



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

Date: January 11, 2024

### **OFFICIAL NOTIFICATION OF DECISION**

**PR-2021-005685**  
**SI-2023-01514**  
**Certificate of Appropriateness for new construction at 119 High St. SE**

Strata Design/Michelle Negrette, agent for Homewise Inc, requests a Certificate of Appropriateness for new construction at 119 High St. SE described as lot 5, block 26, Huning Highland Addition, a property in the Huning Highland Historic Protection Overlay zone, HPO-4.

On January 10, 2024, the Landmarks Commission voted to **APPROVE PR-2021-005685 SI-2023-01514**, based on the following findings and conditions of approval:

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-5.
4. The application for a Certificate of Appropriateness for new construction of six two-story, townhouse units. Four units have two-bedrooms and two units are one-bedroom. 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”.

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 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 Finding 8 below.

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

- 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.

- 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.

- 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 has been changed to 25 feet which is consistent with the neighboring buildings

- 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.

- 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.

- 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.

- 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.

- Contemporary interpretations of traditional detail are encouraged.

The use of shingled gables, wood porch rails and front porches incorporate more traditional architectural features.

- 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.

#### Parking

Parking on the site includes 4 spaces along the rear of the site with access from the alley. Street parking is available for two additional parking spaces.

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.

## Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Trash been enclosure shall be cinder block or other fire rated materials.
3. South setback shall be extended to 8 feet along the length of the building.

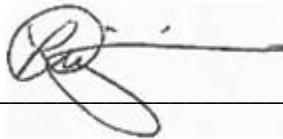
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

ALL CASES THAT RECEIVED APPROVAL ON **January 10, 2024** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **January 25, 2024**.



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Leslie Naji  
Principal Planner, Landmarks Commission