



Agenda Item: 4
Case # VA-2024-00054
SI-2024-00211
Project # PR-2019-002253
April 10, 2024

Staff Report

Agent	Larry Garcia
Applicant	Ernie Montoya
Request	Certificate of Appropriateness - Alterations (New fence)
Legal Description	Lot 173, Map 38
Address/Location	201 San Felipe Street NW
Size	0.051
Zoning	MX-T
Historic Location	Old Town Historic Protection Overlay Zone, (HPO-6).

Staff Recommendation

APPROVAL of Case # VA-2024-00054, SI-2024-00211, Project # PR-2019-002253, a request for a Certificate of Appropriateness - Alterations (New fence), based on the Findings beginning on page 13 and subject to the Conditions of Approval on page 16.

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

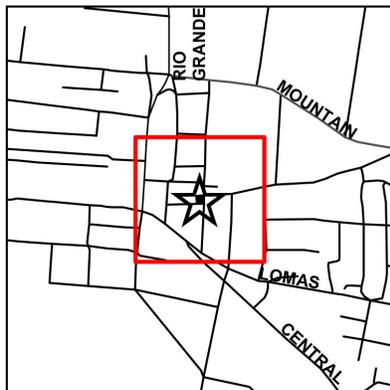
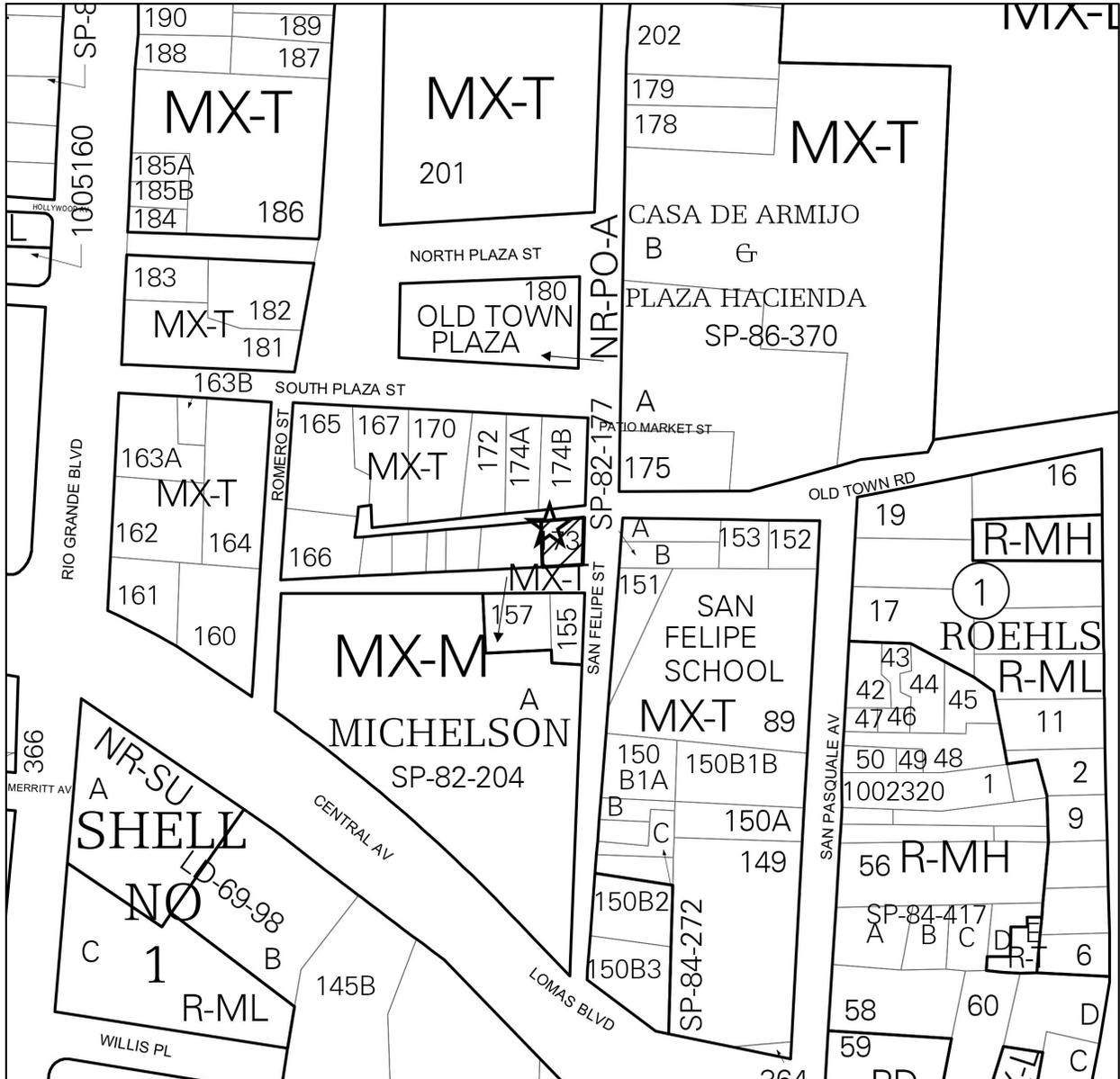
Summary of Analysis

The application is a request for a Certificate of Appropriateness for a new fence at 201 San Felipe Street NW. The legal description for the subject site is Lot 173, Map 38 in the Old Town Historic Protection Overlay Zone (HPO-6). The property is zoned MX-T.

In February 2024, the applicant applied for a Certificate of Appropriateness – Minor following the issuance of a Notice of Violation by Code Enforcement. However, the Historic Old Town Association (HOTA) was not informed of the request, leading them to perceive the application as significantly flawed and incomplete. Consequently, the neighborhood association lodged an appeal, asserting that the application lacked essential components. The appeal outlined three requests: 1) that the applicant furnish a complete application along with the requisite supporting documents; 2) that proper notification be extended to HOTA and neighboring associations, and 3) that the applicant attend a public meeting with representatives of HOTA, interested members of the community, and officials from the Planning Department.

Staff has reviewed the project and finds that the fence will not harm the locally distinctive qualities of Old Town HPO-6. The request was reviewed against the relevant design guidelines for Old Town HPO-6 and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.

PRIMARY REFERENCES: Integrated Development Ordinance; Design Guidelines for Old Town HPO-6.



IDO ZONING MAP

Note: Gray shading indicates County.

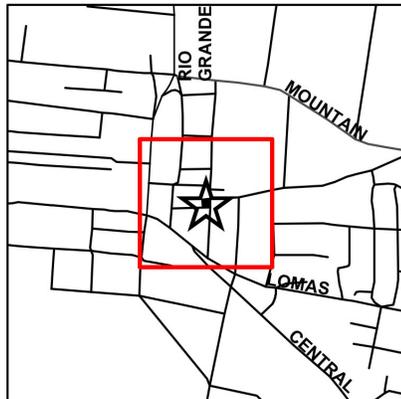


1 inch = 150 feet

Hearing Date:
4/10/2024
Project Number:
PR-2024-010041
Case Numbers:
SI-2024-00211

Zone Atlas Page:
J-13

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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

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



1 inch = 150 feet

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J-13

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness – Alterations (New fence)</i>
Historic Location	<i>Old Town Historic Protection Overlay Zone (HPO-6)</i>

I AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990’s	Contributing; Unclassified, Residential & Commercial
Site to the North	1	Flat; Italianate with Pueblo Revival Portal, c. 1880’s	Contributing; Commercial
Site to the South		Parking Lot	
Sites to the East	1	Flat; New Mexico Vernacular, c. 1880’s	Contributing Commercial
Site to the West	1	Flat; New Mexico Vernacular, c. 1880’s, additions: 1920’s/1930’s	Contributing Commercial

II INTRODUCTION

Proposal and History

The application is a request for a Certificate of Appropriateness for a new fence at 201 San Felipe Street NW. The legal description for the subject site is Lot 173, Map 38 in the Old Town Historic Protection Overlay Zone (HPO-6). The property is zoned MX-T.

In February 2024, the applicant applied for a Certificate of Appropriateness – Minor following the issuance of a Notice of Violation by Code Enforcement. The applicant intended for the rolling metal gate to provide a physical barrier, discouraging unauthorized entry onto the property while effectively managing its boundaries. However, the Historic Old Town Association (HOTA) was not informed of the request, leading them to perceive the application as significantly flawed and incomplete. Consequently, the neighborhood association lodged an appeal, asserting that the application lacked essential components. The appeal outlined three requests: 1) that the applicant furnish a complete application along with the requisite supporting documents; 2) that proper

notification be extended to HOTA and neighboring associations, and 3) that the applicant attend a public meeting with representatives of HOTA, interested members of the community, and officials from the Planning Department.

The property features a single-story structure constructed around 1915 in the New Mexico Vernacular style, with an extension added in the 1950's in the Pueblo Revival style. Adjacent to the eastern side lies a portal, resting on a concrete slab with a flat roof, complemented by a slightly angled roof above. A false façade was constructed in 2006 facing San Felipe Street NW in order to conceal electrical conduits. The main building has a flat roof, while the addition has a lower roofline. The windows consist of metal and white vinyl clad windows. There are panel glass doors situated beneath the portal. According to the Planning Department's inventory sheets from 1979 and 1995, the building is categorized as "non-contributing".

The applicant is proposing installing a south-facing rolling gate measuring 18'-0" in width, 6'-0" high, supported by 4 x 4 posts made of 14-gauge material and featuring pickets measuring 3/4" x 3/4". The metal gate will roll horizontally along a track necessitating minimal clearance space. Additionally, there will be a 3'-0" entry gate on the east side, standing at a height of 6'-0". The east side gate is to be set back from the front setback of the property.

History

Over the years, numerous requests have been granted, including applications for Certificates of Appropriateness – Minor. The requests encompass:

1. 05-LUCC-00954/Project #1004259: Approval was given for the construction of a 6-foot high fence on the south side yard made of peeled, aspen latillas, along with an 8-foot gate of the same material. Additionally, the side yard (north) fence wall was raised and finished with block and stucco.
2. 06-LUCC-00754/Project #1004259: Approval was given for the removal of windows and wrought iron, which were then filled in with cinder blocks. Metal windows were replaced with operable, white vinyl windows. Moreover, a false façade was constructed to conceal electrical conduits, framed with steel studs and serving a non-load bearing purpose.

Context

The Old Town Historic Protection Overlay Zone encompasses an area roughly between Mountain Road and Central Avenue on the north and south and Rio Grande Boulevard and 19th Street. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. The H-1 Zone was later amended to include a 300 foot "buffer" zone surrounding Old Town to ensure a coherent visual character for the surrounding neighborhood.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico, comprise the traditional architectural character of the Old Town Historic Preservation Overlay Zone (MX-T).

Inside this historic zone is the state registered “Old Albuquerque Historic District”. The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone. The historic district is the core of the Hispano Village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area’s growth as a tourist-oriented commercial center after 1940. Old Albuquerque became “Old Town”, a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

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 MX-T and the Old Town Historic Zone became the Old Town Historic Protection Overlay Zone (HPO-6). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Signage, architectural style and permissive uses are controlled throughout the MX-T Zoning.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within the Old Town Historic Protection Overlay Zone shall not be undertaken until the Landmarks Commission has approved a Certificate of Appropriateness.

The Integrated Development Ordinance Part 15-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(K) identifies standards and guidelines for HPO-5 Old Town.

The Integrated Development Ordinance – Part 14-16-6-6(D) establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

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.

Subject to Conditions, the proposal is consistent with the designation ordinance and specific development guidelines for the historic protection overlay zone. The applicant has chosen a design style that is in line with the historical aesthetic of Old Town.

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.

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

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 property features a single-story structure constructed around 1915 in the New Mexico Vernacular style, with an extension added in the 1950's in the Pueblo Revival style. Adjacent to the eastern side lies a portal, resting on a concrete slab with a flat roof, complemented by a slightly angled roof above. A false façade was constructed in 2006 facing San Felipe Street NW in order to conceal electrical conduits. The main building has a flat roof, while the addition has a lower roofline. The windows consist of metal and white vinyl clad windows. There are panel glass doors situated beneath the portal.

The site's distinguished original qualities or character will not be altered by the installation of the fence/gate.

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6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like 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 in which it is to be located.

The gate will reference traditional and characteristic features within the HPO.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through December, 2022) have been adopted by the Landmarks Commission for building projects in the Old Town History Protection Overlay Zone (HPO-6). The guidelines 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. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below. The proposed alterations are broken down into components for analysis purposes.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.

The fence will require minimal alteration to the exterior of the building.

2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.

The distinctive character of the building will be unaffected by the proposal.

3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of the original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.

Not applicable. There are no deteriorated architectural features that will be replaced.

4. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

Not applicable.

5. The design and general appearance of any development or alteration in the Old Town Historic District should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.

The design of the fence/gate, once the new design is approved, will reference characteristic features of the original building.

6. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were removed in the future, the essential form and integrity of the original building would be unimpaired.

The new construction will reference traditional and characteristic features of the original building. The essential form and integrity of the original building would be unaltered if the fence/gate were to be removed in the future.

7. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.

Every effort has been made to safeguard the public welfare and the design will not present a potential hazard.

8. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

Not applicable.

9. Property owners who are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of the building.

Not applicable.

POLICY – SITE FEATURES AND STREETSCAPES

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

Guidelines:

7. Materials for new fences must appear similar to those used historically.
- Simple designs consistent with historic iron fencing, coyote fencing stucco walls 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.

The applicant has chosen a design style that is in line with the historical aesthetic of Old Town. The neighborhood has predominantly featured iron fencing or coyote fencing historically and the proposed fence will follow similar design principles rather than opting for a more contemporary style. The applicant is suggesting the installation of a rolling gate that measures 18 feet in width. The gate will be supported by 4 x 4 posts made of 14-gauge material. The pickets on the gate will measure 3/4" x 3/4" that will contribute to the overall design aesthetic. There will be a smaller entry gate on the east side, measuring 3 feet in width and standing at a height of 6 feet. The gate will provide pedestrian access and will maintain consistency with the overall design scheme of the fence. The east side gate is to be set back from the front setback of the property.

8. Fences taller than three feet may be appropriate in a side or rear yard; however, fences higher than three feet in a front yard will require a variance.

At first, the applicant intended to install the gate alongside the sidewalk, but staff advised them that they needed to apply for a variance for exceeding the 3 foot height limit. The

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applicant consented to place the fence farther back from the sidewalk to avoid the need for a variance request, thereby preventing further delay in the fence installation process. A Condition of Approval will be added to ensure requirements are met.

Neighborhood Notification and other Considerations.

Notification requirements are found in 14-16-6-4, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood association is the Historic Old Town Association (HOTA).

As an appeal has been filed and the matter is now before the Landmarks Commission, property owners within 100 feet of the subject site were not required to be notified. On February 28, 2024, Staff received an email from the Office of Neighborhood Coordination confirming that the sole necessary neighborhood association for the subject site is the Historic Old Town Association (HOTA) – (see attachments).

Conclusions

As discussed in the analysis above and subject to the Conditions of Approval, the project complies with the applicable guidelines for the Old Town Historic Protection Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the Conditions of Approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness – Case VA-2024-00054/Project #PR-2024-00211/PR-2019-002253 – April 10, 2024.

1. The application is a request for a Certificate of Appropriateness for a new fence at 201 San Felipe Street NW, a non-contributing building in the Old Town Historic Protection Overlay Zone (HPO-6). The legal description for the subject site is Lot 173, Map 38, Old Town HPO-6, zoned MX-T.
2. The subject property is approximately 0.051 acres.
3. The property features a single-story structure constructed around 1915 in the New Mexico Vernacular style, with an extension added in the 1950's in the Pueblo Revival style. Adjacent to the eastern side lies a portal, resting on a concrete slab with a flat roof, complemented by a slightly angled roof above. A false façade was constructed in 2006 facing San Felipe Street NW in order to conceal electrical conduits. The main building has a flat roof, while the addition has a lower roofline. The windows consist of metal and white vinyl clad windows. There are panel glass doors situated beneath the portal. The Planning Department's inventory sheets from 1979 and 1995, the building is categorized as "non-contributing".
4. In February 2024, the applicant applied for a Certificate of Appropriateness – Minor following the issuance of a Notice of Violation by Code Enforcement. The applicant intended for the rolling metal gate to provide a physical barrier, discouraging unauthorized entry onto the property while effectively managing its boundaries. However, the Historic Old Town Association (HOTA) was not informed of the request, leading them to perceive the application as significantly flawed and incomplete. Consequently, the neighborhood association lodged an appeal, asserting that the application lacked essential components. The appeal outlined three requests: 1) that the applicant furnish a complete application along with the requisite supporting documents; 2) that proper notification be extended to HOTA and neighboring associations, and 3) that the applicant attend a public meeting with representatives of HOTA, interested members of the community, and officials from the Planning Department.
5. The applicant is proposing installing a south-facing rolling gate measuring 18'-0" in width, 6'-0" high, supported by 4 x 4 posts made of 14-gauge material and featuring pickets measuring ¾" x ¾". The metal gate will roll horizontally along a track necessitating minimal clearance space. Additionally, there will be a 3'-0" entry gate on the east side, standing at a height of 6'-0". The east side gate is to be set back from the front setback of the property.
6. 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.

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7. The proposed work is consistent with the Historic Old Town Development Standards & Guidelines. Subject to Condition #2, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 8 & 9 below.
8. The proposal is consistent with the Guidelines for the Historic Old Town, zoned MX-T. The proposal calls for alterations by installing a south-facing rolling gate and an east-facing entry gate. The applicant has chosen a design style that is in line with the historical aesthetic of Old Town. The neighborhood has predominantly featured iron fencing or coyote fencing historically and the proposed fence will follow similar design principles rather than opting for a more contemporary style.
9. 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”.
10. The affected, registered neighborhood association is the Historic Old Town Association (HOTA). As an appeal has been filed and the matter is now before the Landmarks Commission, property owners within 100 feet of the subject site were not required to be notified. On February 28, 2024, Staff received an email from the Office of Neighborhood Coordination confirming that the sole necessary neighborhood association for the subject site is the Historic Old Town Association (HOTA).

RECOMMENDATION

Case VA-2024-00054/SI-2024-00211/Project # PR-2019-002253, April 10, 2024. .

APPROVAL of *Case VA-2024-00054/SI-2024-00211/Project #PR-2019-002253*, an application for a Certificate of Appropriateness – Alterations (New fence), located at 201 San Felipe Street NW, described as Lot 173, Map 38, Old Town HPO-6, based on the above ten (10) Findings and subject to the following Conditions of Approval:

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. The east side gate is to be set back from the front setback of the property.

Silvia Bolivar

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



Figure 1: Subject site prior to issuance of Notice of Violation (Google Earth Image)



Figure 2: Subject site



Figure 3: Subject site prior to issuance of Notice of Violation (Google Earth Image)

Figure 4: Notice of Violation/Stop Work Order.





Figure 5: Neighborhood context.



Figure 6: Neighborhood context.



Figure 7: San Felipe School – similar type fencing



Figure 8: Similar type fencing – 424 San Felipe Street NW



Figure 9: San Felipe Street NW –
Neighborhood context

ZONING

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District
(MX-T)

Please refer to IDO Sub-section 15-16-3-5(L) for the Old Town Historic Protection Overlay
Zone (HPO-6)

AC-24-12

LANDMARKS COMMISSION

HISTORIC OLD TOWN ASSOCIATION (HOTA)
APPEAL OF CERTIFICATE OF APPROPRIATENESS – MINOR
FOR A FENCE AT 201 SAN FELIPE STREET NW



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

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

APPLICATION INFORMATION

Applicant: Historic Old Town Association		Phone:
Address: 400 Romero St NW		Email: oldtownabqneighborhood@gmail.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

appeal Historic preservation staff's approval of fence at 201 San Felipe NW

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

Lot or Tract No.: 173	Block: 000	Unit:
Subdivision/Addition: historic town site	MRGCD Map No.: 38	UPC Code: 101305814929620807
Zone Atlas Page(s): j-13	Existing Zoning: mx-t	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.0689

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **201 San Felipe** Between: **Central** and: **South Plaza.**

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

Signature:  Date:
 Printed Name: **J.J. Mancini, President of the Historic Old Town Association** Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:				Fee Total:	
Staff Signature:			Date:		Project #

February 27, 2024

Re: application for Certificate of Appropriateness (Historic)—new wall/fence
201 San Felipe Street NW, Albuquerque, NM 87104

Dear Sylvia,

On behalf of the Historic Old Town Association (HOTA), I am submitting Form A to object to the proposed new wall at 201 San Felipe Street NW.

The application for Certificate of Appropriateness in the HPO-5 Old Town district was substantially incomplete and significantly flawed, and notification was not given to this Neighborhood Association as required.

We request the following:

- that the applicant submit a complete application for Certificate of Appropriateness with all supporting documentation.
- that the applicant provide correct notification to HOTA and adjacent Neighborhood Associations as required on the Form L application; and
- that the applicant participate in a public meeting with representatives of HOTA, interested members of the public, and representative(s) of the Planning Department.

We look forward to hearing from you.

Historic Old Town Association



FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

- APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)**
- APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)**
- APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)**

___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form A at the front followed by the remaining documents *in the order provided on this form*.

___ Project number of the case being appealed, if applicable: _____

___ Application number of the case being appealed, if applicable: _____

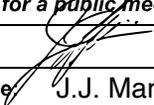
___ Type of decision being appealed: _____

___ Letter of authorization from the appellant if appeal is submitted by an agent

___ Appellant’s basis of standing in accordance with IDO Section 14-16-6-4(V)(2)

___ Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)

___ Copy of the Official Notice of Decision regarding the matter being appealed

<i>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.</i>	
Signature: 	Date:
Printed Name: J.J. Mancini on Behalf of the Historic Old Town Association	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

APPLICATION

CERTIFICATE OF APPROPRIATENESS – MINOR

201 SAN FELIPE STREET NW (FENCE)



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

Administrative Decisions	<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)	Policy Decisions
<input checked="" 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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

APPLICATION INFORMATION

Applicant: Ernie Montoya	Phone: 800-771.3781
Address: 324 Lomas St	Email:
City: Albuquerque	State: NM
Professional/Agent (if any): Larry Garcia	Zip: 87102
Address: 324 Lomas St	Phone:
City: Albuquerque	State: New Mexico
Proprietary Interest in Site:	Zip: 87104
List all owners:	

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.: 173	Block: 0000	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101305814929620807
Zone Atlas Page(s): J13	Existing Zoning: MX-T	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 0.0689

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **201 SAN FELIPE ST NW** Between: **Old Town Rd.** and: **S Plaza St. NW**

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

Signature: *[Handwritten Signature]* Date: **2-7-23**

Printed Name: Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-	-	-
-	-	-
-	-	-

Meeting/Hearing Date: _____ Fee Total: _____

Staff Signature: _____ Date: _____ Project #: _____

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> East End – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Eighth and Forrester HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Fourth Ward – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Huning Highland – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input checked="" type="checkbox"/> Old Town – HPO-6	
		<input type="checkbox"/> Silver Hill – HPO-7	
Unclassified Structures:		Residential Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent X
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - ___ Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR Requires Public Hearing

- ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

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

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature: _____

Date: 2-7-23

Printed Name: _____

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number: _____

Case Numbers

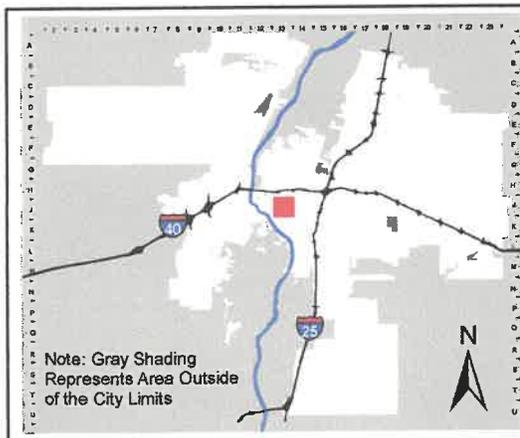
Staff Signature: _____

Date: _____





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

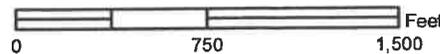
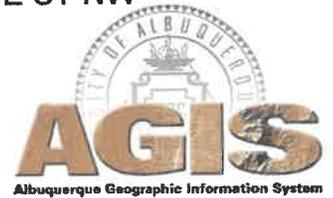


Address Map Page: 201 SAN FELIPE ST NW

J-13-Z

Map Amended through:
3/17/2017

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





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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Certificate of Appropriateness Minor
Decision-making Body: Planning Staff
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [] Yes [x] No
Mailed Notice required: [] Yes [x] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[x] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

[Handwritten signature] (Applicant signature) 2-6-23 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC 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.

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: _____

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)*: Historic Old Yown

Name of NA Representative*: Leslie Naji, John Hoffsis, Kathy Hiatt

Email Address* or Mailing Address* of NA Representative¹: Inaji@cabq.gov

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

1. Subject Property Address* 201 SAN FELIPE ST NW

Location Description _____

2. Property Owner* _____

3. Agent/Applicant* [if applicable] _____

4. Application(s) Type* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative²

Summary of project/request*:

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

¹ 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.

² Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

6. Where more information about the project can be found³:

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)⁴ _____
- 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)⁵
- Waiver(s)⁶

Explanation^{*}:

4. Pre-submittal Neighborhood Meeting: Not Required

5. **For Site Plan – Administrative 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:

From the IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] _____
- 2. IDO Zone District _____
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____

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

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

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if 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 within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

Historic Neighborhoods Association's Contacts

Huning Highland Neighborhood Association Contacts:

- Ann Carson (a.louisa.carson@gmail.com)
- Ben Sturge bsturge@gmail.com
- Leslie Naji lnaji@cabq.gov

EDo

- Ian Robertson irobertson@titan-development.com
- David Tanner david@edoabq.com
- Leslie Naji lnaji@cabq.gov

South Broadway

- Tiffany Broadous tiffany.hb10@gmail.com
- Frances Armijo fparmijo@gmail.com
- Leslie Naji lnaji@cabq.gov

Fourth Ward & Eighth & Forrester

Downtown Neighborhoods Area Association

- zoning@abqdna.com
- Leslie Naji lnaji@cabq.gov

Silver Hill

- Don McIver dbodinem@gmail.com
- James Montalbano ja.montalbano@gmail.com
- Leslie Naji lnaji@cabq.gov

Old Town

- Historic Old Town Property Owners
- Kathy Hiatt and Jim Hoffsis at historicoldtown@gmail.com
- Leslie Naji lnaji@cabq.gov

6-4(K) (3) Posted Sign

Where Table 6-1-1 requires posted notice, the applicant shall post at least 1 notice on each public right-of-way abutting the property that is the subject of the application, at a point clearly visible from that public right-of-way, for at least 15 consecutive days before the public meeting or hearing, as applicable, or for at least 15 consecutive days after an application for Sign – Admin is accepted as complete. Signs for such posted notices shall be furnished by the City. Posted notice is not required for appeals of those decisions where Table 6-1-1 requires posted notice of the initial public hearing.

6-4(K) (4) Electronic Mail

Where Table 6-1-1 requires electronic mail notice, the applicant shall send an electronic notice to the e-mail addresses on file for each Neighborhood Association whose boundaries include or are adjacent to the property listed in the application. Electronic notice is not required for appeals of those decisions where Table 6-1-1 requires electronic notice of the initial public hearing.

6-4(K) (5) Web Posting

Where Table 6-1-1 requires web notice, the City shall post a notice on the City's website. The notice shall generally be in the form of a meeting or hearing agenda or a Notice of Decision.

6-4(K) (6) Content of the Notice

Each notice required by this Section 14-16-6-4(K) shall include the address of the property listed in the application; the name of the property owner; the name of the applicant; a short summary of the approval being requested (e.g. Conditional Use Approval to allow a particular use, amendment to the Official Zoning Map from an existing zone district to a specified district, the maximum height of proposed structures, the maximum number of proposed dwelling units, and the approximate gross square footage of any proposed nonresidential uses, etc.); whether a public hearing will be required, and if so the date, time, and place of the public hearing; and an address, telephone number, or website where additional information about the application can be obtained.

City of Albuquerque Property Report

Platted Parcel Address: 201 SAN FELIPE ST NW
Assessor Parcel Address: 201 SAN FELIPE ST NW
Report Date: 1/30/2024



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: MONTOYA ERNEST P TRUSTEE MONTOYA RVT
Owner Address: PO BOX 25227 ALBUQUERQUE NM 87125-5227
Uniform Property Code (UPC): 101305814929620807 **Tax Year:** 2023 **Tax District:** A1AM
Legal Description: MAP 38 TR 173 T10N R3E SEC 18
Property Class: C **Document Number:** 2019012806 021919 WD - EN **Acres:** 0.0689

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [J-13](#)
IDO Zone District: [MX-T](#) **IDO District Definition:** Transition
Land Use: 03 | Commercial Retail **Lot:** 173 **Block:** 0000 **Subdivision:** MRGCD MAP 38

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Historic Old Town Association

Services

Police Beat: 232 **Area Command:** VALLEY
Residential Trash Pickup and Recycling: Thursday

City Council Districts

City Council District: [2 - Joaquin Baca](#) **Councilor Email:** joaquinbaca@cabq.gov
Policy Analyst: Nathan A. Molina **Policy Analyst Email:** namolina@cabq.gov **Policy Analyst Phone #:** 505-768-3332

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 1 - Barbara Baca
NM House Of Representatives: 11 - Javier Martínez
NM Senate: 10 - Katy M. Duhigg

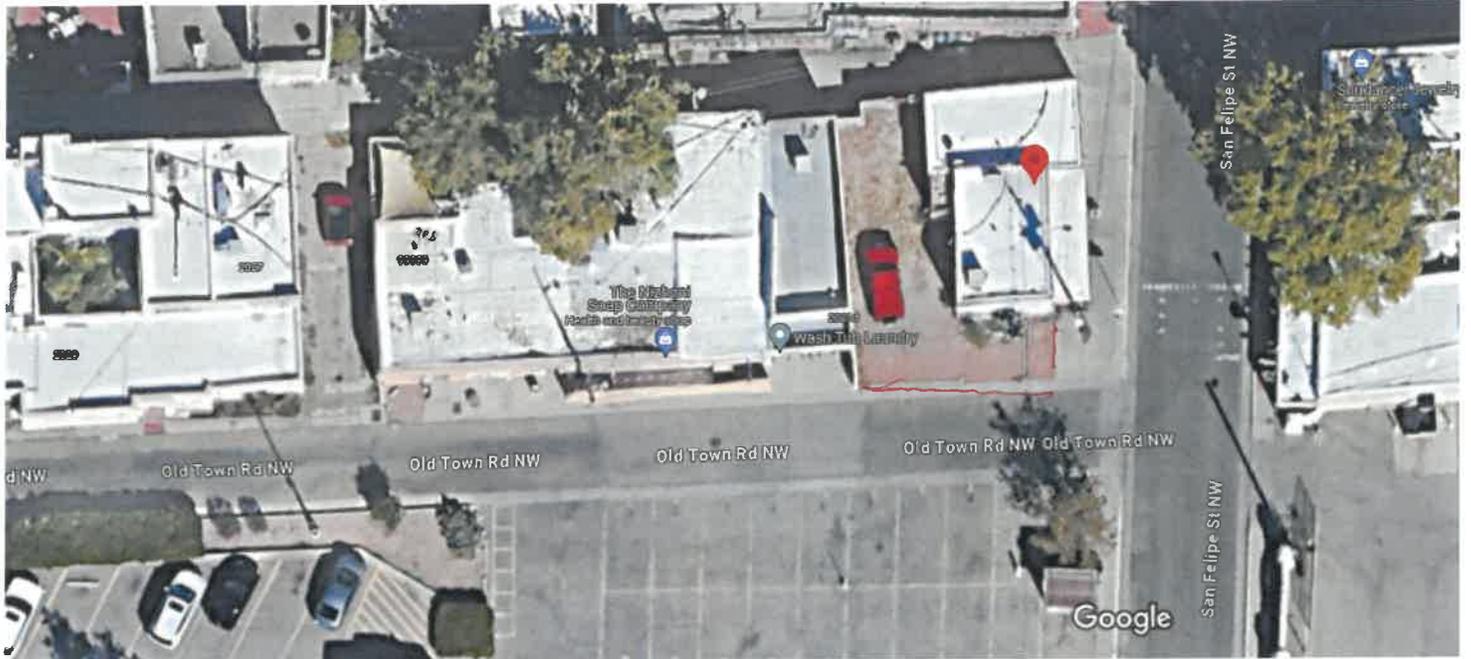
APS School Service Areas

[Albuquerque Public Schools](#)

Elementary School: REGINALD CHAVEZ **Middle School:** WASHINGTON **High School:** ALBUQUERQUE

FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)



Map data ©2024, Map data ©2024 Google 20 ft



201 San Felipe St NW

Building



Directions



Save



Nearby



Send to phone



Share



201 San Felipe St NW, Albuquerque, NM 87104

Photos

At this place



fence gate

San Felipe St NW

Property Address:
201 San Felipe St NW
Albuquerque, NM 87104

2021d

Wash Tub Laundry

W

road
14.08
ft

Old Town Rd NW

36.86 ft

11.82 ft

3.07 ft

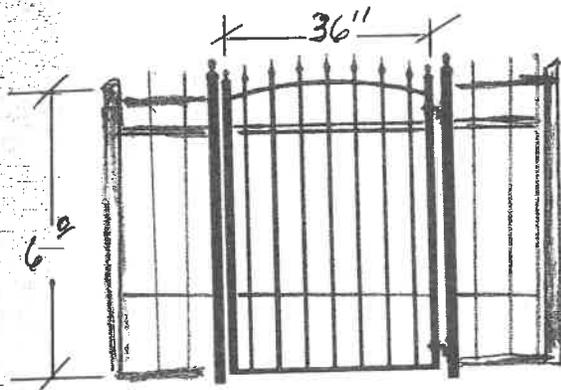
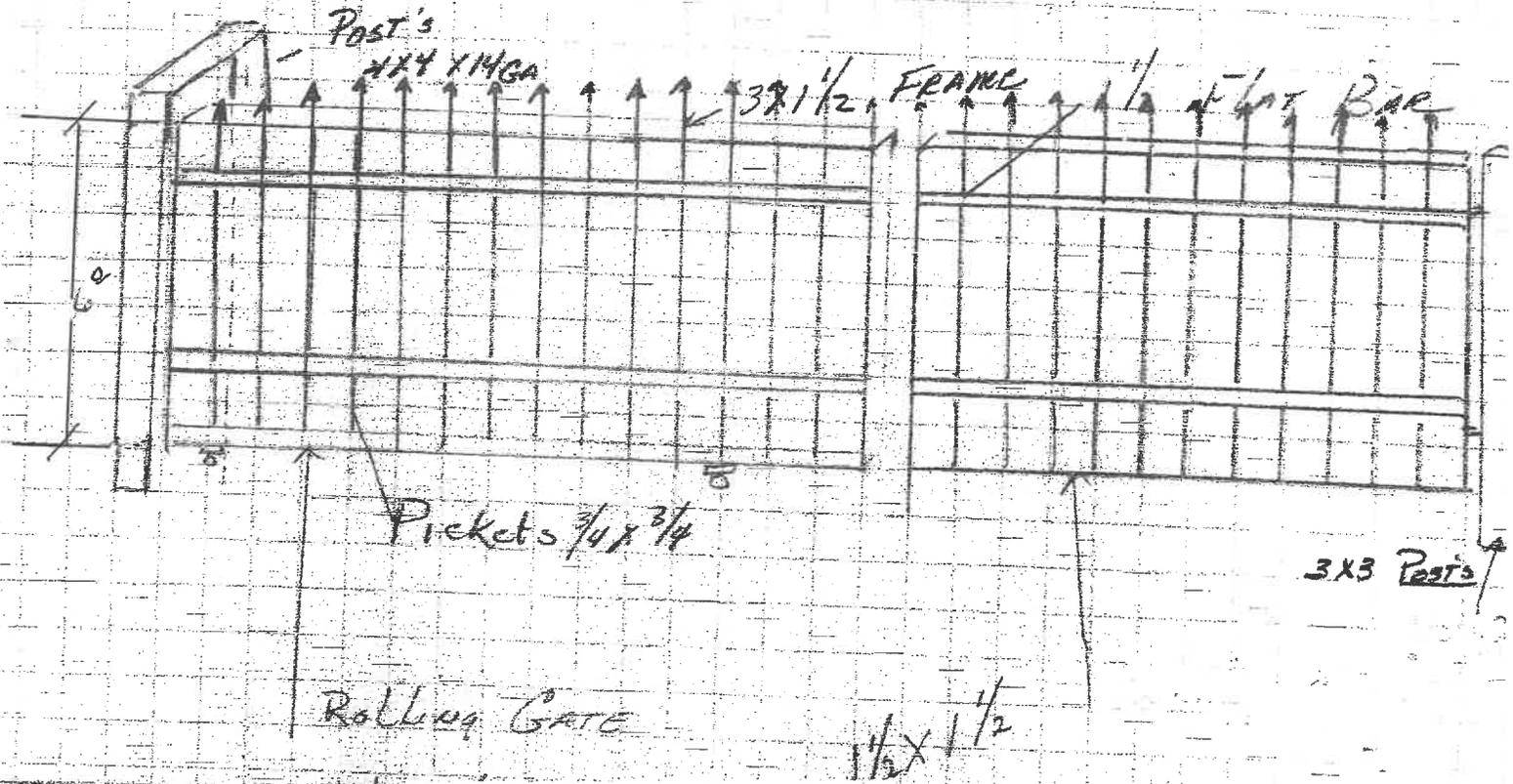
sidewalk

sidewalk
7.60 ft

road
20.06 ft

RODRIGUEZ Welding

18ft Rolling Gate 20ft Fence



201 SAN Felipe ST NW
Albuquerque NM 87104





Landmarks Commission

PROJECT DRAWING CHECKLIST

Administrative Decision

The following checked items indicate the minimum information that will be required for review of your application. You must submit all information indicated by the Planner.

1 copy for an Administrative Decision

Site Plan:

Drawing scaled 1"=10' for 1 or 2

lots, 1"=20' for 3 or more lots. Features must be precisely located and dimensioned. The site plan must indicate ALL the following:

1. Existing and proposed structures on the subject property
2. Walls and fences -- location, height, material and design
3. Property lines
4. Public and private streets and alleys -- correct names and dimensions
5. Graphic scale and dimensions of elements on the site plan
6. North arrow

Building drawings: Building drawings scaled 1/4" =1' for residential or 1/8" =1' for nonresidential

Floor plans - existing and proposed, to indicate all existing and proposed door and window openings on floor plans

Building or structure elevations - existing and proposed, to indicate materials, heights and the locations of all new and existing windows, door openings and significant architectural elements. Must be dimensioned.

Fence elevations - existing and proposed, to indicate materials, heights and the locations of all new and existing fencing. Must be dimensioned.

Infill projects: submittal must include:
for multi-unit or single-unit residential projects on 1 or 2 lots, a street elevation which includes adjacent lots and building elevations on either side.

Door and window summary: including materials, sizes and style

Detail Drawings:

Building Sections

Window detail

Fencing

Wall Sections

Door details

Other details specified here

- roofing Materials info
- fence elevation

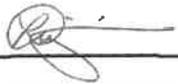
Other supporting documentation:

Pictures of existing buildings, structures and site conditions

Financial documents

Reports from other local, state and/or federal agencies

Other documentation as specified :

By :  _____ L C Planner



201 San Felipe
CITY OF ALBUQUERQUE
INVOICE

LARRY GARCIA LARRY GARCIA

324 LOMASS ST

Reference NO: SI-2024-00211

Customer NO: CU-198119145

Date	Description	Amount
2/13/24	2% Technology Fee	\$1.10
2/13/24	Application Fee	\$35.00
2/13/24	Facilitated Meeting Fee	\$10.00
2/13/24	Posted Sign Fee	\$10.00

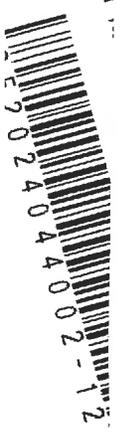
Due Date: **2/13/24** Total due for this invoice: **\$56.10**

Options to pay your Invoice:

1. Online with a credit card: <https://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT

Total



Bolivar, Silvia A.

From: Flores, Suzanna A.
Sent: Wednesday, February 28, 2024 4:23 PM
To: Bolivar, Silvia A.
Subject: 201 San Felipe Street NW – HPO-6 (Old Town HPO-6)

Good afternoon,

Below is the list for 201 San Felipe ST NW.

Association Name	Association Email	First Name	Last Name	Email
Historic Old Town Association	president@albuquerqueoldtown.com	J.J.	Mancini	president@albuquerqueoldtown.com
Historic Old Town Association	president@albuquerqueoldtown.com	David	Gage	secretary@albuquerqueoldtown.com

Thank you,

Suzie

From: Bolivar, Silvia A. <sabolivar@cabq.gov>
Sent: Wednesday, February 28, 2024 10:15 AM
To: Flores, Suzanna A. <Suzannaflor@cabq.gov>
Cc: Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: Neighborhood Association Info for HPOs

Susie,

You are the best!!

I was able to track down some Certificate of Appropriateness-Minor cases for each HPO. I am listing the addresses for each and attaching the IDO Zone Atlas Maps.

No rush on the request but I need the information so that when we will out the forms for the applicants I have the correct information for the neighborhood associations.

Please let me know if you need anything else.

- 307 Silver Avenue SE – HPO-1 (East Downtown HPO-1)
- 1015 Virginia Street NE – HPO-2 (East End Addition HPO-2)
- 1009 Forrester Street NW – HPO-3 (Eighth & Forrester HPO-3)
- 1118 Lomas Blvd NW – HPO-4 (Fourth Ward HPO-4)
- 117 High Street SE – HPO-5 (Huning Highland HPO-5)
- 201 San Felipe Street NW – HPO-6 (Old Town HPO-6)
- 1609 Silver Hill SE – HPO – 7 (Silver Hill HPO-7)

Thank you.

Silvia



SILVIA BOLIVAR, PLA ASLA

Senior Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

cabq.gov/planning

HISTORY



Old Town Rd. behind school.



Old Town Rd - Mission - Ariz





Staff Decision

CERTIFICATE OF APPROPRIATENESS

Landmarks and Urban Conservation Commission

City of Albuquerque, Planning Department, 600 2nd Street NW-3rd Floor, Albuquerque, NM 87102
(505)924-3860, FAX (505)924-3339

05LUCC-00985 / Project # 1004259 / LUCCS-05-27

DATE:

June 14th, 2005

GRANTED TO:

Anita Blythe
201 San Felipe NW
Albuquerque NM 87104
(505) 331-0782

LOCATION:

201 San Felipe NW, also described as the easterly portion of Tract 173, MRGCD Map 38, (Zone Atlas Page J-14- containing a contributing building in the Old Town Historic Overlay Zone).

PROPOSAL:

Construct a (south) side yard fence 6' high of peeled aspen latilla, with an 8' gate of same material. Raise side yard (north) fence wall of stucco finished block or adobe with a wooden gate.

DECISION:

Approved, based on the following findings and subject to the following conditions:

FINDINGS:

1. This is a request for a Certificate of Appropriateness for a new side yard fence at the property at 201 San Felipe NW, also described as the easterly portion of Tract 173, MRGCD Map 38, a contributing property in the Old Town Historic Overlay Zone.
2. The proposed new fence will be approximately 20 feet long, and 6 feet tall, peeled aspen latillas with a center gate 8' wide of the same material. The fence is desired for security and for privacy on the south side of the property, set back approximately 6 feet from the property line.
3. The proposed fence will have an 8' wide gate that may be opened for visual access to the landscaped yard area when appropriate.
4. The use of a wooden material is typical and appropriate for the historic district. The poles will weather naturally, and will turn the color to the grey that is more typical of unfinished wooden materials in the district.
5. The proposed yard fence conforms to pertinent criteria of the Old Town Historic Overlay Zone Design Guidelines (*Sections 10*), there is no potential pedestrian hazard associated with the proposed fence.
4. The proposal also includes raising the existing yard wall on the north (alley) side of the property for security purposes.
5. The wall will include a wood gate (standard size wooden door). The wall is be stucco over block/or adobe.
6. The north side wall is not visible from the street, the alley is a service area for the rear of buildings.
6. The proposed yard walls conform to pertinent criteria of the *Landmarks and Urban Conservation Ordinance Sections 14-12-8 B (1, 2, 4)*, in that the architectural character, historical value, or archaeological value of the structure or site itself or of the historic zone will not be significantly impaired or diminished, and the structure or site's distinguished qualities of character will not be altered.

CONDITIONS:

1. Construction is subject to all other regulations and ordinances of the City of Albuquerque. Fences and wall in excess of 6' in height require a building permit.
2. The poles will not be finished so as to retard the natural weathering process.

Appeal to the Landmarks and Urban Conservation Commission: Any person aggrieved with any determination of the Landmarks and Urban Conservation Commission staff acting under this ordinance may file an appeal to the Commission by submitting written application to the Planning Department within 15 days of this Staff Decision. The date the approval in question is issued is not included in the 15 day period for filing an appeal and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the City's Merit System Ordinance, the next working day is considered as the deadline for filing the appeal.

The Landmarks and Urban Conservation Commission may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed by its staff in the Staff Decision. If it decides that there is substantial reason to believe that all City plans, policies and ordinances have not been properly followed or are inadequate, the Commission shall hear the appeal.

APPROVED:



Maryellen Hennessy

Senior Planner, Landmarks and Urban Conservation

cc: Mark Crandall, Zoning Code Enforcement Inspector, Plaza Del Sol, 600 2nd Street NW 87103
Jim Hoffsis, HOTPOA, 2012 South Plaza Street NW, Albuquerque, N.M. 87104
Charles Villa, HOTPOA, 515 Maple Street SE, Albuquerque, N.M. 87106



Landmarks & Urban
Conservation Commission

CERTIFICATE OF APPROPRIATENESS

City of Albuquerque, Planning Department, 600 2nd Street NW-3rd Floor, Albuquerque, NM 87102
(505) 924-3883, FAX (505) 924-3339

06LUCC-00754/ Project #1004259/ LUCCS-06-21

DATE:

June 7th, 2006

GRANTED TO:

Ahita Blythe
201 San Felipe
Albuquerque NM 87104

AGENT:

No

LOCATION:

E portion of Tract 173, MRGXD Map 38, located in the Old Town Historic Overlay Zone, zoned H-1 (J-13-Z).

PROPOSAL:

Certificate of Appropriateness for alterations to include:
Remove deteriorated window and fill in window opening on north (alley) facade. Re-stucco north wall.
Replace metal casement window on north (alley) side with vinyl clad operable window.
Reconstruct and expand exterior water heater/pump room.
Repair and remodel parapet on east facade to screen conduit including re-stucco.

DECISION:

APPROVED as submitted, based on the following Findings and Conditions:

FINDINGS:

1. This is a request for a Certificate of Appropriateness for remodeling work at 201 San Felipe, described as the E portion of Tract 173, MRGXD Map 38, located in the Old Town Historic Overlay Zone.
2. Alterations to properties in the Old Town Historic Overlay Zone are subject to a Certificate of Appropriateness.
3. The window to be removed and filled in is located in the alley, is a metal casement window, and is not a character defining feature of the buildings. The wall space is desired inside of the building for economic use.
4. The pump house/water heater closet is infested with termites and is in need of repair. It is located at the rear of the property and not easily visible from the public right way.
5. The replacement vinyl window on the north is located in the alley and is desired because of the termite problem in the building.
6. The proposed work is compatible with the design guidelines for Old Town Historic Zone and with the subject property (*LUC Ordinance §14-12-8(B)(6)*).
7. The *Landmarks and Urban Conservation Ordinance* [Section 14-12-8-B-2], states A Certificate of Appropriateness may be issued 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." This proposal meets this criteria.

CONDITIONS:

1. Applicant is responsible for acquiring any additional City of Albuquerque department reviews and/or permits required for implementation of this proposal.

If you or other parties wish to appeal this decision, you may do so by June 21, 2006, 5:00 p.m., as described below. A filing fee is required.

Appeal to the Landmarks and Urban Conservation Commission: Any person aggrieved with any determination of the Landmarks and Urban Conservation Commission staff acting under this ordinance may file an appeal to the Commission by submitting written application to the Planning Department within 15 days of this Staff Decision. The date the approval in question is issued is not included in the 15-day period for filing an appeal and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the City's Merit System Ordinance, the next working day is considered as the deadline for filing the appeal.

The Landmarks and Urban Conservation Commission may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed by its staff in the Staff Decision. If it decides that there is substantial reason to believe that all City plans, policies and ordinances have not been properly followed or are inadequate, the Commission shall hear the appeal.

Any deviation from the information and/or conditions upon which this decision was made requires further Landmarks and Urban Conservation Commission review. Applicant is responsible for acquiring any and all additional City of Albuquerque department review and/or permits required for implementation of this project.

Failure to obtain the necessary permits for implementation of this proposal within one (1) year voids this Certificate of Appropriateness. However, failure to implement this proposal for the purpose of abating a code violation within the specified time issued by a Code Enforcement agency shall render the property owner subject to the penalty provisions of all applicable codes.

APPROVED:



Maryellen Hennessy
Senior Planner

cc: Roseanna Trujillo, Zoning Code Enforcement Inspector, Plaza Del Sol, 600 2nd Street NW 87103