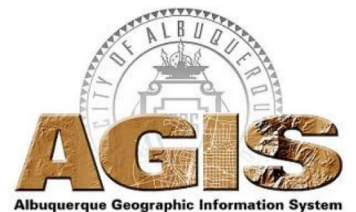
SUBJECT SITE: 1006 8TH STREET NW

Address Map Page:

J-14-Z

Map Amended through:

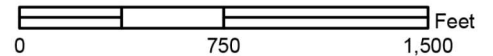
3/17/2017



Note: Gray Shading Represents Area Outside of the City Limits



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



July 10, 2023

Letter of intent for
1006 8th St. NW
Addition of Accessory dwelling

Greetings,

We are reaching out to notify of our intent to construct an accessory dwelling unit at 1006 8th st. NW, Albuquerque, NM, 87102.

The structure will be approximately 425 sf, detached with 6:12 pitch, stucco finish, wood trim around double hung clad windows and doors, approximately 15'-0" tall, (three feet lower than primary residence). The existing structure is approximately 840sf, with a lot of .093 acres.

We appreciate your time, and any feedback you may present, and would be more than happy to answer any questions you may have,

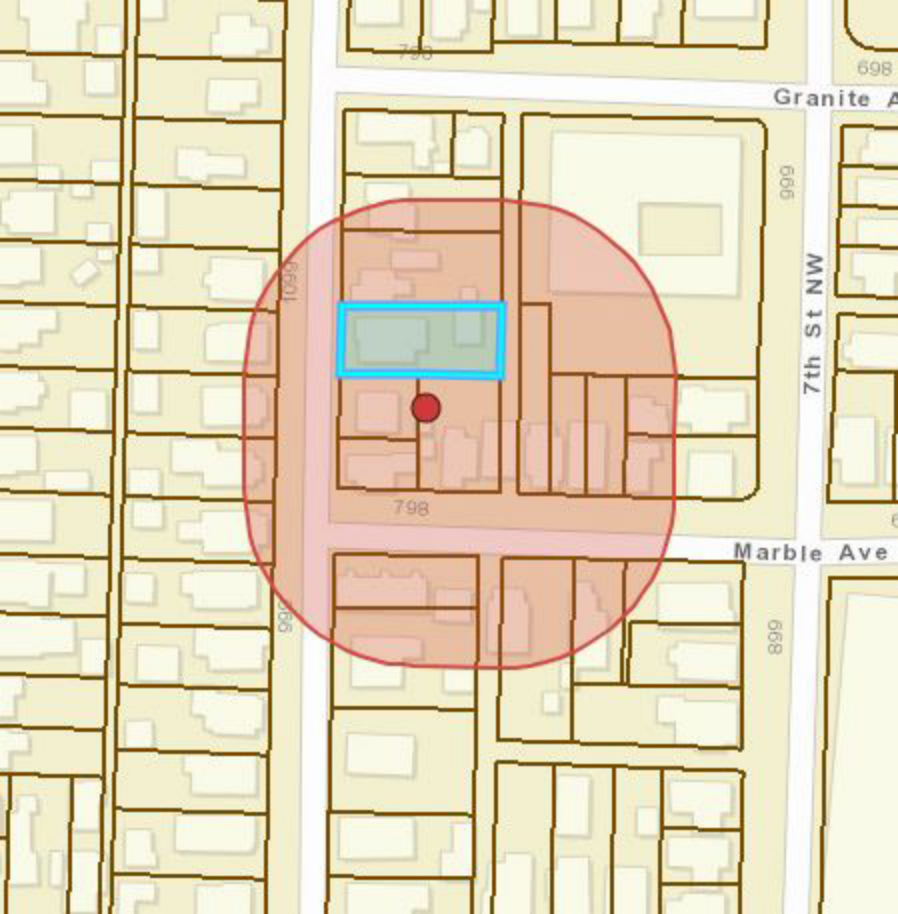
With gratitude,

Kenneth Sandoval
505 379 0891

From: [Ken Sandoval](#)
To: zoning@abqdn.com; [Bolivar, Silvia A.](#)
Subject: 1006 8th st NW (accessory dwelling unit)
Date: Wednesday, July 12, 2023 9:49:57 AM
Attachments: [letter of intent.pdf](#)
[1006 A2.pdf](#)
[zone atlas j-14-z.pdf](#)
[1006 A1.pdf](#)

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

Good morning,
please see attached documentation and please let me know if you have any questions. I would be more than happy to help.
with much thanks,
kenneth sandoval
505 379 0891



798

698

Granite A

999

7th St NW

1053

798

Marble Ave

963

899

GILL WALTER R & JENNIFER C
1519 SAN CARLOS RD SW
ALBUQUERQUE NM 87104-1042

FLORES ABRAM F
713 MARBLE ST NW
ALBUQUERQUE NM 87102

LEWIS ALETA & MCGOLDRICK LANCE R
1005 8TH ST NW
ALBUQUERQUE NM 87102

CLARKE DAVID TODD & KAHLEETAH
ANN
1324 6TH ST NW
ALBUQUERQUE NM 87102-1340

PHILLIPS ALANNA NOELLE
1000 8TH ST NW
ALBUQUERQUE NM 87102-2057

STRIBLING LUKE T
925 8TH ST NW
ALBUQUERQUE NM 87102-2054

HUNT THOMAS W
707 MARBLE AVE NW
ALBUQUERQUE NM 87102-2066

720 MARBLE AVE NW LLC
737 LOMA VISTA DR NE
ALBUQUERQUE NM 87106-1945

CITIMORTGAGE INC
1000 TECHNOLOGY DR
O' FALLON MO 63304

GARCIA-SHAMS TINA M & SHAMS
MOHAMMAD S
710 MARBLE AVE NW
ALBUQUERQUE NM 87102-2067

OCONNOR RYAN DANIEL & POLLITT
JULA MARIE
711 MARBLE AVE NW
ALBUQUERQUE NM 87102-2066

SOMA LLC
1315 12TH ST NW
ALBUQUERQUE NM 87104-2115

CLARKE DAVID TODD & KAHLEETAH
ANN
1324 6TH ST NW
ALBUQUERQUE NM 87102-1340

CACCHIOTTI ROGER J & KENNARD
JOHN STEPHEN
823 7TH ST NW
ALBUQUERQUE NM 87102-2047

HENSS JULIA & LINNAN THOMAS
1009 8TH ST NW
ALBUQUERQUE NM 87102-2056

SIKELIANOS PATRICIA
712 MARBLE AVE NW
ALBUQUERQUE NM 87102-2067

MAERKI KATJA
1016 8TH ST NW
ALBUQUERQUE NM 87102-2057

SHORT RYAN M & JESSICA L
916 8TH ST NW
ALBUQUERQUE NM 87102-2055

EL BUEN SAMARITANO METH CHURCH
700 GRANITE AVE NW
ALBUQUERQUE NM 87102-2063

KELLY A GENOVA REAL ESTATE LLC
1422 SAN CARLOS RD SW
ALBUQUERQUE NM 87104-1041

MA AYAN EMET
1013 8TH ST NW
ALBUQUERQUE NM 87102-2056

SWEET AMY J
1001 8TH ST NW
ALBUQUERQUE NM 87102

GUGGENHEIM LAURA
1006 8TH ST NW
ALBUQUERQUE NM 87102-2057

[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 3, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) _____ to:

Neighborhood Association (NA) : _____

Name of NA Representative : _____

Email Address or Mailing Address of NA Representative¹: _____

Information Required by

1. Subject Property Address 1006 8th St. NW Albuquerque 87102
Location Description _____
2. Property Owner Laura M. Guggenheim
3. Agent/Applicant [if applicable] Ken Sandoval
4. Application(s) Type per IDO [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request² :

ADDITIONAL OF AN ACCESSORY UNIT DWELLING

¹ Pursuant to _____, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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



PART I - PROCESS

Use _____ in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: _____

Decision-making Body: _____

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No *Note: if yes, see second page*

PART II – DETAILS OF REQUEST

Address of property listed in application: 1006 8th Street NW

Name of property owner: Laura Guggenheim

Name of applicant: Laura Guggenheim

Date, time, and place of public meeting or hearing, if applicable: August 9, 2023 at 3:00 pm via Zoom

Address, phone number, or website for additional information: _____

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property.

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 7/5/2023 (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.

-Laurie

Katja Maerki
1016 8th St. NW
Albuquerque, NM 87102-2057

El Buen Samaritano Methodist Church
700 Granite Ave NW
Albuquerque, NM 87102-2063

Kelly A. Genova Real Estate LLC
1422 San Carlos Rd. SW
Albuquerque, NM 87104-1041

Alanna Noelle Phillips
1000 8th St. NW
Albuquerque, NM 87102-2057

Clarke David Todd & Kahleeta Ann
1324 6th NW
Albuquerque, NM 87102-1340

Lance & McGoldrick
1005 8th St. NW
Albuquerque, NM 87102

Abram F. Flores
713 Marble St. NW
Albuquerque, NM 87102

Ryan David O'Connor & Julia Marie Pollitt
711 Marble Ave NW
Albuquerque, NM 87102-2066

Tina M. Garcia Shams & Mohammad S. Shams
710 Marble Ave NW
Albuquerque, NM 87102-2067

Roger Cacchiotti & John Stephen Kennard
823 7th St. NW
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Albuquerque, NM 87102-2055

Patricia Sikelianos
712 Marble Ave NW
Albuquerque, NM 87102-2067

Amy J. Sweet
1001 8th St. NW
Albuquerque, NM 87102

Emet Maayan
1013 8th St. NW
Albuquerque, NM 87102-2056

Luke T Stribling
925 8th St. NW
Albuquerque, NM 87102-2054

Gill, Walter R & Jennifer C.
1519 San Carlos Rd. SW
Albuquerque, NM 87104-1042

Sema LLC
1315 12th St. NW
Albuquerque, NM 87104-2115

720 Marble Ave NW LLC
737 Loma Vista Dr. NE
Albuquerque, NM 87106-1945

Citi Mortgage Inc.
1000 Technology Dr.
O'Fallon MO 63304

Julie Henss & Tom Liman
1009 8th St. NW
Albuquerque, NM 87102-2056

Thomas W. Hunt
707 Marble Ave. NW
Albuquerque, NM 87102-2066

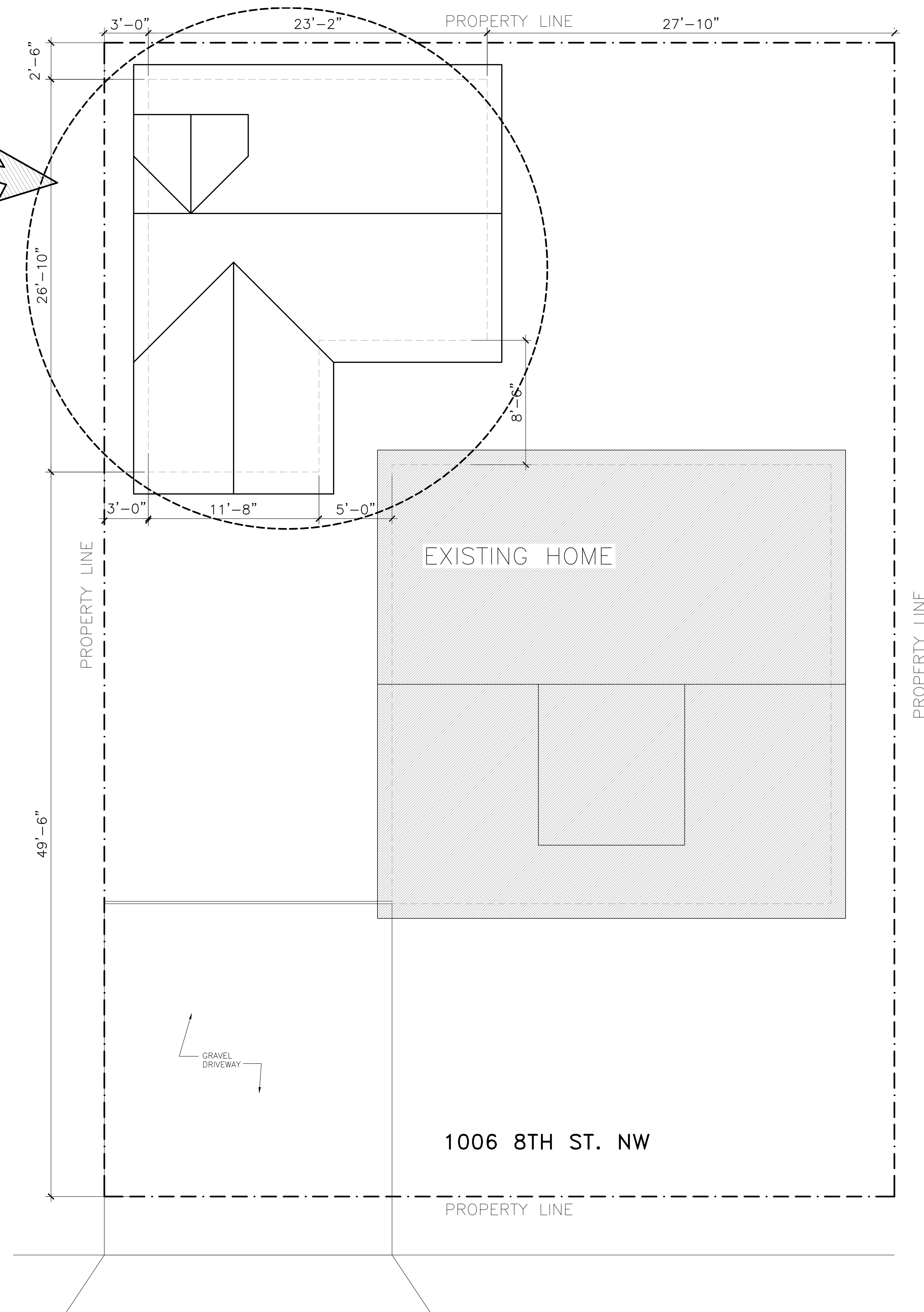
-Laurie



STREET VIEW
NTS

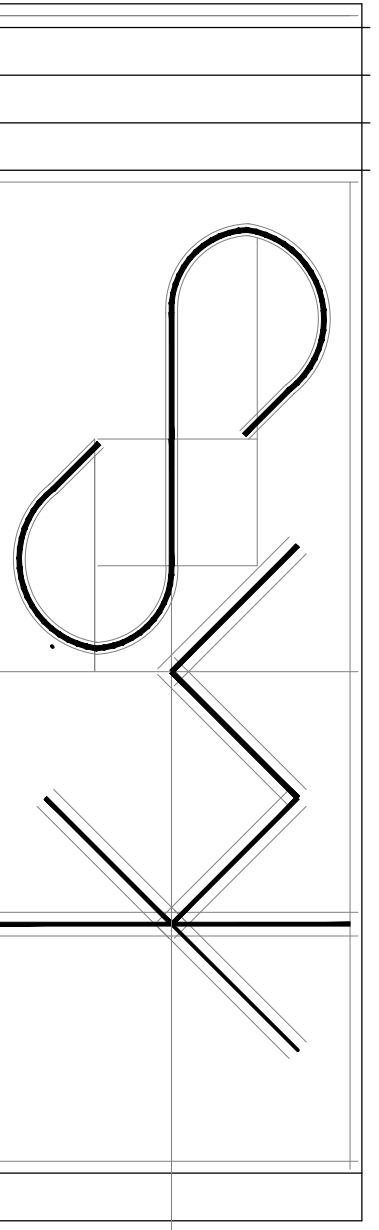
2
A1

SCOPE OF WORK



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

1
A1



LAURIE GUGGENHEIM
CASITA ADDITION
1006 8TH ST. NW
ALBUQUERQUE, NM

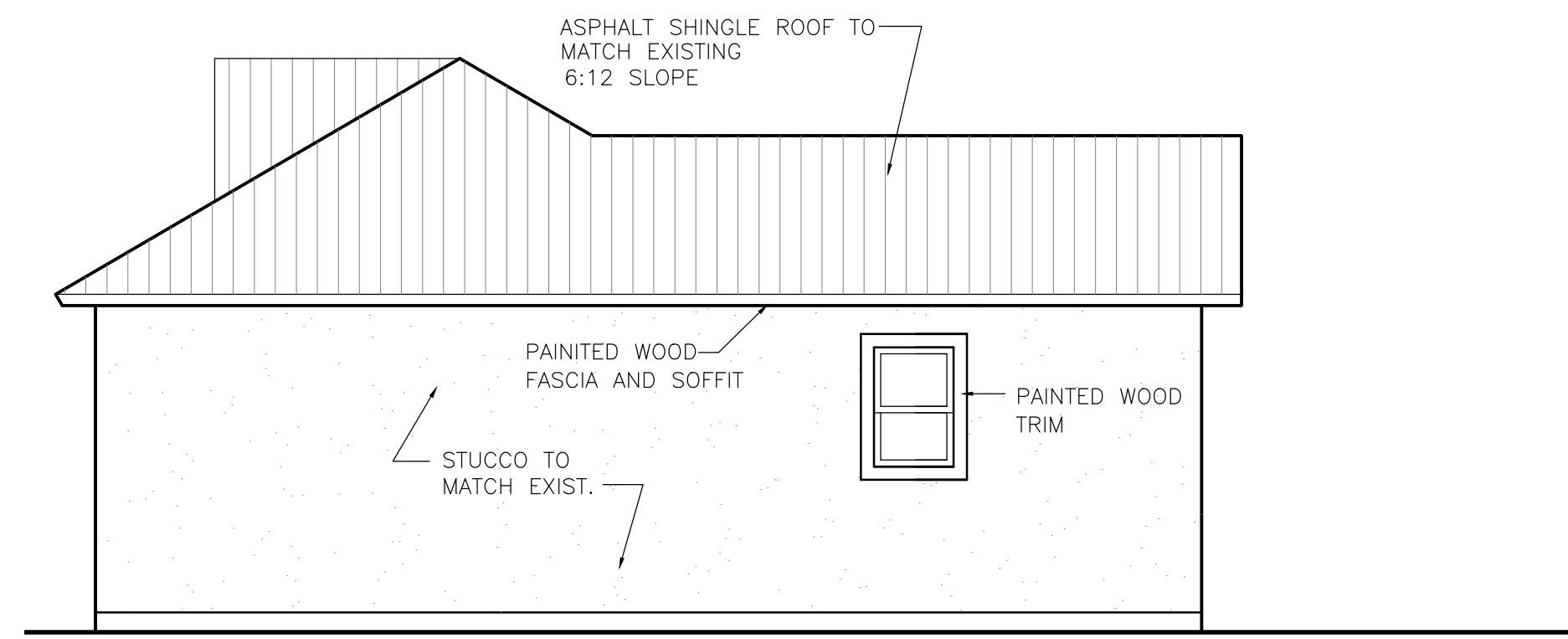
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PROPOSED SITE PLAN

SHEET TITLE:

REVISIONS:

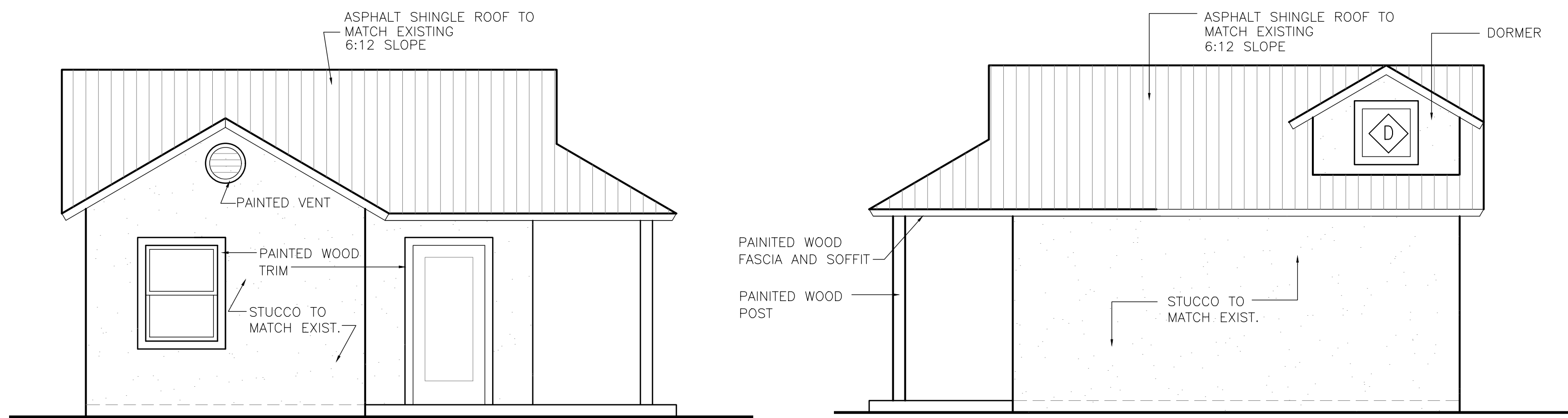
SHEET NO: **A1**
STATUS:
JOB NO.
DATE: 07-12-2023



NORTH ELEVATION

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

5
A2



WEST ELEVATION

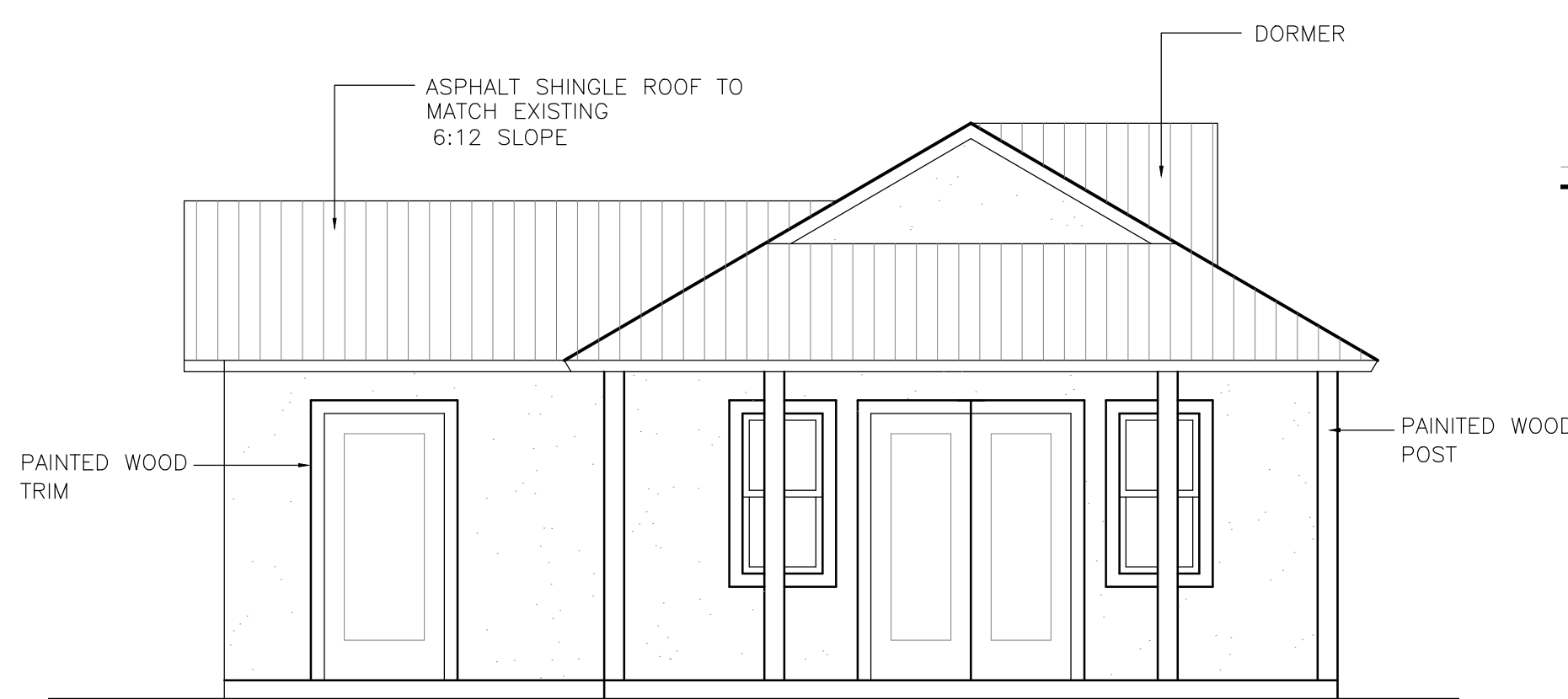
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4
A2

EAST ELEVATION

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

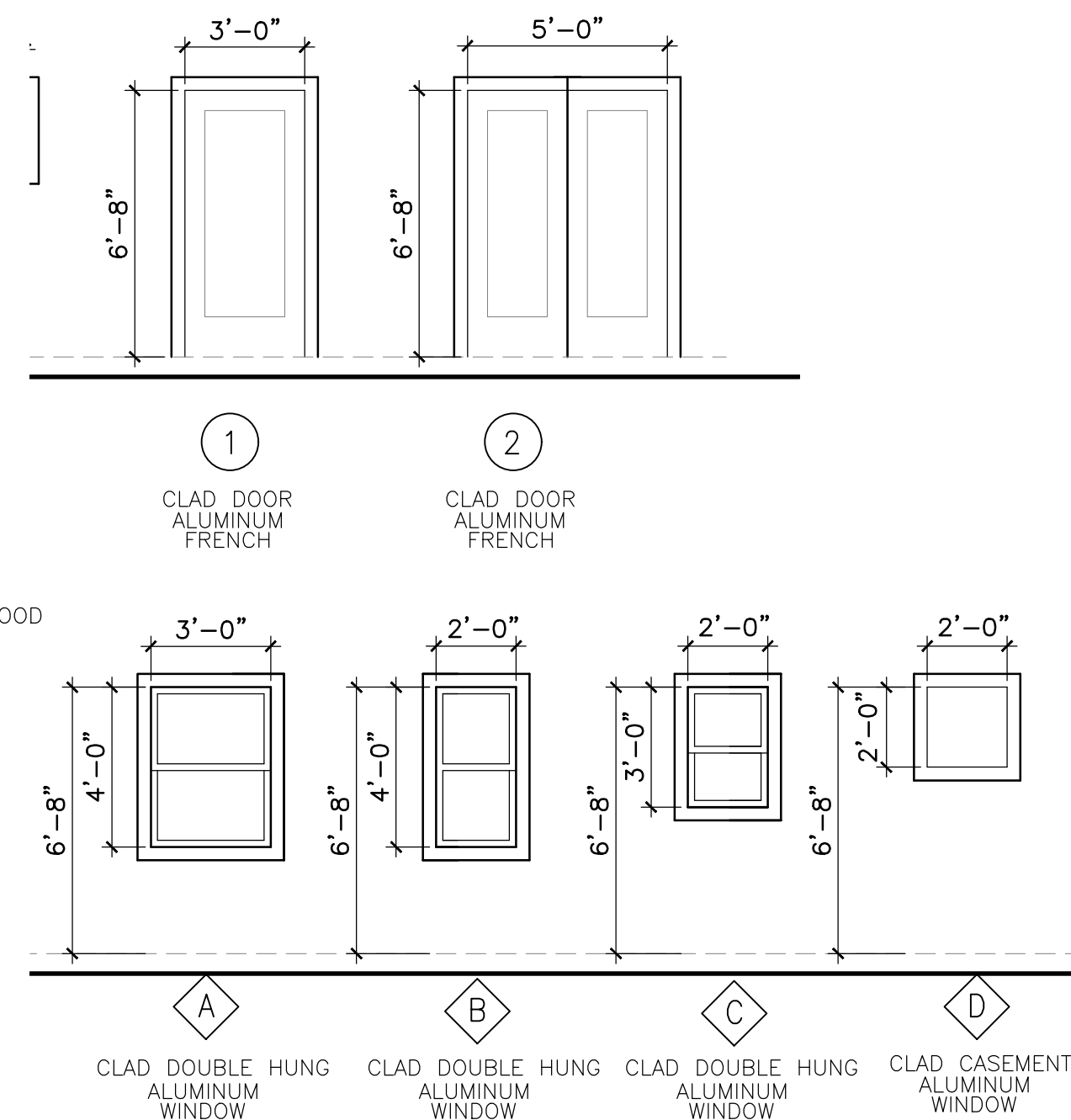
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A2



SOUTH ELEVATION

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

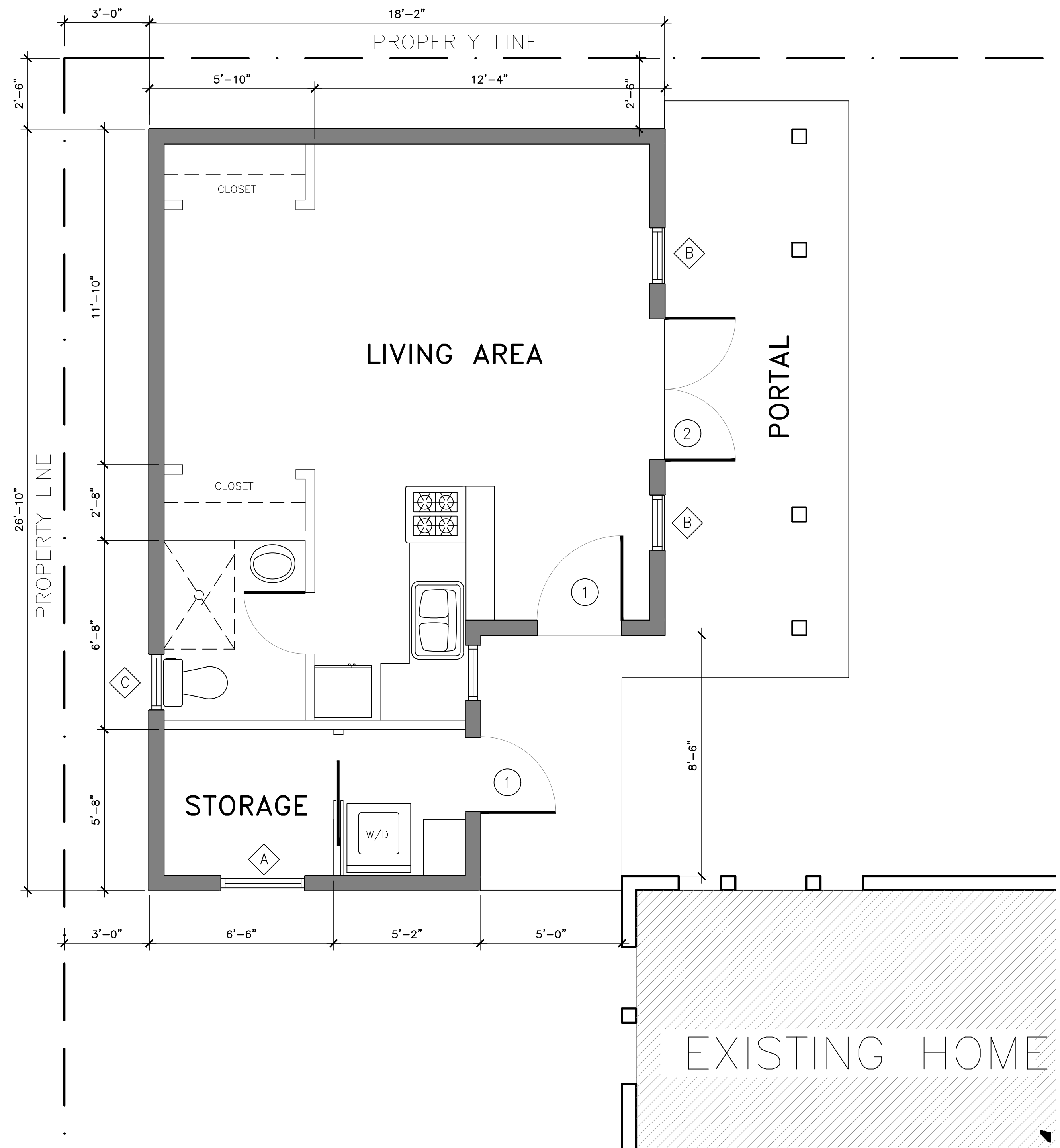
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A2



DOOR AND WINDOW SCHEDULE

3

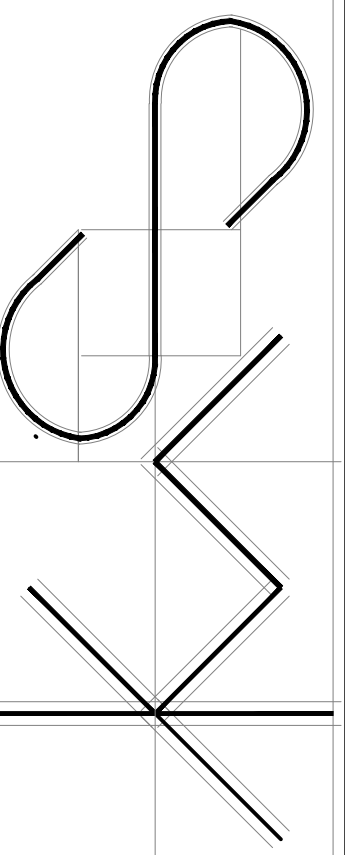
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PORTALS SQUARE FOOTAGE	= 90
LOT SIZE	= 3368



FLOOR PLAN

SCALE: 3/8"=1'-0"

1
A2



Laurie Guggenheim
Casita Addition
1006 8th St. NW
Albuquerque, NM

JOB TITLE:

PROPOSED PLAN
AND ELEVATIONS

SHEET TITLE:

REVISIONS:

SHEET NO: **A2**

STATUS:
JOB NO.
DATE: 07-12-2023

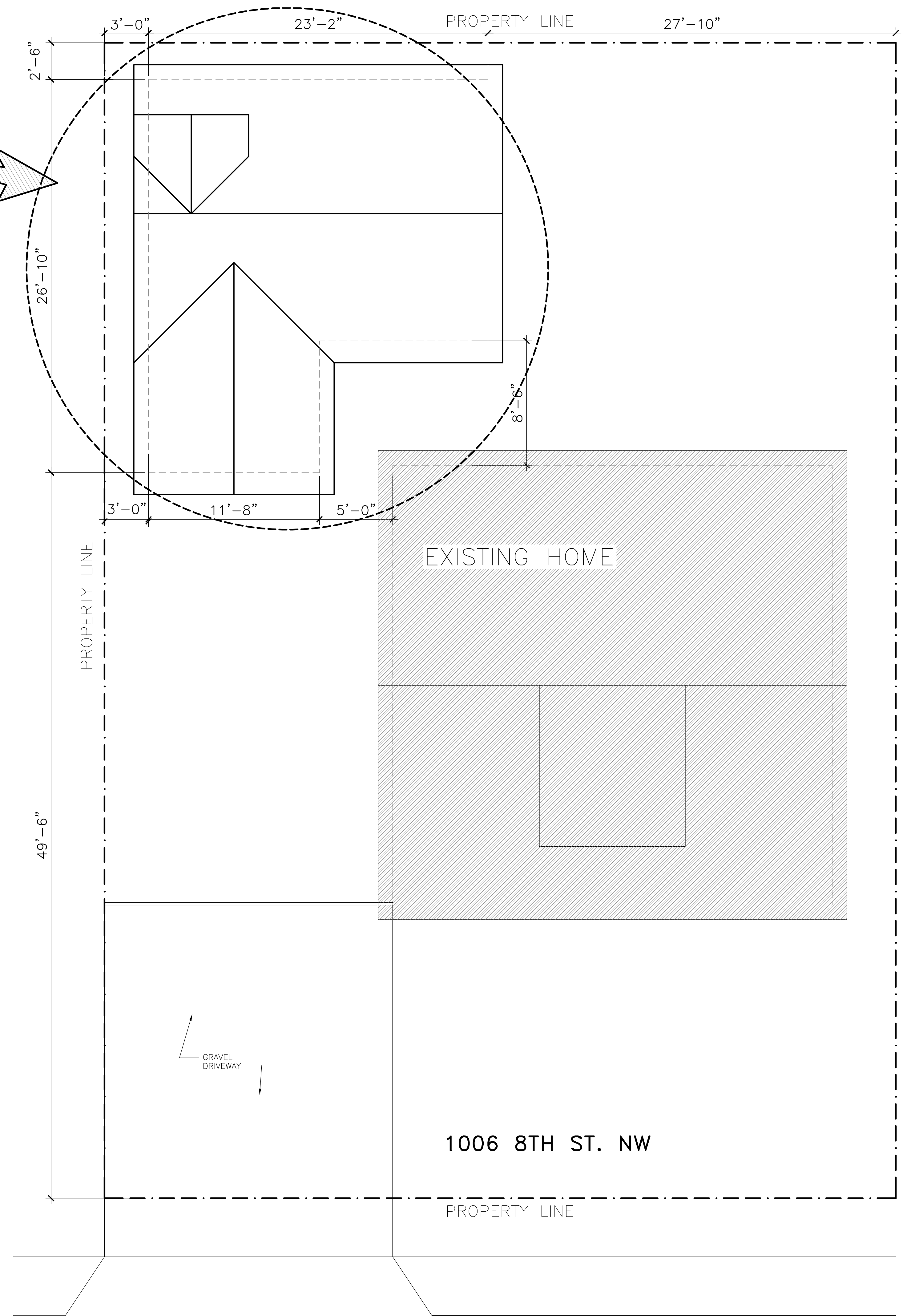
SITE PLAN REDUCTIONS



STREET VIEW
NTS

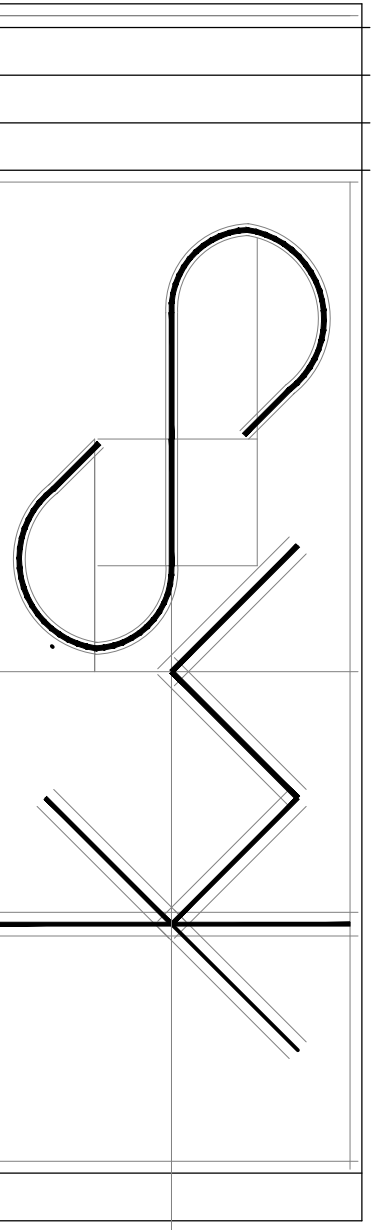
2
A1

SCOPE OF WORK



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

1
A1



LAURIE GUGGENHEIM
CASITA ADDITION
1006 8TH ST. NW
ALBUQUERQUE, NM

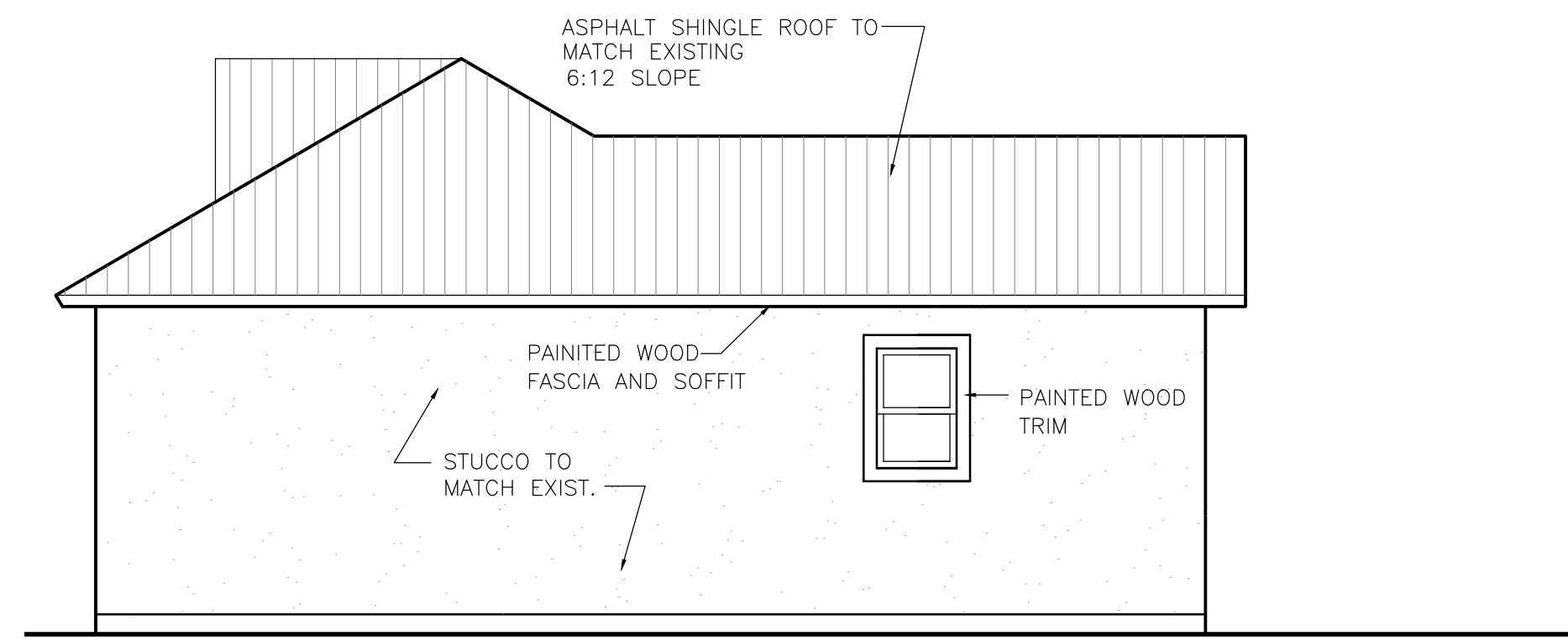
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PROPOSED SITE PLAN

SHEET TITLE:

REVISIONS:

SHEET NO: **A1**
STATUS:
JOB NO.
DATE: 07-12-2023

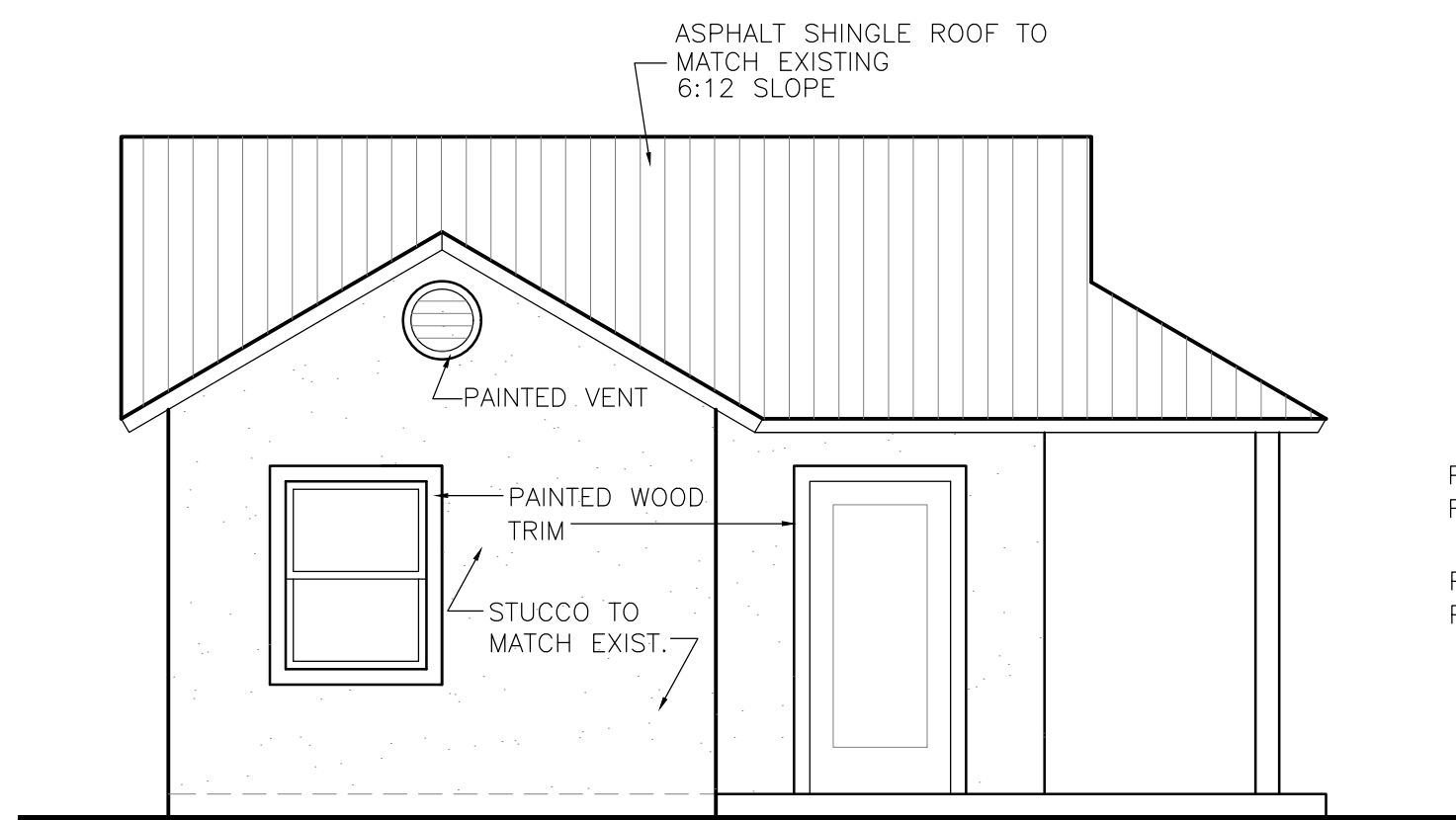


NORTH ELEVATION

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

5
A2

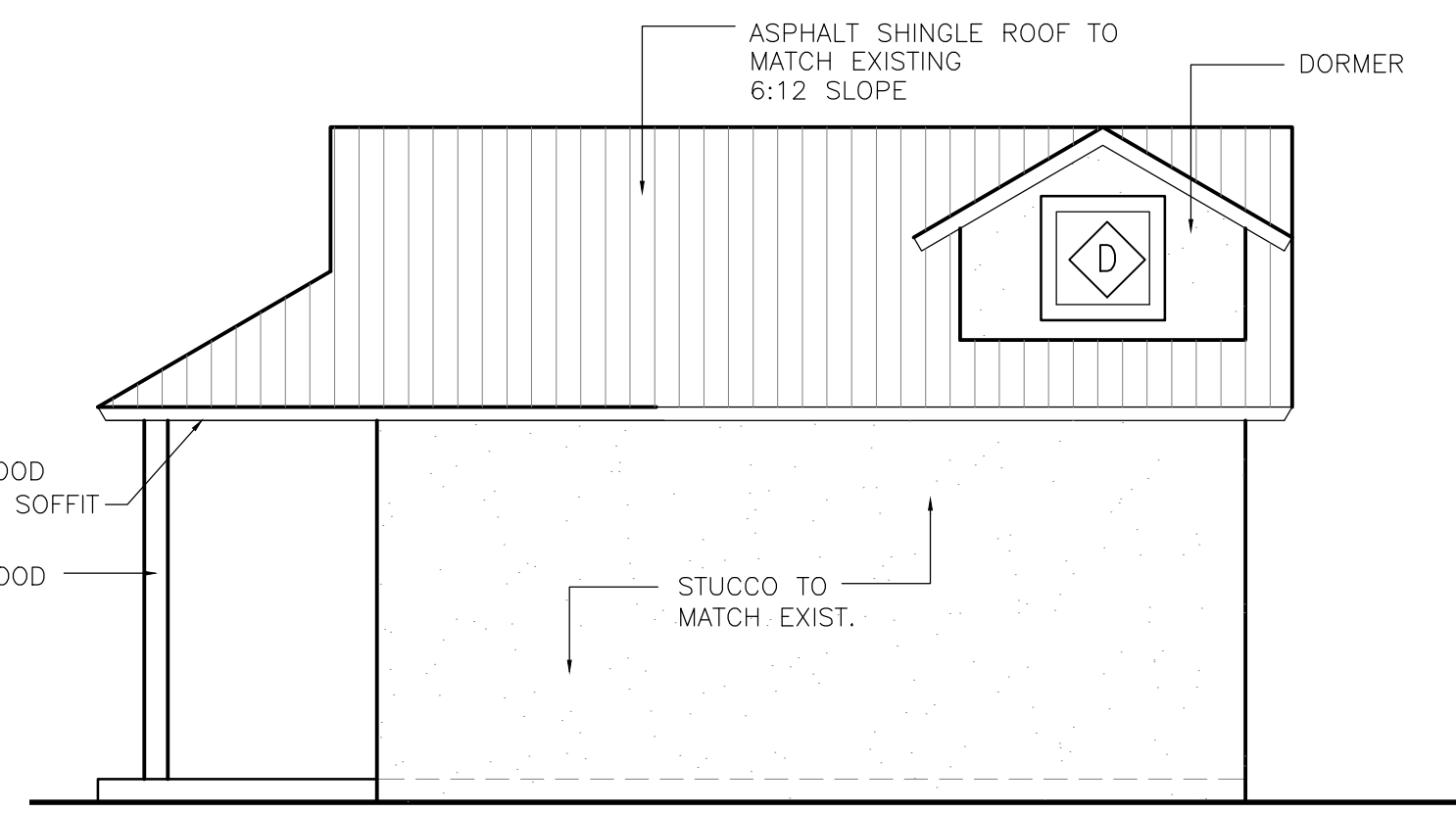
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PROPOSED HEATED SQUARE FOOTAGE	= 429
PORTALS SQUARE FOOTAGE	= 90
LOT SIZE	= 3368



WEST ELEVATION

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

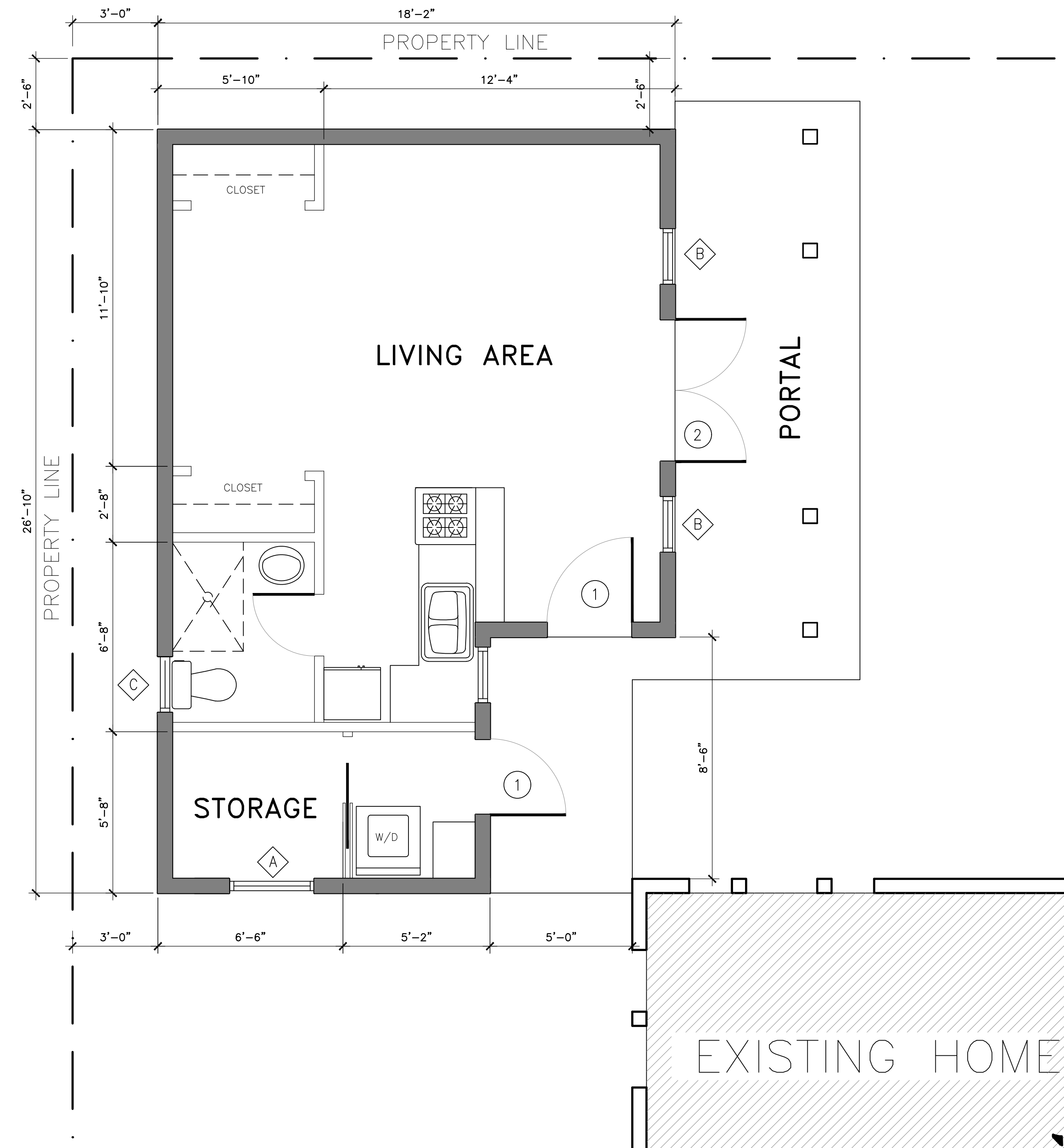
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EAST ELEVATION

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

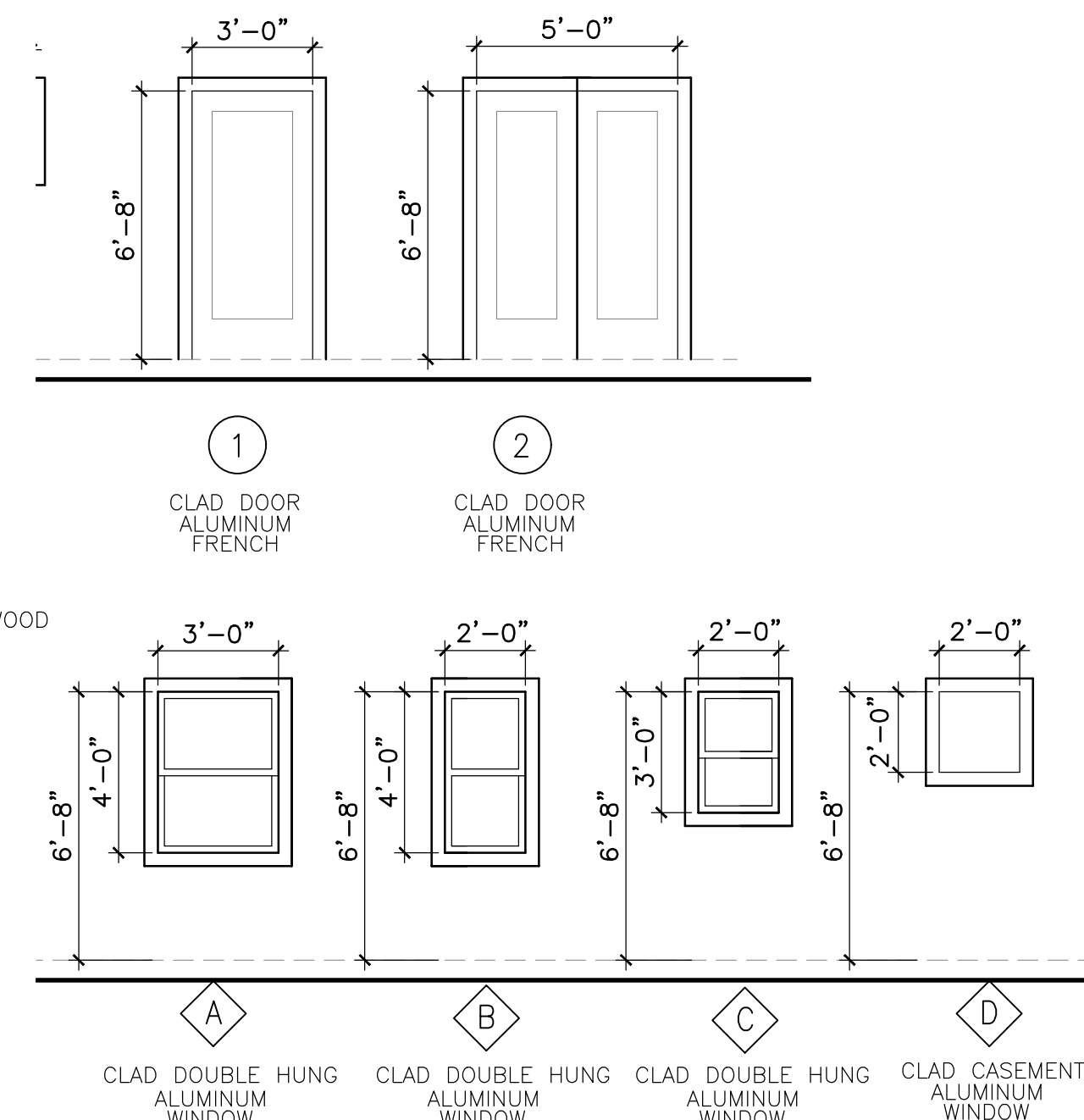
3
A2



FLOOR PLAN

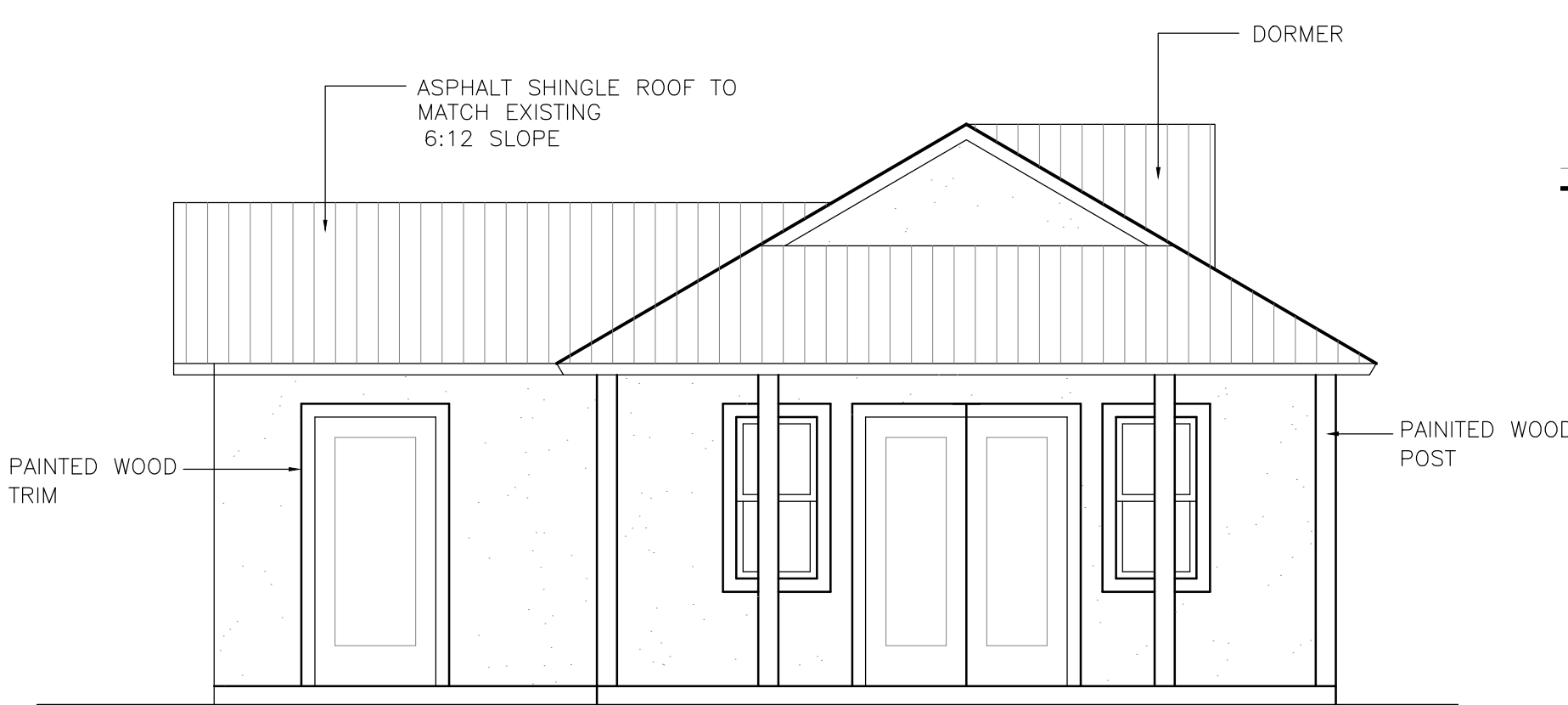
SCALE: 3/8"=1'-0"

1
A2



DOOR AND WINDOW SCHEDULE

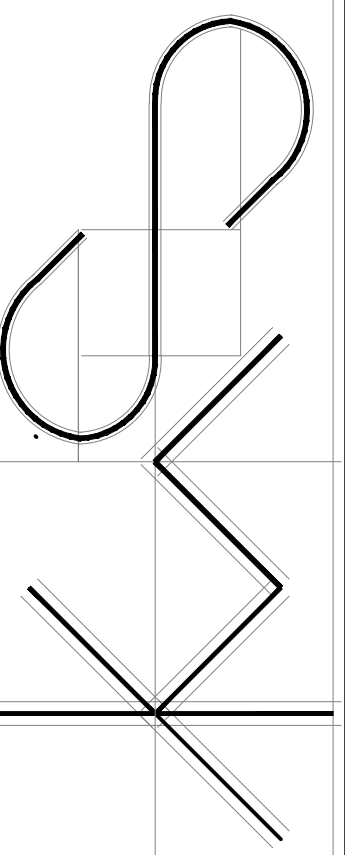
3



SOUTH ELEVATION

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

2
A2



Laurie Guggenheim
Casita Addition
1006 8th St. NW
Albuquerque, NM

JOB TITLE:

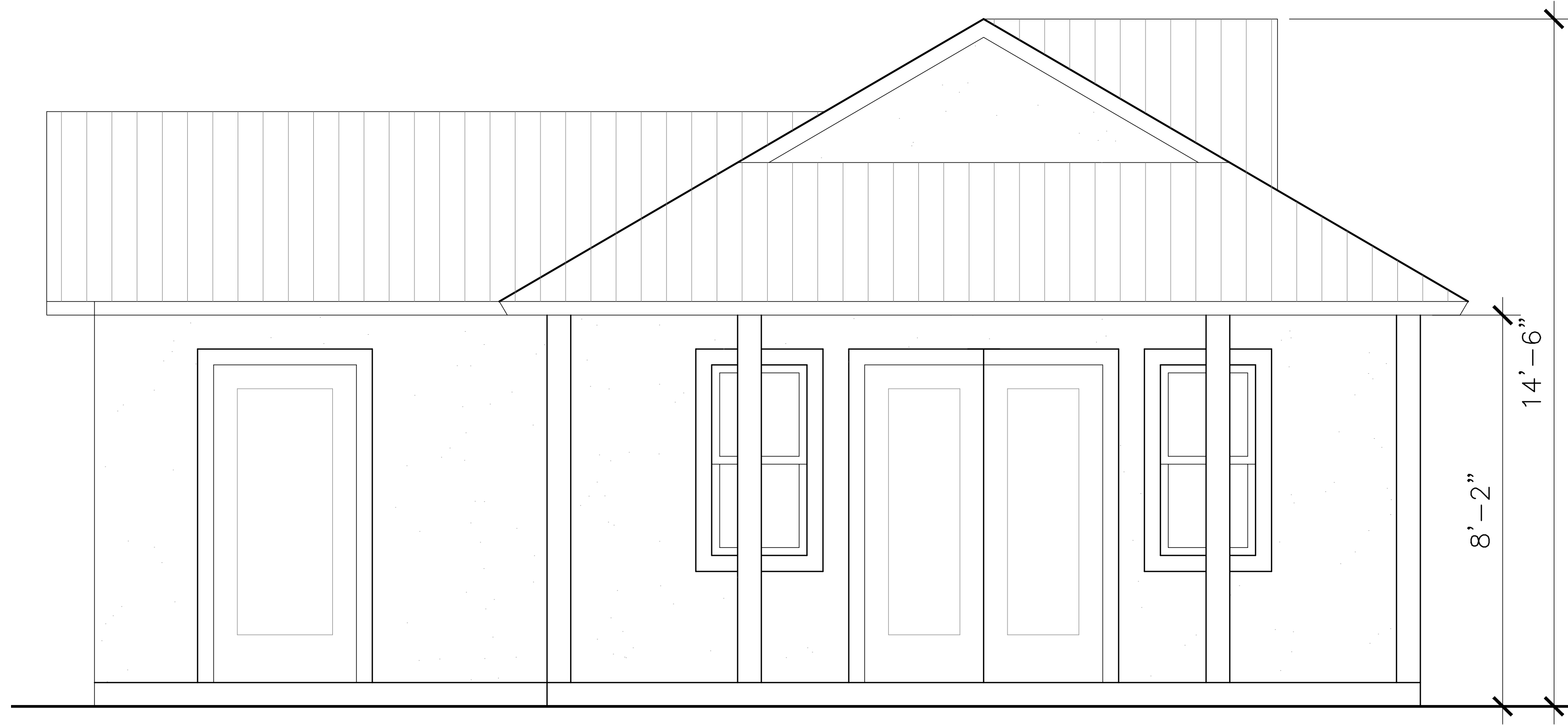
PROPOSED PLAN
AND ELEVATIONS

SHEET TITLE:

REVISIONS:

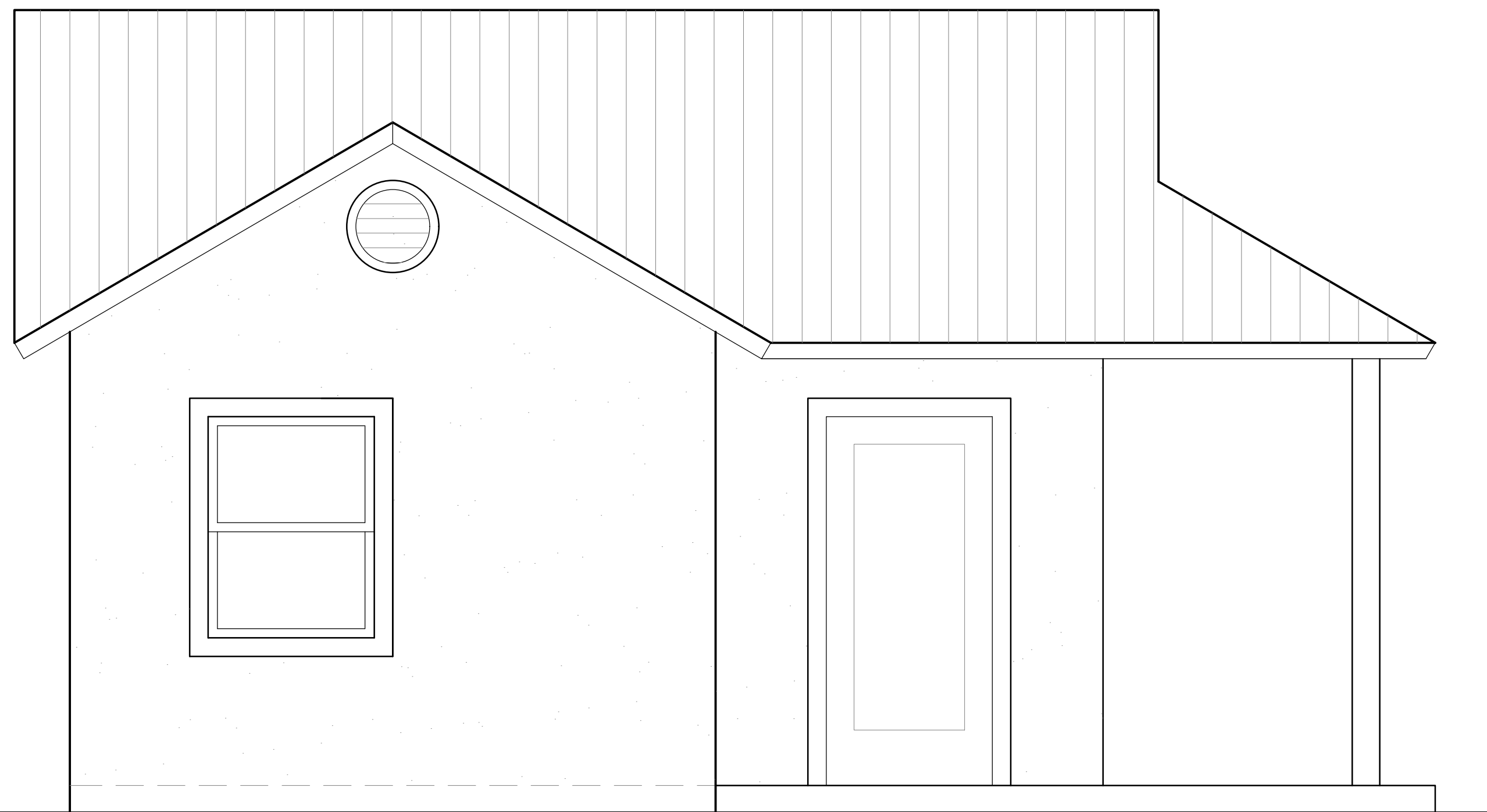
SHEET NO: **A2**

STATUS:
JOB NO.
DATE: 07-12-2023



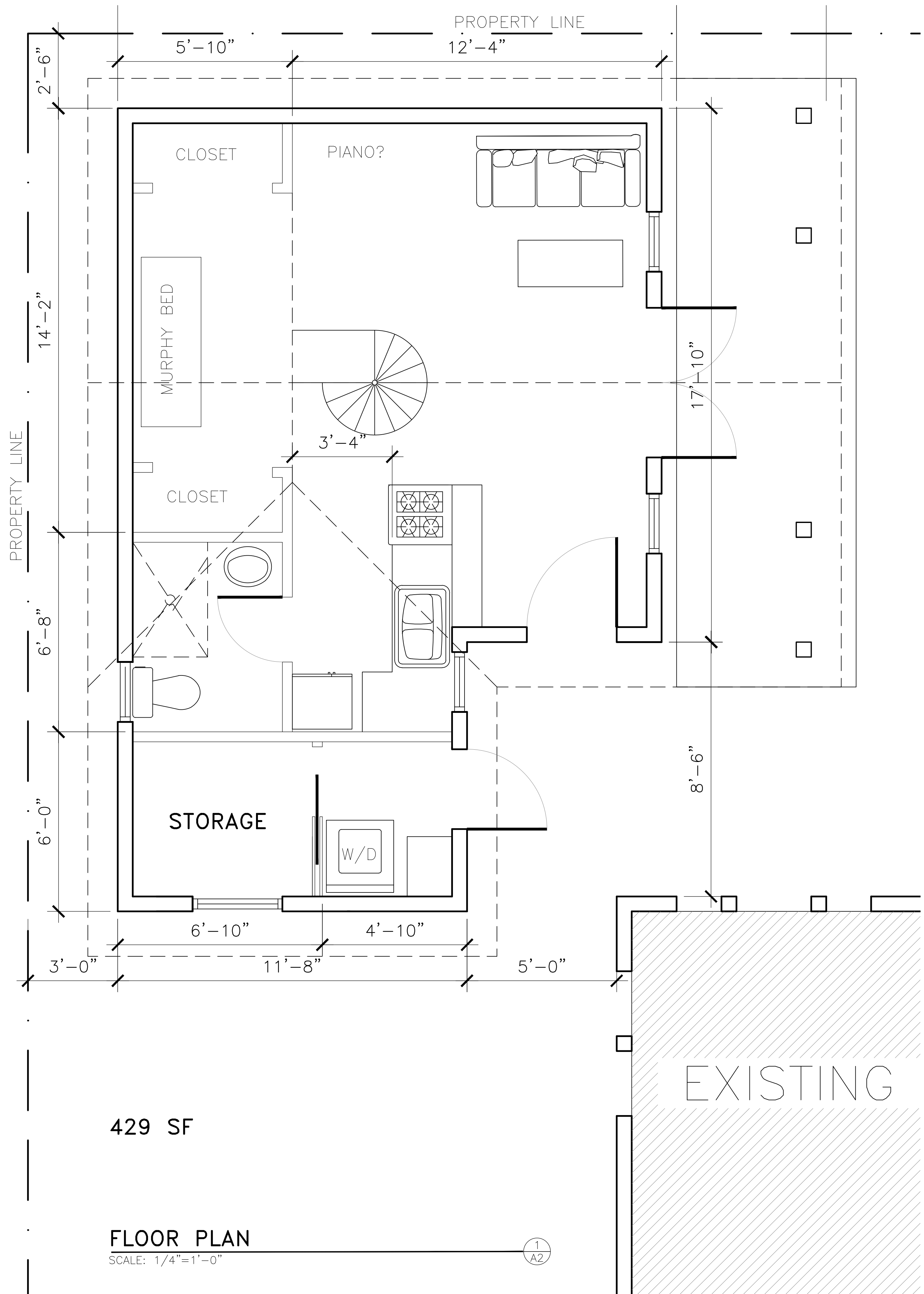
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

1
A2



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

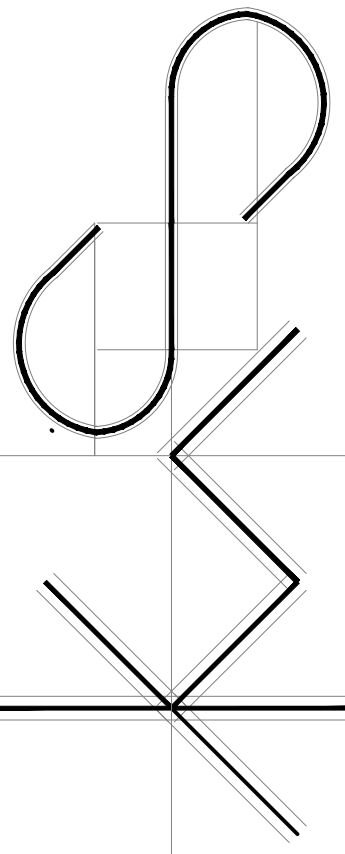
1
A2



429 SF

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

1
A2



**LAURIE GUGGENHEIM
CASITA ADDITION
8TH ST. NW
ALBUQUERQUE, NM**

JOB TITLE:

SCHEMATIC FLOOR PLAN
SHEET TITLE:

REVISIONS:

SHEET NO: **A2**

STATUS:
JOB NO.
DATE: