

Landmarks Commission

Staff Report

Agenda Item: 4
Case # SI-2023-00895
Project # PR-2018-001212
June 14, 2023

Agent

Applicant Erich Reichun

Request Certificate of Appropriateness for New Construction

Legal Description Lot 12, Block 31, Huning Highland Addition

Address/Location 522 Edith Blvd SE

Size 0.1695 Acres

Zoning R-1C

Historic Location Huning Highland Historic Protection Overlay Zone (HPO-4)

Staff Recommendation

APPROVAL of Case # SI-2023-00895, Project # PR-2018-001212, 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

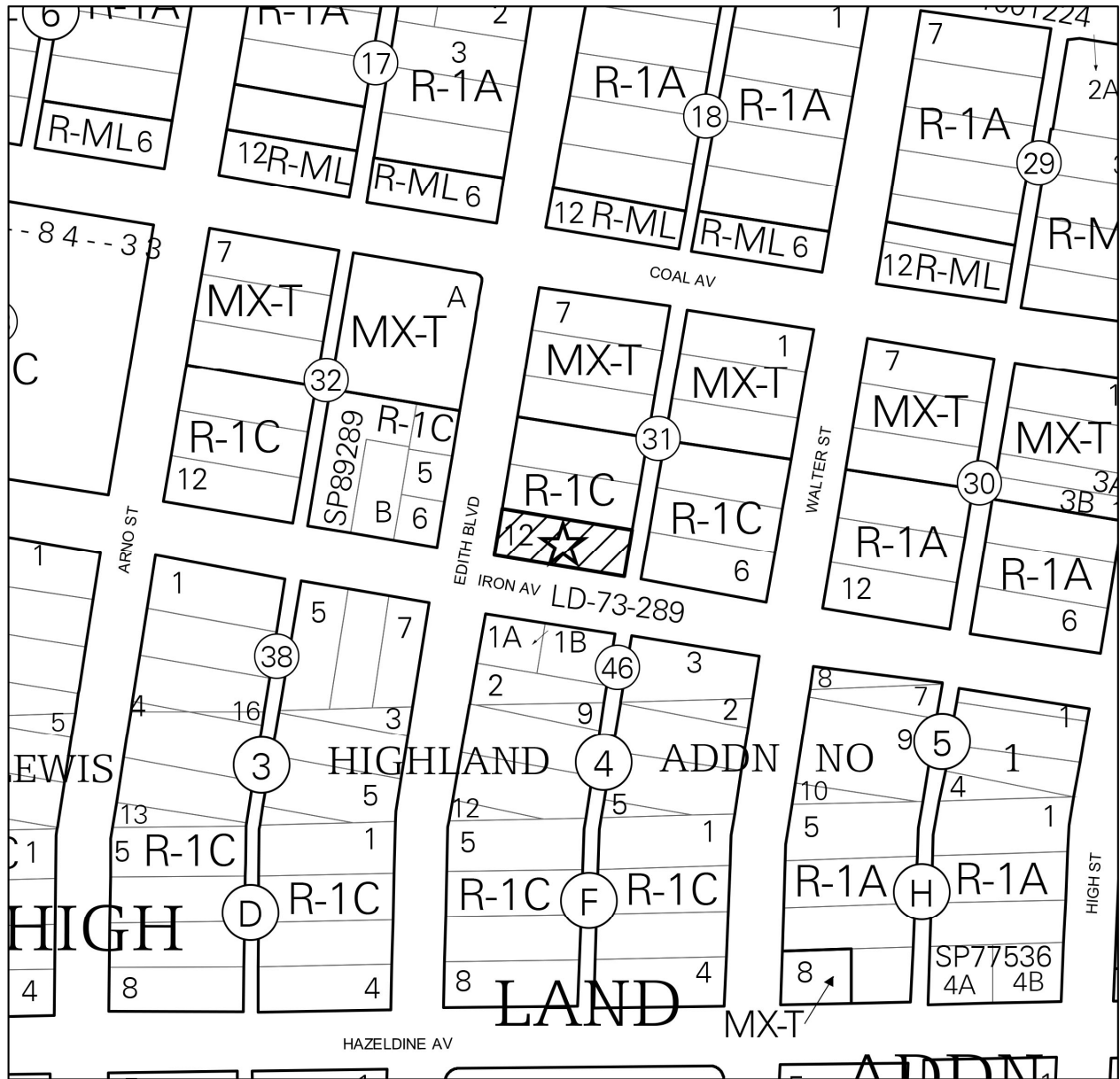
Summary of Analysis

The project at 522 Edith Blvd. SE is a single-family Mediterranean bungalow style residence. The project is for new construction of an 22' x 26' garage and a 22' x 14' carport to the rear of the property.

The hand textured stucco finish building was constructed in 1932 and has a shingled roof, a front gable, and a projecting front porch with a prominent chimney stack. The building has additions to the rear and a detached, rear garage that now functions as a shop.

The house has a strong presence in the streetscape and makes an important contribution to the special qualities of the Huning Highland Historic District. The rear of the lot where the garage is to be placed is well back from the street and not visible due to perimeter wood fencing. The garage would be accessed from the alley.

Staff has reviewed the project and finds that the new construction will not harm the locally distinctive qualities of the Huning Highland HPO. This request was reviewed against the relevant guidelines for the Huning Highland Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance (IDO). Subject to conditions, the proposal is generally consistent with the guidelines and the criteria.



IDO ZONING MAP

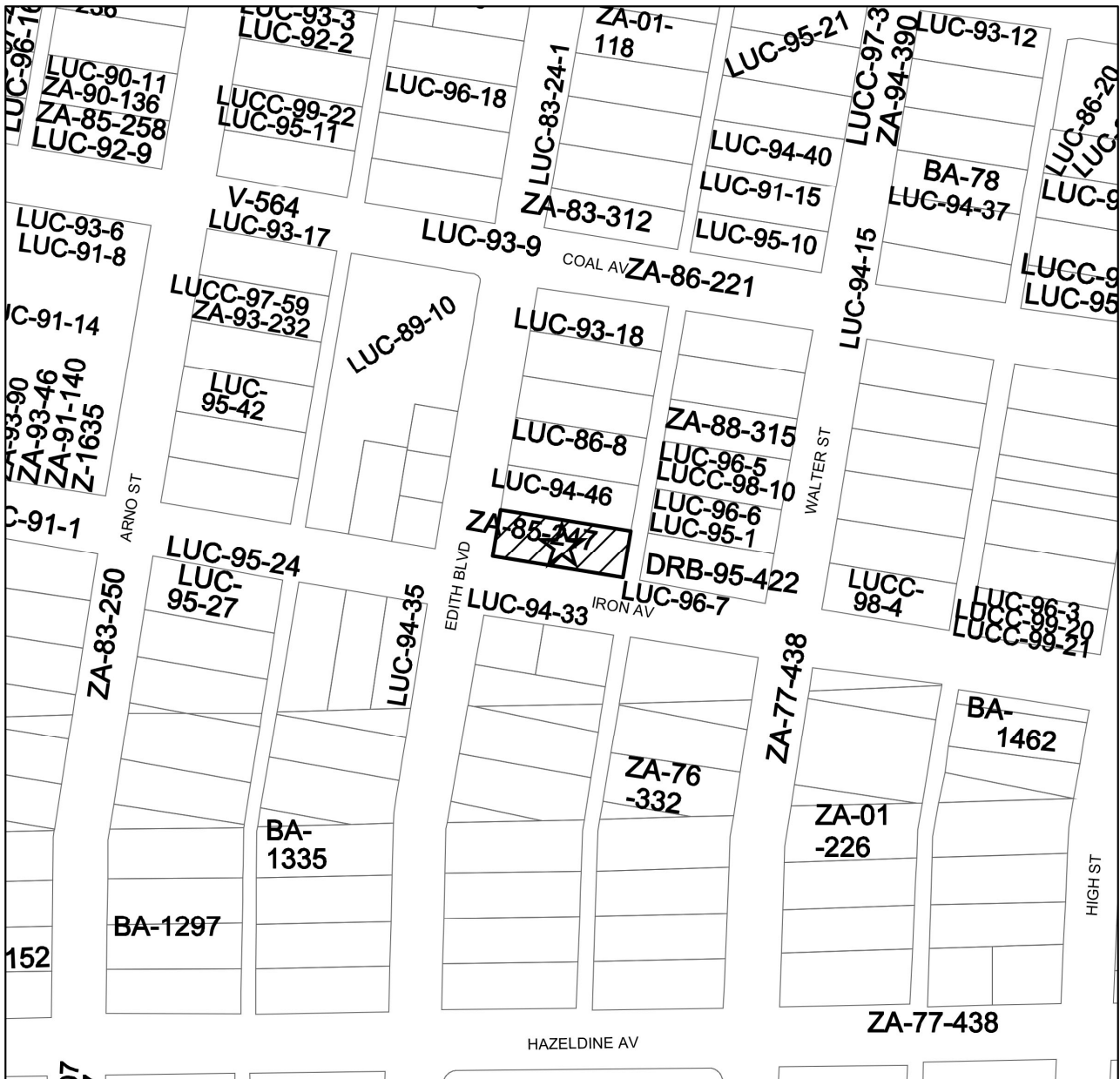
Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
6/14/2023
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Zone Atlas Page:
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HISTORY MAP

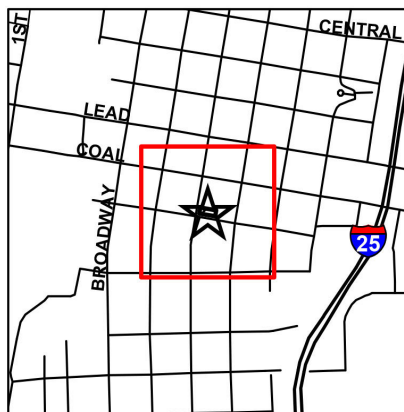
Note: Gray shading indicates County.



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LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 150 feet

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SUMMARY OF REQUEST

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

I AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
<i>Site to the North</i>	1	Gabled/hipped roof, Simplified Queen Anne, c. 1896	Contributing; residential
<i>Site to the South</i>	1 ½	Pyramidal hipped roof, Colonial Revival, c. 198-1913	Contributing; residential
<i>Sites to the East</i>	1	Flat roof with stepped parapets, Southwest Vernacular c. 1934	Contributing; residential
<i>Site to the West</i>	1	Cross-gabled roof, Simplified Queen Anne (Bungalow Influence Porch)	Contributing; residential

II INTRODUCTION

Proposal and History

The project at 522 Edith Blvd. SE is a single-family residence where the owner wishes to add a 26 x 20 foot garage and a 22 x 14 foot carport to the rear of the site. The garage and carport would have access from the alley.

The hand textured stucco finish building was constructed in 1932 and has 3 over 1 and 6 over 1, tripled wood sash windows. There is a small gabled porch that is semi-enclosed with walls that have arched entry openings. There are niches in the walls of the porch cover as well as in the chimney expressed on the front façade. Arched openings cut into the walls of the porch. The building has additions to the rear and a detached, rear garage originally accessed from Iron Avenue. In 2018, a proposal came before the Landmarks Commission requesting the approval of a simple awning above the west-facing window of the projecting front gable. Various “like for like” repairs and rehabilitation work were performed at the time that did not require a Certificate of Appropriateness proposed for the roof, windows, and doors.

The addition of the proposed garage and carport to the rear of the lot utilizes a flat roof for the garage and a shed roof for the carport. The roof form is used on the house's rear addition. Although it is not in keeping with the original house architecture, that of a medium pitched cross-gabled roof, they will not be visible from the street and will not be seen in conjunction with the original building.

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. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with 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 1980. 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.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

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

Integrated Development Ordinance (IDO)

In May 2018, The Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1C. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

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 (I) 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 construction of a new garage and carport to the rear of the site and accessible only from the alley will not adversely affect either the house or the neighborhood character. It is not inconsistent with the designating guidelines.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will remain unchanged.

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 or its site as it is not visible from the street.

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.

The building materials of the new garage will reflect the materials of the house and the roof style, though different from the original part of the house, are typical of many accessory buildings in the HPO.

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.

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

POLICY

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

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

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

The proposed garage/carport is larger than neighbouring garages but not out of scale for the area and not visible from the street.

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

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

The proposed garage has a manual door and the door as shown in the west elevation will provide a sense of human scale.

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

Not applicable.

4. Infill construction should enhance the pedestrian character of the district. Parking and garages should be located towards the rear of the property whenever possible.

The garage/carport will be located towards the rear of the property and will be accessible from the alley.

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

- Rectangular building masses are the typical building form.

Building is rectangular and with a flat/shed roof similar to neighbouring garages.

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 roof form is not consistent with the main house but does use a form found on other accessory buildings.

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

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

The exterior materials will complement the materials found on contributing buildings in the area.

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.

Not applicable.

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.

Not applicable.

POLICY – Accessory Buildings

Historic accessory building should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.

1. Contributing accessory buildings should be preserved when feasible.

Not Applicable.

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

Not applicable.

3. New garages and accessory buildings should complement the historic resource.

The new garage complements the historic resource through the use of matching materials and being a subordinate to the main house.

4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

The proposed garage is located well to the rear of the property and is not visible from the street.

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

Driveways in the neighborhood are both from the street and the alley. Access to this new garage will be from the alley as the original garage, accessed from the street, has been converted to living space.

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

Not applicable.

Neighborhood Notification and other Considerations.

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

Conclusions

The request for a Certificate of Appropriateness for new construction has been reviewed against the relevant guidelines for the Huning Highland Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the Integrated Development Ordinance. As discussed in the analysis above, the proposal is generally consistent with the guidelines and in accordance with the criteria for approval of a Certificate of Appropriateness.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for New Construction – Case #SI-2023-00895/Project # PR-2018-001212 (June 14, 2023).

1. The application is a request for a Certificate of Appropriateness for new construction at 522 Edith Blvd. SE, legally described as Lot 12, Block 31, Huning Highland Addition, in the Huning Highland Historic Protection Overlay Zone, zoned R-1C.
2. The proposal consists of a new 26 x 20 foot garage and a 22' x 14' carport to the rear of the site. The garage and carport would have access from the alley.
3. The new accessory building will use exterior materials and finishes to match the original historic resource.
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 construction of a new garage and carport to the rear of the site and accessible only from the alley will not adversely affect either the house or the neighborhood character. It is not inconsistent with the designating guidelines.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The neighborhood has a mix of Simplified Queen Anne, Southwest Vernacular, and Colonial Revival. The proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will remain unchanged.

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 or its site as it is not visible from the street.

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.

The building materials of the new garage will reflect the materials of the house and the roof style, though different from the original part of the house, are typical of many accessory buildings in the HPO.

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-2023-00895/Project #2018-001212, June 14, 2023.

APPROVAL of ***Case SI-2023-00895/Project #2018-001212***, an application for a Certificate of Appropriateness for New Construction at 522 Edith Blvd. SE, legally described as Lot 12, Block 31, Huning Highland Addition, in the Huning Highland Historic Protection Overlay Zone, based on the based on the six (6) Findings and subject to the Conditions of Approval.

Recommended Conditions of Approval

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

Silvia Bolivar

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



Figure 1: Subject Site – 522 Edith Blvd SE

Figure 2: Subject site.



Figure 3: Subject site.



Figure 4: Subject Site – Original entrance to garage off of Iron Avenue SE

Figure 5: Subject site – area of proposed development.



Figure 6: Subject site – view towards original garage (now a shop).



Figure 7: 522 Edith Blvd SE – perimeter fencing.

Figure 8: Rear alley access.



Figure 9: Neighborhood Context



Figure 10: Neighborhood Context

Figure 11: Posted sign request.



ZONING

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

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.

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

APPLICATION INFORMATION

Applicant: <i>Geri Reichen</i>		Phone: <i>707.496.1324</i>
Address: <i>522 Edith Blvd. SE.</i>		Email: <i>Mbizi I B Dgahou</i>
City: <i>Albuquerque</i>	State: <i>NM</i>	Zip: <i>87102</i>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Garage

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

Lot or Tract No.: <i>12</i>	Block: <i>31</i>	Unit: <i>NA</i>
Subdivision/Addition: <i>bleeding Highlands</i>	MRGCD Map No.: <i>NA</i>	UPC Code: <i>10140574332064330</i>
Zone Atlas Page(s):	Existing Zoning: <i>R-1C</i>	Proposed Zoning:
# of Existing Lots: <i>1</i>	# of Proposed Lots:	Total Area of Site (acres): <i>0.14</i>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: *522 Edith Blvd. SE* Between: *IRON* and: *coal*

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

PR-2018-001212

Signature: <i>[Signature]</i>	Date: <i>3.22.23</i>
Printed Name: <i>Geri Reichen</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input checked="" type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing



- ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(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: 3.22.23
Printed Name: Eric Reichert	<input type="checkbox"/> Applicant or <input 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 April 25, 2023 to May 10, 2023

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

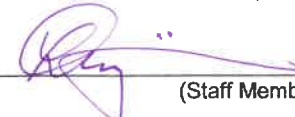
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

3-23-23

(Date)

I issued 2 signs for this application, 4.22.23, 

(Date) (Staff Member)

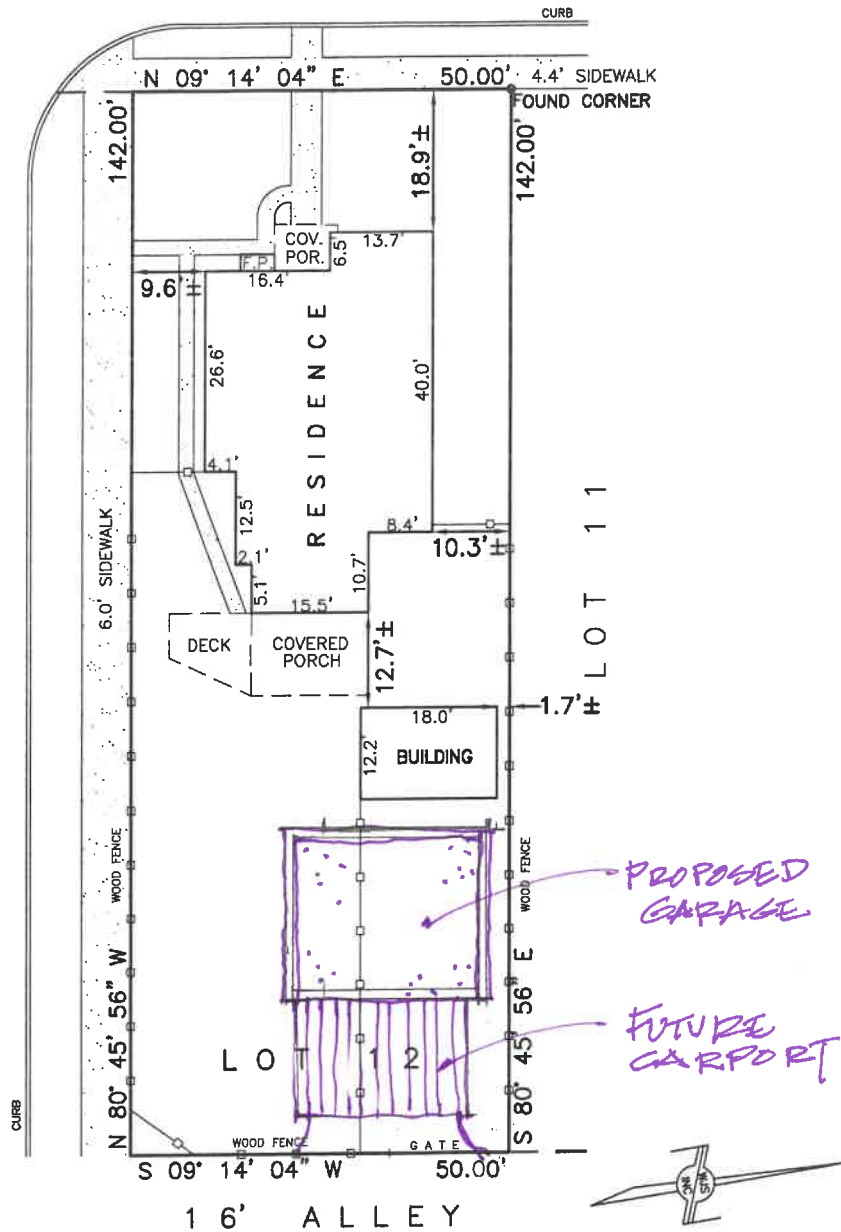
PROJECT NUMBER: _____

to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.





522 EDITH BOULVARD, S. E.
(60' R. O. W.)

IRON AVENUE, S. E.
(60' R. O. W.)



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-5-79-2019	BUYER:	DENZINGER	SCALE:	1" = 20'
 WAYJOHN SURVEYING INC	LOT:	12			
	BLOCK:	31			
	SUBDIVISION:	HUNING HIGHLANDS			
	TITLE CO.:	FIDELITY			
	GF NO.:	SP000059341			
	DATE:	5/23/2019			
DRAWN BY:	PAM				
PAGE NO.:	2 OF 2				

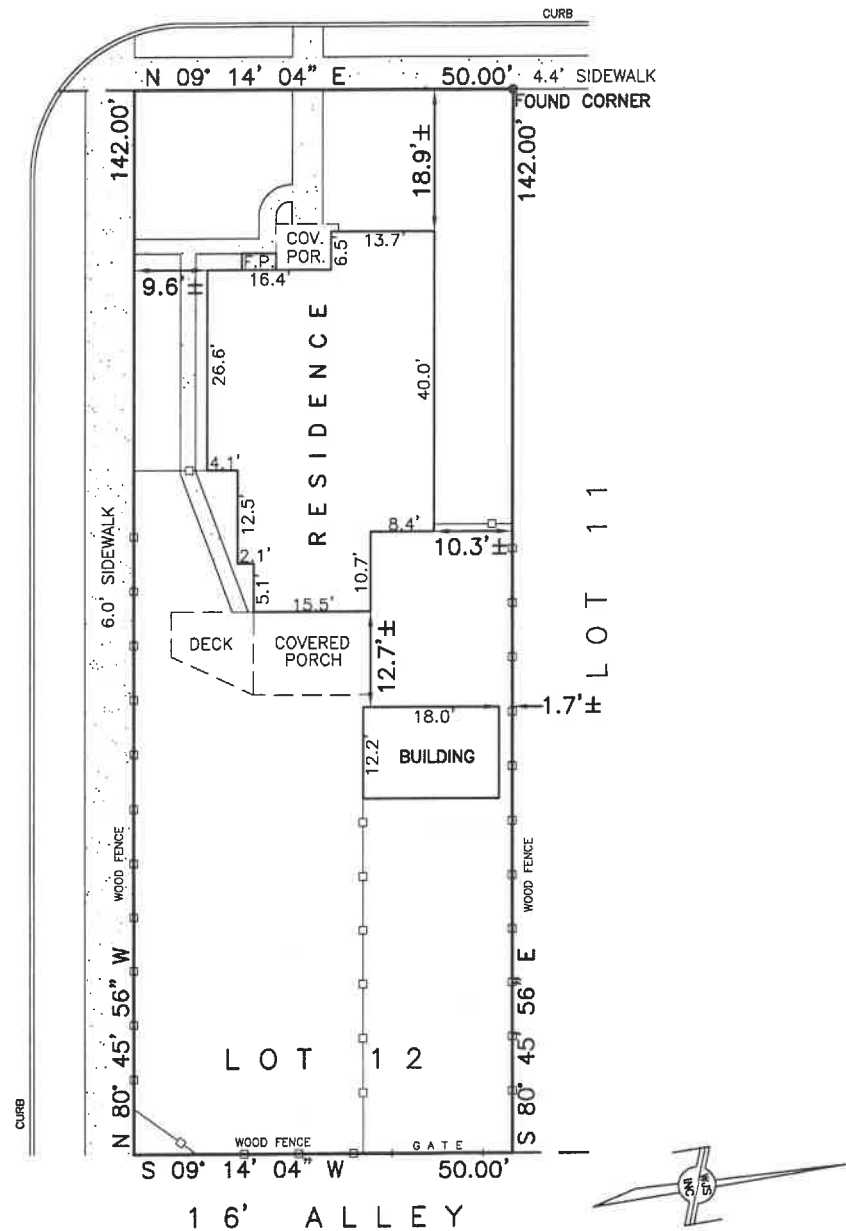
THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.





5 2 2 EDITH BOULRVARD, S. E.
(6 0' R. O. W.)

IRON AVENUE, S. E.
(6 0' R. O. W.)



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-5-79-2019	BUYER:	DENZINGER	SCALE:	1" = 20'
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	PAGE NO.:	2 OF 2			

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NOTIFICATIONS

Naji, Leslie

From: Naji, Leslie
Sent: Tuesday, March 14, 2023 9:15 AM
To: 'Bonnie Anderson'; Eric Reicheun
Subject: RE: Garage
Attachments: 1. Application Packet Major.pdf; Notification Packet.pdf; 522 Edith SE_K-14-Z HH.pdf

Hi Eric,

I am glad you got in touch with Bonnie. I am attaching a certificate of appropriateness application. Your garage will have to be submitted for approval and then, after 15 days, we will issue a certificate of appropriateness. Depending on the size, it will probably need to go before the Landmarks Commission. Let me know if you have any questions.



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

From: Bonnie Anderson <andersonbonnie505@gmail.com>
Sent: Monday, March 13, 2023 10:30 PM
To: Eric Reicheun <mbizi13@yahoo.com>
Cc: Naji, Leslie <lnaji@cabq.gov>
Subject: Re: Garage

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

Eric,
You can get the process for building in an historic neighborhood by contacting the staff for Historic Preservation at the City, Leslie Naji. Part of that process is to share your plans with the neighborhood association, but that is a small part of the process. Now that I have your email, I will add you to the list of people who get invited to our monthly neighborhood meetings.
Bonnie

On Mon, Mar 13, 2023 at 7:27 PM Eric Reicheun <mbizi13@yahoo.com> wrote:

Hi Bonnie! This is Eric Reicheun from 522 Edith blvd.
I am building a garage in my backyard and I would like to send the plans to the historic society for approval. How do I go about doing this?

Sent from my iPad

April 17, 2023

Greetings Neighbor,

This is a letter proposing my project...

I will be building a garage and carport on the inside boundaries of my property not the street. Accessible solely through the alley between Edith and Walter. Garage will be constructed of matching materials to the home. Drawings and maps are attached.

The hearing date will be June 14, 2023 at 3 PM via Zoom. <https://cabq.zoom.us/j/2269592859>

Thank you,

Eric Reicheun



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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Certificate of Appropriateness Major	
Decision-making Body: Landmarks Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application: <i>522 Edith Blvd. SE Albuquerque, NM 87102</i>	
Name of property owner: <i>Eric Reichman</i>	
Name of applicant: <i>Eric Reichman</i>	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information: <i>707-496-1324</i>	
www.cabq.gov/planning/boards-commissions/landmarks-commission	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

[Signature] (Applicant signature) *3-22-23* (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

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

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

Date of Notice*: 3.22.23

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

Neighborhood Association (NA)*: Hunting Highland

Name of NA Representative*: Bonnie Anderson

Email Address* or Mailing Address* of NA Representative¹: andersonbonnie505@gmail.com

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

1. Subject Property Address* 522 Edith Blvd. SE Albuquerque 87102
Location Description Hunting Highland district
2. Property Owner* Eric Reichen
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

garage/carport

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

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

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

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*: _____

Location*³: _____

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

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

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ _____

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

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

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

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

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

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 0.14
 - 2. IDO Zone District R-1C
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] residence

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

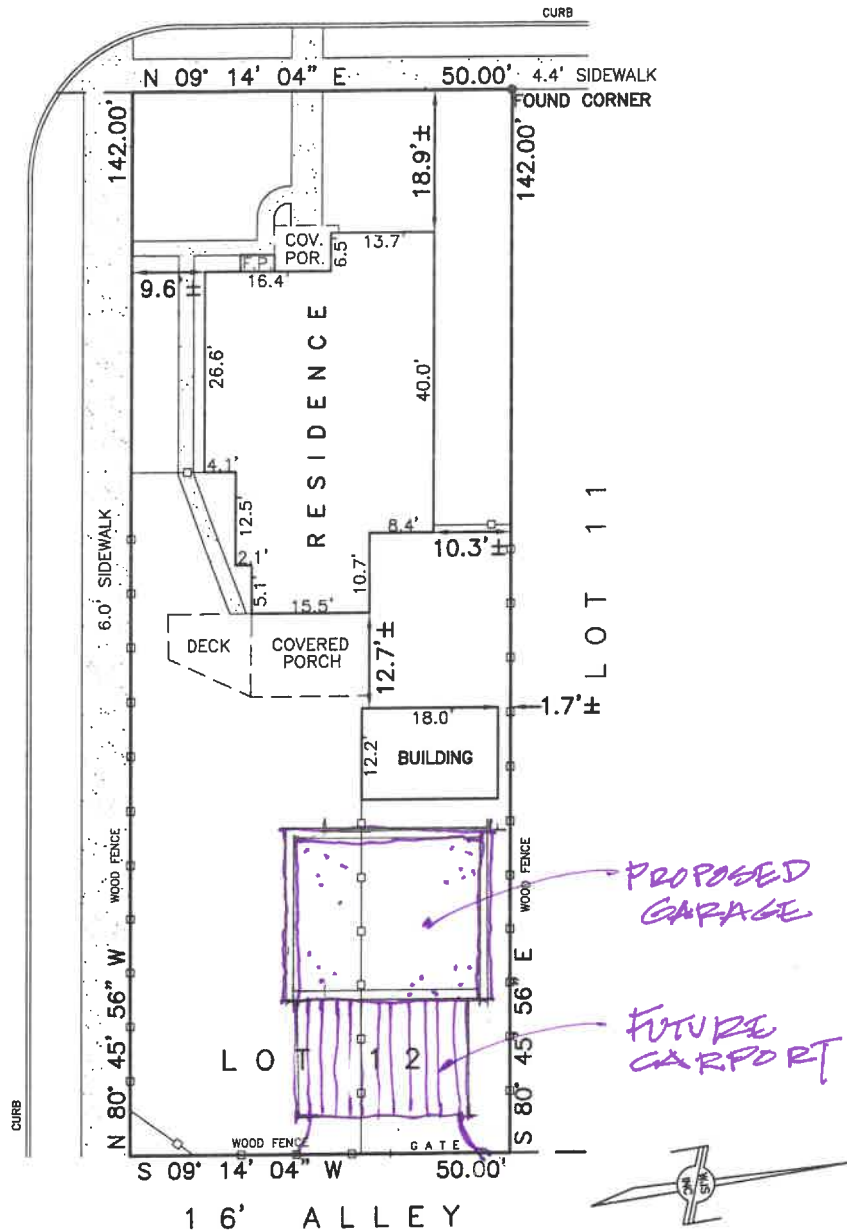
⁶ Available here: <https://tinurl.com/idozoningmap>

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522 EDITH BOULVARD, S. E.
(60' R. O. W.)

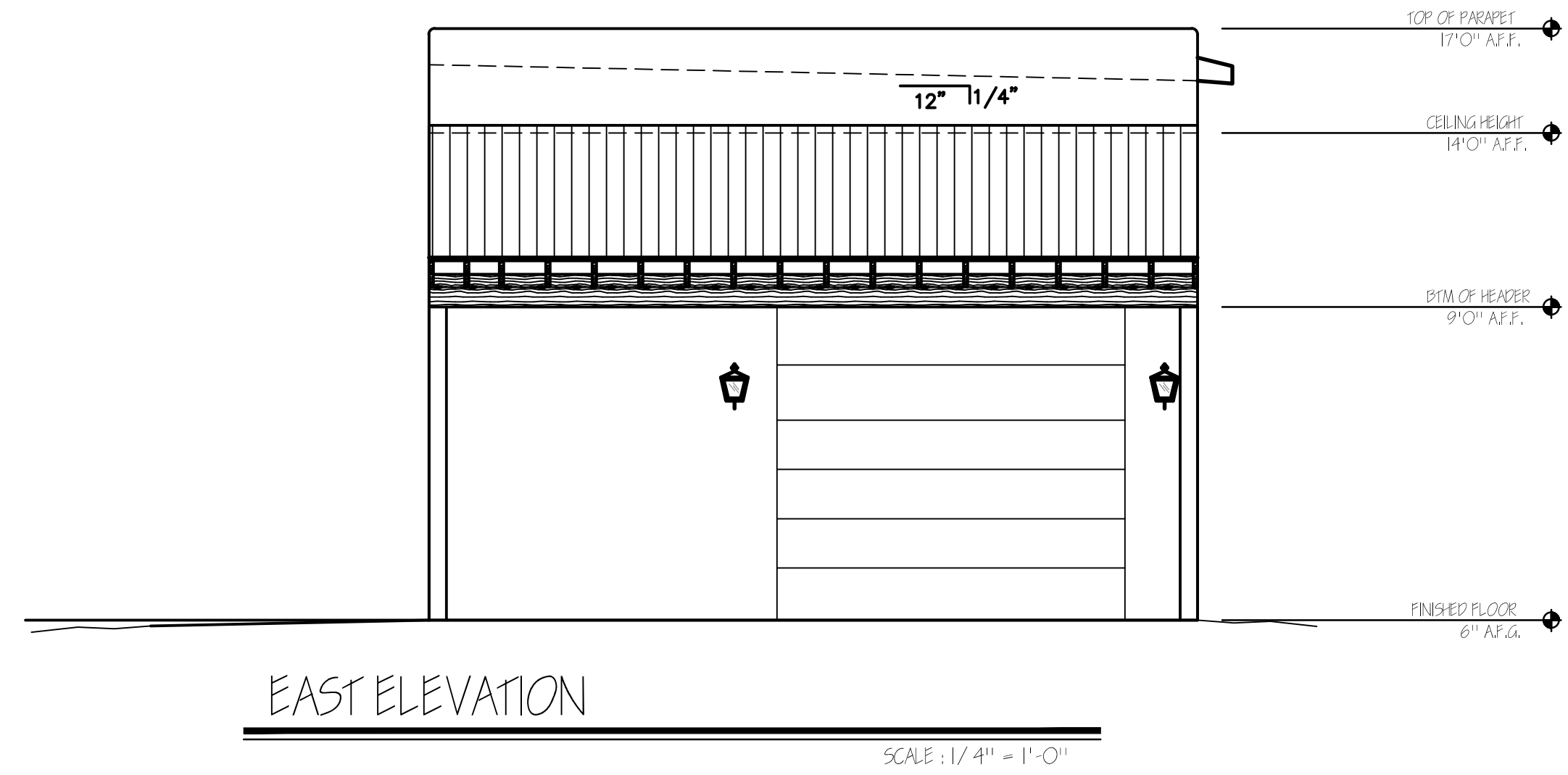
IRON AVENUE, S. E.
(60' R. O. W.)



IMPROVEMENT LOCATION REPORT SKETCH

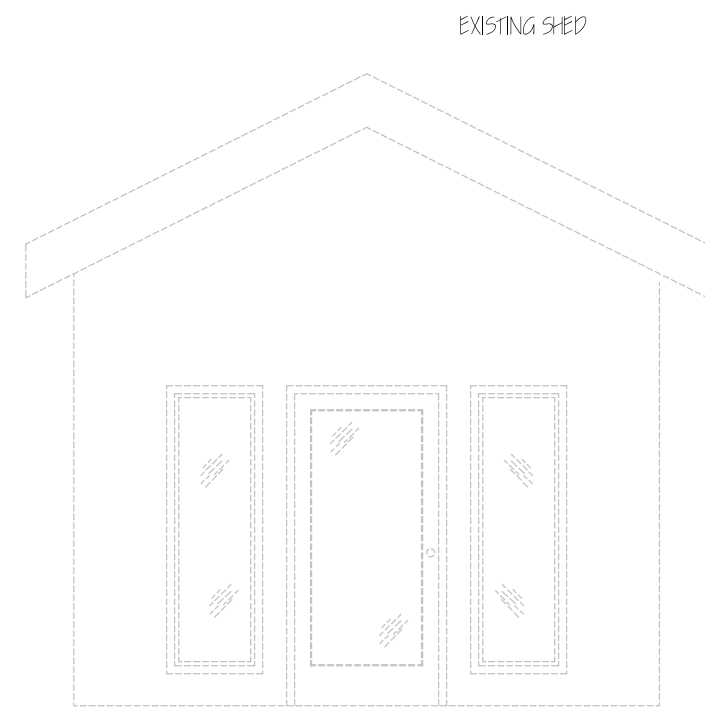
JOB NO.:	ILR-5-79-2019	BUYER:	DENZINGER	SCALE:	1" = 20'
 WAYJOHN SURVEYING INC	LOT:	12			
	BLOCK:	31			
	SUBDIVISION:	HUNING HIGHLANDS			
	TITLE CO.:	FIDELITY			
	GF NO.:	SP000059341			
	DATE:	5/23/2019			
DRAWN BY:	PAM				
PAGE NO.:	2 OF 2				

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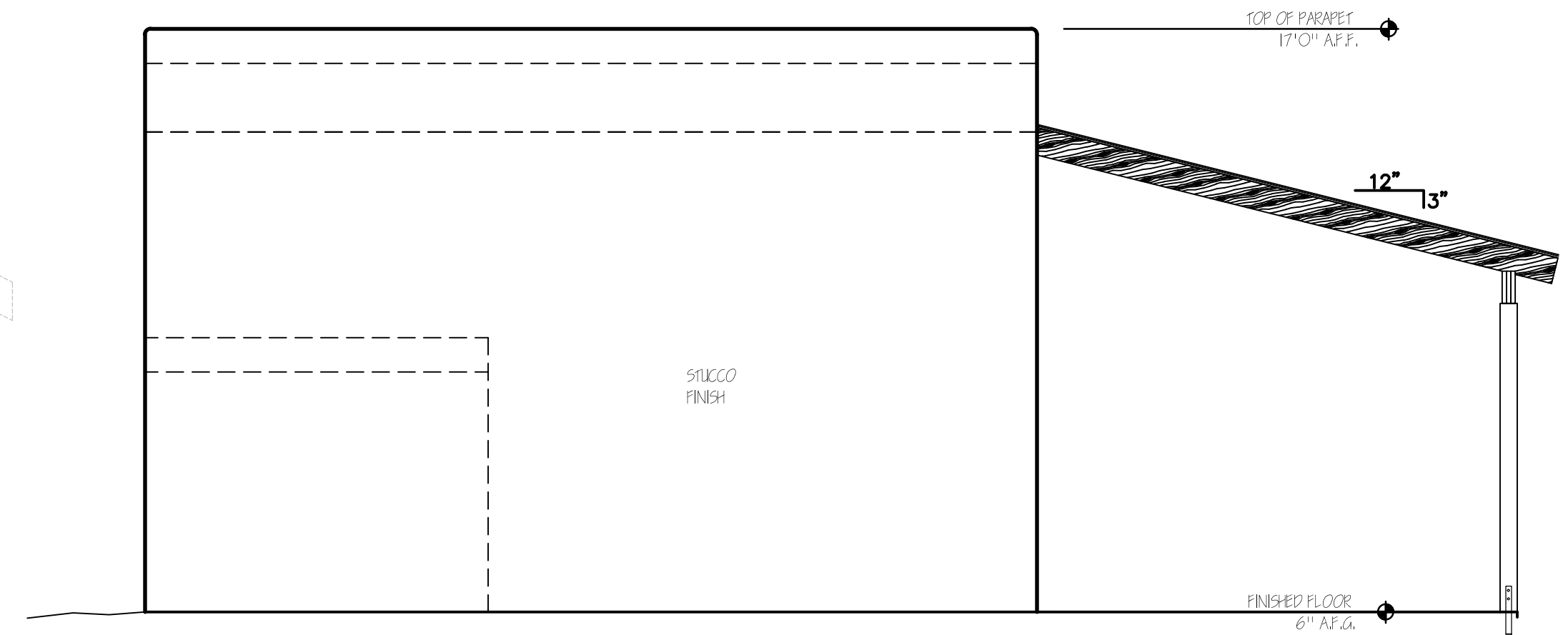


EAST ELEVATION

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

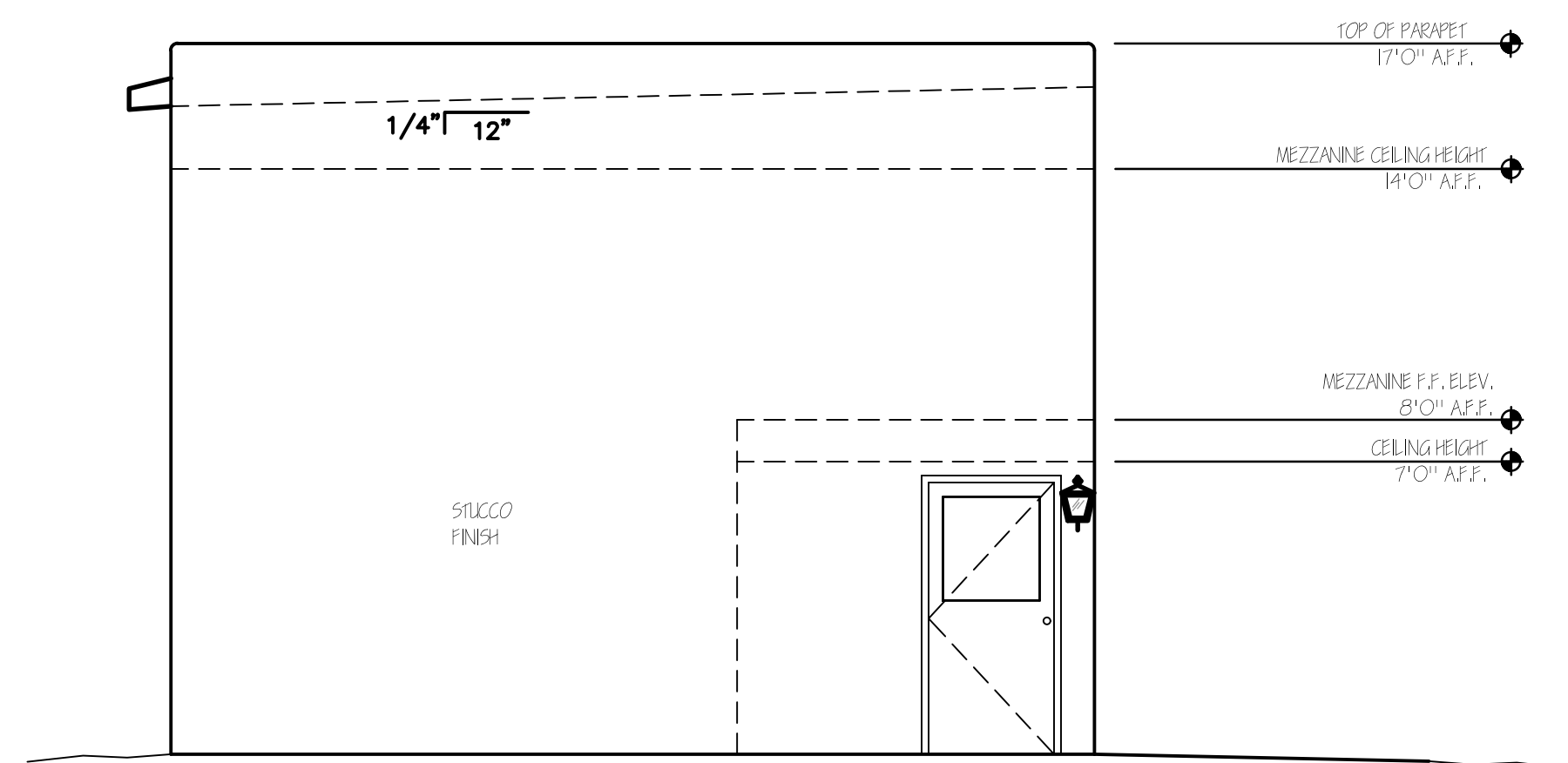


EXISTING SEP



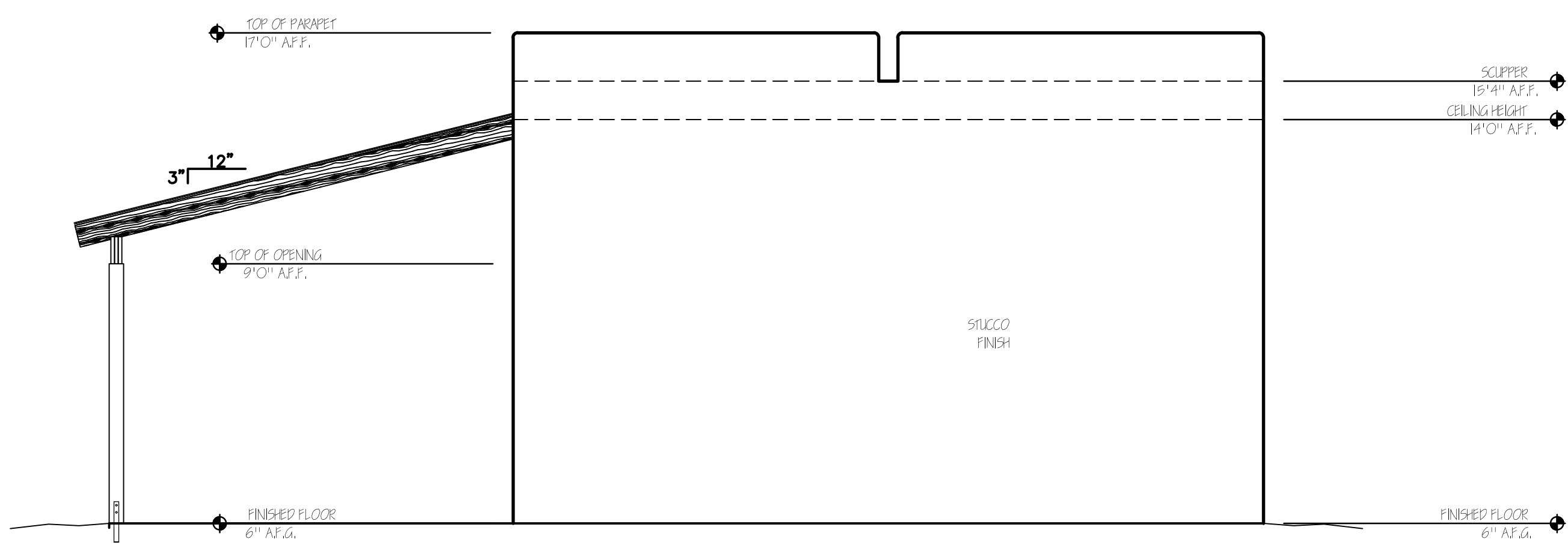
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

FIRM NAME AND ADDRESS:

ASSOCIATE NAME AND ADDRESS:
3D WORKS
 design + development
 3223 El Toboso Dr. NW
 Albuquerque, NM 87104
 Phone: (505) 688-1570
 Email: dave@bdaarc.com

PROJECT TITLE:

NEW WORKSHOP
522 EDITH BLVD SE
ALBUQUERQUE, NM 87102
EXTERIOR ELEVATIONS
CONCEPT - 3.1

REVISIONS / COMMENTS:

LOCATION / ADDRESS:
 522 EDITH BLVD SE
 ALBUQUERQUE, NM 87102

DATE: 03/07/23

DRAWN BY: T. SOTOMAYOR

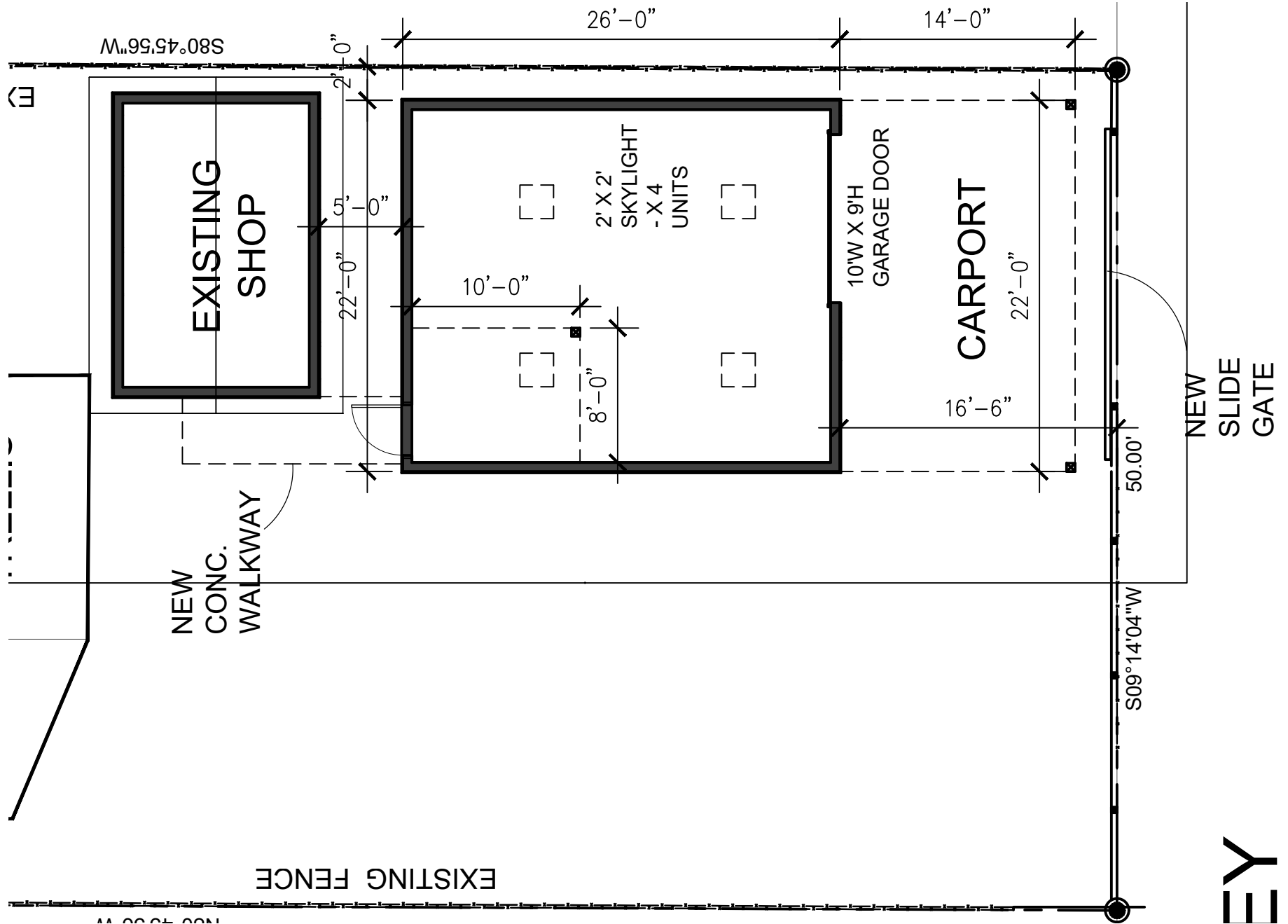
DWG. FILE: C-522 Edith-rev.dwg

SCALE: "AS NOTED"

PROJECT #: 2204-04-D. Gasser-int remodel

SHEET TITLE:
EXTERIOR ELEVATIONS
CONCEPT - 3.1

SHEET NO:
A201



FLOOR PLAN - Concept 3.1

522 EDITH BLVD SE
 ALBUQUERQUE, NM 87102

1/8" = 1'-0"

572 SF (HEATED)



EY



Naji, Leslie

From: Eric Reicheun <mbizi13@yahoo.com>
Sent: Sunday, April 16, 2023 8:52 PM
To: Naji, Leslie
Subject: Fwd: Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-14-Z.pdf; ATT00001.htm

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

Sent from my iPad

Begin forwarded message:

From: webmaster@cabq.gov
Date: April 16, 2023 at 8:49:49 PM MDT
To: Office of Neighborhood Coordination <mbizi13@yahoo.com>
Cc: onc@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Reply-To: mbizi13@yahoo.com

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

Eric Reicheun

Telephone Number

7074961324

Email Address

mbizi13@yahoo.com

Company Name

Company Address

522 edith blvd. SE

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

This will be a garage in and matching construction materials from the home. It will be solely accessible in the back alley from the property which is between Walter and Edith.

Physical address of subject site:

522 Edith Blvd SE

Subject site cross streets:

Iron and edith

Other subject site identifiers:

This site is located on the following zone atlas page:

http://data.cabq.gov/business/zoneatlas/IDOZoneAtlasPage_K-14-Z.pdf

Captcha

x

Owner	Owner Address	Owner Address 2
HARSANY FREDERICK J & REBECCA F	1119 CASA TOMAS RD NE	ALBUQUERQUE NM 87113-1109
SANDOVAL GRACIELA GONZALEZ	518 IRON AVE SE	ALBUQUERQUE NM 87102
CREMIN REBECCA	416 IRON AVE SE	ALBUQUERQUE NM 87102-3937
GLAGOLA MATTHEW C	516 COAL AVE SE	ALBUQUERQUE NM 87102-3913
FERNANDEZ LOUIS M	1116 MONTE LARGO DR NE	ALBUQUERQUE NM 87123-1824
509 WALTER SE LLC	PO BOX 14909	ALBUQUERQUE NM 87191-4909
EHRENFEUCHT IRENA	607 EDITH BLVD SE	ALBUQUERQUE NM 87102-3922
LUK TING S TRUSTEE LUK TRUST	517 IRON AVE SE C	ALBUQUERQUE NM 87102-3938
GONZALEZ MARIA D	508 IRON AVE SE	ALBUQUERQUE NM 87102-3939
RONEY JOSHUA MATHEW	519 EDITH BLVD SE	ALBUQUERQUE NM 87102-3920
MARTINEZ JOSE & CHARLENE	8219 CAMINO DEL VENADO NW	ALBUQUERQUE NM 87120-5944
LEVERICK RICHARD M & PAMELA R	5120 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109-4610
GRASSEL KATHLEEN A	510 EDITH BLVD SE	ALBUQUERQUE NM 87102-3921
LASTRA LISA & LILLIAN ALVARADO	516 EDITH BLVD SE	ALBUQUERQUE NM 87102-3921
LOYD LEAH	602 EDITH AVE SE	ALBUQUERQUE NM 87102-3923
ZIMMER AMIE LEIGH	921 SANTA ANA AVE SE	ALBUQUERQUE NM 87123-4230
GARCIA ALEX & GLORIA L	516 IRON AVE SE	ALBUQUERQUE NM 87102-3939
DOLPH ELIZABETH	10901 PRINCESS JEANNE AVE NE	ALBUQUERQUE NM 87112-4249
EL PASEO VILLAGE INC	1720 LOUISIANA BLVD NE SUITE 402	ALBUQUERQUE NM 87110-7020
SPITTLER LELAND M & PENNY	515 WALTER ST SE	ALBUQUERQUE NM 87102
ARCHAMBEAU M KATHLEEN & BARNEVELD M	1328 E 38TH ST	OAKLAND CA 94602-1123
LOUDERBOUGH SARAH	608 EDITH BLVD SE	ALBUQUERQUE NM 87102-3923



Walter St SE

Iron Ave SE

Arno St SE

Hazeldine Ave SE

Edith Blvd SE

Walter St SE

Eugene
Field
Elementary

522 Edith
ABQ, NM 87102

CREMIN REBECCA
416 IRON AVE SE
ALBUQUERQUE NM 87102-3937

LASTRA LISA & LILLIAN ALVARADO
516 EDITH BLVD SE
ALBUQUERQUE NM 87102-3921

522 Edith Blvd
ABQ, NM 87102

MARTINEZ JOSE & CHARLENE
8219 CAMINO DEL VENADO NW
ALBUQUERQUE NM 87120-5944

GONZALEZ MARIA D
508 IRON AVE SE
ALBUQUERQUE NM 87102-3939

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

GRASSEL KATHLEEN A
510 EDITH BLVD SE
ALBUQUERQUE NM 87102-3921

522 Edith Blvd
Albuquerque, NM 87102

GARCIA ALEX & GLORIA L
516 IRON AVE SE
ALBUQUERQUE NM 87102-3939

SANDOVAL GRACIELA GONZALEZ
518 IRON AVE SE
ALBUQUERQUE NM 87102

LOUDERBOUGH SARAH
608 EDITH BLVD SE
ALBUQUERQUE NM 87102-3923

ARCHAMBEAU M KATHLEEN &
BARNEVELD MARLENE TRS
ARCHAMBEAU/BARNEVELD RVT
1328 E 38TH ST

522 Edith Blvd.
ABQ, NM 87102

HARSANY FREDERICK J & REBECCA F
1119 CASA TOMAS RD NE
ALBUQUERQUE NM 87113-1109

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ALBUQUERQUE NM 87102-3913

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ALBUQUERQUE NM 87123-1824

SPITTLER LELAND M & PENNY
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522 Edith Blvd.
ABQ, NM 87102

RONEY JOSHUA MATHEW
519 EDITH BLVD SE
ALBUQUERQUE NM 87102-3920

ZIMMER AMIE LEIGH
921 SANTA ANA AVE SE
ALBUQUERQUE NM 87123-4230

EHRENFEUCHT IRENA
607 EDITH BLVD SE
ALBUQUERQUE NM 87102-3922

LOYD LEAH
602 EDITH AVE SE
ALBUQUERQUE NM 87102-3923

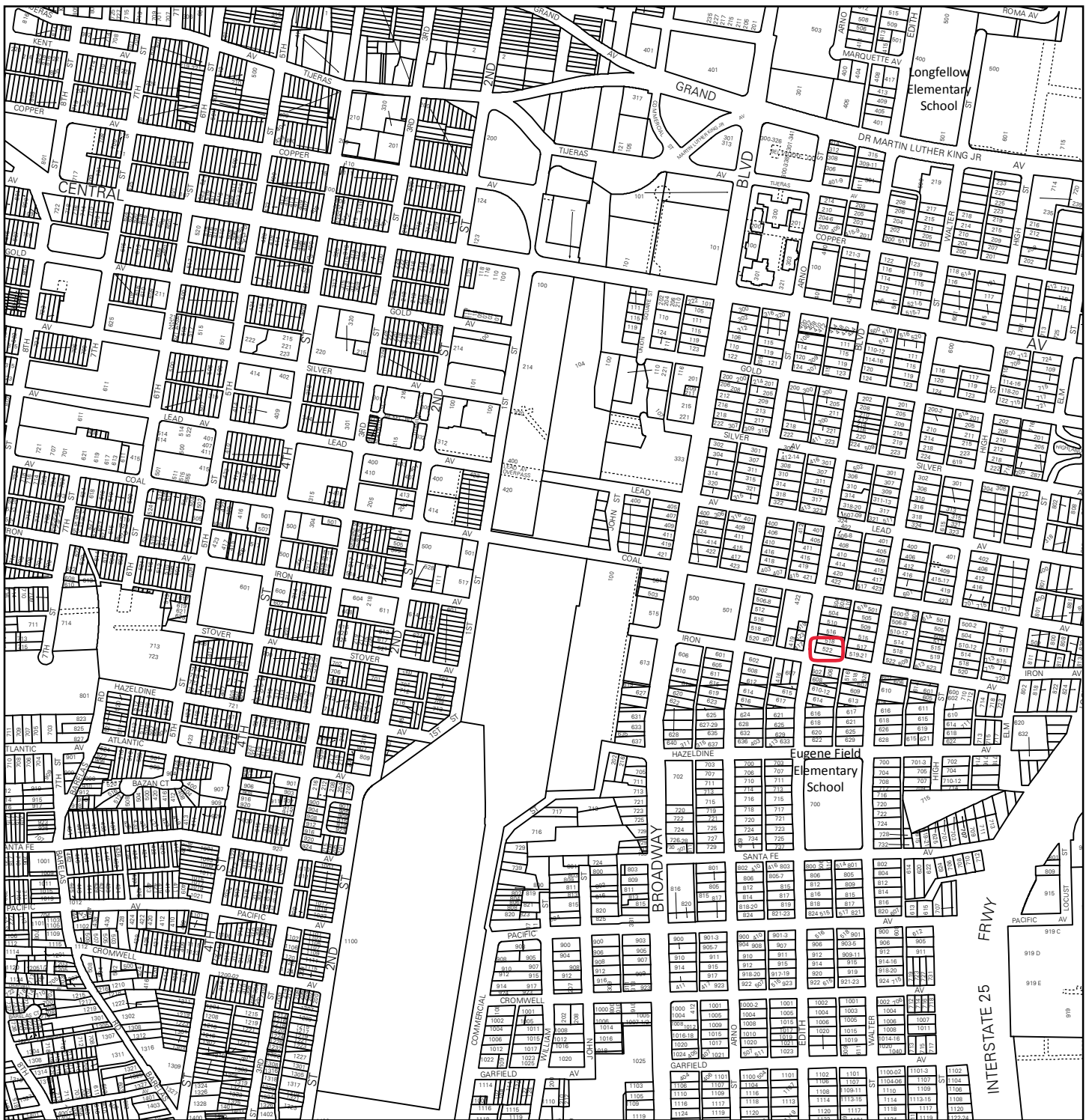
522 Edith Blvd.
ABQ, NM 87102

EL PASEO VILLAGE INC
1720 LOUISIANA BLVD NE SUITE 402
ALBUQUERQUE NM 87110-7020

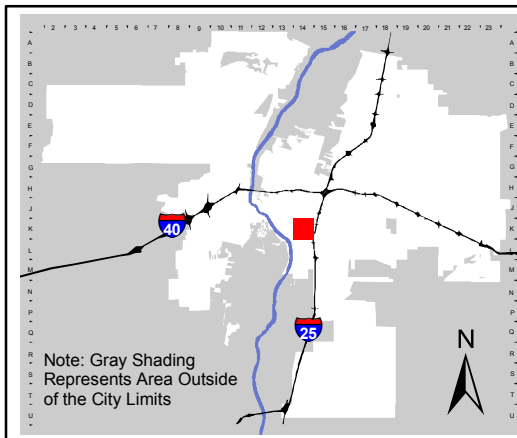
DOLPH ELIZABETH
10901 PRINCESS JEANNE AVE NE
ALBUQUERQUE NM 87112-4249

LEVERICK RICHARD M & PAMELA R
5120 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4610

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



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

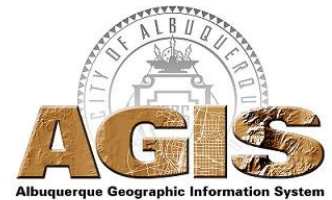


Address Map Page:

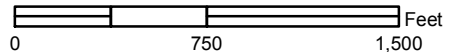
Site: 522 Edith SE

K-14-Z

Map Amended through:
3/17/2017

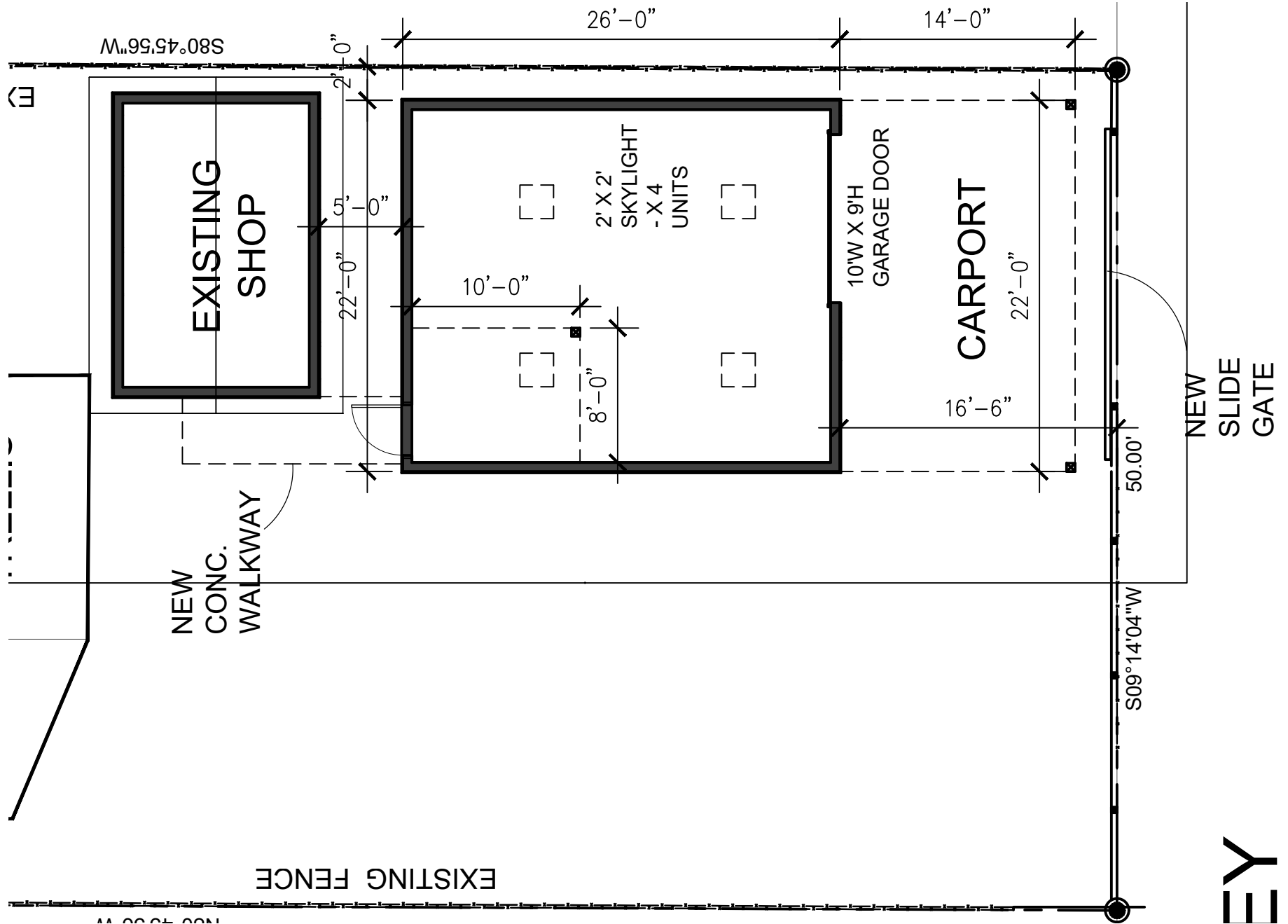


These addresses are for informational purposes only and are not intended for address verification.



Note: Gray Shading Represents Area Outside of the City Limits

SITE PLAN REDUCTIONS



FLOOR PLAN - Concept 3.1

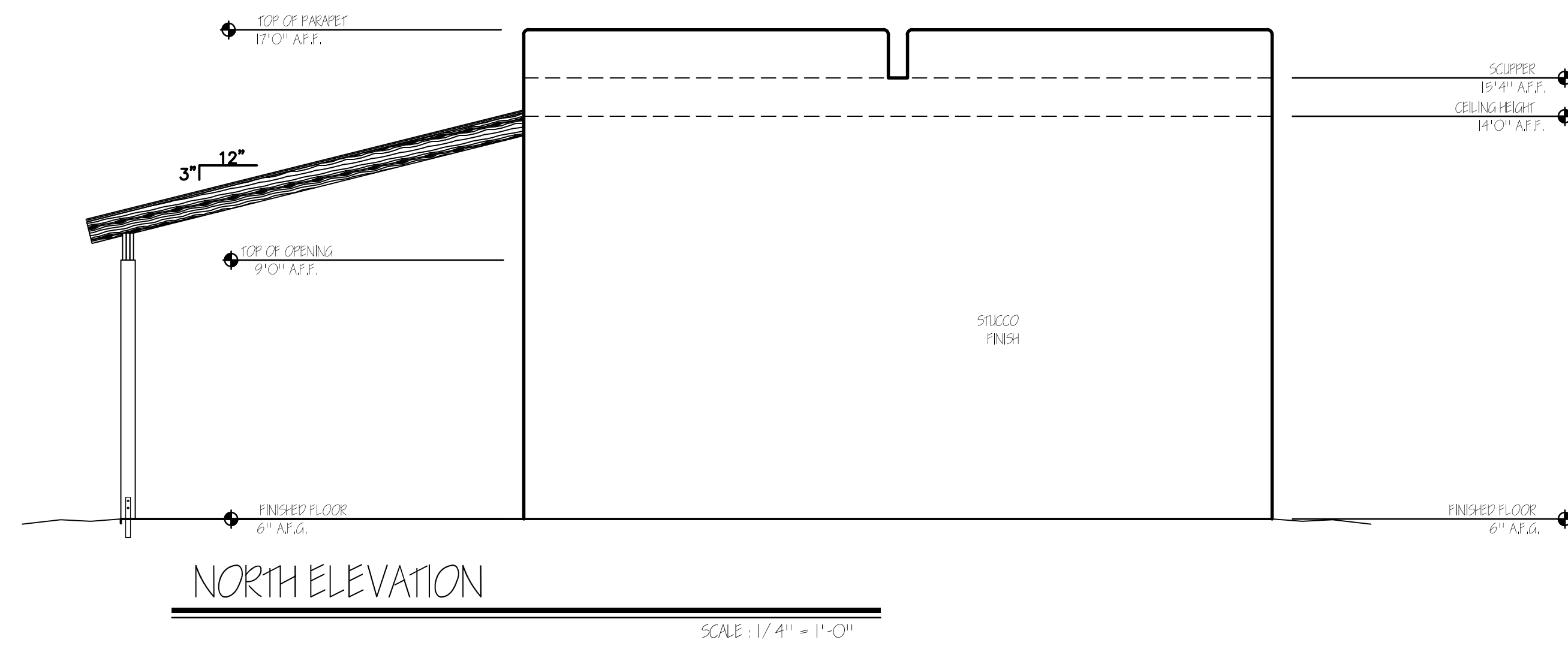
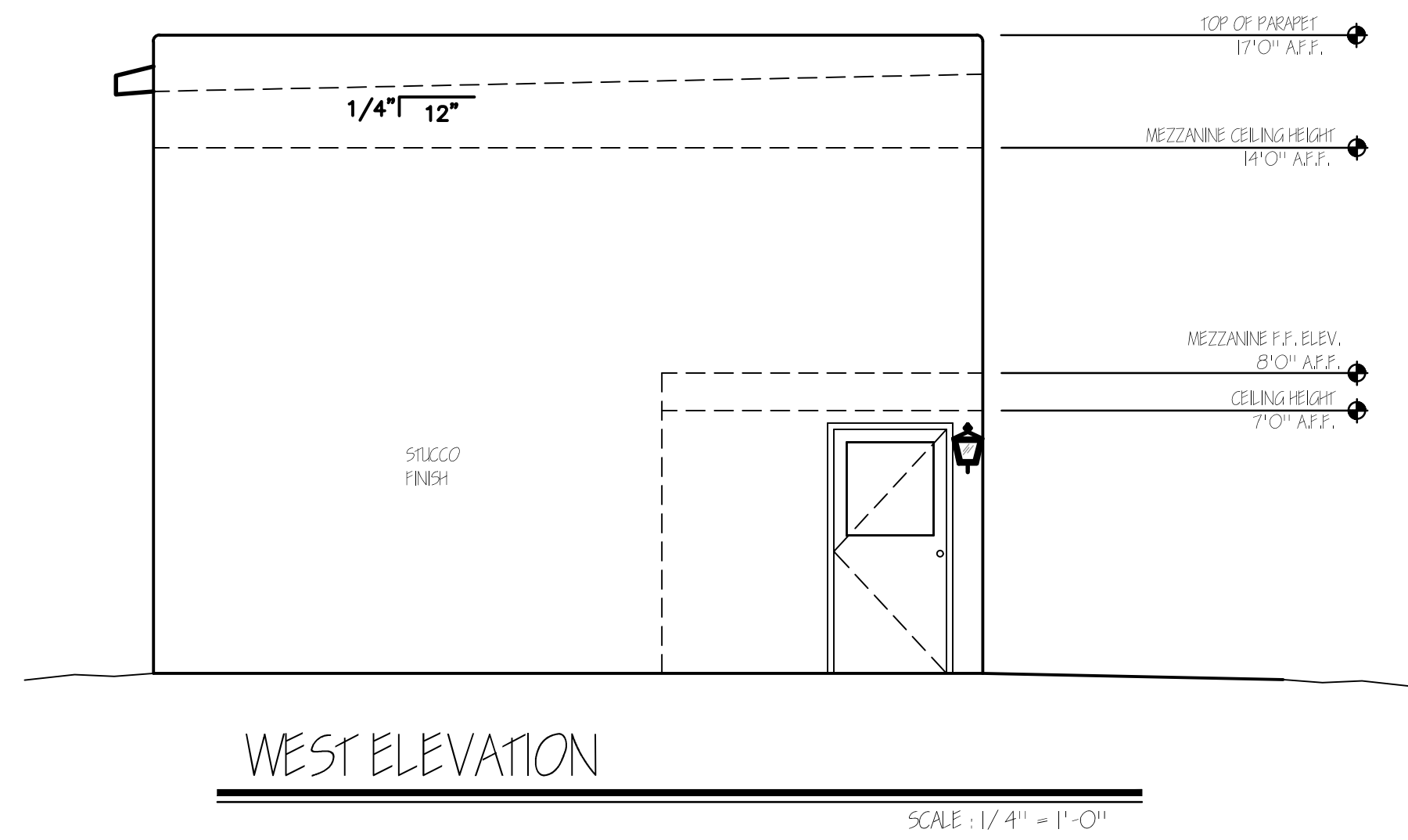
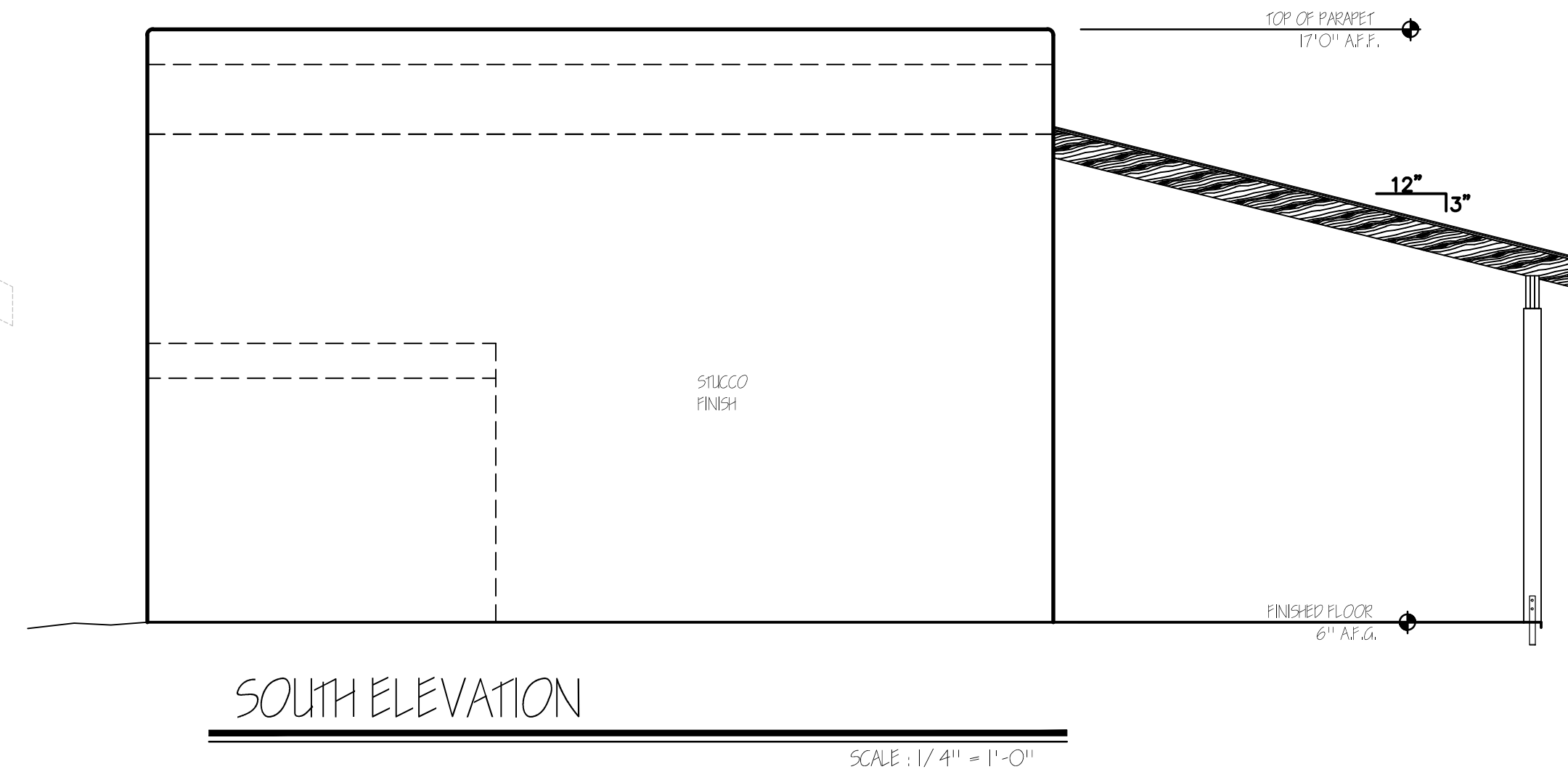
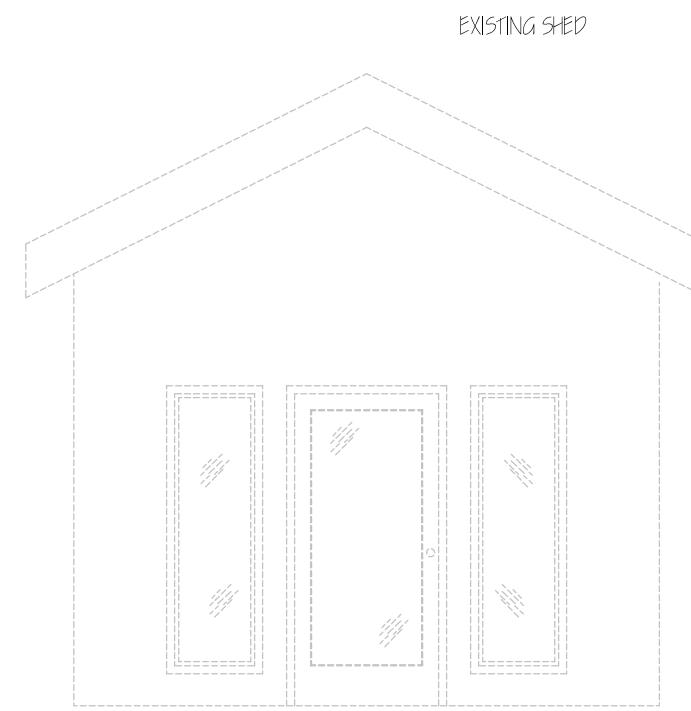
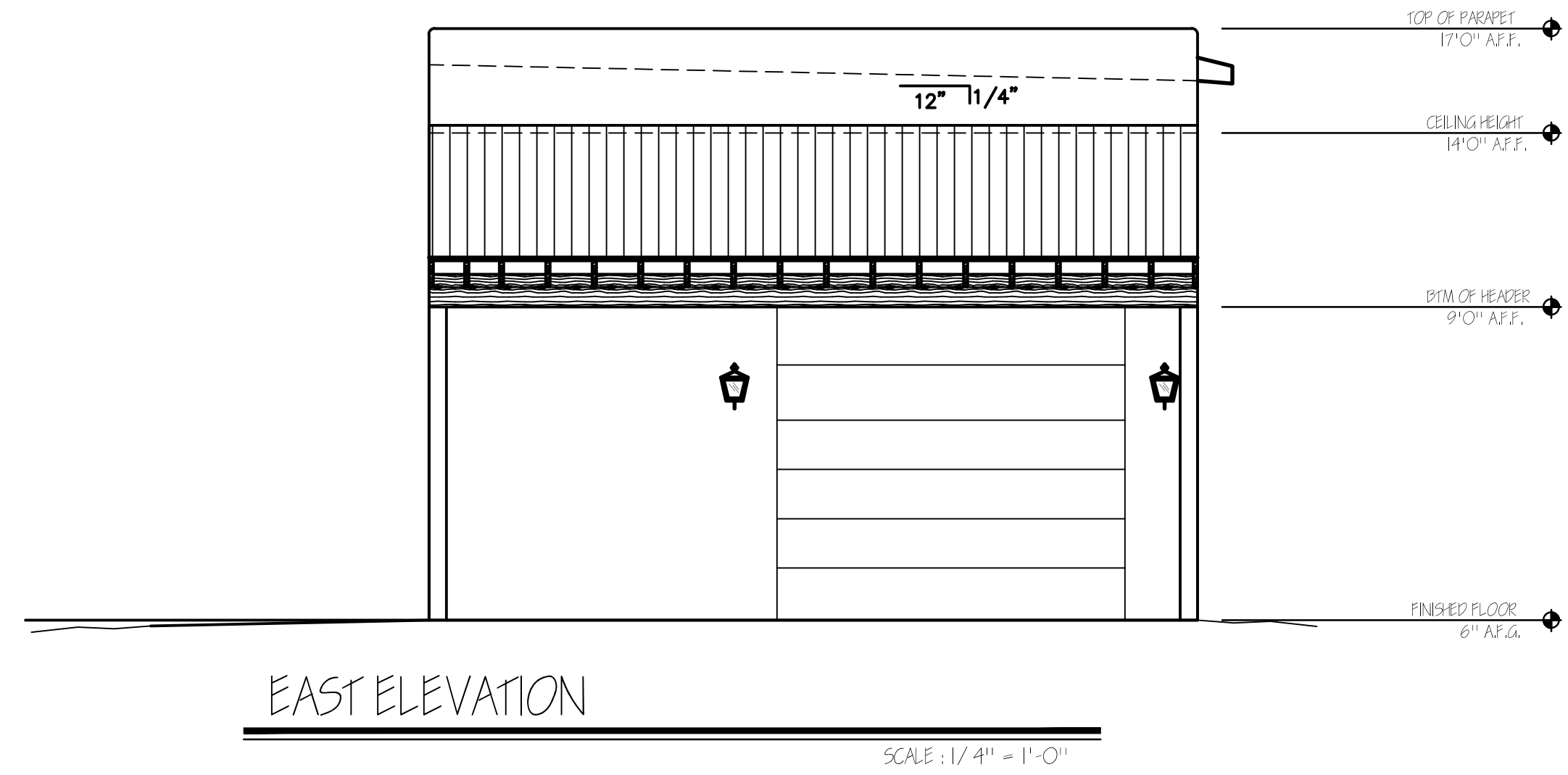
522 EDITH BLVD SE
 ALBUQUERQUE, NM 87102

1/8" = 1'-0"

572 SF (HEATED)



EY



FIRM NAME AND ADDRESS:

ASSOCIATE NAME AND ADDRESS:
3D WORKS
 design + development
 3223 El Toboso Dr. NW
 Albuquerque, NM 87104
 Phone: (505) 688-1570
 Email: dave@bdaarc.com

PROJECT TITLE:
NEW WORKSHOP
522 EDITH BLVD SE
ALBUQUERQUE, NM 87102
EXTERIOR ELEVATIONS
CONCEPT - 3.1

REVISIONS / COMMENTS:

LOCATION / ADDRESS:
 522 EDITH BLVD SE
 ALBUQUERQUE, NM 87102

DATE: 03/07/23

DRAWN BY: T. SOTOMAYOR

DWG. FILE: C-522 Edith-rev.dwg

SCALE: "AS NOTED"

PROJECT #: 2204-04-D. Gasser-int remodel

SHEET TITLE:
EXTERIOR ELEVATIONS
CONCEPT - 3.1

SHEET NO:
A201