



Agenda Item: 4
 Case # SI-2023-01503
 Project # PR-2022-007874
 October 11, 2023

Staff Report

Applicant	CABQ Planning Dept.
Request	Approval of Design Standards & Guidelines for the East End Addition (HPO-2)
Address/Location	Lots 1-7 & 18-23, Block 25 & 26, East End Addition, between Lomas Boulevard NE and Marble Avenue NE
Size	Approximately 2.72 acres
Zoning	R-1C
Historic Location	East End Addition (HPO-2)

Staff Recommendation

APPROVAL of Case # SI-2023-01503, Project # PR-2022-007874, a request for approval of proposed Design Standards & Guidelines for the East End Addition (HPO-2), based on the Findings beginning on page 10.

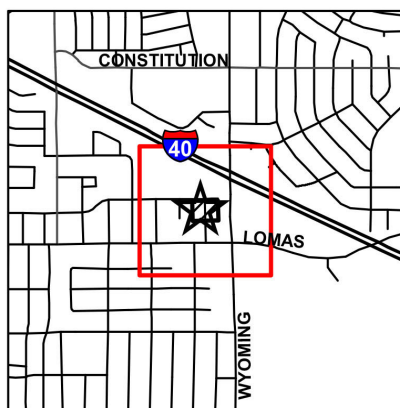
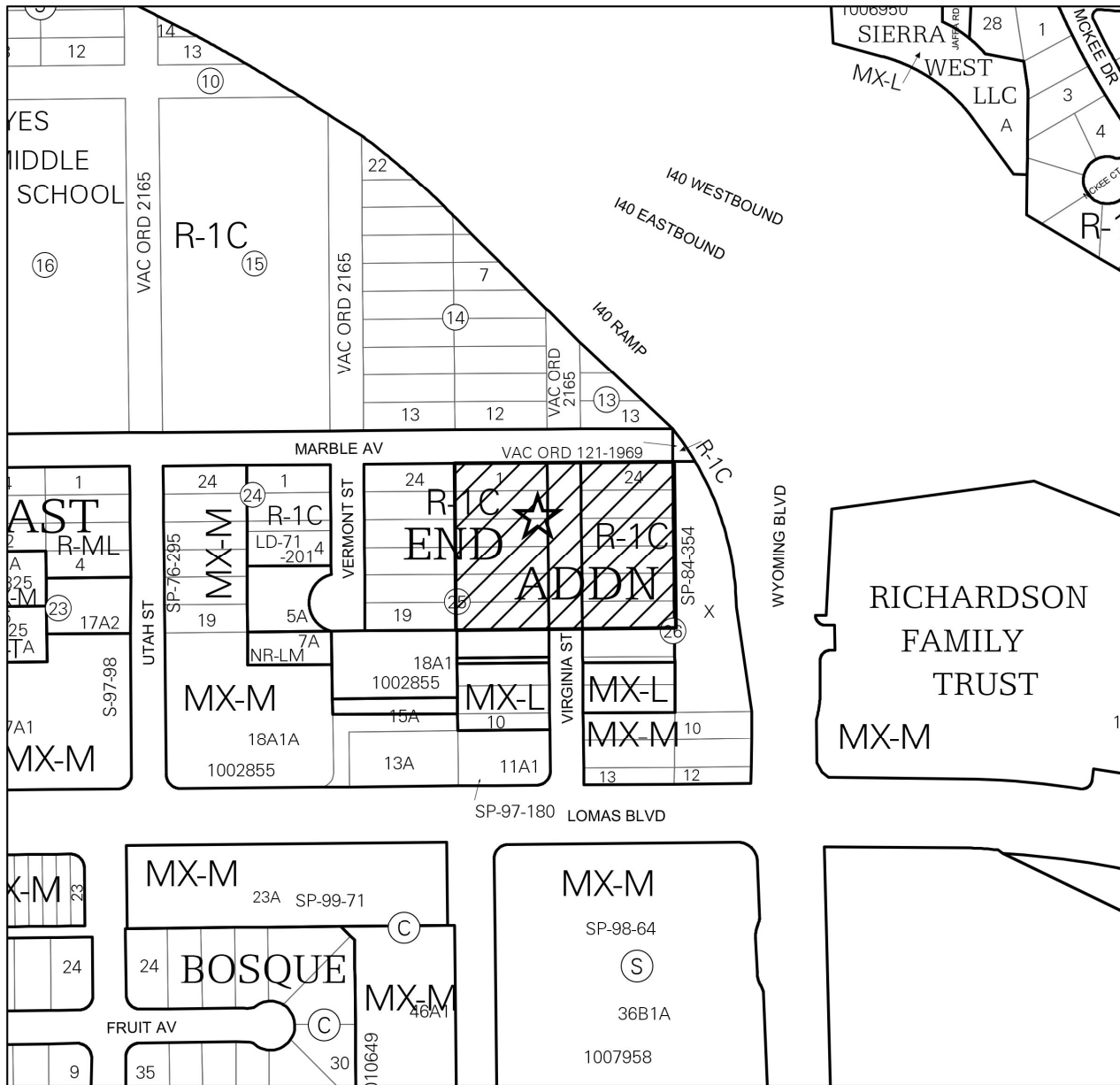
Silvia Bolivar, PLA ASLA
 Senior Planner

Summary of Analysis

The City filed this application to adopt Design Standards & Guidelines for the East End Addition Historic Protection Overlay Zone. City Council Ordinance (O-23-76) created the East End Addition Overlay Zone on April 3, 2023. The Integrated Development Ordinance Section 14-16-6-7(C)(2)(d) stipulates that the Landmarks Commission shall adopt specific development guidelines within 60 days of the overlay zone designation. However, developing the guidelines required more time to be produced than anticipated.

In 2009, the Landmarks Commission developed a format for overlay zones for HPOs so that they would have a consistent format and that language be generally consistent between the HPOs to facilitate the decision making process. Appended to this report are draft guidelines that were created using the LC format. City staff mailed the draft guidelines to property owners affected by the HPO but did not receive any comments.

The guidelines adequately articulate the preservation goals and provide standards for development that protects the cultural resources of the East End Addition. These Design Standards and Guidelines have been reviewed against IDO section 14-16-6-6(E)(3) Review and Decision Criteria for the adoption or amendment of such standards. The proposed Design Standards and Guidelines are consistent with the criteria and staff recommends approval.



IDO ZONING MAP

Note: Gray shading indicates County.

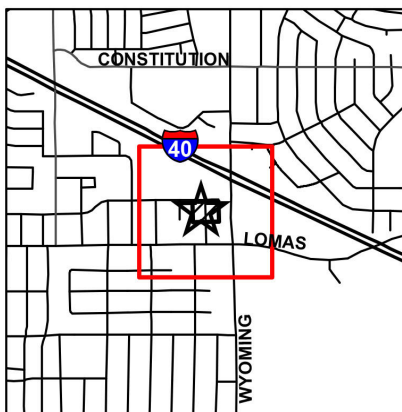
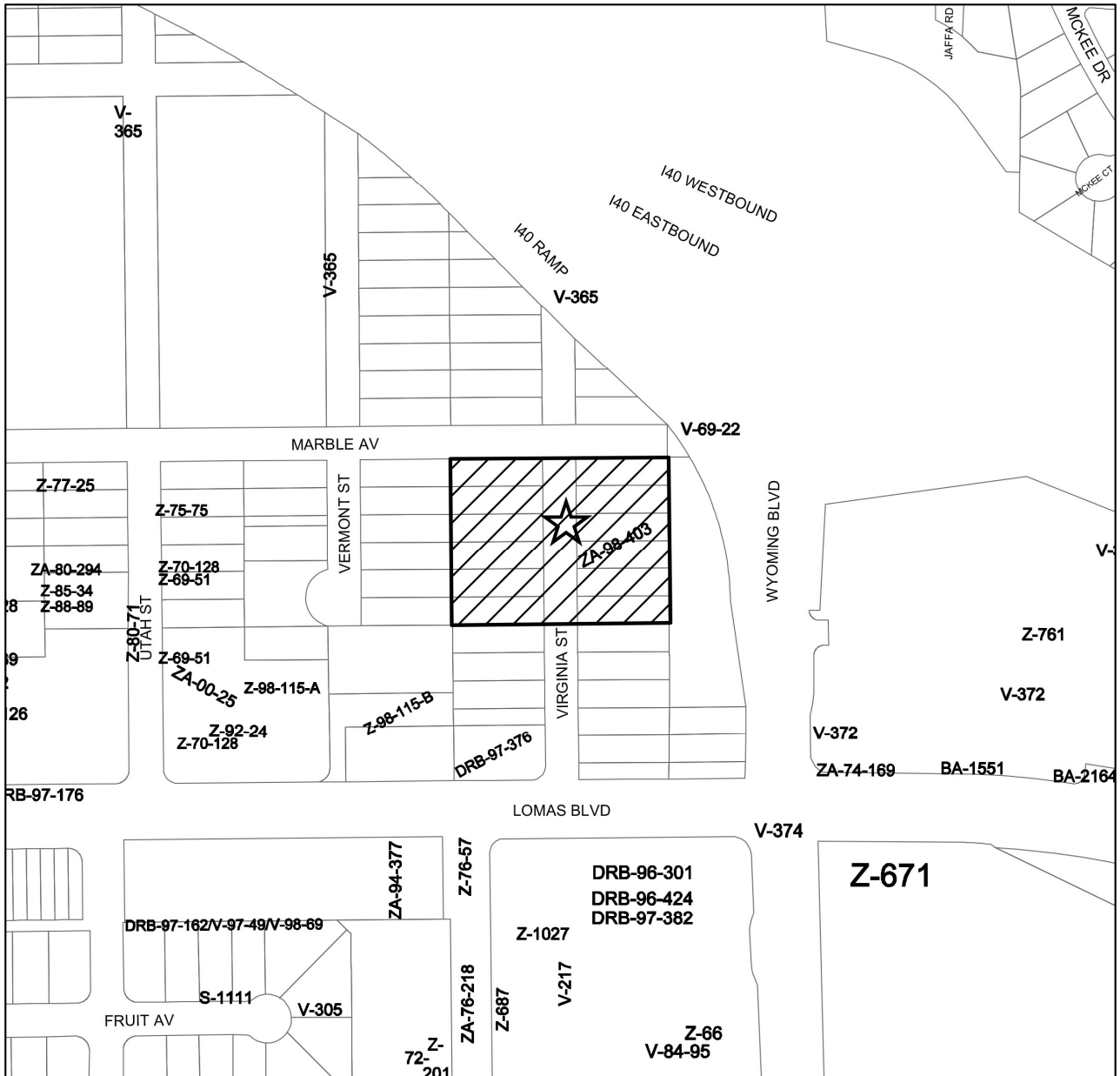
1 inch = 250 feet

Hearing Date:
10/11/2023

Project Number:
PR-2022-007874

Case Numbers:
SI-2023-01503

Zone Atlas Page:
J-19



HISTORY MAP

Note: Gray shading indicates County.

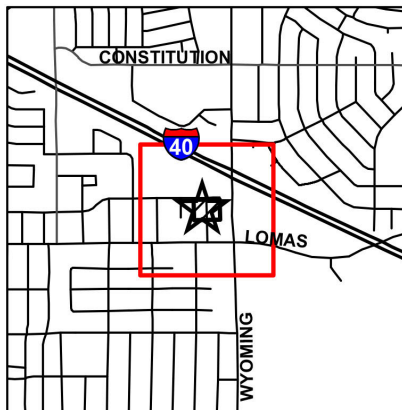
1 inch = 250 feet

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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 = 250 feet

Hearing Date:
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SUMMARY OF REQUEST

<i>Request</i>	<i>Approval of Design Standards & Guidelines for the East End Addition Historic Protection Overlay Zone (HPO-2).</i>
<i>Historic Location</i>	<i>East End Addition Historic Protection Overlay Zone (HPO-2)</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	Southwestern style, Post WWII Ranch-Plan home, Post WWII Pueblo-Revival, Territorial Revival Style	Contributing; Neutral; residential, commercial

II. INTRODUCTION

History and Context

This is an application filed by the City Planning Department to adopt Design Standards & Guidelines for the East End Addition Historic Protection Overlay Zone. The HPO includes Lots 1-7 & 18-23, Block 25 & 26 of the East End Addition located on Virginia Street, between Lomas Boulevard NE and Marble Avenue NE.

Overlay zones are mapped in addition to the provisions of another zone. The properties in the HPO are zoned R-1C. The overlay zone does not change any permissive, conditional or prohibited uses in the underlying zoning, but the overlay zone applies the requirements of Landmarks and Urban Conservation Ordinance to development proposals.

The design guidelines for a historic protection overlay zone play a critical role in preserving an area’s cultural and historical heritage, maintaining visual and architectural harmony, and supporting economic and community development while ensuring that changes are made to respect and enhance the unique character of HPOs. The guidelines were drafted in keeping with the local preservation ordinance and the Landmarks Commission guidelines and are intended to ensure that alterations and new construction respect the character-defining features of the East End Addition HPO-2.

The guidelines are intended to help individuals, architects, designers, and the Landmarks Commission address architectural character and context to guide alterations and improvements to the East End Addition properties, new construction or development, and demolition review. Given the unique nature of every property, they do not identify specific requirements for every proposed modification but rather guide the principles used to review the project. They are intended as a

supplement to, rather than as a substitute for, consultation with qualified architects, contractors, Landmark’s Commission Staff, the Commission, and the DRB.

Under the HPO, design review of new construction and alterations to existing buildings by the Landmarks Commission or its staff is required. The HPO also controls demolition of existing buildings in the zone. The design review would be conducted in accordance with development guidelines adopted specifically for the East End Addition HPO-2. Approved projects would be issued a “Certificate of Appropriateness” that certifies that the proposed development would be in compliance with the guidelines.

The appended Design Standards & Guidelines have been prepared and reviewed against IDO section 14-16-6-6(E)(3) Review and Decision Criteria for the adoption or amendment of such standards.

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 Article 12: Landmarks and Urban Conservation. The IDO Part 14-16-6-6(E)(1) stipulates: This subsection 14-4-6-6(E) applies to all applications to adopt or amend Design Standards and Guidelines for an HPO zone or a City landmark.

Part 14-16-6-6(E)(2) Procedure

6-6(E)(2)(a) The Historic Preservation Planner shall review the application to adopt or amend Historic Design Standards and Guidelines and make a recommendation to the LC.

6-6(E)(2)(b) The LC shall conduct a public hearing and make a decision on the application.

Integrated Development Ordinance (IDO)

City Council Ordinance (O-23-76) created the East End Addition Overlay Zone on April 3, 2023. The Integrated Development Ordinance Section 14-16-6-7(C)(2)(d) stipulates that the Landmarks Commission shall adopt specific development guidelines within 60 days of the overlay zone designation. However, developing the design guidelines required more time to be produced than anticipated. Procedures under Subsection 6-7(C)(2) state:

6-7(C)(2)(d) The LC shall adopt specific design standards and guidelines for the HPO zone or City landmark within 60 calendar days following City Council adoption pursuant to Subsection 14-16-6-6(E) (Historic Design Standards and Guidelines). Any

amendments to such standards and guidelines shall be reviewed pursuant to the same procedure.

Part 14-16-6-6(E)(3) Review and Decision Criteria

An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria:

6-6(E)(3)(a): The Design Standards and Guidelines are consistent with the criteria and findings for the establishment of the HPO zone or designation of the City landmark.

The Design Standards and Guidelines are consistent with the criteria and findings for establishing the East End Addition HPO-2.

6-6(E)(3)(b): The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials and designing new additions or alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. The East End Addition Design Guidelines and the U.S. Secretary of the Interior's Standards provide a framework and guidance for decision-making about work or property changes within the HPO-2.

6-6(E)(3)(c): The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Not applicable at this time as the HPO is not yet listed on either historical register.

6-6(E)(3)(d): The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

The East End Addition Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected in the East End Addition.

6-6(E)(3)(e): The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess the applications for alterations, construction, and demolitions for the HPO zone or City landmark.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources.

IV. NEIGHBORHOOD NOTIFICATION/PUBLIC OUTREACH

The East End Addition HPO-2 guidelines/handbook were mailed to property owners on August 11, 2023 (see attachments). In addition, per the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(B), a pre-submittal meeting was offered, but staff did not receive a response from property owners. However, staff did receive a telephone call requesting that an additional handbook be mailed to a property owner who resides at a different location.

As of the writing, Staff has not received any comments in support or opposition to the request.

V. CONCLUSIONS

The proposed Design Standards and Guidelines provide a framework for the continued preservation of the historic significance of the East End Addition. The guidelines are intended to help individuals, architects, designers, and the Landmarks Commission address architectural character and context to guide alterations and improvements to the East End Addition properties, new construction or development, and demolition review.

Staff finds that the proposed Design Standards and Guidelines meet the review and decision criteria for the adoption of new HPO guidelines per the IDO. Staff recommends the Landmarks Commission approve the appended Design Standards and Guidelines.

FINDINGS for APPROVAL of Design Standards & Guidelines for the East End Addition Historic Protection Overlay Zone (HPO-2) – Case #SI-2023-01503/Project #PR-2022-007874, October 11, 2023.

1. This is an application filed by the City Planning Department to adopt Development Standards & Guidelines for the East End Addition Historic Protection Overlay Zone. The HPO includes Lots 1-7 & 18-23, Block 25 & 26 of the East End Addition located on Virginia Street, between Lomas Boulevard NE and Marble Avenue NE.
2. City Council Ordinance (O-23-76) created the East End Addition Overlay Zone on April 3, 2023.
3. The Integrated Development Ordinance Section 14-16-6-7(C)(2)(d) stipulates that the Landmarks Commission shall adopt specific development guidelines within 60 days of the overlay zone designation.
4. The East End Addition HPO-2 includes single family homes in the Southwestern style, Post WWII Ranch-Plan home, Post WWII Pueblo-Revival, and Territorial Revival styles.
5. The proposed Design Guidelines and Standards have been reviewed against IDO Section 14-16-6-6(E)(3) Review and Decision Criteria. IDO Section 14-16-6-6(E)(3) stipulates: An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria 6-6 (E)(3)(a)-(e).

6-6(E)(3)(a): The Design Standards and Guidelines are consistent with the criteria and findings for the establishment of the HPO zone or designation of the City landmark.

The Design Standards and Guidelines are consistent with the criteria and findings for establishing the East End Addition HPO-2.

6-6(E)(3)(b): The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials and designing new additions or alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. The East End Addition Design Guidelines and the U.S. Secretary of the Interior's Standards provide a framework and guidance for decision-making about work or property changes within the HPO-2.

6-6(E)(3)(c): The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Not applicable at this time as the HPO is not yet listed on either historical register.

6-6(E)(3)(d): The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

The East End Addition Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected in the East End Addition.

6-6(E)(3)(e): The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess the applications for alterations, construction, and demolitions for the HPO zone or City landmark.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources.

6. Individual property owners within the Historic Protection Overlay Zone were notified of the request to consider adoption of development guidelines.
7. As of the writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION

Case # SI-2023-01503/Project # PR-2022-007874, October 11, 2023.

APPROVAL of Case # SI-2023-01503/Project # PR-2022-007874, an application for approval of Design Standards & Guidelines for the East End Addition Historic Protection Overlay Zone based on the above seven (7) findings.

Silvia Bolivar

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

PHOTOGRAPHS
EAST END ADDITION HPO-2



Figure 1: East End Addition Properties

Figure 2: East End Addition Properties



Figure 3: East End Addition Properties



Figure 4: East End Addition Properties

Figure 5: East End Addition Properties



Figure 6: East End Addition Properties





Figure 7: East End Addition Properties

Figure 8: East End Addition Properties



Figure 9: East End Addition Properties





Figure 10: East End Addition Properties

Figure 11: Posted Sign Request
9/27/23



Figure 12: Posted Sign Request
9/27/23

ZONING INFORMATION

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 15-16-3-5(H) for the East End Addition – 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	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<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 Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

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

BRIEF DESCRIPTION OF REQUEST

Design guidelines for the East End Addition

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

Lot or Tract No.: 1-7 & 18-23	Block: 25 & 26	Unit:
Subdivision/Addition: East End Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): J-19	Existing Zoning: R-1	Proposed Zoning:
# of Existing Lots: 12	# of Proposed Lots:	Total Area of Site (acres): 2.72

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Virginia Street Between: Lomas Blvd NE and: Marble Avenue NE

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

SI-2022-02108/PR-2022-007874

Signature:	Date: 9.11.23
Printed Name: Leslie Naji	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	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 checked="" type="checkbox"/> East End – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Eighth and Forrester HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Fourth Ward – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Huning Highland – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Old Town – HPO-6	
		<input type="checkbox"/> Silver Hill – HPO-7	
Unclassified Structures:		Residential Property? <input type="checkbox"/> X 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** 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: 9.11.23
Printed Name: Leslie Neji	<input type="checkbox"/> X Applicant or <input type="checkbox"/> Agent

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





LC PRE-APPLICATION MEETING



APPLICANT: City of Albuquerque Planning Department DATE: 9/11/23

AGENCY REPRESENTATIVES PRESENT AT MEETING:

- Leslie Naji
- Silvia Bolivar
- Others _____

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY? Lots 1-7 & 18-23, Block 25 & 26, East End Addition, on Virginia Street between Lomas Boulevard NE and Marble Avenue NE.

2. WHAT IS THE NATURE OF THE PROJECT?
Request approval of design standards and guidelines prepared for the East End Addition – HPO-2.

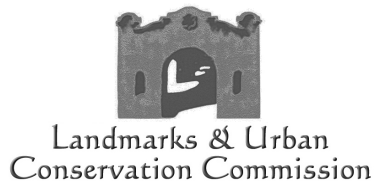
3. SUMMARY OF DISCUSSION (continued over)
Discussion of notification requirements/procedures that need to be followed in order to complete application packet to be submitted for the October 2023 Landmarks Commission Hearing.

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

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY
(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING).

ABlan 9/11/23
STAFF/DATE

[Signature] 9.11.23
APPLICANT OR AGENT/DATE



September 11, 2023

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

RE: Design Guidelines for the East End Addition Historic Protection Overlay (HPO-2)

Dear Chair Dudley:

Please accept this letter of justification, required by Subsection 14-16-6-6(E)(3) of the Integrated Development Ordinance (IDO) of the request to apply development guidelines to the East End Addition HPO-2.

In December 2022, the Landmarks Commission heard the request to designate a small portion of the East End Addition as a historic protection overlay zone. Subsequently, the City of Albuquerque's City Council approved the designation. One of the requirements in the Integrated Development Ordinance is that upon the designation of an HPO, historic design standards and guidelines be prepared.

The design guidelines for a historic protection overlay zone play a critical role in preserving an area's cultural and historical heritage, maintaining visual and architectural harmony, and supporting economic and community development while ensuring that changes are made to respect and enhance the unique character of HPOs. The guidelines were drafted in keeping with the local preservation ordinance and the Landmarks Commission guidelines and are intended to ensure that alterations and new construction respect the character-defining features of the East End Addition HPO-2.

The guidelines are intended to help individuals, architects, designers, and the Landmarks Commission address architectural character and context to guide alterations and improvements to the East End Addition properties, new construction or development, and demolition review. Given the unique nature of every property, they do not identify specific requirements for every proposed modification but rather guide the principles used to review the project. They are intended as a supplement to, rather than as a

substitute for, consultation with qualified architects, contractors, Landmark's Commission Staff, the Commission, and the DRB.

The Planning Department has compiled development guidelines and is submitting them for the Landmarks Commission approval. The proposed development guidelines for the East End Addition HPO-2 meet the Review and Decision Criteria in the Integrated Development Ordinance (IDO) Subsection 14-16-6-6-(E)(3).

6-6(E)(3)(a): The Design Standards and Guidelines are consistent with the criteria and findings for the establishment of the HPO zone or designation of the City landmark.

The Design Standards and Guidelines are consistent with the criteria and findings for establishing the East End Addition HPO-2.

6-6(E)(3)(b): The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials and designing new additions or alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. The East End Addition Design Guidelines and the U.S. Secretary of the Interior's Standards provide a framework and guidance for decision-making about work or property changes within the HPO-2.

6-6(E)(3)(c): The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Not applicable at this time as the HPO is not yet listed on either historical register.

6-6(E)(3)(d): The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

The East End Addition Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected in the East End Addition.

6-6(E)(3)(e): The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess the applications for alterations, construction, and demolitions for the HPO zone or City landmark.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources.

Public Outreach

The East End Addition HPO-2 guidelines/handbook were mailed to property owners on August 11, 2023 (see attachments). In addition, per the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(B), a pre-submittal meeting was offered, but staff did not receive a response from property owners. However, staff did receive a telephone call requesting that an additional handbook be mailed to a property owner who resides at a different location.

Sincerely,

Leslie Naji

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

Silvia Bolivar

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

August 11, 2023

RE: Neighborhood Meeting about Future Development Review Application – Design Guidelines and Standards for the East End Addition – HPO-2.

Dear Neighborhood Representative:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the application we will be making for Historic Design Standards and Guidelines for the East End Addition – HPO-2.

If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request at sabolivar@cabq.gov within 15 days. If so, a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office will be scheduled where the City of Albuquerque Planning Department will present the proposal, and we can discuss and answer questions or concerns you may have.

Contact information:

Leslie Naji, Principal Planner, Landmarks Commission, 505-924-3927, lnaji@cabq.gov

Silvia Bolivar, Senior Planner, Landmarks Commission, 505-924-3844, sabolivar@cabq.gov

Project or Development Proposal site address and/or Location: East End Addition Historic Protection Overlay (HPO-2), on Virginia Street NE, between Lomas Blvd NE and Marble Avenue NE, Albuquerque, New Mexico.

Name(s) of Agent/Project Owner, if different from contact name above:

Short Discussion of Proposal: On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was

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The intent is for the request to be heard by the Landmarks Commission on October 11, 2023, beginning at 3 p.m., and it will be held as a hybrid meeting meaning that the meeting will be held in person at Plaza Del Sol, 600 2nd Street NW, Basement Level, Albuquerque, NM 87102 and via a Zoom meeting. The phone number and web address will be posted in the Landmarks Commission agenda posted on October 3, 2023 at: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Sincerely,

Leslie Naji

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department

Property Owners – East End Addition

UPC: 101905851204240717

Owner: ESPINOSA BARNABE B & MARYANN

Owner Address: PO BOX 25192, ALBUQUERQUE NM 87125-0192

Situs Address: 1014 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 020 026EAST END ADD L20 EXC S10F X L21 EXC N30FT

Deeded Assessed Acres: 0.2204

Calculated GIS Acres: 0.2008

Tax Year: 2023

UPC: 101905851204940716

Owner: WASHINGTON JANICE

Owner Address: 10600 MOONBEAM CT NE, ALBUQUERQUE NM 87111-5035

Situs Address: 1016 VIRGINIA NE, ALBUQUERQUE NM 87110

Legal Description: * 021 026EAST END ADD N30FT L21 & S30FT L22

Deeded Assessed Acres: 0.0758

Calculated GIS Acres: 0.2235

Tax Year: 2023

UPC: 101905851205340715

Owner: PHILLIPS RUBIN J TR PHILLIPS RVT TR & PHILLIPS LARRY D TR PHILLIPS RVT

Owner Address: 7009 GISELE DR NE, ALBUQUERQUE NM 87109-6901

Situs Address: 1018 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: N 20' OF LT 22 & S 40' OF LT 23 BLK 26 OF EAST END ADDITION

Deeded Assessed Acres: 0.2272

Calculated GIS Acres: 0.2243

Tax Year: 2023

UPC: 101905851106040714

Owner: GARCIA ANTHONY & BATTAGLIA AVA M

Owner Address: 1701 BLUFFSIDE DR NW, ALBUQUERQUE NM 87105-1002

Situs Address: 1020 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 023 026EAST END ADD N10FT L23 & L24

Deeded Assessed Acres: 0.2571

Calculated GIS Acres: 0.231

Tax Year: 2023

UPC: 101905848906040610

Owner: GACUSAN MICHAEL ADELBERT GALANGA

Owner Address: 1021 VIRGINIA ST NE, ALBUQUERQUE NM 87110-7921

Situs Address: 1021 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 001 025EAST END ADD L1 & N10FT L2

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.2185

Tax Year: 2023

UPC: 101905848905540609

Owner: WALKER PRINCESS COLEMAN & DAVID EARL

Owner Address: 1019 VIRGINIA ST NE, ALBUQUERQUE NM 87110-7921

Situs Address: 1019 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 002 025EAST END ADD S40FT L2 & N20FT L3

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.1934

Tax Year: 2023

UPC: 101905848904940608

Owner: LANDER GLEN D & MARCIA L

Owner Address: 1017 VIRGINIA NE, ALBUQUERQUE NM 87110

Situs Address: 1017 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 003 025EAST END ADD S30FT L3 & N30FT L4

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.2312

Tax Year: 2023

UPC: 101905848904240607

Owner: VEGA JESUS M

Owner Address: 1015 VIRGINIA ST NE, ALBUQUERQUE NM 87110-7921

Situs Address: 1015 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 005 025S 20 FT OF LOT 4 & N 40 FT OF LOT 5 BLK 25 EAST END ADD

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.2235

Tax Year: 2023

UPC: 101905848903740606

Owner: MACDONALD LINDA L

Owner Address: 1013 VIRGINIA ST NE, ALBUQUERQUE NM 87110-7921

Situs Address: 1013 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 006 025EAST END ADD S10FT L5 & L6

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.2704

Tax Year: 2023

UPC: 101905848903040605

Owner: EAST END HOLDINGS LLC

Owner Address: PO BOX 26207, ALBUQUERQUE NM 87125-6207

Situs Address: 1011 VIRGINIA ST NE, ALBUQUERQUE NM 87110

Legal Description: * 007 025EAST END ADD L7 & N10FT L8

Deeded Assessed Acres: 0.2273

Calculated GIS Acres: 0.2259

Tax Year: 2023

August 11, 2023

Maryann & Barnabe Espinosa
PO Box 25192
Albuquerque, NM 87125-0192

RE: 1014 Virginia Street

Dear Property Owner:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

Under Section 3-22-3 NMSA 1978 of the Historic District and Landmark Act, the City Council, the governing body of the City of Albuquerque, has the authority to adopt zoning districts designating certain areas as historic areas and to adopt and enforce regulations and restrictions within such community concerning the erection, alteration, and destruction of buildings and other structures subject to public view from the public street.

Property owners or occupants within the East End Addition must obtain a Certificate of Appropriateness (COA) from the Landmarks Commission for any work project involving an exterior change to the appearance of any property. COAs are required for new construction, demolition, erecting of a fence, and external alterations. A COA is not required for interior changes to a building and routine maintenance (painting, re-caulking windows, landscaping).

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Please take a moment to review the handbook and contact staff if any items are of concern. In addition, per the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(B) Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the guidelines before an application is submitted to the Landmarks Commission for the East End Addition Historic Design Standards and Guidelines submission.

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Sincerely,

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Principal Planner
Landmarks Commission
(505) 924-3927
lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

Janice Washington
10600 Moonbeam Ct NE
Albuquerque, NM 87111-5035

RE: 1016 Virginia Street

Dear Mrs. Washington:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

Rubin & Larry Phillips & Phillips RVT
7009 Gisele Drive NE
Albuquerque, NM 87109-6901

RE: 1018 Virginia Street NE

Dear Property Owners:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

Ava Battaglia & Anthony Garcia
1701 Bluffside Dr NW
Albuquerque, NM 87105-1002

RE: 1020 Virginia Street NE

Dear Property Owners:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

Michael Gacusan
1021 Virginia Street NE
Albuquerque, NM 87110-7921

RE: 1021 Virginia Street NE

Dear Property Owner:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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Landmarks Commission
(505) 924-3927
lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

David Earl & Princess Coleman Walker
1019 Virginia Street NE
Albuquerque, NM 87110-7921

RE: 1019 Virginia Street NE

Dear Mr. & Mrs. Walker:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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Silvia Bolivar
Senior Planner
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sabolivar@cabq.gov

August 11, 2023

Glen & Marcia Lander
1017 Virginia Street NE
Albuquerque, NM 87110-7921

RE: 1017 Virginia Street NE

Dear Mr. & Mrs. Lander:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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sabolivar@cabq.gov

August 11, 2023

Jesus M. Vega
1015 Virginia Street NE
Albuquerque, NM 87110-7921

RE: 1015 Virginia Street NE

Dear Mr. Vega:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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As part of the notification packet, the Landmarks Commission staff would like you to review the East End Addition Neighborhood Handbook and Historic Protection Overlay Design Guidelines. The guidelines aim to preserve the historical and architectural character of the neighborhood while ensuring responsible stewardship of the homes.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark's Commission (LC) Staff, the Commissions, and the City of Albuquerque with regard to historic resources. Given the unique nature of every property, they do not identify specific requirements for every proposed modification, but rather provide guidance on the principles used to review projects.

Please take a moment to review the handbook and contact staff if any items are of concern. In addition, per the procedures of the City of Albuquerque Integrated Development Ordinance (IDO) Subsection 14-16-6-4(B) Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the guidelines before an application is submitted to the Landmarks Commission for the East End Addition Historic Design Standards and Guidelines submission.

If you would like a Neighborhood Meeting to discuss the handbook/guidelines, please respond to Silvia Bolivar, Senior Planner, at sabolivar@cabq.gov within 15 days. If so, a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office will be scheduled, where the City of Albuquerque's Planning Department will present the guidelines and discuss and answer any questions or concerns you may have. In case you would like to have the Neighborhood Meeting, the Landmarks Commission staff are open to suggestions regarding the location to streamline this process and accommodate community members as much as possible.

Thank you again for maintaining Albuquerque's unique character and preserving the place we call home.

Sincerely,

Leslie Naji
Principal Planner
Landmarks Commission
(505) 924-3927
lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

August 11, 2023

Linda McDonald
1013 Virginia Street NE
Albuquerque, NM 87110-7921

RE: 1013 Virginia Street NE

Dear Mrs. McDonald:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

Under Section 3-22-3 NMSA 1978 of the Historic District and Landmark Act, the City Council, the governing body of the City of Albuquerque, has the authority to adopt zoning districts designating certain areas as historic areas and to adopt and enforce regulations and restrictions within such community concerning the erection, alteration, and destruction of buildings and other structures subject to public view from the public street.

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Sincerely,

Leslie Naji
Principal Planner
Landmarks Commission
(505) 924-3927
lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844

August 11, 2023

East End Holdings
PO Box 26207
Albuquerque, NM 87125-6207

RE: 1011 Virginia Street NE

Dear Property Owner:

On December 14, 2022, by unanimous vote, the Landmarks Commission recommended a Historic Protection Overlay zone for a portion of the East End Addition to the City Council. The December 14, 2022, hearing allowed public comment and discussion. Subsequently, the Mayor and Council designated the East End Addition following a report and a formal recommendation by the Landmarks Commission. The designation was adopted on April 17, 2023. The district's boundaries are shown on the City of Albuquerque's Official Zoning Map.

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Sincerely,

Leslie Naji
Principal Planner
Landmarks Commission
(505) 924-3927
lnaji@cabq.gov

Silvia Bolivar
Senior Planner
Landmarks Commission
(505) 924-3844
sabolivar@cabq.gov

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: August 11, 2023

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

Property Owner within 100 feet*: (see attached)

Mailing Address*: (see attached)

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

1. Subject Property Address* East End Addition Properties on Virginia Street
Location Description East End Addition on Virginia Street between Lomas and Marble
2. Property Owner* (several – see attached list)
3. Agent/Applicant* *[if applicable]* City of Albuquerque Planning Department
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision _____ (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Other: Design guidelines and standards for the East End Addition – HPO-2

Summary of project/request^{1*}:

The City of Albuquerque intends to submit an application to implement design standards and guidelines for the East End Addition a Historic Protection Overlay Zone (HPO-2).

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

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

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

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

Date/Time*: October 11, 2023 at 3 pm

Location*²: Hybrid Meeting - Via Zoom and in person at Plaza del Sol – 600 2nd Street NW-
Basement Level, Albuquerque, NM 87102

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

To dial by phone: 1-301-715-8592 and entering Meeting ID: 226 959 2859

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

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

6. Where more information about the project can be found*³:

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

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

1. Zone Atlas Page(s)*⁴ J-19-Z

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

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

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

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

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

a. Location of proposed buildings and landscape areas.*

b. Access and circulation for vehicles and pedestrians.*

c. Maximum height of any proposed structures, with building elevations.*

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

² Physical address or Zoom link

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

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

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

e. For non-residential development*:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District R-1C _____

3. Overlay Zone(s) [if applicable] East End Addition – HPO-2 _____

4. Center or Corridor Area [if applicable] _____

Current Land Use(s) [vacant, if none] Residential _____

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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



PART I - PROCESS

Table with 2 columns: Question and Answer. Rows include: Use Table 6-1-1 in the IDO to answer the following; Application Type: Historic Design Standards & Guidelines - East End Addition HPO-2; Decision-making Body: Landmarks Commission; 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

Table with 2 columns: Question and Answer. Rows include: Address of property listed in application; Name of property owner: - See attached; Name of applicant: City of Albuquerque Planning Department; Date, time, and place of public meeting or hearing, if applicable: October 11, 2023 at 3:00 pm - Hybrid Mtg via Zoom and in person at Plaza Del Sol - 600 2nd Street NW, Basement Level, Albuquerque, NM 87102; Zoom Link: https://cabq.zoom.us/j/2269592859; Address, phone number, or website for additional information: To dial in by phone: 1-301-715-8592 and entering Meeting ID: 226 959 2859

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Table with 2 columns: Question and Answer. Rows include: Zone Atlas page indicating subject property. J-19-Z; Drawings, elevations, or other illustrations of this request. N/A; 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 SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Silvia Bolivar (Applicant signature) 8/11/23 (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



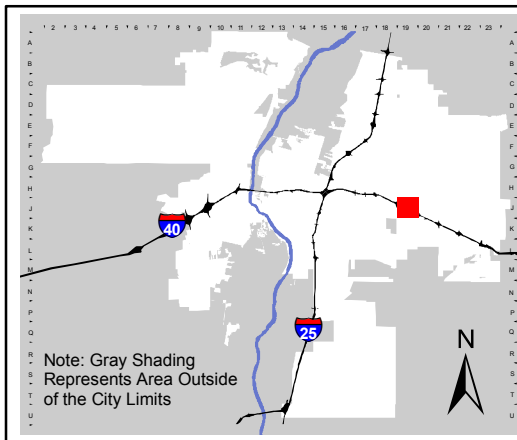
PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: Not applicable

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



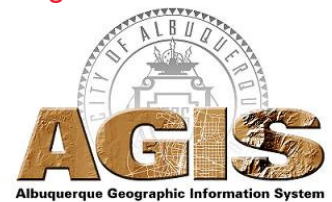
For more current information and details visit: www.cabq.gov/gis



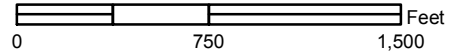
Address Map Page: **Site: 1008-1021 Virginia St. NE**

J-19-Z

Map Amended through:
3/17/2017



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



City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Michael Sacusan
1021 Virginia Street NE
Albuquerque, NM 87110-7921

City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102


Linda McDonald
1013 Virginia Street NE
Albuquerque, NM 87110-7921

City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102


East End Holdings
PO Box 26207
Albuquerque, NM 87125-6207

City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

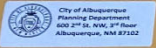
Ava Battaglia & Anthony Garcia
1701 Cliffside Drive NW
Albuquerque, NM 87105-1002

 City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Janice Washington
10600 Moonbeam Ct NE
Albuquerque, NM 87111-5035

 City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Robert & Tamy Phillips & Phillips RVT
7009 Dixie Drive NE
Albuquerque, NM 87109-6901



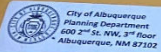
City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

David Carl & Purcesa Colman Walker
1019 Virginia Street
Albuquerque, NM 87110-7921



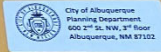
City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Jesus M. Vega
1015 Virginia Street NE
Albuquerque, NM 87110-7921



City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Maryanne & Ramon Espinosa
PO Box 25192
Albuquerque, NM 87125-0192



City of Albuquerque
Planning Department
600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Ken & Marcia Landis
1017 Virginia Street NE
Albuquerque, NM 87110-7921

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.

TIME: Signs must be posted from September 26, 2023 To October 26, 2023

5. REMOVAL

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

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

Leslie Nazi
(Applicant or Agent)

8/11/23
(Date)

I issued 2 signs for this application, 8/11/23, Silvia Bohwar
(Date) (Staff Member)

DESIGN STANDARDS & GUIDELINES
EAST END ADDITION HPO-2

EAST END ADDITION

Neighborhood Handbook and
Historic Protection Overlay Zone Design Guidelines

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Historic Preservation Handbook

Historic Preservation is the act of saving historic structures, sites, objects and man-made landscapes from deterioration or destruction. Saving these community assets takes many forms:

Official Recognition and Public Information creates awareness of the rich heritage of Albuquerque. The nation, state and city have determined that historic preservation merits support at each level of government.

Technical Advice and Assistance can encourage and guide rehabilitation and restoration.

Tax Benefits, though not currently available to East End Addition properties, support rehabilitation or restoration.

Laws can control changes to, or prevent demolition of, historic properties. They may allow greater flexibility in zoning or building code requirements for “registered” properties.

- The National Historic Preservation Act of 1966 set the policies which guide not only federal but many state programs.
- New Mexico passed the Cultural Properties Act in 1969 to implement provisions of the national law.
- The Albuquerque City Council approved the Landmarks and Urban Conservation (now the Landmarks Commission LC) Ordinance in 1978 to enable protection of significant districts and individual properties.
- Ten years later, the Albuquerque/Bernalillo County Comprehensive Plan reiterated local support for prehistoric and historic preservation thru goals for historic, cultural and archaeological resources.
- In 2022, East End Addition was designated as a City Historic Protection Overlay zone.

The purpose of this handbook is to provide guidance for improvements to historic properties. The development guidelines included in this manual provide the framework for selecting the most “appropriate” treatment when planning an exterior project on a historic property. They emphasize retaining, maintaining, and repairing building materials and features, often the least costly approach for property owners. This handbook serves as an educational and planning tool for property owners and their design professionals who seek to make improvements that may affect historic resources.

Why Preserve?

The sequence of Albuquerque's development is reflected by the houses, businesses, public buildings and industrial structures in the city's fabric. Albuquerque was one of the first cities in the country to enact historic preservation controls, when the Historic Old Town Zone was created with the adoption of the first Zoning Code for the City of Albuquerque in 1959. The old villa that represented the founding of the city by Spanish colonists two-hundred and fifty years earlier was recognized as a special place within Albuquerque, and the H-1 zone was created to manage development within Old Town.

As the city grew in the decades after World War II, many older buildings around town were demolished. The loss of pre-World War II buildings impacts Albuquerque, where such buildings are relatively scarce compared to other cities of similar size. When prominent local landmarks including the Alvarado Hotel and Huning Castle were destroyed, public concern about the loss of these resources escalated. People realized that such places had meaning for the community and were important cultural properties that contributed to Albuquerque's unique identity.

Paralleling developments in historic preservation efforts nationally in the 1970's, the City undertook a Historic Landmarks Survey in 1973. The survey inventoried the remaining historic buildings in the city and nearby unincorporated areas. In 1978, the results of that field survey, *Historic Albuquerque Today* was published.

To protect remaining buildings and sites, the Landmarks and Urban Conservation Ordinance was adopted by the City Council in 1978. The purpose of the ordinance is to "preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archaeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

The ordinance provides for the designation of some properties as City Landmarks and for the creation of historic zones where development is subject to careful consideration and approval by a commission appointed for that purpose.

The Albuquerque/Bernalillo County Comprehensive Plan, adopted in 1988, is Albuquerque's course of action for urban conservation and development and for environmental management. Unlike earlier general plans that emphasized infill development and urban renewal, often at the expense of the existing building and community fabric, the 1988 Comprehensive Plan included Environmental Protection and Heritage Conservation topics. Protection, reuse and enhancement of significant historic districts and buildings are included in the goals and policies established by the plan. The plan also recognizes neighborhoods as distinct "communities" that are "meaningful to people because of their special combination of natural environment, social life, history, architecture and demographic composition."

As wise stewards of our cultural properties we recognize that change occurs over time. We can be respectful in our treatment of our neighborhoods and historic buildings and protect their character or "spirit of place" through our planning processes. We have learned that the benefits to the community are scenic, economic, ecological, social, recreational and educational.

Registered Historic Districts of Albuquerque

National Register of Historic Places and/or New Mexico Register of Cultural Properties:

1. Aldo Leopold Neighborhood Historic District (first block of 14th SW, south of Central)
2. Atchison, Topeka & Santa Fe Railroad Locomotive Shops Historic District (2nd St. SW)
3. Barelas-South Fourth Street Historic District (along 4th between Stover and Bridge SW)
4. Broadmoor Historic District
5. Eighth Street/Forrester Historic District/HOZ* (northwest of downtown)
6. Fourth Ward Historic District/HOZ* (west of downtown between Central and Lomas)
7. Granada Heights Historic District
8. Huning Highland Historic District/HOZ* (east of downtown)
9. Los Alamos Addition Historic District (in North Valley north of Montano between 4th and 2nd)
10. Los Griegos Historic District (in North Valley along Griegos Road and Guadalupe Trail)
11. Manzano Court Historic District (between Lomas and Mountain Road, east of 11th)
12. Medical Arts Historic District
13. Menaul School Historic District (NE corner of Menaul and Broadway)
14. Monte Vista & College View Historic District (just east of UNM main campus)
15. Old Albuquerque Historic District* /HOZ* (Old Town)
16. Orilla de la Acequia Historic District (east of Old Town)
17. Parkland Hills Historic District
18. Silver Hill Historic District/HOZ* (between UNM main campus and CNM)
19. Spruce Park Historic District (just west of UNM)
20. Veterans Administration Medical Center Historic District (near Kirtland Air Force Base south of Gibson Blvd.)
21. Watson Historic District (east of Old Town, north of Lomas)
22. Sigma Chi Historic District (west of University between Lomas and Las Lomas)
23. Vista Larga Historic District (South of Indian School Road and east of University)

City of Albuquerque Historic Protection Overlay Zones

Historic Districts with Landmarks Commission review

1. East Downtown Historic District HPO-1
2. East End Addition HPO-2
3. Eighth Street and Forrester Historic District HPO-3
4. Fourth Ward Historic District HPO-4
5. Huning Highland Historic District HPO-5
6. Old Albuquerque (Old Town) Historic District HPO-6
7. Silver Hill Historic District HPO-7

Please consult City Planning Department staff for more specific information about district boundaries and building status.

Landmarks & Urban Conservation Commission

The Landmarks and Urban Conservation Commission (LUCC) was established in 1978 by an act of the City Council along with the adoption of the Landmarks and Urban Conservation Ordinance (Article 12, Chapter 14, R.O.A. 1994). The Commission consists of seven members, appointed by the Mayor with the City Council's confirmation, with expertise in areas related to historic preservation including architecture, real estate, construction or archaeology. Two members own property in a historic district.

The Commission's responsibilities as set forth in the ordinance are to:

- Identify and evaluate structures and areas worthy of conservation, and to review the status of structures and zones already designated.
- Recommend to the Mayor and City Council landmarks to be designated.
- Conduct public hearings and make recommendations to City Council on applications for Historic and Urban Conservation Overlay Zones.
- Adopt development guidelines for designated Landmarks and Historic Zones.
- Review and make decisions regarding applications for alteration, new construction or demolition within Historic Zones or on Landmark sites.
- Disseminate information to the public and seek input from interested groups and individuals concerning historic preservation and conservation.
- Make recommendations to the Mayor and City Council on methods for achieving historic preservation and conservation.
- Advise the Mayor, City Council, and the Environmental Planning Commission on any proposed public improvements affecting the exterior appearance of Landmarks or significant structures in Historic Zones.

DESIGNATION OF HISTORIC PROTECTION OVERLAY ZONES AND CITY LANDMARKS

Landmark sites or structures and HPO Zones may be designated by the City Council pursuant to subsection 14-16-6-7(C) - Adoption or Amendment of Historic Designation as per the Integrated Development Ordinance.

ADOPTION OR AMENDMENT OF LANDMARK OR HISTORIC PROTECTION OVERLAY ZONE

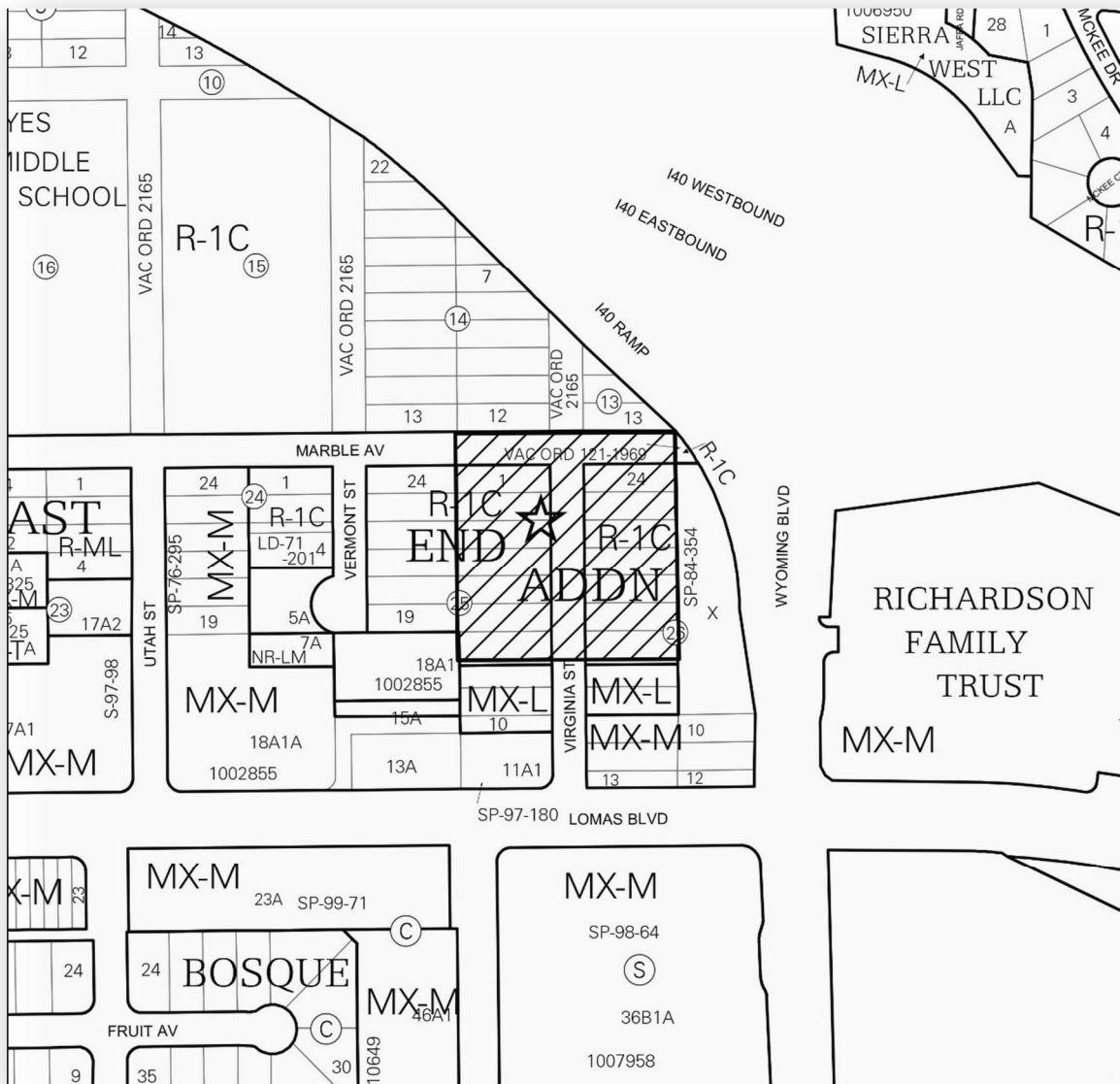
Amendments to the text of an HPO zone in Section 14-16-3-5 or to any other standard in this IDO that applies specifically to an HPO zone shall be reviewed and decided pursuant to Subsection 14-16-6-7(C) – Adoption or Amendment of Historic Designation as per the Integrated Development Ordinance.

The Landmarks and Urban Conservation Commission (LUCC) was established in 1978 by an act of the City Council along with the adoption of the Landmarks and Urban Conservation Ordinance (Article 12, Chapter 14, R.O.A. 1994). The Commission consists of seven members, appointed by the Mayor with the City Council's confirmation, with expertise in areas related to historic preservation including architecture, real estate, construction or archaeology. Two members own property in a historic district.

Historic Protection Overlay Zones (HPOs)

A goal from the Albuquerque/Bernalillo County Comprehensive Plan is to “Protect, reuse, and enhance significant historic buildings and districts.” In order to achieve this goal, historic protection overlay zones were established to protect the unique historic character of neighborhoods for future generations. Historic protection overlay zones provide some control over changes and development in historic neighborhoods, promote heritage tourism and contribute to sustainability by continued use of the materials in historic buildings.

East End Addition HPO-2



Boundaries: Lots 1-7 & 18-23, Block 25 & 26, East End Addition, on Virginia Street NE, between Lomas Boulevard NE and Marble Avenue NE, approximately 2.72 acres, Zoned R-1, Zone Atlas Map J-19-Z.

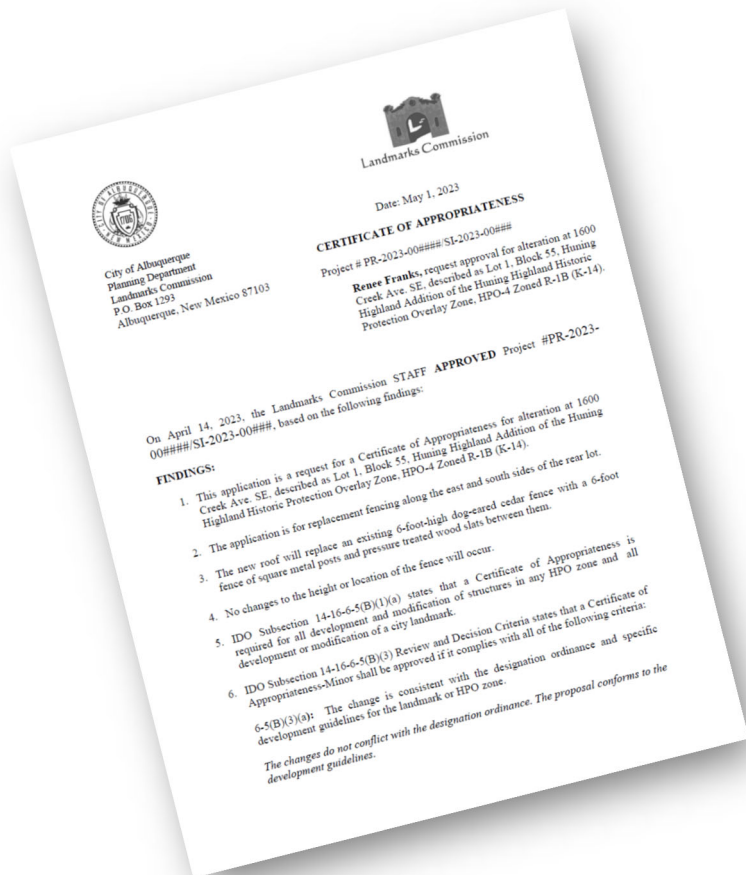
Certificate of Appropriateness

The Albuquerque Integrated Development Ordinance requires that a Certificate of Appropriateness be obtained prior to any exterior changes to City Landmarks or any property within a Historic Protection Overlay (HPO) zone. A Certificate of Appropriateness is a document certifying that a project meets the standards outlined in state and local law for such work. A building permit that includes exterior work will not be issued within a n HPO until either the Landmarks Commission or its staff has first issued a Certificate of Appropriateness. Exterior work that does not require a building permit must still receive a Certificate of Appropriateness.

Generally, interior work does not require historic preservation review as long as no structural members affecting the facades are modified. All exterior work affecting the character, design, composition, form or appearance requires review by the Landmarks Commission or their staff. This includes roofing, fencing and yard walls and window replacement. Routine maintenance, including painting, does not require review. It is best to check with city staff when considering work on your property.

If a City building or zoning inspector finds that work is occurring without authorization, the work is stopped, or “red tagged”. In the simplest situations, construction or demolition is delayed; in more problematic

situations, reversal of the alteration may be required. An owner’s investment of time and money in an unauthorized alteration is not considered justification for approval. Penalties including additional fees, public hearings, fines and court action may be imposed for failure to obtain a Certificate of Appropriateness prior to work beginning. This is an undesirable circumstance that should be avoided. It is advisable to consult city staff to determine if a Certificate of Appropriateness is required.



Sample Certificate of Appropriateness

Appeals

As per the Integrated Development Ordinance (IDO) Section 14-16-6-4(V)(1)(a) decisions by the Historic Preservation Planners on a Certificate of Appropriateness – Minor may be appealed to the Landmarks Commission.

6-4(V)(1)(c) The following approvals and decisions may be appealed to the City Council through the LUHO:

1. All decisions for which the City Council has final decision making authority for appeals pursuant to Table 6-1-1, including the LC’s decision on an appeal of a Historic Certificate of Appropriateness – Minor pursuant to subsection (a) above.

4. In an appeal to the City Council through the LUHO, the LUHO shall take 1 of the following actions:
 - a. Recommend a proposed disposition of the appeal to the City Council with supporting analysis and findings. The LUHO may recommend that an appeal be affirmed in whole or in part, reversed in whole or in part, and/or remanded in whole or in part.
 - b. Directly remand an appeal for reconsideration on further review by the lower decision-making body if a remand is necessary to clarify or supplement the record or if remand would be more expeditiously dispose of the matter.

Procedure

6-4(V)(3) Filing an Appeal

1. An appeal must be filed with the Planning Director within 15 calendar days, excluding holidays listed in Part 3-1-12 of ROA 1994 (Legal Holidays), after the decision.
 - a. The date that the decision was made is not included in the 15-day period for filing an appeal.
 - b. The Planning Director shall not accept appeals filed after the 15-day deadline in Subsection a above has passed.

6-4(V)(3)(b) Landmarks Commission – Appeal of Historic Certificate of Appropriateness – Minor.

1. Once an appeal has been accepted by the Planning Director, the City Planning Department staff (Historic Preservation Planner) shall prepare and transmit a record of the appeal together with all appeal material received from the appellant the property owner and appellant(s) and to the LC. The LC staff shall schedule a hearing on the matter within 45 calendar days of receipt. The Historic Preservation Planners shall notify the parties. Appellants and parties to the appeal may submit written argument to the LC so long as the written argument is received by LC staff at least 10 calendar days prior to the hearing.
2. The LC may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that

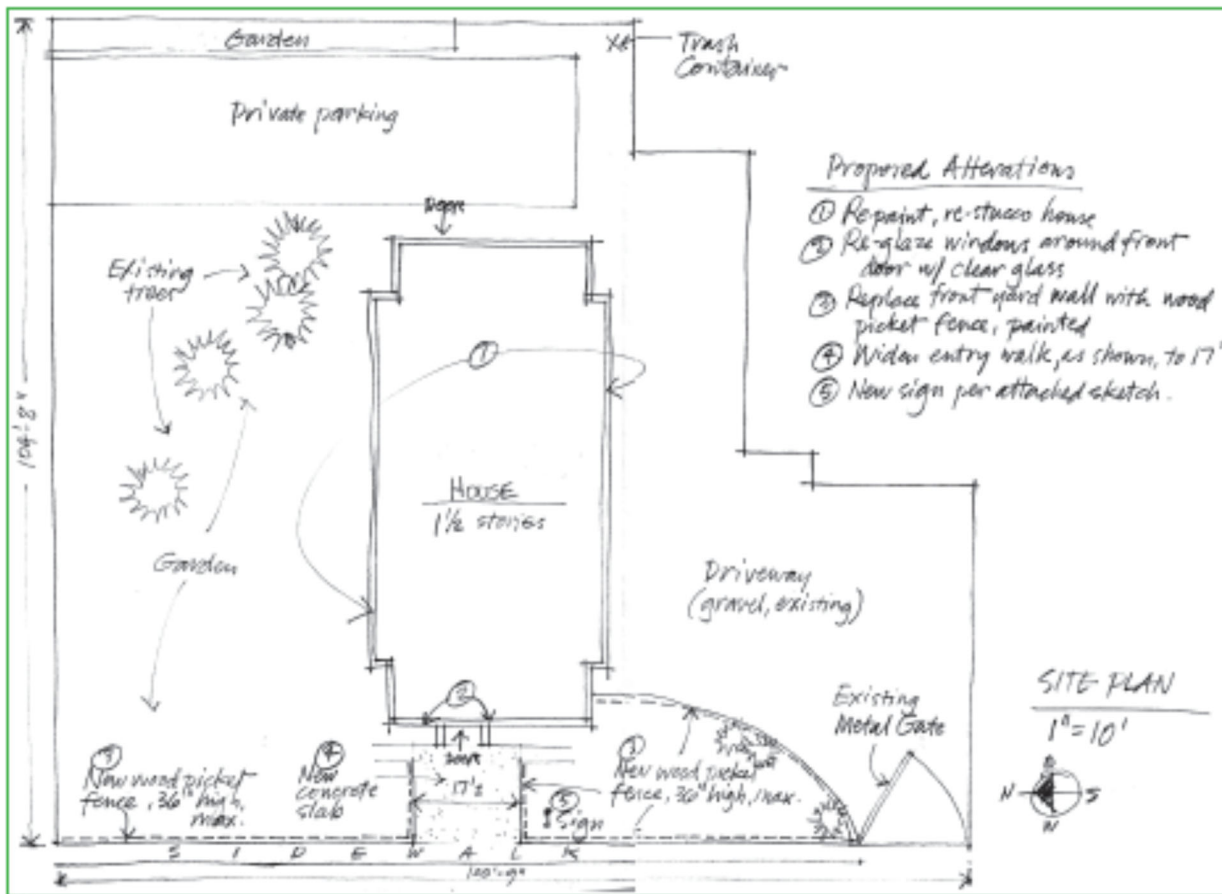
is offered on a key factual issue, may be allowed or may justify remand.

3. The LC may impose reasonable limitations on the number of witnesses heard and, on the nature, and length of their testimony and cross-examination.
4. The LC shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.
5. The LC may affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of the IDO, applicable City regulations, and any prior approvals related to the subject matter.
6. If the LC determines that the matter should be remanded, the LC shall set forth the reason (s) for the remand and the matters to be reconsidered and may order such remand. The matter must be heard and decided by the original decision-making body prior to any further appeal to the matter.

Application Submittal

Whether an application is reviewed administratively by LC staff, or by the LC at a public hearing, the amount and quality of information as applicant supplies is crucial to getting a project reviewed. Provide photographs, or consult with city staff to see if they will take photographs. Provide drawings of the work to be done as illustrated on the following page. Also provide manufacturer's brochures, if possible, for products such as windows and doors, and a sample of materials if not commonly used in your neighborhood. The more information the applicant provides in the beginning of the process, the more quickly the application can be reviewed.

Applications are submitted to LC staff via email for review on standard forms. Once reviewed for completeness, staff will forward it to be given a project number. LC staff will assist with the preparation of an application. Fees do apply.



Site plans may be required for many applications.

How to Use the Guidelines

The guidelines are to help residents improve and maintain their property. They are also intended to be a guide for use by government administrators and investors to insure quality design that is expressive of the East End Addition culture and history.

These guidelines include:

- Neighborhood History and Character
- Architectural Styles
- Basic Design Elements and ideas for improvements
- Additional Design considerations for safety
- Home Maintenance
- New houses – setbacks, features, massing
- List of City services and possible aid agencies

Design Review Process



Neighborhood History and Character

The East End Addition is a small enclave of residential homes on the block of Virginia Street, between Lomas Boulevard NE and Marble Avenue NE. The neighborhood was built between 1950 and 1972 with two final homes added in the 1980s. Several of the homes have been demolished over the years due to changing land uses.

The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania in the west and Wyoming in the east; Lomas in the south and Constitution to the north. Fifteen acres on its northwestern border were assigned to a never-built War Mother's Memorial Hospital and 2.4 acres, owned by Julian Dallas, sat south of the hospital. Two full city blocks in the center of the subdivision were set aside for use as a park. Outley and his partners, envisioned this land at the eastern edge of the city as a suburb for African-American families. The Fraternal Aid Association knew that Albuquerque was growing eastward and that someday the East End Addition would be in the heart of the city.

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico. The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Virginia Ballou's partner, an African-American contractor from Phoenix, Arizona.

The second wave of homes on Vermont were built between 1961 and 1972 by several construction firms. Two final homes on Vermont completed the neighborhood. One was built in 1982 and one was relocated from the University Heights Addition in 1984.

The East End Addition is reminiscent of hundreds of residential streets in the Northeast Heights of Albuquerque. The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, in the City of Albuquerque other than the East End Addition.

Architectural Styles

The East End Addition was established in the early 1950s at the time of the growth of the Rambler style suburban home. Within that genre of houses that were built along Virginia Street, there were a few architectural style influences that could be chosen. While all of the floor plans were basically the same, the outward expression seen on the houses were one of the following types:

- Suburban Ranch
- Simplified Modern Ranch
- Southwest Vernacular Ranch

Developed in the 20s and 30s in California, it later became the most popular house form of the Post WWII housing boom. It was utilitarian, economical and modern and has regional variations. Divided into two primary types, by form and period:

- Transitional/Early Ranch Form
- Ranch Form

Transitional/Early Ranch Form:

- Small, boxlike, one-story w/ horizontal massing, often L-plan
- Asymmetrical fenestration
- Picture, double-hung and casement windows
- Low-pitch gable or hipped roof w/wide overhang
- Square/rectangular window and door openings
- Often features a small entry porch at intersection of wings, metal window sash and horizontal siding on gable ends
- Typically, side-gabled roofs
- Facades sometimes veneered in brick or stone
- Set close together on small lots
- Sometimes feature an attached car port

Suburban Ranch



Simplified Modern Ranch



Southwest Vernacular Ranch



This style is noted for a variety of parapet shapes (undulating, capped mixed with molding, crenellated, rounded stepped, stepped, etc.). This is a vernacular style that developed by speculative builders and folk builders in response to all of the regional revival styles of the Southwest. Typically, all that distinguished this style is a shaped parapet, usually with a flat roof. Buildings are usually one story, with concrete stucco (Cherry 1980: VI 47-49; Wilson et al 1989:160).

development guidelines for Historic Buildings

Contributing Buildings

All the houses on Virginia Street are considered contributing to the East End Addition Historic Protection Overlay (HPO) zone. Although many changes have taken place over the last fifty years, the essential character of these 10 houses remains the same. Contributing buildings are generally ones that date to the neighborhood's period of historic significance, and that retain a reasonable level of their original architectural design and materials.

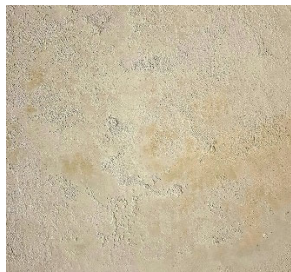
The following guidelines for historic buildings will be used by the Landmarks Commission (LC) and city staff in design review for contributing buildings.

Exterior Walls

Exterior walls define architectural style. Variations in materials, finished, vertical and horizontal aspects, projecting and receding features, and texture all contribute to the form and character of historic buildings. They also provide opportunities for stylistic detailing and ornamentation. Features such as projecting bays, chimneys, towers and overhangs influence the shapes of exterior walls.

All the houses of the East End Addition are stucco exterior. New stucco, additions and accessory buildings should also utilize stucco of the same smooth texture as the original houses.

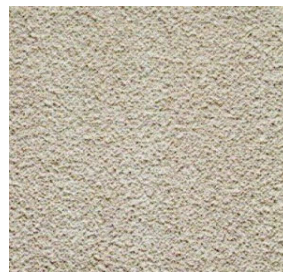
Stucco



Venetian Plaster



Lace Stucco



Dash Stucco



Sand Float Stucco

POLICY

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.
 - a. It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards, and corner boards.
3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, and material. Consider a compatible substitute material only if using the original is not feasible.
4. Synthetic siding may be appropriate if:
 - a. The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
 - b. The substitute material is similar to the original material in design, dimension, detail, texture, and pattern.
5. When a stuccoed building is to be restuccoed, the original textures, if known, are recommended.
6. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance.

Foundations

Foundations are essential to the structural integrity of a building. Foundations of historic buildings typically consist of a footing located beneath the soil, piers or columns of brick or stone masonry rising from the footing, and a foundation wall extending above the ground surface. The houses of the East End Addition have a modern foundation system that eliminated the need for piers and the entire building rests upon a concrete slab or a continuous footing and foundation wall. Because moisture damage can be destructive to a foundation, proper maintenance is essential to insure the structural integrity of a historic building.

POLICY

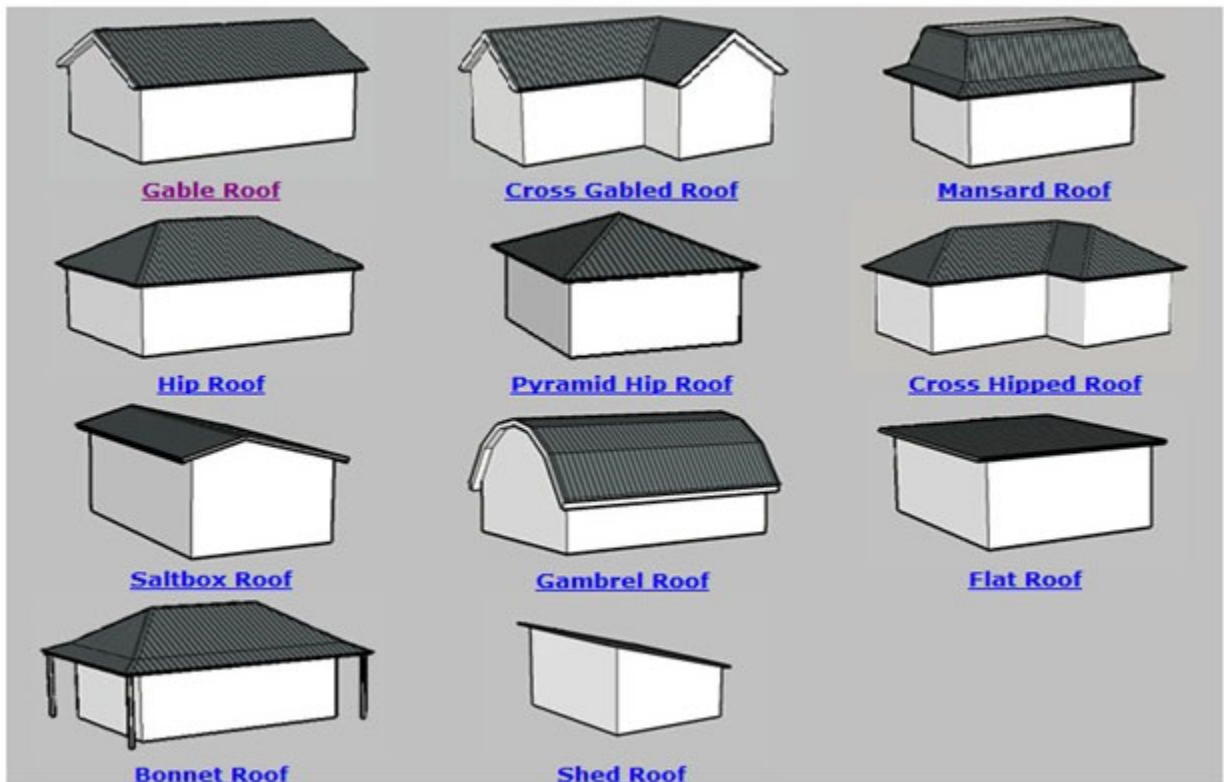
Where the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

Guidelines

1. Protect and maintain original foundations.
 - a. Soil and pavement next to a foundation should slope away from the wall.
 - b. Gutters and downspouts should carry water away from the foundation.
2. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.
 - a. Repair deteriorated material in kind, matching the original in scale, detail, and material.
3. New construction should only be slab on grade to match other buildings.

Roofs and Roof Features

Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of a resource. The form and pitch of a roof, whether flat, hipped, shed, gable, gambrel or a combination of these forms, contributes significantly to the architectural character of a building. Pattern, scale, orientation and texture of roofing materials further define the character, as do features such as dormers, gables, vents, and chimneys. Unlike the architecture of the New Town neighborhoods that reflect imported architectural styles that universally employed pitched roof forms, the East End Addition also offered the integration of the flat roof as well.



The houses along Virginia Street are of a few different styles. Those include:

- Gable roof;
- Hip roof;
- Cross hip roof;
- Flat roof (modern); and
- Flat roof with parapet.

In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof—the perceived line of the roof from the street – or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved. Exposed rafters should not be enclosed.

When repairing or altering a historic roof, you should not remove historic roofing materials that are in good condition. Where replacement is necessary, such as when the roofing material fails to properly drain or is deteriorated beyond use, you should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs cause a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most pitched roofs. A specialty roofing material such as tile or slate should be replaced with a matching material whenever feasible. Roofing materials are often associated with the architectural style of a building. For example, a corrugated metal roof might be appropriate for a New Mexican Vernacular building, but it would not be an appropriate replacement material for wood shingles. Unless the existence of a former metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal roofs on contributing structures is not advised because of their texture, application and reflectivity.

Roof top, side or rear additions

The roof of an addition should be compatible with the roof form of the historic building. In planning additions, it is not appropriate altering the angle of the roof. Instead, maintain the historic roofline as seen from the street.

POLICY

The character of a historical roof shall be preserved, including its form. Materials should be preserved whenever feasible.

Guidelines

1. Retain and preserve the original roof forms.
 - It is not appropriate to alter the pitch of a historic roof.
 - Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.
 - Retain and preserve original details, features, and materials.
 - It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets, and chimneys.
 - Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.
 - Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.
2. It is not appropriate to introduce new roof features or details to a historic building that may result in creating a false sense of history. New features may be approved if historically appropriate to the building's style.
3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost.
 - Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Properly design downspouts so that water is diverted away from the building.
4. Minimize the visual impact of skylights and other roof top devices so as not to be easily visible from the street.
 - The addition of features such as skylights and solar panels should be installed so as not to be easily visible from the street.
 - It is not appropriate to introduce new roof features in locations that compromise the architectural integrity of the building.
 - Flush mounted or flat skylights may be appropriate on the sides or rear roof planes.
 - Solar panels and accessory components should be designed to integrate the panels into the overall building pattern with emphasis on preserving the roof slope and shape. (See Site Features: Solar Panels for additional guidance).

Porches and Entrances

Porches and associated entrances are often the focus of historic buildings, particularly on primary elevations. Traditional front porches contribute to the overall historic integrity of buildings within a historic district. Porches serve a functional purpose, protecting entrances from rain, wind, and sun. They also display stylistic details and are often an integral part of an architectural style. Entrances draw attention to doorways with such features as sidelights, transoms, pilasters and pediments. Because of their historic importance and prominence, careful consideration of the original intent and contribution to the overall architectural style and form of a building should be evaluated to maintain these features.

In many ways, the front porch represented the American ideal of family. The porch, in essence, was an outdoor living room, where the family could retire after the activities of a long day. In the evenings, as the outdoor air provided a cool alternative to the stuffy indoor temperatures, the entire family would move to the front porch. The children might play in the front yard or the friendly confines of the neighborhood, while the parents rocked in their chairs, dismissing the arduous labors and tasks of the day into relaxation and comfort. Stories might be told, advice garnered, or songs sung. Whatever the traditions and manners of the family might be could be offered in this setting.

The American front porch further represented the ideal of community in America. For the front porch existed as a zone between the public and private, an area that could be shared between the sanctity of the home and the community outside. It was an area where interaction with the community could take place. The porch further fostered a sense of community and neighborliness. In the evenings, as people moved outdoors, the porch served to connect individuals. The neighbors from next door might stop by one's house, to sit on the porch and discuss both personal and community issues. The couple walking down

In Ernest Pickering's *The Homes of America*, Pickering states that "a history of American homes is necessarily a history of American life". Concurrently, it may be stated that the history of the American front porch is itself a history of American life as well. For the American porch has, in its time as an American cultural symbol, represented the cultural ideals of our nation.



the street might offer a passing "hello," as they passed house after house whose inhabitants rested outdoors. The porch brought the neighborhood and community together, by forcing interaction and an acute awareness of others. Indeed, the front porch and the ideal of community in America had developed into a congruous union.

Between the rise of the front porch in the middle nineteenth century and its decline in the post-World War II era, the front porch developed a cultural significance. It represented the cultural ideals of family, community, and nature. As these ideals would decline in importance in American culture, so would the porch.

The front porches of the East End Addition represent that transition where the porch was still an element of community but lessening in its importance.

POLICY

Where a porch or a stoop is a primary character-defining feature of a front facade, it should be retained in its' original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

Guidelines

1. Retain and preserve porches and related entrances.
 - Existing materials, location, configuration, and dimensions of porches and stoops should not be altered, covered or removed.
 - Deteriorated materials should be replaced to match the original in design, dimension, and material.
2. Avoid enclosing open front porches.
 - It is not recommended to enclose a front porch or balcony.
 - Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.
 - When a porch is enclosed or screened, it should be done with clear,

transparent materials. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should be placed behind supporting structure and should have a minimum number of vertical and horizontal framing members.
3. When installation of new features for accessibility are necessary, see the guidelines on site features (Page 43).

Windows & Doors

The arrangement of windows and doors, their size, and their proportional relationship to each other and to the mass of the building, provide scale and visual interest to historic architecture. In addition to being ornamental, windows and doors historically served the function of controlling ventilation and daylight. Details and the ornamentation associated with their components contribute to defining a building's architectural style.



The windows of the East End Addition were originally steel casement windows, a very popular window of the 1940s and 1950s. Today, more than half of the houses on Virginia have replacement windows. Future window replacements must have approval and be more compatible to the original windows.

Steel Casement Windows

Steel-framed casement windows were a popular choice for residential construction in the 1930s through the early 1950s due to their durability and low cost. However, over time, other materials such as aluminum and vinyl have become more widely used for window frames due to their improved energy efficiency, lower maintenance requirements, and lower cost. Additionally, advances in manufacturing techniques have allowed for the creation of more complex and customizable window designs, which can be more difficult to achieve with steel frames. Overall, while steel-framed casement windows were once a popular choice, they have largely been replaced by other materials in modern residential construction.

POLICY

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size, and arrangement of historic windows and doors.
 - It is not appropriate to enclose, cover or fill in a historic window or door opening.
 - If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
 - New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
 - New openings should never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.
 - Original depth shall be preserved.
2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.
 - If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design compatible with the original opening and the historic and architectural character of the building.
3. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.
 - If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement), mullion pattern and material. The size of the opening shall not be altered.
 - Snap-in muntins and mullions may be acceptable for new or replacement

window units. Snap-in features should convey the scale and finish of true muntins and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.
4. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.
 5. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building and sized and placed to fit the window openings they flank.

STEPS FOR CLEANING AND REPAIRING HISTORIC STEEL WINDOWS

Work Item	Recommended Techniques	Tools, Products and Procedures	Notes
	<ul style="list-style-type: none"> (Must be done in a workshop) 		
1. Removing dirt and grease from metal	General maintenance and chemical cleaning	Vacuum and bristle brushes to remove dust and dirt; solvents (denatured alcohol, mineral spirits), and clean cloths to remove grease.	Solvents can cause eye and skin irritation. Operator should wear protective gear and work in ventilated area. Solvents should not contact masonry. Do not flush with water.
2. Removing Rust/Corrosion			
Light	<p>Manual and mechanical abrasion</p> <p>Chemical cleaning</p>	<p>Light Wire brushes, steel wool, rotary attachments to electric drill, sanding blocks and disks.</p> <p>Anti-corrosive jellies and liquids (phosphoric acid preferred); clean damp cloths.</p>	<p>Hand sanding will probably be necessary for corners. Safety goggles and masks should be worn.</p> <p>Protect glass and metal with plastic sheets attached with tape. Do not flush with water. Work in ventilated area.</p>
Medium	Sandblasting/ abrasive cleaning	Low pressure (80-100 psi) and small grit (#10-#45); glass peening beads. Pencil blaster gives good control.	Removes both paint and rust. Codes should be checked for environmental compliance. Prime exposed metal promptly. Shield glass and masonry. Operator should wear safety gear.
Heavy	<ul style="list-style-type: none"> Chemical dip tank Sandblasting/ abrasive cleaning 	<p>Heavy Metal sections dipped into chemical tank (phosphoric acid preferred) from several hours to 24 hours.</p> <p>Low pressure (80-100 psi) and small grit (#10-#45).</p>	<p>Glass and hardware should be removed. Protect operator. Deep-set rust may remain, but paint will be removed.</p> <p>Excellent for heavy rust. Remove or protect glass. Prime exposed metal promptly. Check environmental codes. Operator should wear safety gear.</p>
3. Patching depressions	<p>Epoxy and steel filler</p> <p>Welded patches</p>	<p>Epoxy fillers with high content of steel fibers; plumber's epoxy or autobody patching compound.</p> <p>Weld in patches using steel rods and oxy-acetylene torch or arc welder.</p>	<p>Epoxy patches generally are easy to apply, and can be sanded smooth. Patches should be primed.</p> <p>Prime welded sections after grinding connections smooth.</p>
4. Splicing in new metal sections	<ul style="list-style-type: none"> cut out decayed sections and weld in new or salvaged sections 	.Torch to cut out bad sections back to 45 ° joint. Weld in new pieces and grind smooth.	Prime welded sections after grinding connection smooth.

Work Item	Recommended Techniques	Tools, Products and Procedures	Notes
	•(Must be done in a workshop)		
5. Priming metal sections	. Brush or spray application	At least one coat of anti-corrosive primer on bare metal. Zinc-rich primers are generally recommended .	Metal should be primed as soon as it is exposed. If cleaned metal will be repaired another day, spot prime to protect exposed metal.
6. Replacing missing screws and bolts	Routine maintenance	Pliers to pull out or shear off rusted heads. Replace screws and bolts with similar ones, readily available.	If new holes have to be tapped into the metal sections, the rusted holes should be cleaned, filled and primed prior to re-drilling.
7. Cleaning, lubricating or replacing hinges and other hardware	Routine maintenance, solvent cleaning	Most hinges and closure hardware are bronze. Use solvents (mineral spirits), bronze wool and clean cloths. Spray with non-greasy lubricant containing anti-corrosive agent.	Replacement hinges and fasteners may not match the original exactly. If new holes are necessary, old ones should be filled.
8. Replacing glass and glazing compound	Standard method for application	Pliers and chisels to remove old glass, scrape putty out of glazing rabbet, save all clips and beads for reuse.	Use only glazing compound formulated for metal windows. Heavy gloves and other protective gear needed for the operator. All parts saved should be cleaned prior to reinstallation.
9. Caulking masonry surrounds	Standard method for application	Good quality (10 year or better) elastomeric caulking compound suitable for metal.	The gap between the metal frame and the masonry opening should be caulked; keep weep holes in metal for condensation run-off clear of caulk.
10. Repainting metal windows	Spray or brush	At least 2 coats of paint compatible with the anti-corrosive primer. Paint should lap the glass about 1 /8 " to form a seal over the glazing compound. The final coats of paint and the primer should be from the same manufacturer to ensure compatibility.	If spraying is used, the glass and masonry should be protected. Fig

STEPS FOR CLEANING AND REPAIRING HISTORIC STEEL WINDOWS. Compiled by Sharon C. Park, AJA.

Additions to Historic Buildings

New additions to contributing historic buildings may be necessary to accommodate changes in occupancy, use, and lifestyle, and to ensure the stability of the historic district. If not planned properly, new additions have the ability to overwhelm a historic resource and compromise a building's integrity. Therefore, applicants are encouraged to work with the Landmarks Commission and city code officials early in the planning process to develop creative design solutions while preserving the architectural and historic integrity of the property.

In most cases, loss of architectural character can be minimized by locating additions to the rear, which allows the original proportions and character of the building to remain prominent. The overall design should be in keeping with the character of the original building. At the same time, it should be distinguishable from the original historic portion so that the evolution of the building can be understood.

POLICY

Additions to significant and contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features and elements.
 - Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.
 - Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.
2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.

- Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.
 - The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
 - Additions should not visually overpower the original building.
 - Additions should not exceed 50% of the original building's square footage.
 - Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.
 - Additions should not convert a secondary façade into a primary façade.
 - Roof additions, such as dormers, should be added to rear and secondary facades.
3. Design new additions to be compatible yet discernible from the original building.
 - Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.
 - Additions should not reflect historic styles that pre-date the original building.
 - Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.
 4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.
 5. Windows should be similar in character to the historic building.
 - New windows should be of a similar type and materials.
 - On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.
 6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

development guidelines to protect Neighborhood Character

New Buildings

Accessory Buildings

Site Features and Streetscapes

Demolition

New Buildings

Albuquerque’s historic districts convey a certain sense of time and place associated with their history, but they are also dynamic neighborhoods. Over time, existing buildings are altered and new buildings are constructed on vacant lots. The goal is not to freeze a historic district in time, but to attempt to ensure that when new construction does occur, it does so in a manner that reinforces the basic visual characteristics of the area.

New buildings need not attempt to look old. Imitating historic styles is generally discouraged by the Secretary of the Interior’s Standards. It is preferable to be able to “read” the evolution of the street, identifying the age of buildings by their architectural style and method of construction. However, while it is neither necessary nor desirable to imitate historic styles, new construction in historic districts has an obligation to blend in with the historic character and scale of the district in which it is located. New buildings should not appear so “different” that they interrupt the harmony of the neighborhood. Designs of infill projects and other new construction should be carefully considered and designed with the surroundings in mind.

Zoning determines a building’s maximum size with height, setback and density standards. New buildings are anticipated that may be larger than earlier structures due to changing standards of living, however; new buildings can strive to be compatible with the surrounding historic buildings by reflecting established shapes, patterns and details.

A building’s **mass** is determined by the proportion of solid surfaces (walls) to voids (window and door openings).

Scale is characterized by how a building’s size appears to a pedestrian (height, width and depth).

Form is a building’s overall shape and footprint.

Begin by Observing

In order to maintain harmony within the historic context, it is essential to plan properly for new construction. When planning, analyze the setting for the new building. Notice the siting, scale, and mass of other buildings in the neighborhood. Notice the setbacks, heights, parking arrangements, and building shapes. Also observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated: roof pitches, window shapes, siding, and window trims that have been used traditionally. These are the fundamental visual characteristics that can lend compatibility with the historic district.

The fundamental characteristics are often more important than the decorative details applied, but well-designed stylistic and decorative elements, as well as building materials, can help a new building to blend in

with other buildings in the district. When these variables are arranged in a new building to be similar to those traditionally found in the neighborhood, the new construction will be visually compatible with its surroundings.

The Landmarks Commission will review all the details of new construction as part of their evaluation of a new building in historic overlay zones.

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. 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.
2. Design the front elevation to appear similar in scale to contributing buildings on the block.
3. Use building forms that are similar to those of contributing buildings on the block.
Rectangular masses are the typical building form.
4. Use roof forms that are similar to contributing buildings on the block.
Flat, hip and gabled roofs are appropriate in most settings.
5. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.
6. On a two-story building there should be a one-story element such as a porch. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
 - One-story porches
 - Solid to void ratios that are similar to traditional buildings.
 - Windows should be recessed and similar in size to surrounding buildings.
7. 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.
8. Imitation of older historic styles is discouraged.
 9. Contemporary interpretations of traditional detail are encouraged.

Garages Carports and Accessory Buildings

Although the primary building makes the strongest contribution to the character of a historic district, accessory buildings also have a significant impact on the streetscape. Accessory buildings include garages, carriage houses or sheds. Both the carriage house and the garage were built to shelter transportation. When the automobile first arrived, it was often stored in the carriage house. Later, as the auto became more prevalent, the garage took on a building form of its own. Like its earlier counterpart, it was detached from and located some distance from the main house. In this case, that was due to concerns about flammability.

As streets became more dominated by the automobile and less hospitable to people, a change began in how houses were designed. New developments that were built around commuting by automobile and streets to support that turned to having smaller porches that were less designed as a social place and more a place of shelter while entering the house. As the automobile became more accessible to the middle class, convenient access to the garage became more important. The first attached garages began appearing in the 1920s, and became more popular a decade later. These garages were often still located to the rear of the house. During the post war period, automobiles gained even more popularity and garages were discovered to have an additional benefit- storage.

Also, during this period, street design was focused even more on making traffic flow smoother and more convenient. Housing developments no longer had a rear alley for access and garages moved up to be an adjacent façade with the house. At the start of the 1940's, architects and home designers started incorporating the garage into home design. Americans wanted a functional garage that also looked nice. At that point, many garages were being built attached to homes that allowed entry to and from the garage from the home. American's wanted convenience and style. As the American economy grew, so did the size of American garages.

The houses of the East End Addition were built with an attached one-car garage, some with a carport in the same location. Some of those are still in use while others have gone the way of an additional room to the house. Reinstatement of garages is always possible and any new construction should replicate the attached garage feature.



POLICY

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive 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 (see demolition section).
2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
3. New garages, carports and accessory buildings should complement the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building should inspire design for new garages and carports with building details derived from the main building.
 - Building materials and finishes should be compatible with the main building. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.
4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

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

Site Features & Streetscapes

A variety of site features appeared in early Albuquerque neighborhoods. Fences were popular and often defined property boundaries; masonry walls were used to retain steeply sloping sites and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also was seen. Each of these elements contributed to the historic character of a neighborhood. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

The front yard extending to the sidewalk, was a staple of the American suburb and was too often not an offering to African Americans. The East End Addition opened this dream to all. It is important to maintain that element of connection between house and community. While fences may be installed, they were not a feature in the original neighborhood, nor have they been added .

Fences

The proposed location of a new fence is important. Placement of fences along lot lines reinforces the historic lot patterns of neighborhoods. Fences placed along arbitrary lines, or off the lot lines, can create dead spaces and false alleys that detract from the visual continuity of the streetscape.

Fence heights that are the maximum height allowed by the zoning code (generally 8' in the rear and side yards and 3' in the front yards) are allowed. Although the City of Albuquerque's Comprehensive Zoning Code provides for a Special Exception approval process to exceed allowable fence height, this is discouraged in the historic districts. Lower front yard fences better enhance both the individual house and the streetscape. Taller fences placed in rear yards where visibility from the street is limited are often appropriate when a homeowner seeks privacy, pet control or security.

Trellises, exterior decks, gazebos and other site features can have an impact on the historic character of the site and the streetscape and should be planned sensitively. Modern conveniences can be accommodated in historic districts, however, property owners should keep these guidelines in mind when planning for such objects.

Please note that a Certificate of Appropriateness is required for new site features or extensive repair of existing features.

POLICY

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features which may include:
 - Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
 - Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.
3. Preserve the historic grading design of the site.
 - Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
 - Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness.
4. Grading and drainage plans required for new construction shall show both existing and proposed grades.
5. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.
 - Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
 - A front yard fence should not obscure the character defining features of the house.
6. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

Accessibility

7. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to compliment the existing structure.
 - Designs for new ramps or other structures should be simple.
 - Designs should be sensitive to the character and massing of the existing building; however, it should not mimic the historic design.
 - Landscaping, choice of building materials and compatible color choices are ways of minimizing the visual impact of a new feature.
 - Installation of new ramps or other structures should be done in a manner that is reversible, and the work should be removed when the need has passed.

Solar Panels and Equipment

8. Place solar panels in areas that minimize their visibility from the public right-of-way such as below a parapet, behind a dormer or on a rear facing roof. The primary facade of a historic building is generally the most distinctive and thus most important elevation. To the greatest extent possible, avoid placing panels on street-facing facades and roofs, including front and side street elevations.
9. Installations should not result in the permanent loss of significant character-defining features on historic buildings.
10. Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roof line of a primary facade.
11. Flat roofs provide an ideal surface for solar arrays. To minimize visibility, set the panels back from the edge and adjust the angle and height of the panels as necessary.
12. Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70-degree angles when the roof slopes at a 45-degree angle.
13. Panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
 - Ensure that panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic building and reflectivity is minimized.

Demolition

The Integrated Development Ordinance (IDO) Part 14-16-6-6 (D)(1) states that demolition of buildings within a historic overlay zone requires a Certificate of Appropriateness unless exempted by the specific development guidelines. The following standards apply to the demolition of buildings in the historic overlay zones:

- Demolition of contributing buildings shall only be permitted if the LC determines, based on evidence from the property owner, 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 of reasonable economic return, the LC may consider the estimated market value of the building, land and any proposed replacement structures and financial details of the property as cited in the Ordinance.
- Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness *if* plans for a replacement building have been approved by the LC and a building permit has been issued for the new construction.
- Demolition of non-contributing buildings without approved plans for a replacement building shall only be permitted if the LC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.
- Demolition of a non-contributing accessory building (as defined in the glossary of terms) is permitted with a Certificate of Appropriateness - Minor.

Home Maintenance

Paint

Paint fulfills two important functions. It is a building's first defense against the elements; it seals out moisture and protects material from the direct effect of the sun. The choice of colors also provides the opportunity for personal expression and the chance to enhance the neighborhood's appearance.

When to Paint

A building needs to be painted as a regular maintenance, usually every 5 to 10 years. A dull or chalky paint surfaces is normal aging and may not be ready for repainting. If chalking is the only sign of wear then a good cleaning with a mild detergent and medium bristled scrub brush may do the trick.

If there is cracking, blistering or peeling of paint, then it is time to repaint. Surfaces to be painted should be well prepared with any peeling or blistering paint to be removed and cracks or missing stucco/plaster to be repaired prior to painting.

Lead Paint

Many people are aware of federal regulations issued in 1978 that prohibit the use of lead-based paint in residential projects. Historic houses may contain lead based paint and you should be informed about where and how this can present health problems. In most cases, any potential hazard can be easily abated. Improper removal of such lead paint can pose health risks and should never be undertaken without proper information.

Take precautions before you or your contractor begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- Have the area tested for lead-based paint.
 - Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
 - Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
 - Follow other safety measures to reduce lead hazards.

You can learn about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." City preservation staff can also provide this brochure upon request. This brochure explains what to do before, during, and after renovations.

The federal government provides information about how to protect people from potential hazards. Consult the web site http://www.hud.gov/offices/lead/library/lead/pyf_eng.pdf or see the copy of the HUD pamphlet in the appendix to this publication. You can also visit the Environmental Protection Agency web site at www.epa.gov/lead/. You can download the “Renovate Right” brochure that is also found in the Appendix to this publication.

Stucco Repairs

Textured stucco finishes are the most utilized in the Santa Barbara/Martineztown neighborhood. The different textures add variety and a sense of handcraftsmanship to neighborhood buildings.

Cracked or loose stucco can be removed in sections. Cut a square around the problem areas with a chisel or series of drill holes. Strip the stucco down to the adobe subwall. Finally, restucco duplicating the original surface texture. A handbook, Portland Cement Plaster (Stucco) Manual by John Melander is on reserve for in library use at the Main Library (call# 693.6 Melander 1996). It identifies many stucco finishes and gives detailed instructions for achieving them.

tools, services

Applications

Most work performed on properties will only require a Certificate of Appropriateness Minor. This involves filling out development review forms, emailing the neighborhood association covering the East End Addition, and sending the application to sabolivar@cabq.gov.

We are always available to answer any questions.

Leslie Naji
Principal Planner
lnaji@cabq.gov
(505) 924-3927

Silvia Bolivar
Senior Planner
sabolivar@cabq.gov
(505) 924-3844

Nasima Hadi
Planner
nhadi@cabq.gov
(505) 924-3961

We are located in Plaza Del Sol, 600 2ND Street NW, 3rd Floor.

Programs and Services

Crime Prevention

Crime Prevention Programs, Albuquerque Police Department: For scheduling presentations or information on programs, call (505) 244-6644.

Housing Assistance

HUD.Gov : Housing and Urban Development **Title I Insured Loans for Property Improvements**

Energy Assistance (**LIHEAP**) **Low Income Home Energy Assistance Program.:** Contact NM Human Services Department, Income Support Division, (888) 523-0051 www.hsd.state.nm.us

Habitat for Humanity, 4520 Montgomery Blvd. NE, Albuquerque · (505) 265-0057 To apply for renovation and home improvement assistance. <http://habitatbq.org/>

Elderly Assistance Programs

New Mexico Aging and Long-Term Services Department: Various assistance programs for the elderly including meals, legal services, transportation and other services. Contact 1-800-432- 2080

Department of Senior Affairs – DSA Senior Information: Information and referral to community services for Bernalillo County residents aged 60+, caregivers and service providers. 714 Seventh St. SW 505-764-6400

DSA Curb-to-Curb Transportation: Transportation by appointment only for individuals 60+. Priority is given to those needing transportation to medical appointments. Call 505-764-6464

DSA Home Services: Assistance to individuals 60+ for a variety of home chores, minor home repairs, safety retrofitting and yard clean-up. Contact Senior Information and Assistance Program 505-764-6400

Stucco repairs assistance can be found through, Portland Cement Plaster (Stucco) Manual by John Melander. This is available at Albuquerque Main Library (call# 693.6 Melander 1996). Online see the National Park Service pages:

<https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>

Glossary of Terms

The following definitions shall apply to the historic overlay zone design guidelines:

Accessory building shall mean a building detached from and smaller than the main building on the same lot; the use of the building shall be appropriate, subordinate and incidental to the main use of the lot.

Adaptive Reuse: The process of converting a building to a new use other than that for which it was originally designed,(for example, changing a school into housing).

Additions shall mean the construction of new portions of a building, specifically adding additional square footage or height to an existing building. Alterations shall mean any construction, modification, addition, moving or destruction to the exterior of an existing structure other than repair or painting.

Appropriate Especially suitable or compatible; fitting.

Architectural Character shall mean the basic detailing, architectural rhythm, architectural style, appearance and historic period of a building or group of buildings or structures, including the site and landscape development.

Architectural Detailing shall mean the exterior placement and/or construction of the different architectural features including all horizontal or vertical surfaces.

Architectural Elements see Architectural Feature

Architectural Feature shall mean a prominent or significant part or element of a building, structure, or site. Architectural features may include special lines, massing, projections, recesses, and texture.

Architectural Style shall mean the characteristic form and detail of buildings of a particular historic period.

Balustrade Part of a railing system that includes a hand- or top rail and its balusters. Sometimes a bottom rail is also included. A baluster is the post or spindle, which vertically supports a handrail on stairs or balcony railing.

Bay Window A window or band of windows that protrudes from the face of a building within a structural bay.

Bracket Any overhanging member projecting from a wall or other body possibly to support weight acting outside the wall. In the styles found in this district, they are often more decorative than functional.

Cantilever A projecting feature supported only at one end.

Capital The upper decorated portion of a column or pilaster on which the entablature rests.

Casement Window A window hung on one side that opens inward or outward. First appeared in wood and later in steel.

Certificate of Appropriateness shall mean the written authorization required for alteration, demolition or new construction in historic overlay zones as provided for in Chapter 14, Article 12, Landmarks and Urban Conservation, ROA 1994.

Clapboard Overlapping horizontally laid long wood boards used on wood framed houses.

Clerestory A series of windows placed along the upper edge of a wall.

Composition shall mean the assemblage of architectural features and details of a specific architectural style, or the use of materials that are based upon specific examples found in an area or time period.

Compatible Capable of existing or operating together in harmony.

Contributing building shall mean a building that is listed on the State or National Register as contributing to the historic and architectural character of the historic district.

Cornice Any molded projection which “finishes” or “crowns” the part to which it is attached.

Demolition shall mean the complete removal of a building.

Dentil Ornamentation in the form of a band of square, tooth-like blocks, usually found underneath the cornice. Brick is often used for this ornamentation on Territorial Revival buildings.

Detail A drawing indicating location, composition and correlation of the elements and materials.

Dormer A vertically set structure on a sloping roof containing a window or vent. There are several types of dormers which are named by their shape or roof type.

Double Hung Sash Window A window with two vertically sliding sashes, one above another, arranged to slide vertically past each other.

Eave The lower edge of the roof that projects beyond the wall.

Engaged column A column that is in direct contact with a wall; at least half of the column projects beyond the surface of the wall to which it is engaged.

Emergency Repairs shall mean any and all repairs necessary to create a watertight building or structure due to a recently occurring natural disaster, including but not limited to a flood, tornado, lightning, or hail.

Exterior Materials The outer finish of a structure which provides protection against weather and serves as a decorative element.

Façade shall mean that portion of any exterior elevation on the building extending from grade to the parapet, wall, or eaves and the entire width of the building elevation, that faces a public street, alleys excluded.

Fascia A plain horizontal band or the finished edge of an eave or rafters.

Feature A prominent architectural part or characteristic.

Fence shall mean any structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of a property.

Fenestration The arrangement of windows and other openings on a building.

Guideline An indication or outline (as by a government) of policy or conduct.

Human scale the relationship of people to their surroundings; a dimension that relates to our own size.

Integrity shall mean the ability of a building to communicate its historic significance.

Lines shall mean visual elements of the building, either within the façade or on the building edge, which are in a linear form either horizontally or vertically and may be composed of masonry, glass, or other related materials.

Lintel A horizontal member (such as a beam) that spans a window or door opening in order to carry the weight of the wall above it. Often made of wood and exposed in the Spanish -Pueblo Revival style.

Mass shall pertain to the volume, bulk of a building or structure.

Massing The arrangement of structural volumes in order to create an overall proportionally interrelated form or series of forms.

Masonry The shaping, arranging and uniting stone, brick, adobe or concrete block to form walls and other parts of a structure.

Mullion The primary vertical member separating and often supporting two window sashes or fixed panes of glass. Mullions and muntins are often confused.

Muntin Secondary member separating fixed panes of glass within a window sash.

National Register of Historic Places The official list of the Nation's cultural resources worthy of preservation. The National Register is administered by the National Parks Service under the Office of the Secretary of the Interior. The associated programs for the National Register are administered by the NM Historic Preservation Division. Properties listed on the Register include districts, sites, buildings, structures, and objects that are significant in United States History, architecture, archaeology, engineering, and culture. These resources contribute to the historical and cultural foundations of the Nation. The National Register does not control the use, alteration, or demolition of any privately-owned property, unless Federal money is used in the project.

New Mexico Register of Cultural Properties The official State of New Mexico list of cultural resources worthy of conservation and preservation. This list and associated programs are managed and administered by the State of New Mexico Office of Cultural Affairs, Historic Preservation Division. The NM Register does not control the use, alteration, or demolition of any privately-owned property unless public money is used in the project.

Non-contributing building shall mean a building that is listed on the State or National Register as not contributing to the historic and architectural character of the historic district.

Orientation The direction the front facade of a building faces.

Original at the time of initial construction or developed over the course of history of the structure.

Parapet The extension or short wall above the roof line of a flat roof. In some styles, like Southwest Vernacular, found in creative shapes, like crenelated, stepped or undulating.

Period of Significance shall mean span of time in which a property attained the significance for which it meets the National or State Register Criteria.

Pitch The angle of a sloping roof. A low pitch is under 30°, normal pitch is 30-45°, a steep pitch is over 45°.

Porch shall mean a roofed structure that is open on at least two sides, one side being the street facing side, that projects from the exterior wall of a building and is used as an outdoor living area. Porch walls are a minimum of 50% open (and unenclosed) except for removable screens, screen doors, storm sashes or awnings.

Primary Structure A structure that functions as the primary living or working height to width.

Projections shall mean items such as sills, eaves, cornices, canopies, porches, and chimneys.

Proportion 1. Harmonious relation; balance; symmetry. 2. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Public Right of Way Publicly owned streets and walkways. For the sake of the guidelines, alleys are not considered a public right of way.

Rafter A roof support, sometimes exposed as a decorative detail.

Recesses shall mean portions of the building both in the horizontal and vertical planes that are setback from the building wall either for pedestrian articulation, to provide space for windows and/or doors or to create special architectural detailing.

Roof, Flat A roof with no pitch, or a slight pitch.

Roof, Gable A style of roof with one ridge. The gable is also the triangular wall area at the end of

Roof, Gambrel A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

Roof, Hipped Roof A roof with four uniformly pitched sides.

Roof Shed A pitched roof with no ridge.

Rhythm shall mean the recurrence at regular or uniform intervals of features especially windows, masonry, textures, etc. within a building or neighborhood.

Ridge The horizontal line formed when two roof surfaces meet.

Scale shall mean a proportional relationship of the size of parts to one another and to the human figure.

Security Bars (Wrought Irons): Bars placed on the interior or exterior of a house over windows and/or doors for security.

Setback The distance of a building from the road. Also, the situation in which the upper stories of a building are stepped back from the lower story.

Shall In this publication, shall means mandatory in accordance with these guidelines.

Should What must happen unless circumstances illustrate why an alternative may be appropriate in accordance with these guidelines.

Shiny metal Unpainted metal, particularly modern metal like aluminum.

Single hung sash window A sash window with one fixed sash and one operable sash.

Standard Something set up and established by authority as a rule for the measure of quantity, weight, extent, value, or quality; criterion; rule; requirement; mandate.

Texture shall mean the quality of a surface, ranging from mirror finish, smooth, to coarse and unfinished.

Unusual Details that are not typical of the style or era due to exceptional originality or workmanship, making them especially valuable.

Vigas A projecting timber roof beam, now often decorative.

Visible from the Street That portion of a structure that is visible to a person standing on any publicly maintained street. For the purposes of design review, that portion of any structure that is not visible due only to vegetation is still considered visible from the public right of way.

Yard, front That part of a yard between the front lot line and the front façade of the principal building on the lot, and extended to the sides of the lot.

Yard, rear That part of a lot between the rear lot line and the rear facades of the principal building on the lot and extended to both sides of the lot lines.

Yard, side That part of a lot not surrounded by buildings and not in the front or rear yard.

Sources

[Integrated Development Ordinance — City of Albuquerque \(cabq.gov\)](http://cabq.gov)

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf, New York, 1993.

Tyler, Norman. *Historic Preservation – An Introduction to Its History, Principles, and Practice*. WW Norton & Co, Inc. 1994.

http://www.historicpreservationmiami.com/pdfs/2012%20updates/GENERAL%20DESIGN%20GUIDELINE_S_02272012.pdf

Appendices



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	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<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 Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	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"/> East End – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Eighth and Forrester HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Fourth Ward – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Huning Highland – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Old Town – HPO-6	
		<input type="checkbox"/> Silver Hill – HPO-7	
Unclassified Structures:		Residential Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No


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

- HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
 - ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
 - ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement
- INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
 - ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
 - ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - ___ Sign Posting Agreement
- DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
 - ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)
- HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR Requires Public Hearing**
 - ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
 - ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
 - ___ Proposed Design Standards and Guidelines
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)
- ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
 - ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

ORDINANCE

O-23-76

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1 areas that are suitable for preservation and that have historical, architectural,
2 and cultural significance; and

3 WHEREAS, the Landmarks Commission, on December 14, 2022,
4 recommended that the City Council approve an HPO zone on the portion of the
5 East End Addition containing the 1000 block of Virginia St. NE, including Lots
6 1-7 & 18-23, Block 25 & 26, of the East End Addition, an area of approximately
7 2.72 acres and zoned R-1C; and

8 WHEREAS, the East End Addition is a rare and limited cultural resource for
9 the City of Albuquerque and for the State of New Mexico, as it was the first
10 African-American suburb in Albuquerque; and

11 WHEREAS, in 1938, Henry Outley, a trustee and member of the Fraternal
12 Aid Society, a black businessman's association, platted land that the
13 organization owned into a proposed subdivision of 144 acres and named it the
14 East End Addition; and

15 WHEREAS, the East End Addition was developed after Henry Outley's
16 death, and his adopted daughter, Virginia Ballou, was instrumental in
17 constructing fifteen homes on Virginia Street and six on Vermont Street
18 between 1950 and 1955; and

19 WHEREAS, the original East End Addition homes were designed and built
20 by J.S. Jones, a black architect and builder, and were largely purchased by
21 African-American families; and

22 WHEREAS, many subsequent homes built in the 1960s were also owned by
23 African-Americans; and

24 WHEREAS, the East End Addition was a small close-knit neighborhood
25 where families knew and looked out for each other, and the neighborhood
26 retained many of its original inhabitants for over forty years; and

27 WHEREAS, although in the last two decades it has become more racially
28 mixed, it still retains its sense of closeness and community; and

29 WHEREAS, creating an HPO zone in the East End Addition furthers Goals
30 and Policies in Chapter 4 Community Identity and Chapter 11 Heritage
31 Conservation of the Albuquerque/Bernalillo County Comprehensive Plan to
32 create a quality urban environment and visually pleasing built environment
33 that perpetuates the traditions of identifiable, individual, but integrated

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1 communities within the metropolitan area, while providing variety and
2 maximum choice in housing, transportation, work areas, and lifestyles; and

3 WHEREAS, the 10 homes are single-story pueblo or ranch style set back an
4 equal distance from the street with carports or 1-car garages and picture
5 windows in the front; and

6 WHEREAS, front yards are unfenced, and rear yards are separated by
7 cinderblock walls; and

8 WHEREAS, designating an HPO zone on East End Addition would serve to
9 protect and acknowledge the cultural significance of this small but significant
10 area of the City; and

11 WHEREAS, the East End Addition has no protections from demolition,
12 inappropriate additions or character destroying repairs, and an HPO zone will
13 help preserve this important historic asset for the immediate community and
14 the City at large; and

15 WHEREAS, the request will preserve and enhance the East End Addition
16 through the protections afforded by the HPO zone, which will help strengthen
17 the area's sense of identity.

18 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

20 SECTION 1: The Official Zoning Map is amended to designate a new
21 Historic Protection Overlay zone for the East End Addition within the
22 boundary shown in Exhibit A.

23 SECTION 2: The Integrated Development Ordinance is amended to add a
24 new Historic Protection Overlay zone for the East End Addition in Section 14-
25 16-3-5, with text as shown in Exhibit A.

26 SECTION 3: SEVERABILITY CLAUSE. If any section, paragraph, sentence,
27 clause, word or phrase of this ordinance is for any reason held to be invalid or
28 unenforceable by any court of competent jurisdiction, such decision shall not
29 affect the validity of the remaining provisions of this ordinance. The Council
30 hereby declares that it would have passed this ordinance and each section,
31 paragraph, sentence, clause, word or phrase thereof irrespective of any
32 provision being declared unconstitutional or otherwise invalid.

1 **SECTION 4: COMPILATION.** This ordinance shall be incorporated in and
2 made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

3 **SECTION 5: EFFECTIVE DATE.** This ordinance shall take effect at the time
4 of the 2022 IDO Annual Update or January 31st, 2024; whichever comes first.
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1 PASSED AND ADOPTED THIS 3rd DAY OF April, 2023
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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9 _____
10 Pat Davis, President
11 City Council

12
13 APPROVED THIS 17 DAY OF April, 2023
14

15
16
17 Bill No. O-23-76

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19 

20 _____
21 Timothy M. Keller, Mayor
22 City of Albuquerque

23
24
25
26 ATTEST:

27 

28 _____
29 Ethan Watson, City Clerk

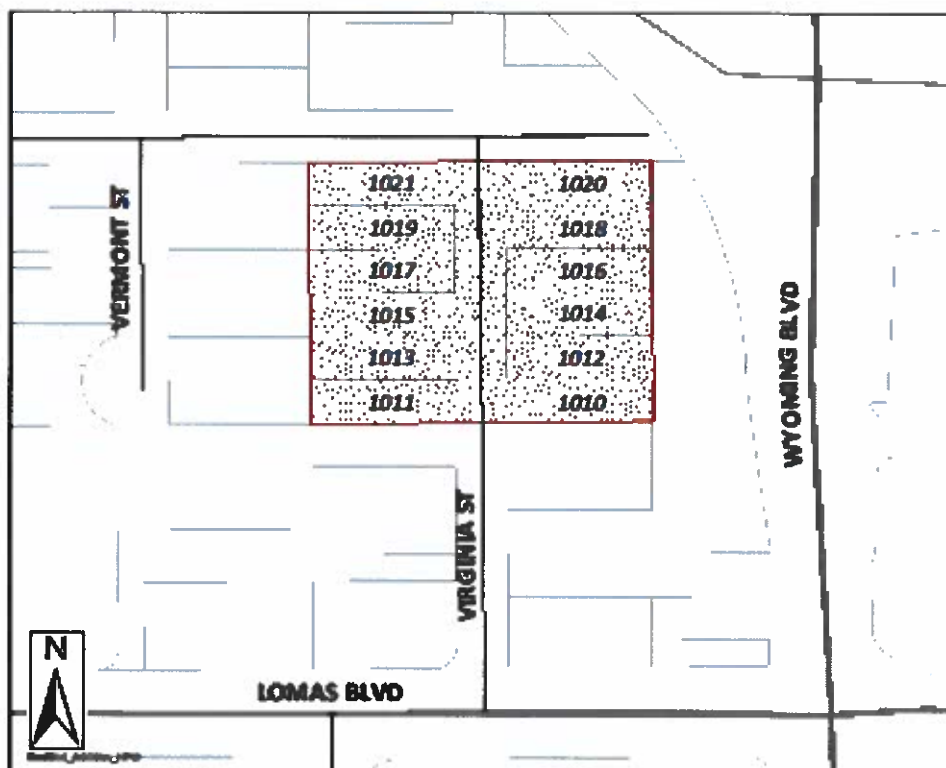
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Exhibit A

3-5(H) EAST END ADDITION – HPO-2

3-5(H)(1) Applicability

The HPO-2 standards and guidelines apply in the following mapped area.



3-5(H)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-2 zone are found in the East End Addition Neighborhood Handbook and Historic Protection Overlay Design Guidelines and are available online: <https://www.cabq.gov/planning/codes-policies-regulations/historic-standardsand-guidelines>.

3-5(H)(3) Cross-references

3-5(H)(3)(a) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(H)(3)(b) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(H)(3)(c) Subsection 14-16-6-5(F)(3) (Sign Review in HPOs).

Exhibit A.1



EAST END ADDITION 