



Agenda Item: 05  
 Case # SI-2023-01514  
 Project # PR-2021-005685  
 October 11, 2023

**Staff Report**

<b>Agent</b>	Strata Design/Michelle Negrette
<b>Applicant</b>	Homewise Inc.
<b>Request</b>	Certificate of Appropriateness For Alteration
<b>Legal Description</b>	Lot 5, Block 26, Huning Highland Addition
<b>Address/Location</b>	119 High Street SE Between Gold Avenue SE and Central Avenue SE
<b>Size</b>	0.17-acres
<b>Zoning</b>	R-ML
<b>Historic Location</b>	Huning Highland Historic Protection Overlay Zone (HPO-4)

**Staff Recommendation**

***APPROVAL of Case # SI-2023-01514, Project # PR-2021-005685, a request for a Certificate of Appropriateness for New Construction, based on the Findings beginning on page 15 and subject to the Conditions on page 19.***

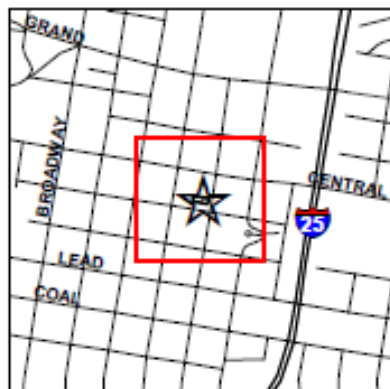
Leslie Naji, Principal Planner  
 Historic Preservation

**Summary of Analysis**

The application for a Certificate of Appropriateness is for new construction of a six-unit townhouse in the Huning Highland Historic Protection Overlay Zone (HPO-4). In June of 2022, the Landmarks Commission approved a design for renovation of an existing building on the site which was destroyed by fire on April 28, 2023.

The proposal is for new construction of six two-story, two-bedroom units. Five of the units have access from the side. One unit addresses the street directly and appears more as a single-family house. Units have pitched roofs, scalloped wood gable details and stucco exterior finishing, comparable to the building lost in the April fire. Five parking spaces are provided at the rear of the site with access with one being located in the front. A facilitated meeting was requested by the neighbors.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance. The proposed alterations, with conditions, conform to the development guidelines and are considered appropriate.



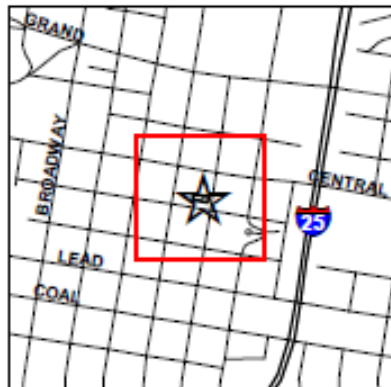
**IDO ZONING MAP**

Note: Gray shading indicates County.

1 inch = 150 feet


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**HISTORY MAP**

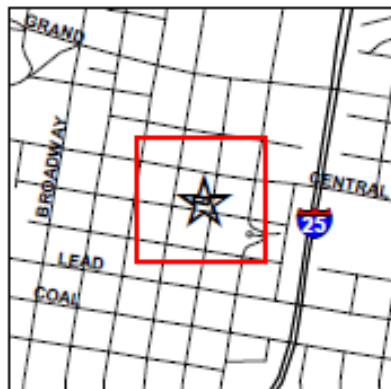
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**LAND USE MAP**

Note: Gray shading indicates County.

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



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**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness for Alteration</i>
<b>Historic Location</b>	<i>Huning Highland Historic Protection Overlay Zone</i>

**I AREA HISTORY AND CHARACTER**

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

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
<b>Site to the North</b>	1	Broad bungaloid gabled roof, Bungalow, c. 1923	Contributing
<b>Site to the South</b>	2	Hipped and gabled, Queen Anne, c. 1908-1923	Contributing
<b>Sites to the East</b>	1	Flat roof, Southwest Vernacular; c. 1924	Contributing
<b>Site to the West</b>	2	Cross gable/Gambrel, Queen Anne c. 1901	Contributing

**II INTRODUCTION**

**Proposal**

The application for a Certificate of Appropriateness is for new construction of a six-unit townhouse in the Huning Highland Historic Protection Overlay Zone (HPO-4). In June of 2022, the Landmarks Commission approved a design for renovation of an existing building on the site which was destroyed by fire on April 28, 2023.

The proposal is for new construction of six two-story, two-bedroom townhouse units. Five of the units have access from the side. One unit addresses the street directly and appears more as a single-family house. Units have pitched roofs, scalloped wood gable details and stucco exterior finishing, comparable to the building lost in the April fire. Five parking spaces are provided at the rear of the site with access with one being located in the front. A facilitated meeting was requested by the neighbors.

While the application for renovation submitted in 2022 was not required to meet parking requirements, the new construction must meet all parking and code requirements.

### ***Background***

The subject site was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions. Multiple additions to the front and back were built throughout the years and a “store” at the street was built in 1952. The property was a single-family residence until 1947, then had 16 apartments including the back building. The front “store” section was listed as Nook News Dealer later becoming Betty’s Bookkeeping Service c. 1979. The subject site is considered a contributing property to the Huning Highland Historic District. The nature of the properties within a Historic District is that all contributing properties in the district are considered to be registered properties.

The property was used as a boarding house and multi-family housing containing up to 16 units until 2010 when it was damaged by a fire. The Huning Highland Sector Development Plan shows the land use of the property as both Multi-Family and Commercial and that the buildings were in good condition or slight deterioration at the time of the Plan. The building was purchased in 1998 and continued to be used as multi-family housing with 16 rented apartments until it was damaged by the fire. The property has been vacant since 2010 and is in substandard condition due to water and fire damage but was assessed by Criterium Engineering who determined that the building was damaged but salvageable. In May 2021, the property was purchased by Homewise Inc. with the intention of restoring the building to its’ original character and to continue its’ use as multi-family housing. Unfortunately, on April 28, 2023, the buildings were destroyed by an arson fire.

### ***History***

On August 19, 2021, the applicant went before the Environmental Planning Commission (PR-2021-005685/RZ-2021-00025) requesting to rezone the property from R-1A to R-ML in order to rehabilitate the existing historic property and revert it back to low density multi-family housing while bringing the property out of nonconformance. The EPC voted unanimously to approve the zone map amendment from R-1A to R-ML.

In June 2022, an application was submitted to the LC for renovation of the existing buildings to include 6 units within the original historic building and 2 units in a cinder block building at the rear of the property. Before renovations were begun, a fire broke out in April 2023, completely destroying the historic building.

### ***Context***

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

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Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping pattern, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth- century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III ANALYSIS***

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

#### ***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R1-A.



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The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (I) identifies standards and guidelines for HPO 4: Huning Highland.

**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

*The changes do not conflict with the designation ordinance. As discussed in the analysis below, the proposal substantially conforms to the development guidelines.*

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

*The proposed townhouses are well thought out and work to blend the two different scales of the properties to the north and south of the site. The architectural character and historical value of the Huning Highland Overlay Zone will not be significantly impaired or diminished as the project conforms to the development guidelines.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*The original character of the Queen Anne style house has, unfortunately, been lost to fire. The new construction looks to incorporate materials, roof patterns and scale of the original building.*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*Not Applicable*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*The proposed design is fundamentally similar to other buildings within the Huning Highland Historic District, with multiple pitched roofs, sash windows and front porches and balconies. Though not a contemporary design, it does not try to falsely present as an historic home.*

**Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone**

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

*The proposal does not conflict with the designation ordinance.*

**Huning Highland Historic Preservation Overlay Zone Design Guidelines**

The development guidelines are administered by the LC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

**POLICY – NEW CONSTRUCTION**

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

***Guidelines***

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

*The new building, when viewed from the street provides variety in masses and successfully links the lot to the adjoining properties. The house to the south is a large brick two-story Victorian with a steeply pitched roof. The house to the north is a single-story bungalow with a moderately sloped roof. The proposed building faces*

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*the street with a high and low side, each addressing the relevant neighboring buildings and providing a transition in scale along the street. A small covered front porch and a second-floor balcony help to establish the scale of the building.*

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
  - Building materials of traditional dimensions
  - One-story porches
  - Solid to void ratios that are similar to traditional buildings.
  - Windows should be recessed and similar in size to surrounding buildings.

*The proposed design reinforces a sense of human scale in a number of ways. The street front has a single-story front porch, exterior materials are stucco which is used on many properties in the area and there are wood shingles at the roof gables. Windows are 1 over 1 sash windows and follow typical rhythms across the building.*

3. Design the front elevation to appear similar in scale to contributing buildings on the block.
  - On a two-story building there should be a one-story element such as a porch.

*The front elevation works well to address the scale of the adjoining building which are quite different between the north and south properties. Higher two-story elements are located on the south side of the building which is adjacent to a large brick Victorian house. The northern side of the building steps down to one-story and a cut-out for a second-story balcony, allowing it to mesh more easily with the single-story bungalow located to the north.*

4. Infill construction should enhance the pedestrian character of the district.

- Entrances to new buildings shall be oriented towards the street.

*The entrance to the unit facing the street is clearly visible and faces High St.*

- Maintain patterns of window and door proportions and placement found in the vicinity.

*Window patterns and styles are appropriate to the area.*

- Maintain the front setback most common on the block.

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*The front setback is only 15 feet, whereas, the neighboring buildings are set back 25 feet. The R-ML zoning allows for the 15 ft. setback; however, the HPO guidelines should take precedence.*

- The space between adjacent buildings should be the same as the average space between other buildings on the block.

*Side spaces between buildings in the neighboring blocks ranges from 5 feet to 12 feet. The proposed design provides spacing equal to existing building spacing.*

- Parking and garages should be located towards the rear of the property whenever possible.

*Five of the six parking spaces are provided off the alley. One space is located in the front setback. Although driveway parking is permitted, it is counted as spaces located beyond the front face of the building. Parking requirements can still be met with on-street parking.*

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

- Rectangular masses are the typical building form.

*Building forms are similar to existing building forms on the block.*

6. Use roof forms that are similar to contributing buildings on the block.

- Hip and gabled roofs are appropriate in most settings.
- Flat roofs should be used only where appropriate to the context and should have a parapet.

*The proposed roof is a front gabled pitch roof with a slope at an angle between the properties to either side of it.*

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

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



*Exterior materials of stucco, wood gable shingles and asphalt roof shingles are in keeping with materials traditionally used in the Huning Highland neighborhood.*

8. Imitation of older historic styles is discouraged.
- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
  - Incorporate details and ornamentation found on historic buildings within the context of new construction.

*The project design is a simplified Victorian style and not one that could be confused with historic construction.*

9. Contemporary interpretations of traditional detail are encouraged.
- New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with the historic buildings.

*Provided drawings do not indicate window trim, if there is any. Details of window and door installation should be submitted for approval prior to building permit submittal*

10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

#### **POLICY – SITE FEATURES & STREETSCAPES**

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

#### ***Guidelines***

#### ***Fences and Free-Standing Walls***

7. When constructing new fences, use materials that appear similar to those used historically.
- Simple design consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
  - Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
  - A painted wood picket fence is an appropriate replacement in most locations.
  - A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.

- Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
- Vinyl and other synthetic fencing are reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.
- The use of extruded vinyl fencing is not permitted in the front yard.
- Cellular vinyl fencing may be appropriate if painted.

***Site plan calls for 6 ft. cedar fencing at the side lot lines. Though none of the fencing is historic, any fencing that extends forward of the neighboring houses must be reduced to 3 ft.***

18. Avoid large expanses of parking

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

***Parking on the site includes 5 spaces along the rear of the site with access from the alley. One parking space shown as being in the front of the building would constitute parking in the front yard. This space is, therefore, not permitted but the parking requirement can be reached through on-street parking.***

#### ***IV. NEIGHBORHOOD NOTIFICATION/PUBLIC COMMENT***

##### ***Neighborhood Notification***

The affected neighborhood organizations are the EDo Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were notified as required. The requisite sign was posted at the property giving notification of this application.

A facilitated meeting was requested and will be held via Zoom on October 5, 2023 at 5:30 pm. As of this writing, no written comments have been received by staff. Notes from the facilitated meeting will be forwarded when available.

**V. CONCLUSIONS**

The request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval for a Certificate of Appropriateness contained in the Integrated Development Ordinance (IDO). The proposed alterations fundamentally conform to the development guidelines and are considered appropriate.

The elements of the request are aimed at maximizing units while maintaining the single-family character of the block. The front unit successfully addresses the street and units to the back are entered from the south side with separated patios to the north.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for New Construction – Case #SI-2023-01514/Project #PR-2021-005685 (October 11, 2023).***

1. The request is for a Certificate of Appropriateness for new construction for an approximately 0.17-acre site legally described as Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE (the “subject site”).
2. The subject site is zoned R-ML (Residential – Multi-Family Low Density Zone District).
3. The subject site is within the boundaries of the Huning Highland Historic Protection Overlay Zone, HPO-4.
4. The application for a Certificate of Appropriateness for new construction of six two-story, two-bedroom townhouse units. Five of the units have access from the side. One unit addresses the street directly and appears more as a single-family house.
5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.
6. The IDO Section 14-16-6-6(D)(3) states that a Certificate of Appropriateness shall be approved if it complies with all of the following criteria:
  - a. 14-16-6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located”.

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The changes do not conflict with the designation ordinance. As discussed in the analysis above, the proposal substantially conforms to the development guidelines.

- b. 14-16-6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposed townhouses are well thought out and work to blend the two different scales of the properties to the north and south of the site. The architectural character and historical value of the Huning Highland Overlay Zone will not be significantly impaired or diminished as the project conforms to the development guidelines.

- c. 14-16-6-6(D)(3)(c) The change qualifies as “certified rehabilitation” pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

- d. 6-6-(D)(3)(d) The structure or site’s distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean s it was at the time of initial construction or as it has developed over the course of the history of the structure.

The original character of the Queen Anne style house has, unfortunately, been lost to fire. The new construction looks to incorporate materials, roof patterns and scale of the original building.

- e. 6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not Applicable

- f. 6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The proposed design is fundamentally similar to other buildings within the Huning Highland Historic District, with multiple pitched roofs, sash windows and front porches and balconies. Though not a contemporary design, it does not try to falsely present as an historic home.

7. Subject to the Conditions of Approval, the proposed work is consistent with designation ordinance R-132-1980. Subject to Condition of Approval, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.



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The proposal does not conflict with the designation ordinance.

8. The proposal is consistent with the Guidelines for Huning Highland Historic Protection Overlay Zone.

a. Policy – New Construction

1. 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.

The new building, when viewed from the street provides variety in masses and successfully links the lot to the adjoining properties. The house to the south is a large brick two-story Victorian with a steeply pitched roof. The house to the north is a single-story bungalow with a moderately sloped roof.

2. Design a new building to reinforce a sense of human scale.

The proposed design reinforces a sense of human scale in a number of ways. The street front has a single-story front porch, exterior materials are stucco which is used on many properties in the area and there are wood shingles at the roof gables. Windows are 1 over 1 sash windows and follow typical rhythms across the building.

3. Infill construction should enhance the pedestrian character of the district.

The entrance to the unit facing the street is clearly visible and faces High St. Window patterns and styles are appropriate to the area.

- Maintain the front setback most common on the block.

The front setback is only 15 feet, whereas, the neighboring buildings are set back 25 feet. The R-ML zoning allows for the 15 ft. setback; however, the HPO guidelines should take precedence.

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

Building forms are similar to existing building forms on the block.

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

6. Use roof forms that are similar to contributing buildings on the block.

The proposed roof is a front gabled pitch roof with a slope at an angle between the properties to either side of it.

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

Exterior materials of stucco, wood gable shingles and asphalt roof shingles are in keeping with materials traditionally used in the Huning Highland neighborhood.

8. Imitation of older historic styles is discouraged.

The project design is a simplified Victorian style and not one that could be confused with historic construction.

9. Contemporary interpretations of traditional detail are encouraged.

Provided drawings do not indicate window trim, if there is any. Details of window and door installation should be submitted for approval prior to building permit submittal

- b. Policy – Site Features & Streetscapes. Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

#### Fences and Free-Standing Walls

Side fencing is six ft. cedar fencing which is appropriate for rear and side fencing in the neighborhood.

#### Parking

Parking on the site includes 5 spaces along the rear of the site with access from the alley. One parking space shown as being in the front of the building would constitute parking in the front yard. This space is, therefore, not permitted but the parking requirement can be attained through on-street parking.

9. The affected neighborhood organizations are the EDo Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were notified as required. The requisite sign was posted at the property giving notification of this application.
10. As of this writing, Staff has not received any comments in support or opposition to the request.

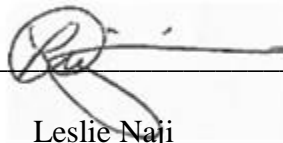
**RECOMMENDATION**

**Case SI-2023-01514/Project #PR-2021-005685 (October 11, 2023)**

**APPROVAL** of Case SI-2023-01514/Project #PR-2021-005685, an application for a Certificate of Appropriateness for New Construction, located at 119 High Street SE, described as Lot 5, Block 26, Huning Highland Addition, a property in the Huning Highland Historic Protection Overlay Zone, based on the above ten (10) findings and subject to the following conditions.

**Recommended Conditions of Approval**

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon removal of front yard parking space, curb cut and driveway.
3. Approval is contingent upon extending front setback to 25 feet from the sidewalk to match adjacent properties.



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Leslie Naji  
Principal Planner, Historic Preservation  
**Urban Design and Development Division**

# APPLICATION MATERIALS





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

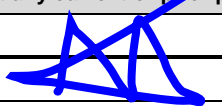
<b>Administrative Decisions</b>	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design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

<b>APPLICATION INFORMATION</b>			
Applicant: Homewise	Address: 1301 Siler Road, Bldg. D		Phone: 505.469.0572
City: Santa Fe	State: NM	Zip: 87507	Email: cdavis@homewise.org
Professional/Agent (if any): strata design llc	Address: 711 Amherst SE		Phone: 505.710.4221
City: Albuquerque	State: NM	Zip: 87106	Email: stratadesign.nm@gmail.com
Proprietary Interest in Site: agent only	List all owners: homewise		

<b>BRIEF DESCRIPTION OF REQUEST</b>
Certificate of appropriateness for six new townhouse units.

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: 5	Block: 26	Unit:	
Subdivision/Addition: Huning Highland Addition	MRGCD Map No.:	UPC Code: 101405750634511803	
Zone Atlas Page(s): K-14	Existing Zoning: RM-L	Proposed Zoning: RM-L	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.1671	

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 119 High Street SE	Between: Central	and: Silver

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>	
<b>Signature:</b> 	<b>Date:</b> September 12, 2023
<b>Printed Name:</b> Michelle Negrette	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature: <October 11, 2023>>	Date:	Project # 21

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input type="checkbox"/> 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**

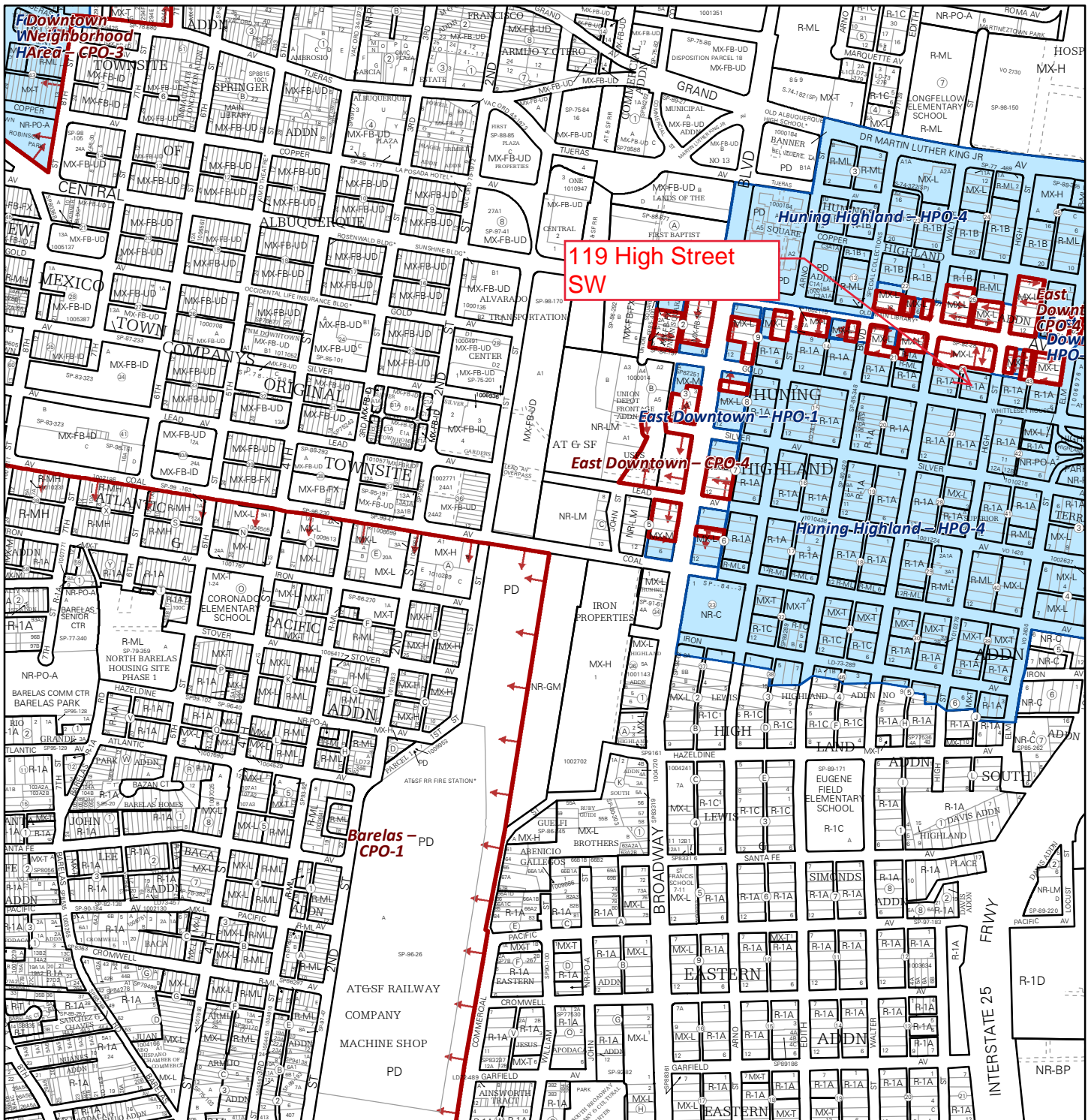
- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

**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.**

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**K-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet



September 12, 2023

Landmarks Commission  
City of Albuquerque Planning Department  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

To Whom It May Concern:

Our client intends to build six new townhomes at 119 High Street SE which is within the Huning Highland Character Protection Overlay. The new townhomes at 119 High Street SE will replace the previous structure which was removed due to a fire.

The design of the townhomes is in keeping with the Simplified Queen Anne style. The design includes features including bay windows, dormers, terraces, stoops and porches. Window proportions and styles are similar to those found within the neighborhood. Windows will be metal clad windows, single hung, picture and awning style. Materials will be stucco with composite trim. The roof will be asphalt shingles.

The front unit has a porch and is oriented to the street and designed in the form of a single-family house. Five additional townhomes are located behind, each with an individual access from the south. The roof is intended to be green asphalt shingles to match as closely to what has been determined to be a portion of the original roof. Each unit has a bay window. The five rear units have a dormer window.

#### Justification

The previous apartment house had been listed in the New Mexico Building Inventory as Simplified Queen Anne with Vernacular Additions. It was listed as contributing, but in poor condition due to a series of additions throughout the years which have masked the original facade and changed the roofline of the original house. In 1947, the single-family home had been converted into 10 apartment units and has been used as such until a fire made the building uninhabitable. A recent fire destroyed the structure, and it was removed from the site. A new six unit townhouse development is proposed for the site.

**6-6(D)(3)(a)The proposed changes are consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.** The design of the six new town houses is

compatible with the Simplified Queen Anne style. Elements of this style, as indicated in the Design Guidelines, a porch parallel to the street, single hung windows and gable and gable and hip roof elements are included in the new design. These details are found throughout the neighborhood. The proposed front facade is single family in appearance. Additionally, details include shingle roofing, stucco exterior walls, bay windows and terraces.

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

**6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.** Not Applicable.

**6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.** The original structure was destroyed by a fire.

**6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.** The original structure was destroyed by a fire.

**6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.** New construction has been designed to be compatible with HPO zone. Window styles and proportions are consistent with those found in the neighborhood. Exterior finishes are stucco with wood style trim, roof is asphalt shingles consistent with exterior finishes in the neighborhood. The front façade includes a bay window, terrace and covered porch compatible with other homes in the neighborhood. The new construction includes hip and gabled roofs with dormers which are typical of Queen Anne styles.

We appreciate your time and interest in the manner.

Thank you,



Michelle Negrette (agent)

Strata Design, LLC

505.710.4221



September 12, 2023

To Whom It May Concern,

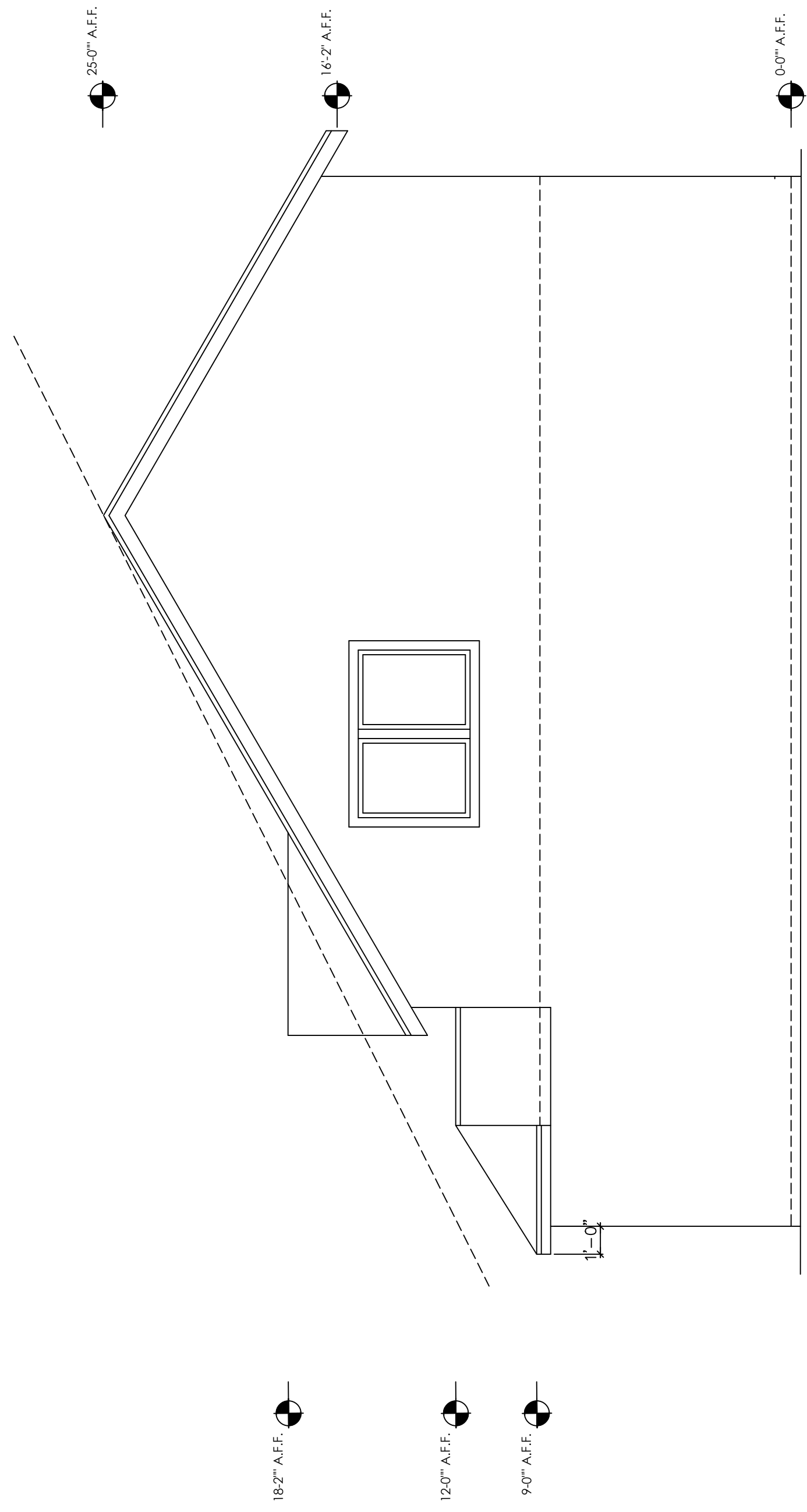
We authorize Michelle Negrette to act as an agent on behalf of Homewise Inc for LUCC application associated with the property located at 119 High St SE, Albuquerque NM 87102

Sincerely,

A handwritten signature in black ink, appearing to read 'CD', with a horizontal line extending to the right.

Carl Davis  
Homewise Construction Manager

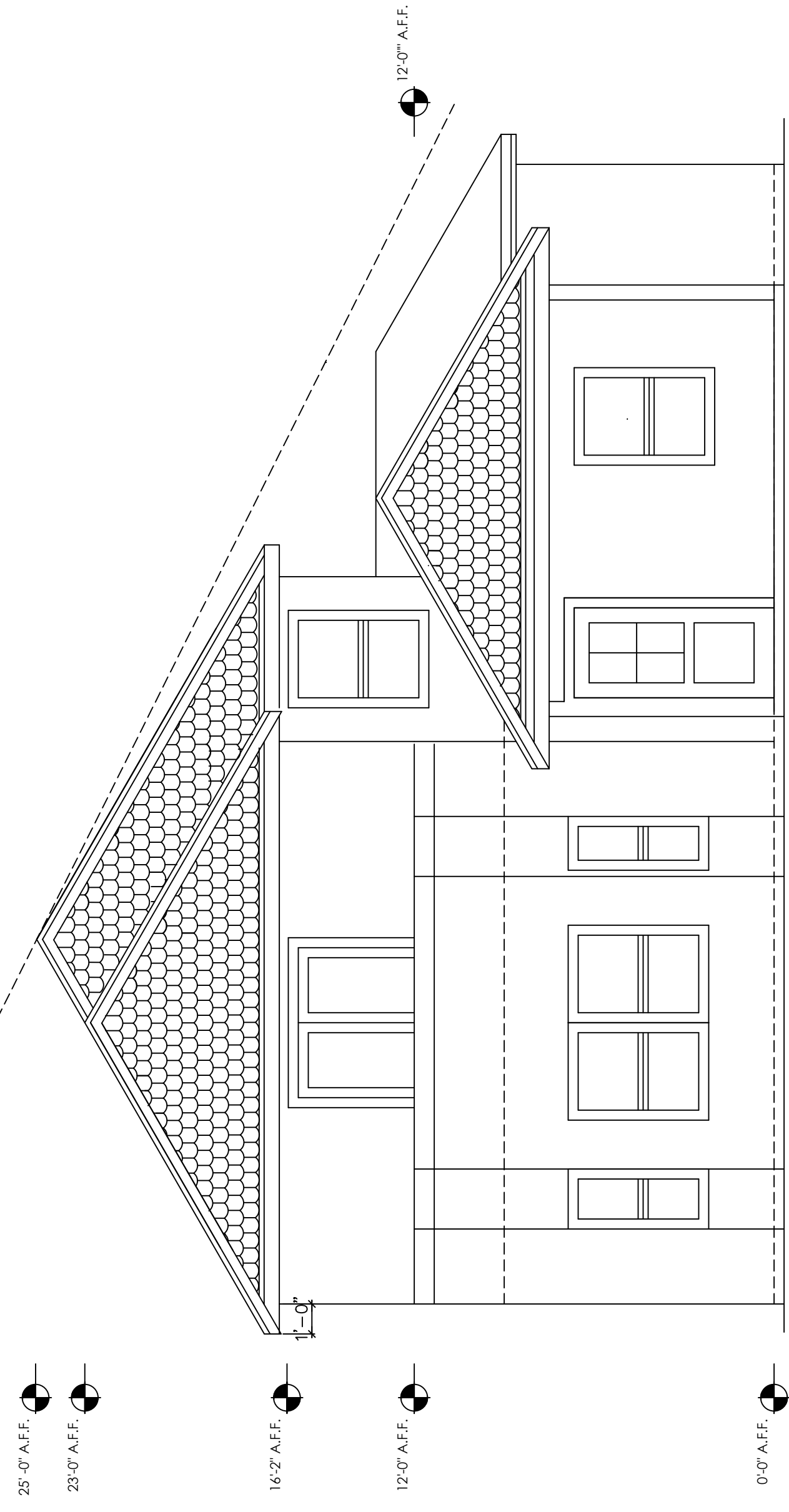
# ATTACHMENTS



WEST ELEVATION

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

1

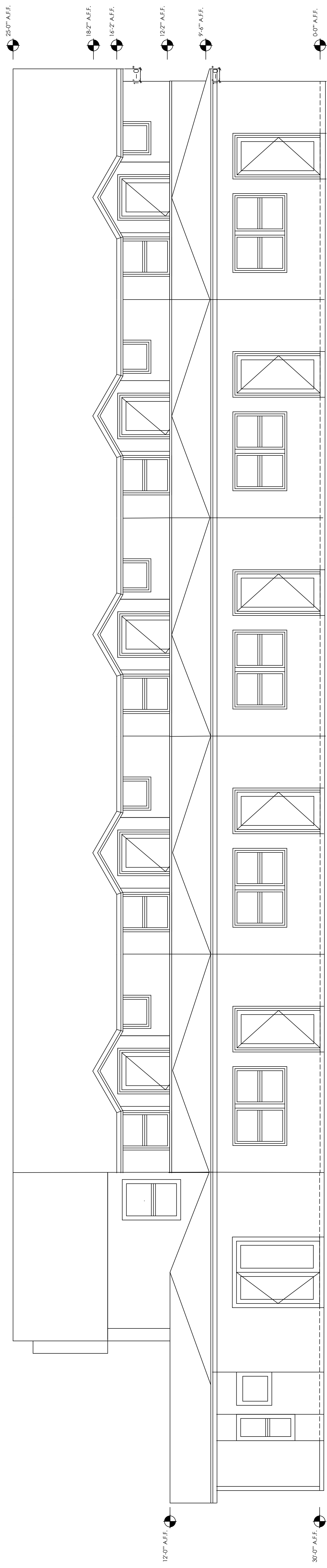


EAST ELEVATION

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

2

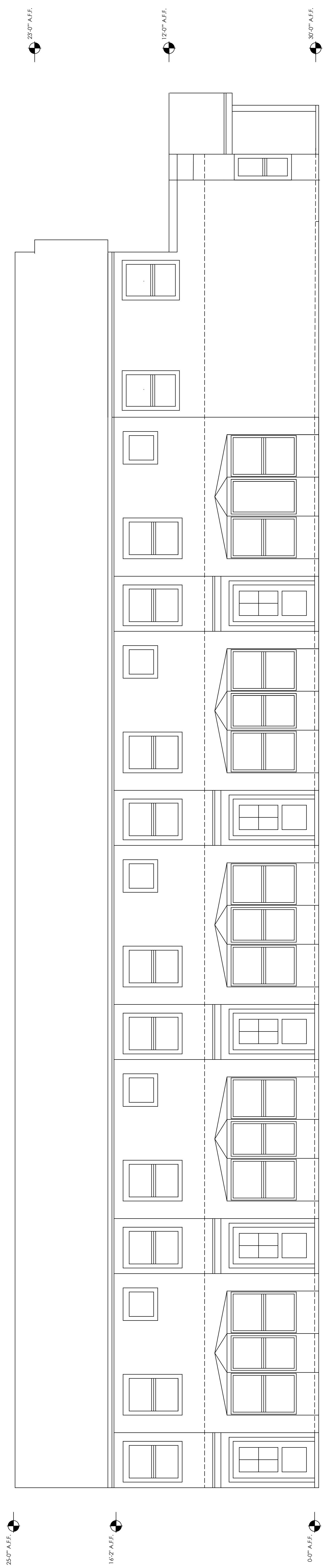




NORTH ELEVATION

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

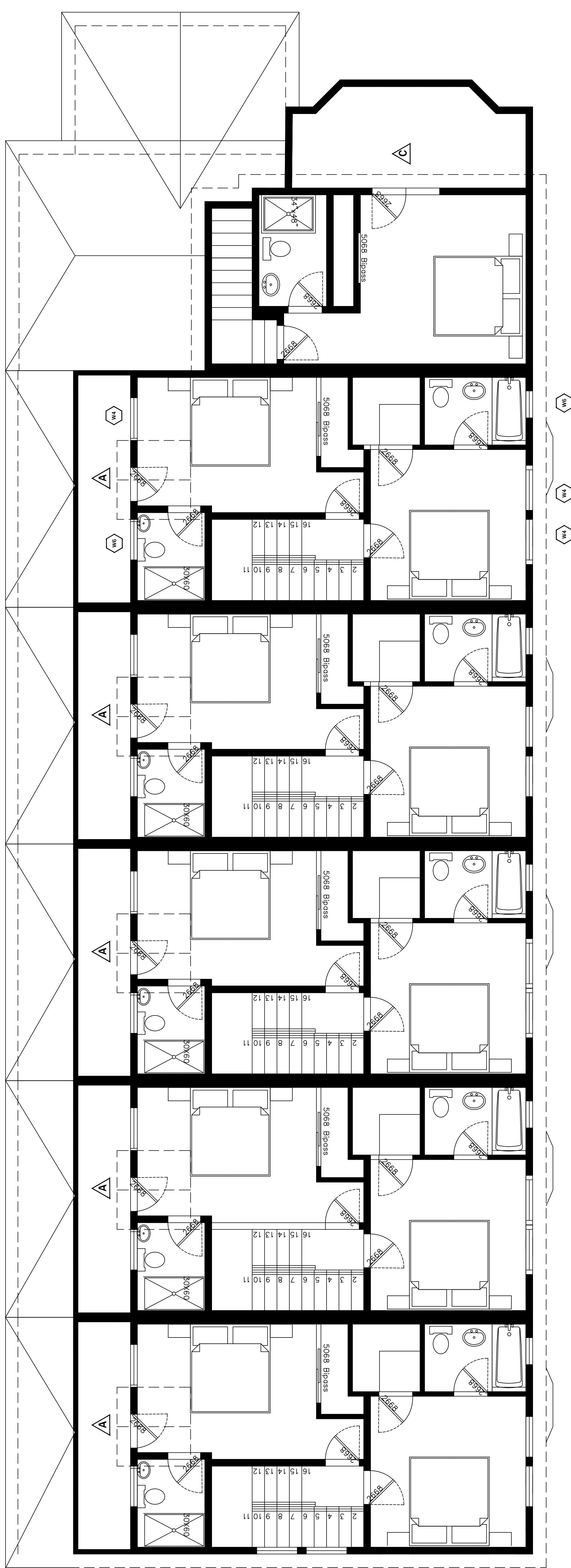
1



SOUTH ELEVATION

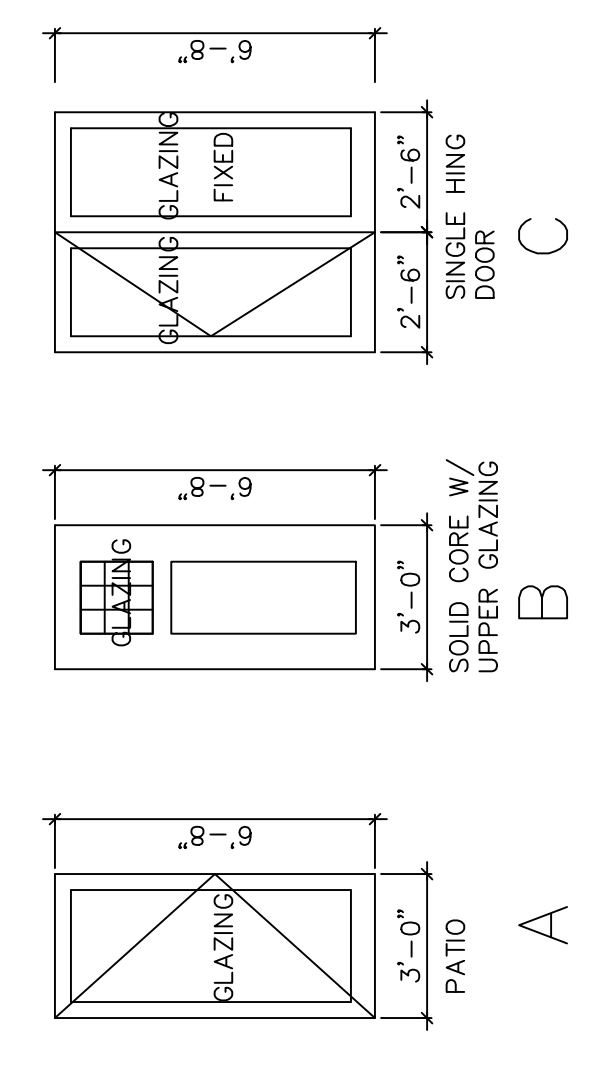
SCALE: 1/4" = 1'-0"

2

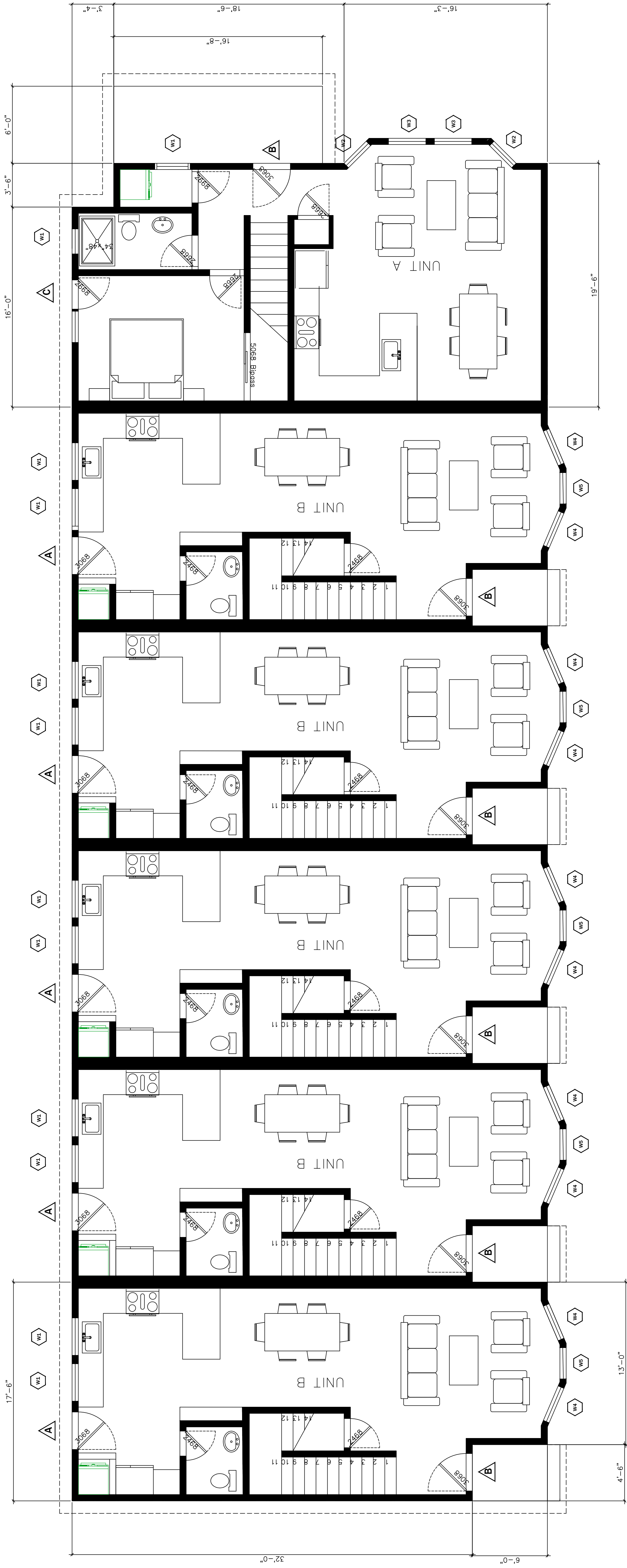


**1** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

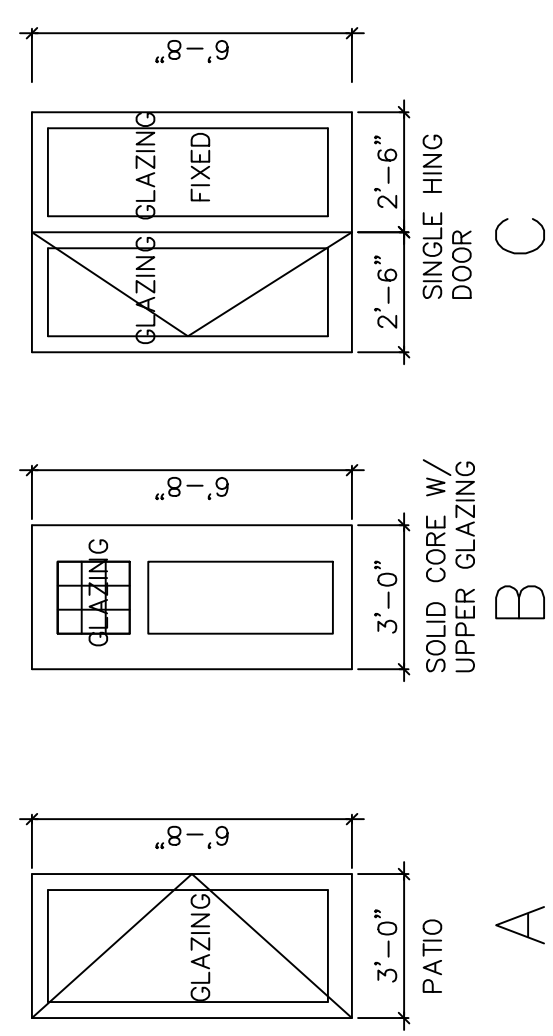
WINDOW SCHEDULE			
#	TYPE	WIDTH	HEIGHT
1	SINGLE HUNG	26	40
2	SINGLE HUNG	20	40
3	SINGLE HUNG	30	40
4	SINGLE HUNG	30	50
5	FIXED	26	50
6	AWNING	20	20
7	FIXED	30	40



**EXTERIOR DOOR TYPES**  
THERMA-TRU BENCHMARK FIBERGLASS DOORS, OR EQ.  
TO BE PAINTED, SEE RENDERINGS FOR COLOR INFORMATION

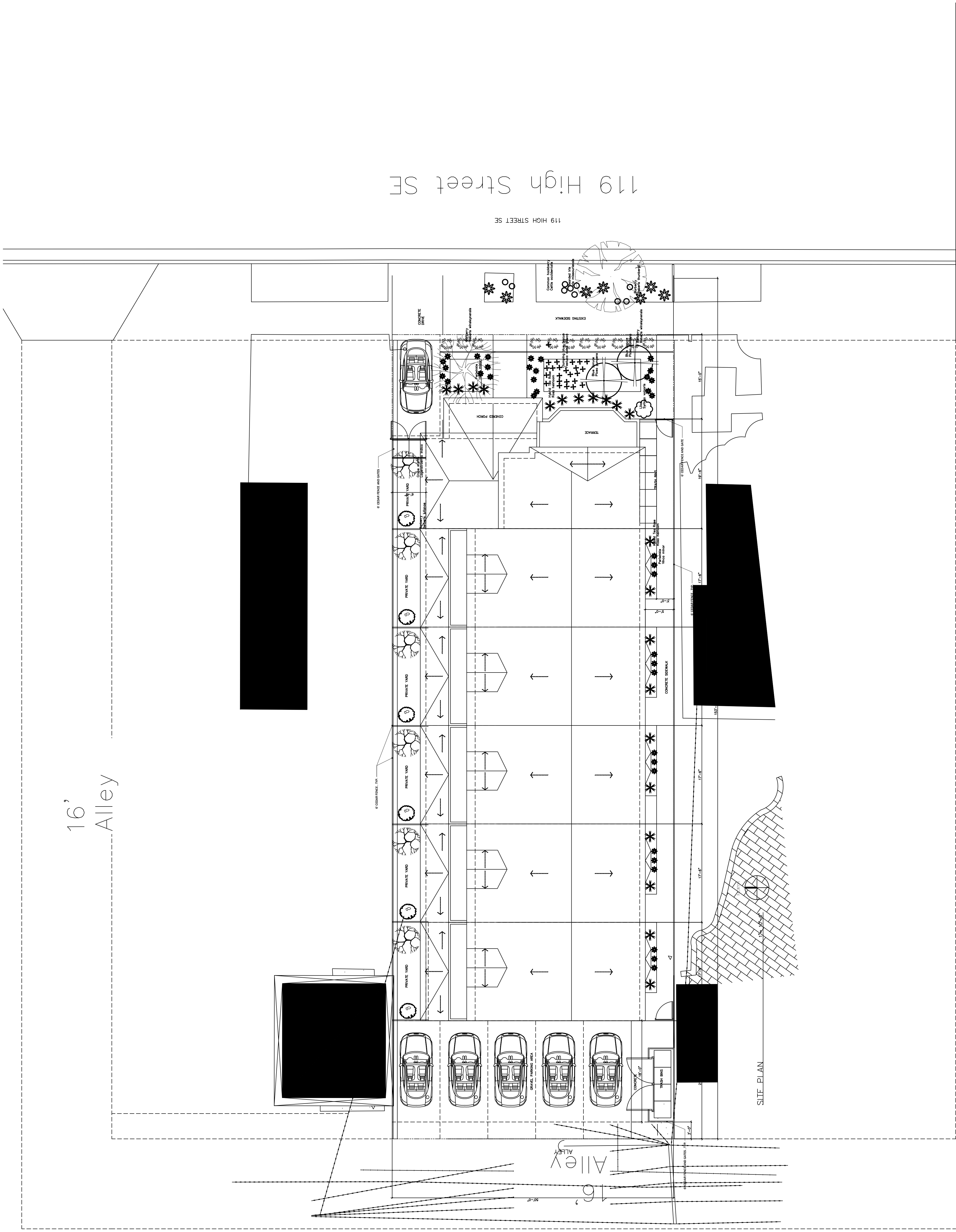


WINDOW SCHEDULE			
METAL CLAD, ANDERSON "E" SERIES OR EQ. COLOR TO BE WHITE			
#	TYPE	WIDTH	HEIGHT
1	SINGLE HUNG	26	40
2	SINGLE HUNG	20	40
3	SINGLE HUNG	30	40
4	SINGLE HUNG	30	50
5	FIXED	26	50
6	AWNING	20	20
7	FIXED	30	40



**EXTERIOR DOOR TYPES**  
 THERMA-TRU BENCHMARK FIBERGLASS DOORS, OR EQ.  
 TO BE PAINTED, SEE RENDERINGS FOR COLOR INFORMATION

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



16'  
Alley

119 High Street SE

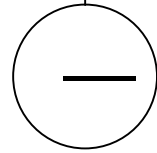
119 HIGH STREET SE

SITE PLAN

Gold Avenue SE

SITE PLAN

SCALE: 1/4" = 10'-0"



PARKING REQUIREMENTS  
 TOWNHOUSE: 1 SPACE FOR UP TO TWO BEDROOMS  
 6 2-BEDROOM UNITS = 6 PARKING SPACES REQUIRED  
 6 PARKING SPACES PROVIDED ON SITE  
 NO REDUCTIONS OR CREDITS TAKEN

119 HIGH STREET SE

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

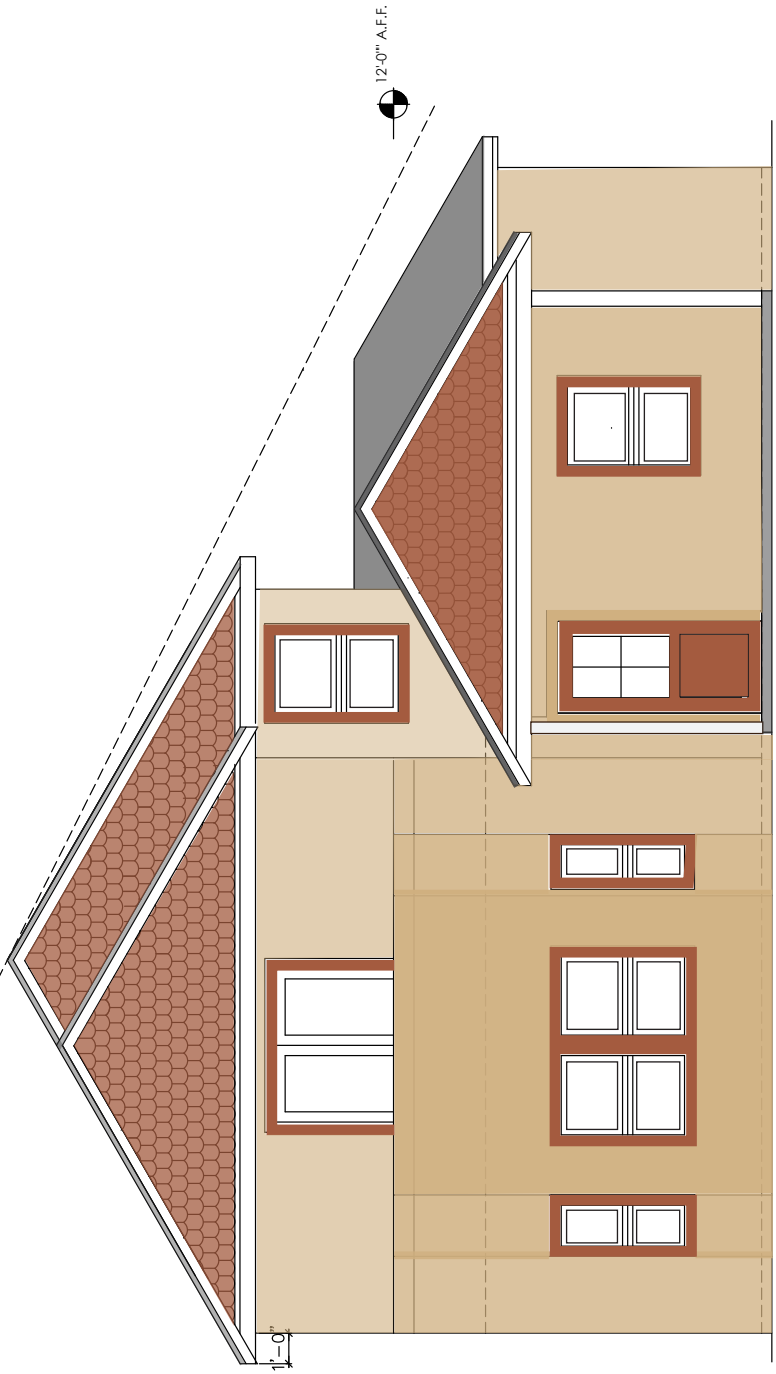
25'-0" A.F.F.  
23'-0" A.F.F.

16'-2" A.F.F.

12'-0" A.F.F.

0'-0" A.F.F.

12'-0" A.F.F.



2

EAST ELEVATION

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

Color Palette 119 High Street SE

Body (stucco)..... El Rey 117 "Fawn"

Trim..... Sherwin Williams SW7008 "Alabaster"

Accent..... Sherwin Williams SW2802 "Rockwood Red"

Roof (asphalt shingles)..... PABCO, Cascade, Pewter Grey

Windows..... Anderson "E" Series or EQ, White

Doors..... Therma Tru Benchmark or EQ, Sherwin Williams SW 2802 "Rockwood Red"







# NOTIFICATIONS



September 12, 2023

To Whom It May Concern:

Our client intends to build six townhomes at 119 High Street SE which is within the Huning Highland Character Protection Overlay. Each townhome will have 2 bedrooms and 2.5 bathrooms. There will be six on-site parking spaces.

The design of the townhomes is in keeping with the Simplified Queen Anne style. The design includes features including bay windows, dormers, terraces, stoops and porches. Window proportions and styles are similar to those found within the neighborhood. Windows will be metal clad windows, single hung, picture and awning style. Materials will be stucco with composite trim. The roof will be asphalt shingles.

The front unit has a porch and is oriented to the street and designed in the form of a single-family house. Five additional townhomes are located behind, each with an individual access from the south. The roof is intended to be green asphalt shingles to match as closely to what has been determined to be a portion of the original roof. Each unit has a bay window. The five rear units have a dormer window.

Sincerely,

Michelle Negrette (agent)



**Bolivar, Silvia A.**

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**From:** Montoya, Yolanda on behalf of Planning Development Review Services  
**Sent:** Wednesday, September 13, 2023 11:43 AM  
**To:** stratadesign.nm@gmail.com  
**Cc:** Bolivar, Silvia A.  
**Subject:** SI-2023-01514 PR-2021-005685 No Hearing Requested 119 High St  
**Attachments:** Final Application\_119 High Street SE.pdf; SI-2023-01514 119 High St.pdf

**\*All public notice requirements & sign posting requirements must be completed to avoid a deferral. \*#**

**ALL INVOICES MUST BE PAID IN FULL WITHIN 48 HOURS OF ISSUE AND TO CONFIRM PLACEMENT ON AN AGENDA.**

Here is the link and Permit number for you to enter, do not use the Project number.

Your application permit/reference number is:

**SI-2023-01514**

[kws v=22z z z 1fdet 1j ry26442sd | 0d0e 100](#)

[Building Permits, Business Registrations, Code Enforcement Permits, & Planning Applications](#)

Hqwhu#k#shup l#p xp ehuf#d#n#l#g #D#g#r#F#d#w#F#k#h#f#n#r#x#w#l#g#k#h#q#h#q#h#u#  
sd|p hq#w#q#i#r#u#p#d#w#r#q#l#

Oh#w#v#h#q#r#z#z#k#h#q#s#d|p#h#q#w#v#p#d#g#h#r#z#h#f#d#q#y#h#u#l#i#h#w#f#d#u#h#g#l#



**YOLANDA MONTOYA**  
**Planning assistant II**  
o 505-924-3861  
[cabq.gov/planning](http://cabq.gov/planning)

<<October 11, 2023>>

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**From:** Bolivar, Silvia A. <sabolivar@cabq.gov>  
**Sent:** Wednesday, September 13, 2023 8:51 AM  
**To:** Planning Development Review Services <PLNDRS@cabq.gov>  
**Cc:** Bolivar, Silvia A. <sabolivar@cabq.gov>  
**Subject:** 119 High Street

Good morning,

Please process the attached application for the Landmarks Commission\_Certificate of Appropriateness Major. Previous case numbers: SI-2022-00919/PR-2021-005685.



**SILVIA BOLIVAR, PLA ASLA**  
**Senior Planner**  
**Landmarks Commission**  
**(505) 924-3844**  
**Email: [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)**  
**[cabq.gov/planning](http://cabq.gov/planning)**



Central Ave NE

Walter St SE

Elm St SE

Gold Ave SE

High St SE

er Ave SE

<<October 11, 2023>>

Station 2

Owner Address 2

SIDNEY CENTER NY 13839  
ALBUQUERQUE NM 87102-3626  
ALBUQUERQUE NM 87102  
ALBUQUERQUE NM 87102-3628  
ALBUQUERQUE NM 87107-5312  
ALBUQUERQUE NM 87184-0444  
SANTA FE NM 87507-3541  
ANAHOLA HI 96703-0159  
ALBUQUERQUE NM 87102-3629  
ALBUQUERQUE NM 87102-3656  
ALBUQUERQUE NM 87102  
ALBUQUERQUE NM 87102-3662  
ALBUQUERQUE NM 87123  
ALBUQUERQUE NM 87196-4247  
ALBUQUERQUE NM 87123-4519  
ALBUQUERQUE NM 87102-3554  
ALBUQUERQUE NM 87107

SITUS Address

710 CENTRAL AVE SE  
123 HIGH ST SE  
117 HIGH ST SE  
201 HIGH ST SE  
114 HIGH ST SE  
708 CENTRAL AVE SE  
119 HIGH ST SE  
124 WALTER ST SE  
202 HIGH ST SE  
600 CENTRAL AVE SE  
614 GOLD AVE SE  
120 WALTER ST SE  
114 HIGH ST SE  
205 HIGH ST SE  
700 CENTRAL AVE SE  
116 WALTER ST SE  
200 WALTER ST SE

**Bolivar, Silvia A.**

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**From:** Montoya, Yolanda on behalf of Planning Development Review Services  
**Sent:** Monday, September 11, 2023 1:30 PM  
**To:** Bolivar, Silvia A.  
**Subject:** FW: Landmarks Commission  
**Attachments:** East End Addition\_HPO-2\_Design Guidelines\_October 2023 LC Hearing.pdf

COA Project PR-2022-007874	SI-2023-01503	11-Sep	Historic Design Standards and Guidelines	COA Project	no address given Virginia St between Lomas Blvd NE and Marble)	lesli
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**YOLANDA MONTOYA**  
**Planning assistant II**  
o 505-924-3861  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Bolivar, Silvia A. <sabolivar@cabq.gov>  
**Sent:** Monday, September 11, 2023 12:55 PM  
**To:** Planning Development Review Services <PLNDRS@cabq.gov>  
**Cc:** Bolivar, Silvia A. <sabolivar@cabq.gov>  
**Subject:** Landmarks Commission

Good afternoon,

<<October 11, 2023>>

The attached application has been reviewed and approved to be processed. The application is for the Landmarks Commission hearing on October 11, 2023 to approve the design guidelines for the East End Addition HPO-2.

Thank you.



**SILVIA BOLIVAR, PLA ASLA**

**Senior Planner**

**Landmarks Commission**

**(505) 924-3844**

**Email: [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)**

**[cabq.gov/planning](http://cabq.gov/planning)**

**From:** [Naji, Leslie](#)  
**To:** [Michelle Negrette](#)  
**Subject:** project memo 119 High St.  
**Date:** Friday, September 29, 2023 10:01:00 AM  
**Attachments:** [image001.png](#)

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Hello Michelle,

As I am reviewing your application for the 119 High St townhouse design, there are a few points I would like clarity on.

One of the requirements for new construction is:

***Windows should be recessed and similar in size to surrounding buildings.***

Please provide window and door details to illustrate the placement of them in relation to the outside of the building.

Another concern is the front setback. Although the site being an Area of Change (surrounded by Areas of Consistency) the historic guidelines state:

4. Infill construction should enhance the pedestrian character of the district.

- Entrances to new buildings shall be oriented towards the street.
- Maintain patterns of window and door proportions and placement found in the vicinity.
- **Maintain the front setback most common on the block**

Parking guidelines within the IDO do not allow parking in the front yard. A drive that ends at the front of the house is not a driveway. The 6<sup>th</sup> parking space will have to be street parking.

These three items will be listed as conditions of approval unless the facilitated meeting results in an agreed upon compromise. The final report is not ready for your review as I am waiting on the facilitated meeting notes before completing.

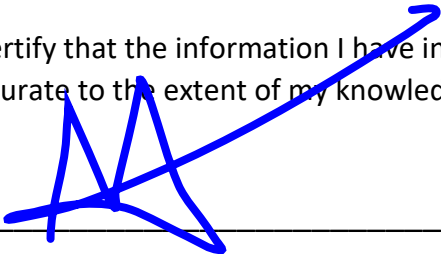
Thanks.



**LESLIE NAJI**  
principal planner,  
landmarks commission  
o 505.924.3927

<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <b>Certificate of Appropriateness Major</b>	
Decision-making Body: <b>Landmarks Commission</b>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 119 High Street SE	
Name of property owner: homewise	
Name of applicant: Michelle Negrette (agent)	
Date, time, and place of public meeting or hearing, if applicable:	
10/11/23 via zoom	<a href="https://cabq.zoom.us/j/2269592859">https://cabq.zoom.us/j/2269592859</a>
Address, phone number, or website for additional information: stratadesign.nm@gmail.com	
<a href="http://www.cabq.gov/planning/boards-commissions/landmarks-commission">www.cabq.gov/planning/boards-commissions/landmarks-commission</a>	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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


(Applicant signature)
September 12, 2023
(Date)

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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

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

Date of Notice\*: September 12, 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:

Neighborhood Association (NA)\*: *Edo NA Incorporated, Huning Highland Historic District Association*

Name of NA Representative\*: *Ian Robertson, David Tanner - Edo NA Incorporated; Ben Sturge, Ann Carson - Huning Highland Historic District Association*

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: *irobertson@titan-development.com, david@edoabq.com, bsturge@gmail.com, annlouisacarson@gmail.com*

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

1. Subject Property Address\* 911 High Street SE  
Location Description on High Street south of Central Avenue
2. Property Owner\* homewise
3. Agent/Applicant\* *[if applicable]* strata design llc
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: Certificate of appropriatness

Summary of project/request<sup>2</sup>\*:

Certificate of appropriateness for six new townhomes

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

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_ 0.1671 \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_ RM-L \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_ HPO-4 Huning Highland \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_ Man Street/Major Transit/Premium Transit \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_ vacant-none \_\_\_\_\_
- 

**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](mailto: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>

Cc: EDo NA Incorporated [Other Neighborhood Associations, if any]

Huning Highland Historic District Association

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

**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\*: September 12,2023

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\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* 119 High Street SE  
Location Description On High Street south of Central
2. Property Owner\* homewise
3. Agent/Applicant\* *[if applicable]* strata design llc
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: Certificate of Appropriateness

Summary of project/request<sup>1\*</sup>:  
Certificate of Appropriateness for six new townhouses

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)

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

Date/Time\*: November 8, 2023

Location\*<sup>2</sup>: https://cabq.zoom.us/j/2269592859

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
stratadesign.nm@gmail.com

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

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

none

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:

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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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

1. Area of Property *[typically in acres]* 0.1671
  2. IDO Zone District RM-L
  3. Overlay Zone(s) *[if applicable]* HPO-4 Huning Highland
  4. Center or Corridor Area *[if applicable]* Mainstreet/Major Transit/Premium Transit
- Current Land Use(s) *[vacant, if none]* vacant - none
- 

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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



711 Amhurst SE  
ALBU, NM 87106

Richard Wank  
PO Box 159  
ANAHOLA, HI  
96763

711 Amhurst SE  
ALBU, NM 87106

ESSERE LIMITED LIABILITY CO.  
PO BOX 10449  
ALBUQ., NM 87184

711 Amhurst SE  
ALBU, NM 87106

DAVID + MARIA LOPEZ  
202 HIGH STREET  
ALBU, NM 87106

711 Amhurst SE  
ALBU, NM 87106

John Gallegos  
123 High St SE  
ALBU, NM 87102

711 Amhurst SE  
ALBU, NM 87106

202 Corporation  
600 Central Ave M  
ALBU, NM 87102

711 Amhurst SE  
ALBU, NM 87106

Judy Lui  
202 High Street

711 Amhurst SE  
ALBU, NM 87102

B-SQUARED ENTERPRISES LLC  
305 ALAMOSA DR NW  
ALBU, NM 87107

711 Amhurst SE  
ALBU, NM 87106

JODY ISAACSON  
3479 PINE SWAMP RD  
SIDNEY CENTER, NM  
13839





711 Amherst SE  
Amherst, NH 03106

LISA MADDOX  
PO BOX 4247  
Amherst, NH 03106

711 Amherst SE  
Amherst, NH 03106

700 PARTNERSHIP LLC  
608 NAVARRE WAY SE  
Amherst, NH 03123

711 Amherst SE  
Amherst, NH 03106

JOEL KOPLIK  
DAWN HARFELD  
116 WATTEL SE  
Amherst, NH 03102

711 Amherst SE  
Amherst, NH 03106

TIMKO LLC  
7424 4th St NW  
Amherst, NH 03107

711 Amherst SE  
Amherst, NH 03106

BAPTIST CONVENTION BLDG.  
600 CENTRAL SE, 3rd F  
Amherst, NH 03102

711 Amherst SE  
Amherst, NH 03106

STACEY SEIDEL  
120 WATTEL SE  
Amherst, NH 03106

711 Amherst SE  
Amherst, NH 03106

710-712 PARTNERSHIP  
608 NAVARRE WAY SE  
Amherst, NH 03123







711 Amherst SE  
Amherst, NH 03106

LISA MADDOX  
PO BOX 4247  
Amherst, NH 03106

711 Amherst SE  
Amherst, NH 03106

700 PARTNERSHIP LLC  
608 NAVARRA WAY SE  
Amherst, NH 03123

711 Amherst SE  
Amherst, NH 03106

JOEL KOPLIK  
DAWN HARFELD  
116 WATTEL SE  
Amherst, NH 03102

711 Amherst SE  
Amherst, NH 03106

TIMKO LLC  
7424 4th St NW  
Amherst, NH 03107

711 Amherst SE  
Amherst, NH 03106

BAPTIST CONVENTION BLDG.  
600 CENTRAL SE, 3rd M  
Amherst, NH 03102

711 Amherst SE  
Amherst, NH 03106

STACEY SEIDEL  
120 WATTEL SE  
Amherst, NH 03102

711 Amherst SE  
Amherst, NH 03106

710-712 PARTNERSHIP  
608 NAVARRA WAY SE  
Amherst, NH 03123

5. This application will be decided at a public meeting or hearing by\*:
- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: November 8, 2023

Location\*<sup>3</sup>: zoom https://cabq.zoom.us/j/2269592859

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
stratadesign.nm@gmail.com

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*:  
None

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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:  
N/A

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<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

# FACILITATED MEETING

**From:** [Webb, Robert L.](#) on behalf of [Planning Dev Help](#)  
**To:** [Bolivar, Silvia A.](#); [Planning Dev Help](#); [Naji, Leslie](#)  
**Cc:** [Rodenbeck, Jay B.](#)  
**Subject:** RE: Post-submittal Facilitated Meeting Request  
**Date:** Tuesday, September 19, 2023 3:49:11 PM

---

Sounds great.  
Let us know if you need anything.

Thank you,

Robert



**ROBERT WEBB**  
Senior Planner -  
Development Review Services  
o 505.924.3910  
e [rwebb@cabq.gov](mailto:rwebb@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Bolivar, Silvia A. <[sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)>  
**Sent:** Tuesday, September 19, 2023 3:47 PM  
**To:** Planning Dev Help <[devhelp@cabq.gov](mailto:devhelp@cabq.gov)>; Naji, Leslie <[lnaji@cabq.gov](mailto:lnaji@cabq.gov)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Subject:** RE: Post-submittal Facilitated Meeting Request

Hi Robert,

We will take care of it on this end and inform the applicant/ADR office.

Silvia



**SILVIA BOLIVAR, PLA ASLA**  
Senior Planner  
Landmarks Commission  
(505) 924-3844

Email: [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)> **On Behalf Of** Planning Dev Help  
**Sent:** Tuesday, September 19, 2023 3:33 PM  
**To:** Naji, Leslie <[lnaji@cabq.gov](mailto:lnaji@cabq.gov)>; Bolivar, Silvia A. <[sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Subject:** FW: Post-submittal Facilitated Meeting Request

Good afternoon.  
This came into DevHelp. -see below-

I wasn't sure if it followed the regular facilitated process or if LC had something separate.

Thank you,

Robert



**ROBERT WEBB**  
Senior Planner -  
Development Review Services  
o 505.924.3910  
e [rwebb@cabq.gov](mailto:rwebb@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** David W. Blanc <[dwb@compassrealtyinc.com](mailto:dwb@compassrealtyinc.com)>  
**Sent:** Tuesday, September 19, 2023 3:09 PM  
**To:** Planning Dev Help <[devhelp@cabq.gov](mailto:devhelp@cabq.gov)>  
**Cc:** John Gallegos <[caddylicious@hotmail.com](mailto:caddylicious@hotmail.com)>; [dblanc@comcast.net](mailto:dblanc@comcast.net); Bonnie Anderson <[andersonbonnie505@gmail.com](mailto:andersonbonnie505@gmail.com)>  
**Subject:** Post-submittal Facilitated Meeting Request

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

City Planning Department:

# PUBLIC COMMENT

In connection with the Certificate of Appropriateness requested for the proposed development of the 119 High Street, S.E. land, the immediate neighbors; John Gallegos to the south and David Blanc to the north (the so-called "immediate neighbors") request the City of Albuquerque and Landmark Commission staff to schedule a facilitated meeting to review and discuss the developers proposal, prior to the preliminarily Landmark Commission scheduled on October 11, 2023.

Consistent with the responsibilities of the Landmarks Commission to protect the surrounding historic properties and the character of historic elements that exist within this nationally recognized historic neighborhood, the immediate neighbors request the following items, be available at or prior to this **Post-Submittal Facilitated Meeting** for review and comment;

- 1) complete copies of notes and recitals of the Neighborhood facilitator's meeting.
- 2) a full-size (24"x30" or larger) set of site and development plans with visible dimensions for the building sizes and property line setbacks of the first and second level elevation on the building, for each property line.
- 3) a full-size (24"X 30" or larger) landscape plan that reflects dimension, retention, or detention areas to the development including permeable areas of the site. If a grading and drainage plan has been preliminarily drafted, a copy of the same would be appreciated.  
*NOTE: Landmarks Commission while normally not having a purview of permeable areas on a development site, will most certainly be concerned about a site whose coverage is greater than 75% of the land. The potential drainage from rain, snow, and ice, together with life safety features related to fire could impair the protection and preservation of the existing neighboring historic homes.*
- 4) as a property with commercial activities (multi-family housing) a summary of the screening, its materials, and location from adjacent Landmark homes as intended by the developer.
- 5) a street front elevation (East) of the building proposed with the proposed fenestration including but not limited to front elevation cross gables, front porches, front facade decorative wood trim, and roof decor or conical elements.

Upon review of the documents and a direct discussion with the development parties, a letter should be expected from the immediate neighbors to the City Landmark Commission, its Staff, and the related Neighborhood Association.

Should this request need a special form prescribed by the City of Albuquerque Planning Department or under the guidance of the Integrated Development Ordinance for a Post-Submittal Facilitated Meeting, please respond to the immediate neighbors at the earliest time via email.

Thank you in advance for your consideration.

David Blanc



David W. Blanc  
**Compass Companies**  
600 Central Avenue,S.E., Suite "M"  
Albuquerque, New Mexico 87102

Tele: 505-259-0406  
Mobil: 505-259-0406