



Landmarks Commission

City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 14, 2023

OFFICIAL NOTIFICATION OF DECISION

PR-2018-001212
SI-2023-00895
Application for Certificate of
Appropriateness

Eric Reicheun, requests approval of a Certificate of Appropriateness for New Construction at 522 Edith Blvd. SE, described as Lot 12, Block 31, Huning Highland Addition in the Huning Highland HPO-4 (K-14).

On June 14, 2023 the Landmarks Commission voted to Approve **PR-2018-001212, SI-2023-00895**, based on the following Findings and Conditions of Approval.

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.

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
 2. Provide revised drawings that will illustrate that downspouts will be used instead of canales so as to avoid runoff to neighboring properties.
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A **NON-REFUNDABLE** FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **June 14, 2023** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **June 29, 2023**.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Senior Planner, Landmarks Commission