



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

Date: March 14, 2024

OFFICIAL NOTIFICATION OF DECISION

PR-2018-001791
SI-2024-00170
Certificate of Appropriateness for new construction at 424 San Felipe St.

Deborrah Ball, tenant of Rumi Muenala, requests approval of a Certificate of Appropriateness for New Construction (shade structure) at 424 San Felipe St. NW, described as Lot 206, Block 0000, Original Town Site, in the Old Town Historic Protection Overlay Zone (HPO-6), zoned MX-T (J-13).

On March 13, 2024, the Landmarks Commission voted to **APPROVE PR-2018-001791 SI-2024-00170**, based on the following findings and conditions of approval:

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness – Major - Case SI-2024-00170/Project #PR-2018-001791 – March 13, 2024.

1. The application is a request for a Certificate of Appropriateness for alterations and additions to a contributing building, located at 424 San Felipe Street NW, described as Lot 206, Map 38, Original Town Site, a property in the Old Town Historic Protection Overlay Zone (HPO-6), zoned MX-T.
2. The subject property is approximately 0.093 Acres.
3. The New Mexico Vernacular style building was constructed in approximately 1918. The building has a high pitched, single ridge, metal roof with exposed rafters. The subject site has a hipped, one-story, enclosed front porch with plain posts and flat wood railings.
4. The application for a Certificate of Appropriateness seeks approval for a shade structure, initially built without proper authorization. Built in 2023 to mitigate heat ingress into the shop via its glazed front, the metal structure presently serves visitors to Old Town. A violation notice was issued in May of 2023 due to the absence of a Certificate of Appropriateness.

5. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. The IDO Section 14-16-6-6(D) states that a Certificate of Appropriateness shall be approved if, *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

Subject to Conditions, the proposal will not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

7. The IDO Section 14-16-6-6-(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure”*.

The building is a 1 ½ story, structure and its original spatial qualities will be preserved.

8. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

RECOMMENDATION

Case SI-2024-00170/Project # PR-2018-001791, March 13, 2024.

APPROVAL of ***Case SI-2024-00170/Project #PR-2018-001791***, an application for a Certificate of Appropriateness for New Construction, located at 424 San Felipe Street NW, described as Lot 206, Map 38, Original Town Site, a property in the Old Town Historic Protection Overlay Zone (HPO-6), based on the above eight (8) 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 including building permits and related approvals.
2. Wood columns shall be painted to match wood trim.
3. Shading netting will be attached cleanly at the top of the roof rafter, not visible from the sides, and of a dark brown shade fabric.

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 **March 13, 2024** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **March 28, 2024**.

Silvia Bolivar

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