

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE Landmarks Commission--Historic Certificate of Appropriateness**

**Project #:** Post-submittal to Landmarks Commission [LC]

**Property Description/Address:** 119 High Street SE

**Date Submitted:** 6 October 2023

**Submitted By:** Philip Crump

**Meeting Date/Time:** 5 October 2023 5:30-6:30 pm

**Meeting Location:** Via Google Meet

**Facilitator:** Philip Crump

**Applicant/Agent:** Homewise/Strata Design (Michelle Negrette)

**Neighborhood Associations/Interested Parties:** East Downtown NA [Edo NA], Huning Highland Historic District Association [HHHDA]

**Background/Meeting Summary:**

This meeting was held to review the Landmarks Commission application for Historic Certificate of Appropriateness for six townhomes to be constructed in the Huning Highlands Historic District. The owner of the lot, Homewise, submitted an application for a remodel last year to the Commission. The site is now vacant, following a fire this spring that destroyed the previous structure.

The two-story townhomes will be styled to be compatible with the historic neighborhood, with stucco surfaces, shingled pitched roofs, trim and detailing, and a traditional color palette. The front unit is designed to appear as a single-family residence, with the remaining five units arrayed behind. One parking space is designated at the front of the building, while the remaining spaces are in the rear, accessed by the alley. All the spaces are to have gravel surfaces.

While expressing appreciation for development of the vacant lot, neighbors had several concerns about the proposed project. One concern was whether the density of the proposal met the standard for the “low and medium density” zoning and proposes more units on the lot than seems appropriate for the neighborhood. The front setback, they said, was much less than that of the residences on either side and of the average setbacks in the area. A hundred-year rainfall, a neighbor said, would potentially create flooding in the alley and into adjacent businesses. Other concerns included safety of the parking area and security of the site during construction.

The agent/architect responded to many of these concerns by noting that the building reflects characteristics of the historic area. In addition, the current plans are still preliminary, subject to approval by Landmarks Commission prior to development of finished plans. Homewise indicated they would take into account the comments made at the meeting and keep the neighbors in the loop as they move forward to the Landmarks hearing. They expressed appreciation for the neighbors sharing their opinions.

**Meeting Specifics:**

**1) The Proposal**

- a) The application to the Landmarks Commission (“LC) asks for an Historic Certificate of Appropriateness.
- b) Six two-story townhomes are to be constructed on a now-vacant lot, the location of a structure which was destroyed by fire.
  - i) A remodel application for that building had previously been submitted to Landmarks.
- c) The two-bath front A unit (about 1080 sq ft) is designed to look like a single-family home.
  - i) It is to be a transition from the two-story house to the south to the one-story bungalow to the north.
    - (1) The design is an effort to utilize the vernacular of the area in the proportions, roof pitch and window treatments.
    - (2) Some elements include dark gray asphalt shingles, tan stucco with burgundy trim, and white detailing around the windows and the main trim of the building.
      - (a) Windows will be single-hung and awning windows.
  - ii) The front will have a bay window, designed to creates more visual interest

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- (1) It is intended to reflect some of the other buildings in the area.
  - iii) There will be one graveled parking space in front, at the northeast corner of the building.
  - d) Five identical two-bedroom, 2½-bath B units (about 1170 sq ft) are behind the front unit.
    - i) The detailing of the units will be similar to the more traditional Queen Anne style in the neighborhood in finishes, trims, colors, and hip and gable roof detailing.
      - (1) Each unit will have a second-story terrace below a dormer window.
      - (2) All windows will be single-hung or awning style.
    - ii) Five graveled parking spaces at the rear of the building will have vehicular access from the alley and pedestrian access via a concrete sidewalk along the south side of the building.
      - (1) Q: Are those compact spaces?
        - (a) R: I believe that they are 8½ feet wide and 21 feet deep.
        - (i) C: They are compact spaces.
    - iii) The north side of each unit will include a bay window and a door opening onto a private yard.
      - (1) Roses and crape myrtles are currently anticipated for each yard, with periwinkle ground cover.
      - (a) Similar landscaping is planned for the south side of the building.
    - iv) In the southwest corner of the property, south of the parking spaces, is a fenced area for trash bins.
- 2) Neighbor questions and concerns**
- a) ADA parking spaces--Q: Will there be ADA accessible parking spaces?
    - i) R: There is space for one of them to become an ADA parking spot, if required.
  - b) Density--There was a concern about the density of six units on a 7000 sq ft property.
    - i) The property was rezoned for multifamily low and medium density housing.
    - ii) Q: Is there a similarly dense project in the area?
      - (1) R: Though not in the area, there is a project of 10 units on the same area on Broadway.
        - (a) Some university area projects have three to six units on a similar area.
      - iii) The issue is how the project density and design may or may not fit in the neighborhood.
        - (1) Though increasing the number of units on the lot may allow higher priced sales, it is not necessarily appropriate for this neighborhood
  - c) Grading and drainage--A neighbor calculated the impervious project area to be 73% of the total.
    - i) The remainder included the parking spaces and the planting areas.
    - ii) The volume of storm water would have to go into the alley.
      - (1) A three inch hundred-year rain would mean 2000 cu ft of water flowing into the Grove patio.
        - (a) It would have to be taken care of to protect the older buildings in the area.
  - d) Setback--Q: How far is the front porch from the property line?
    - i) R: The house is set back 15 feet from the front property line.
      - (1) The covered porch is set back 10 feet, while the second story is set back 22 feet.
    - ii) The average setbacks in the neighborhood are 17 to 30 feet.
      - (1) R: Walking up and down High Street and Silver, some of the setbacks are 10 feet.
        - (a) Before the 60s setback requirements in the Zoning Code, people built to best practices.
        - (2) C: Uniform requirements did not come into play until the early eighties.
      - iii) C: The 10 foot setback will be a massing problem for pedestrians.
  - e) Parking in front of the house--C: 99% of the parking goes beyond the front elevation of the house, or in a driveway going to the back.
    - i) If there is to be parking in front, it should have some sort of screening or landscaping.
      - (1) R: We try to take into consideration the feedback from the neighborhood .
        - (a) One of the things that was an issue was on-site parking.
          - (i) Without need for that parking space, due to deductions, we could give it up in favor of on-street parking if neighbors prefer.

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- f) Security during construction--The neighbor adjacent to the south is concerned about security during construction being more than “a chain link fence tied together with a little wire, or a building left open all the time.”
  - i) The property needs to be protected—and he from another fire.
    - (1) R: Homewise will closely coordinate with the chosen general contractor to ensure that security is a top priority for this project.
      - (a) Given the history of this property, they know how susceptible this neighborhood is and this particular lot.
  - g) Danger from the alleyway--C: Open parking on the alley is susceptible to vandalism or other crime.
    - i) The idea of better protecting the parking environment is a good idea.

**Landmarks Commission Application Hearing Details:**

Commission meetings typically take place the 2<sup>nd</sup> Wednesday of the month at 3 p.m. This case is currently scheduled for 11 October 2023. All meetings are held via Zoom: <https://cabq.zoom.us/j/2269592859>  
For questions or more information, contact the Senior Planner for Historic Preservation, Silvia Bolivar, at (505) 924-3844 or [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov).

**Names & Affiliations of Attendees\* (and additional Interested Parties):**

*Carl Davis	Homewise
*Lisa Huval	Homewise
*Michelle Negrette	Strata Design
Ben Sturge	HHHDA
Ann Carson	HHHDA
Bonnie Anderson	HHHDA
Ian Robertson	EDo NA
David Tanner	EDo NA
*David Blanc	Neighbor
*John Gallegos	Neighbor
Silvia Boivar	Senior Planner, LC
Leslie Naji	Principal Planner, LC
*Tyson Hummel	CABQ ADR Coordinator
Krista Baca	CABQ ADR Admin Ass't
*Philip Crump	Facilitator