



Landmarks Commission



Staff Report

Agenda Item: 4
Case # SI-2024-00410
Project # PR-2024-010134
May 8, 2024

Agent	RBA Architecture, PC
Applicant	Church Street Café, Inc.
Request	Certificate of Appropriateness - Addition to an Accessory Building
Legal Description	Lot A, Plat of Lots A & B, Lands of Coleman and Sanzari
Address/Location	2111 Church Street NW
Size	0.1599
Zoning	MX-T
Historic Location	Old Town Historic Protection Overlay Zone, (HPO-6).

Staff Recommendation

APPROVAL of Case # SI-2024-00410, Project # PR-2024-010134, a request for a Certificate of Appropriateness for an addition, based on the Findings beginning on page 14 and subject to the conditions on page 18.

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

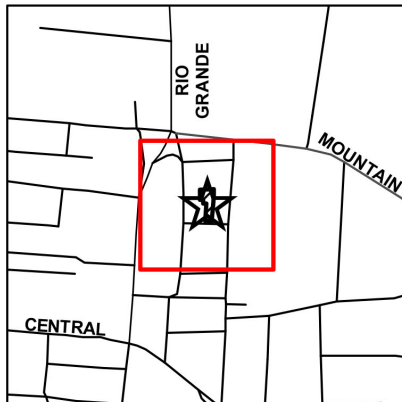
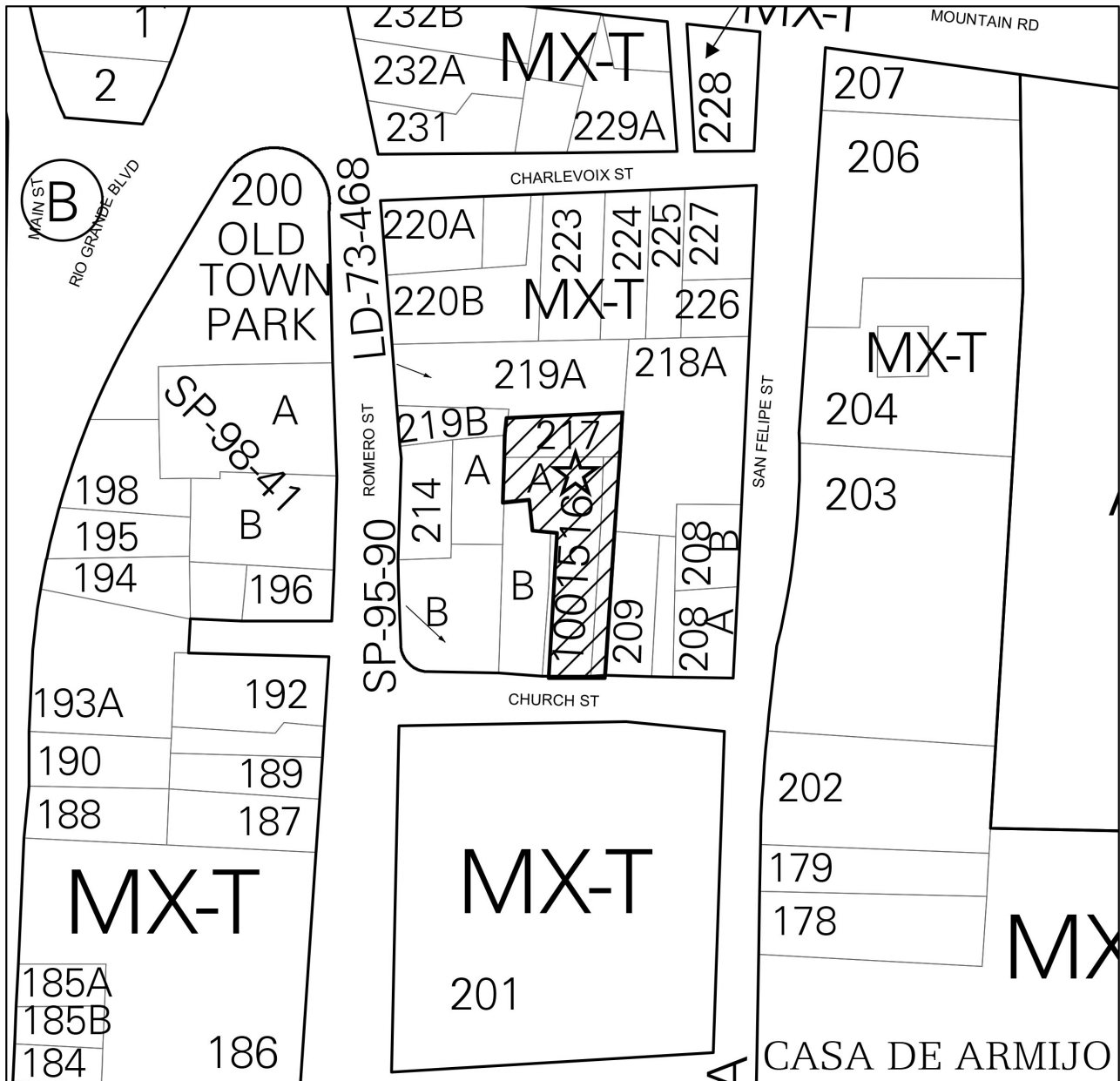
Summary of Analysis

The application is a request for a Certificate of Appropriateness for an addition to the accessory building (garage) at Church Street Café, located at 2111 Church Street NW. The garage is approximately 723 s.f. and, at this time, the applicant is requesting an addition of 670 s.f., well over the maximum 50% allowable. The accessory building is estimated to have been constructed between 1950 and 1990. The legal description for the subject site is Lot A, Plat of Lots A & B, Lands of Coleman and Sanzari in the Old Town Historic Protection Overlay Zone (HPO-6). The property is zoned MX-T.

The main structure on the property features elements from a classic adobe hacienda. Over time, a significant portion of the original adobe structure was lost, resulting in a blend of historical features and newer additions. Some sections of the building date back to before 1880. The second building on the property, located at 2113 Church Street NW, has undergone modifications and reflects the New Mexico Vernacular style, thought to have been constructed between 1902 and 1924.

Staff has reviewed the project and finds that the addition will not harm the locally distinctive qualities of Old Town HPO-6. The materials and approach proposed are appropriate and will not impair the form or integrity of the building. 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

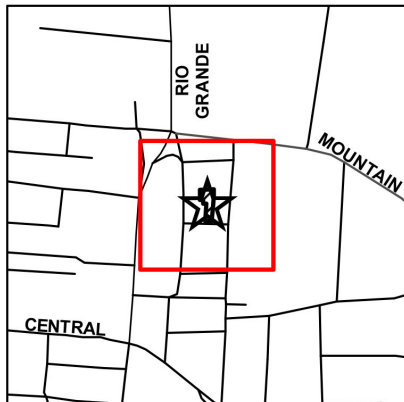
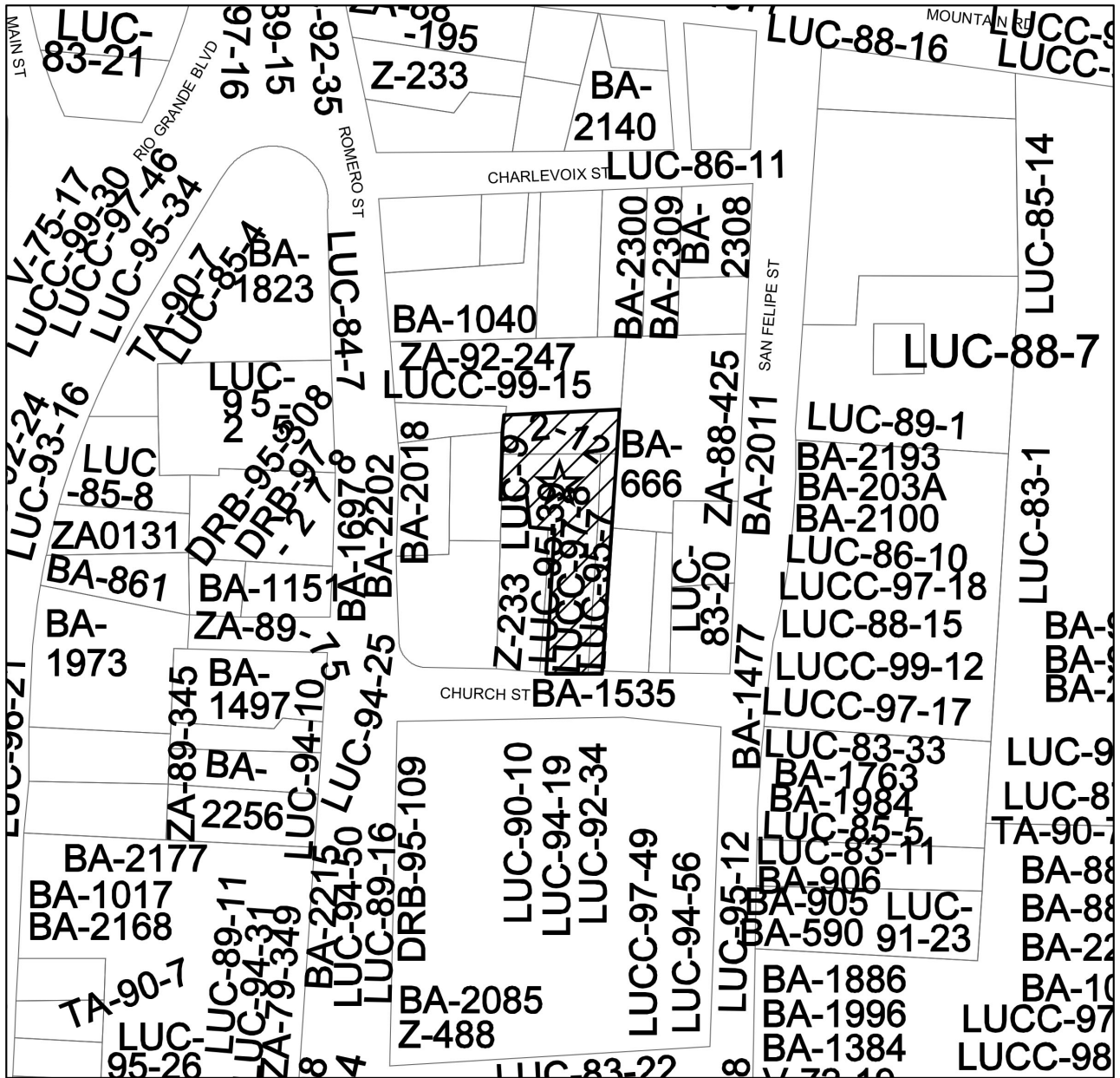
Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
5/8/2024
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Zone Atlas Page:
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HISTORY MAP

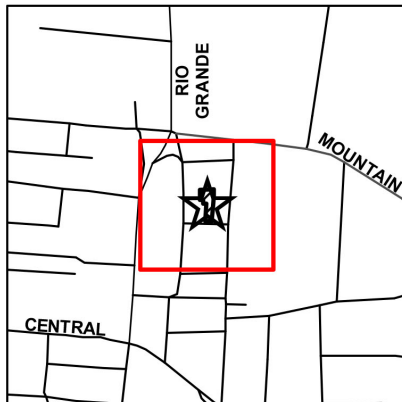
Note: Gray shading indicates County.



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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



1 inch = 100 feet

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SUMMARY OF REQUEST

<i>Request</i>	<i>Certificate of Appropriateness Addition to Accessory Structure (non-contributing)</i>
<i>Historic Location</i>	<i>Old Town Historic Protection Overlay Zone (HPO-6)</i>

I AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	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
<i>Site to the North</i>	1	Gabled; New Mexico Vernacular; pre-1900s	Contributing; Commercial
<i>Site to the South</i>	1	Flat; Spanish-Pueblo revival Style, ca. 1840s - San Felipe De Neri Church	Contributing Institutional
<i>Sites to the East</i>	1	Flat; Spanish-Pueblo Revival, ca. 1880	Contributing Retail shop
<i>Site to the West</i>	2	Flat, Spanish-Pueblo Revival, ca. 1910 with the second story addition ca. 1980-1990s	Contributing Commercial

II INTRODUCTION

Proposal and History

The application is a request for a Certificate of Appropriateness for an addition to the accessory building (garage) at Church Street Café, located at 2111 Church Street NW. The request is before the Landmarks Commission as the applicant is requesting an addition that will exceed 50% of the original building’s square footage. The legal description for the subject site is Lot A, Plat of Lots A & B, Lands of Coleman and Sanzari in the Old Town Historic Protection Overlay Zone (HPO-6). The property is zoned MX-T.

The original portion of the main building is possibly one of the earliest houses in Albuquerque. The house was once a “U”-shaped hacienda, and a portion of it was destroyed in a flood. The subject property, which houses the Church Street Café, incorporates portions of a traditional adobe

hacienda, as indicted on the 1898 Sanborn map (see attachments). Much of the original adobe structure was lost over time, as evidenced by the evolution of the building footprint shown on the 1902 and 1924 Sanborn maps also provided. The current restaurant comprises a blend of historical elements and newer construction.

The accessory structure impacted by this proposal, does not have historical significance. Its construction date is uncertain, but it seems to have been built sometime after 1950, possibly as late as the 1970's or 1980's. A 1950 Sanborn map does not show any structure at the rear of 2111, nor do earlier maps (see attachments). Additionally, the 1979 historic building survey mentions "a carport in the back". The building primarily served as an office or studio space.

The garage is approximately 723 s.f. and, at this time, the applicant is requesting an addition of 670 s.f., well over the maximum 50% allowable. The scope of work will include:

- New addition to be 670 s.f. making the garage total 1,393 s.f.
- Wood frame construction as existing garage.
- Same parapet height as existing garage.
- Roof line will be lower than the existing garage so as to prevent drainage problems.
- Stucco will match the existing garage.
- Reuse sectional wood door, overhead beam with frame to new north wall.
- Use existing concrete slab.

The addition will barely be visible on the east side facing Church Street NW.

History

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

1. 02-LUCC-00265/Project #1001516. Approval for new construction of a kitchen, storage, partial office located at 2111 Church Street NW.
2. 06-LUCC-00155/Project #1001516. Approval was granted for the partial demolition of a structure located at the rear of 2113 Church Street NW, along with modifications to the historic building situated at 2111 Church Street NW. The alterations to 2111 impacted the section of the building, namely the restaurant, that had undergone recent reconstruction.
3. 09-LUCC-50006/Project #1007673. Approval for removal of a portion of an accessory building and the construction of a permanent roof over an outdoor patio, along with adding a 136 square foot addition to the historic building at 2111 Church Street NW.

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(L) identifies standards and guidelines for HPO-6 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.

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 Protection Overlay Zone (HPO-6). The alteration will barely be visible from the public right-of-way and the alterations affect a building that is considered non-contributing.

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 proposal will not alter the structure or site's distinguished original qualities or character. The alteration will barely be visible from the public right-of-way and the alteration will affect a building that is considered non-contributing.

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 addition to the accessory building 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.

Although the accessory building is a non-contributing structure, the proposed addition will facilitate for the building to provide a compatible use.

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.

This proposal is not for rehabilitation work. It is an addition to the structure.

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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. This standard, which reflects the Secretary of the Interior's Standards for Rehabilitation of Historic Properties could not be applied to this proposal because no deteriorated architectural features are being replaced. In fact, the proposal calls for the reuse of the sectional wood door, overhead beam, and frame. The proposal will incorporate features of the existing building in the design.

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.

This standard, which reflects the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, need not be applied to this proposal. The proposal is not rehabilitation work. There is no evidence that the accessory structure has related historic significance.

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.

Not applicable to this proposal.

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 addition will incorporate features of the existing building in the design and there is no evidence that the accessory structure has related historic significance.

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.

Not applicable to this proposal.

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 to this proposal.

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 to this proposal.

POLICY – ACCESSORY BUILDINGS

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.

Guidelines:

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged.

There is no evidence that the accessory building proposed for alteration has historic significance. It does not appear on historic maps, and it is not noted in the 1979 historic building survey other than "carport in back".

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

The proposal calls for the reuse of the sectional wood door, overhead beam and frame. The proposal will incorporate features of the existing building in the design.

POLICY – ADDITIONS

Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale, and style of the original building. Older additions that have significance in their own right should be considered for preservation.

1. Retain and preserve original features and elements.
 - Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

The proposal calls for the reuse of the sectional wood door, overhead beam, and frame. The proposal will incorporate features of the existing building in the design.

2. Design new additions to be in proportion, but subordinate to, the original building.
 - Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.
 - The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
 - Additions should not visually overpower the original building.
 - Addition should not exceed 50% of the original building's square footage.
 - Design an addition to complement existing elements and features, such as roof shape, and slope. Shed roofs may be appropriate on some additions.
 - Additions should not convert a secondary façade into a primary façade.
 - Roof additions, such as dormers, should be added to rear and secondary facades.

The garage is approximately 723 s.f. and, at this time, the applicant is requesting an addition of 670 s.f., well over the maximum 50% allowable. The scope of work will include:

- *New addition to be 670 s.f. making the garage total 1,393 s.f.*
- *Wood frame construction as existing garage.*
- *Same parapet height as existing garage.*
- *Roof line will be lower than the existing garage so as to prevent drainage problems.*
- *Stucco will match the existing garage.*
- *Reuse sectional wood door, overhead beam with frame to new north wall.*
- *Use existing concrete slab.*

3. Design new additions to be compatible yet discernible from the original building.
 - Additions should have similar materials and details, however; there should be a clear distinction between the historic building and the new addition; consider simplifying details or slightly changing materials.
 - Additions should not reflect historic styles that pre-date the original building. be constructed on secondary facades and to the rear of the original building.

The addition will be of compatible materials and will reference characteristic features of the original building. While avoiding historic replication, the proposed complementary architectural treatment will be compatible with the original building that is non-contributing.

The addition adheres to the minimum interior setback requirements for the MX-T zone, outlined in IDO Table 2-4-1: MX-T Zone District Dimensional Standards Summary.

The addition will be at a height of 12'-8" to the top of the parapet, with the new roof at 9'-7", while the existing roof stands at 10'-0". The maximum allowable building height in the Old Town HPO-6 zone is 26 feet.

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

The addition will be of compatible materials and will reference characteristic features of the original building.

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 organizations are the Historic Old Town Association (HOTA). Property owners within 100 feet of the subject site were also notified, as required (see attachments). As of this writing, Staff has not received any comments in support or opposition to the request.

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.

There is no evidence that the accessory structure is historic. It does not appear on historic maps, and it is not noted in the 1979 historic building survey.

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 – Major - Case SI-2024-00410/Project #PR-2024-010134 – May 8, 2024.

1. The application is a request for a Certificate of Appropriateness for an addition to a non-contributing accessory building located at 2111 Church Street NW, described as Lot A, Plat of Lots A & B, Lands of Coleman and Sanzari, a property in the Old Town Historic Protection Overlay Zone (HPO-6), zoned MX-T.
2. The subject property is approximately 0.1599 acres.
3. The main structure on the property features elements from a classic adobe hacienda. Over time, a significant portion of the original adobe structure was lost, resulting in a blend of historical features and newer additions. Some sections of the building date back to before 1880.

The accessory structure impacted by this proposal, does not have historical significance. Its construction date is uncertain, but it seems to have been built sometime after 1950, possibly as late as the 1970's or 1980's. A 1950 Sanborn map does not show any structure at the rear of 2111, nor do earlier maps. Additionally, the 1979 historic building survey mentions "a carport in the back". The building primarily served as an office or studio space.

4. The request is before the Landmarks Commission as the applicant is requesting an addition that will exceed 50% of the original building's square footage. The garage is approximately 723 s.f. and, at this time, the applicant is requesting an addition of 670 s.f., well over the maximum 50% allowable.

The scope of work will include:

- New addition to be 670 s.f. making the garage total 1,393 s.f.
 - Wood frame construction as existing garage.
 - Same parapet height as existing garage.
 - Roof line will be lower than the existing garage so as to prevent drainage problems.
 - Stucco will match the existing garage.
 - Reuse sectional wood door, overhead beam with frame to new north wall.
 - Use existing concrete slab.
5. 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. 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:

- a. 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “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.

- b. 14-6-6(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 archeological value of the Old Town Historic Protection Overlay Zone (HPO-6). The alteration will barely be visible from the public right-of-way and the alterations affect a building that is considered non-contributing.

- c. 14-6-6(D)(3)(c) The change qualifies as a "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 as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will not alter the structure or site’s distinguished original qualities or character. The alteration will barely be visible from the public right-of-way and the alteration will affect a building that is considered non-contributing.

- e. 14-6-6(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. 14-6-6(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 addition to the accessory building will reference traditional and characteristic features within the HPO.

- g. 6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness 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.

7. The proposal was reviewed against the relevant design guidelines for Old Town HPO-6 and the criteria for approval of a Certificate of Appropriateness.
8. Subject to the Conditions of Approval, the proposed work complies with the relevant development guidelines for Old Town HPO-6 as described in the staff report and in Finding 9.
9. The proposal is consistent with the development guidelines for Old Town HPO-6.

a. Policy – Accessory Buildings

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged.

There is no evidence that the accessory building proposed for alteration has historic significance. It does not appear on historic maps, and it is not noted in the 1979 historic building survey other than "carport in back".

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

The proposal calls for the reuse of the sectional wood door, overhead beam and frame. The proposal will incorporate features of the existing building in the design.

b. Policy – Additions

1. Retain and preserve original features and elements.

Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

The proposal calls for the reuse of the sectional wood door, overhead beam, and frame. The proposal will incorporate features of the existing building in the design.

2. Design new additions to be in proportion, but subordinate to, the original building.
 - Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.
 - The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
 - Additions should not visually overpower the original building.
 - Addition should not exceed 50% of the original building's square footage.
 - Design an addition to complement existing elements and features, such as roof shape, and slope. Shed roofs may be appropriate on some additions.
 - Additions should not convert a secondary façade into a primary façade.
 - Roof additions, such as dormers, should be added to rear and secondary facades.

The garage is approximately 723 s.f. and, at this time, the applicant is requesting an addition of 670 s.f., well over the maximum 50% allowable. The scope of work will include:

- New addition to be 670 s.f. making the garage total 1,393 s.f.
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- Stucco will match the existing garage.
- Reuse sectional wood door, overhead beam with frame to new north wall.
- Use existing concrete slab.

3. Design new additions to be compatible yet discernible from the original building.
 - Additions should have similar materials and details, however; there should be a clear distinction between the historic building and the new addition; consider simplifying details or slightly changing materials.
 - Additions should not reflect historic styles that pre-date the original building. be constructed on secondary facades and to the rear of the original building.

The addition will be of compatible materials and will reference characteristic features of the original building. While avoiding historic replication, the proposed

complementary architectural treatment will be compatible with the original building that is non-contributing.

The addition adheres to the minimum interior setback requirements for the MX-T zone, outlined in IDO Table 2-4-1: MX-T Zone District Dimensional Standards Summary.

The addition will be at a height of 12'-8" to the top of the parapet, with the new roof at 9'-7", while the existing roof stands at 10'-0". The maximum allowable building height in the Old Town HPO-6 zone is 26 feet.

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

The addition will be of compatible materials and will reference characteristic features of the original building.

10. The affected, registered neighborhood association is the Historic Old Town Association (HOTA). The neighborhood association and neighboring properties within 100 feet excluding public rights of way were notified of this application. The requisite sign was posted at the property giving notification of this application.
11. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION

Case SI-2024-00410/Project # PR-2024-010134, May 8, 2024.

APPROVAL of **Case SI-2024-00410/Project #PR-2024-010134**, an application for a Certificate of Appropriateness for An Addition to an Accessory Building, located at 2111 Church Street NW, described as Lot A, Plat of Lots A & B, Lands of Coleman and Sanzari, a property in the Old Town Historic Protection Overlay Zone (HPO-6), based on the above eleven (11) 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. Stucco colors shall be brown, tan, natural local earth tones, but not to include chocolate brown or white.
3. Exterior paint colors should be of a color pallet used as the period of significance for the district. This applies to new construction as well as all existing buildings.

Silvia Bolivar

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



Figure 1: Subject site.



Figure 2: Accessory building – non-contributing.



Figure 3: Driveway/accessory building.

Figure 4: 2111 Church Street NW





Figure 5: 2111 Church Street NW.



Figure 6: Gate/driveway access to accessory building.



Figure 7: Accessory building.



Figure 8: Accessory building.



Figure 9: 2111/2113 Church Street
NW



Figure 10: 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)

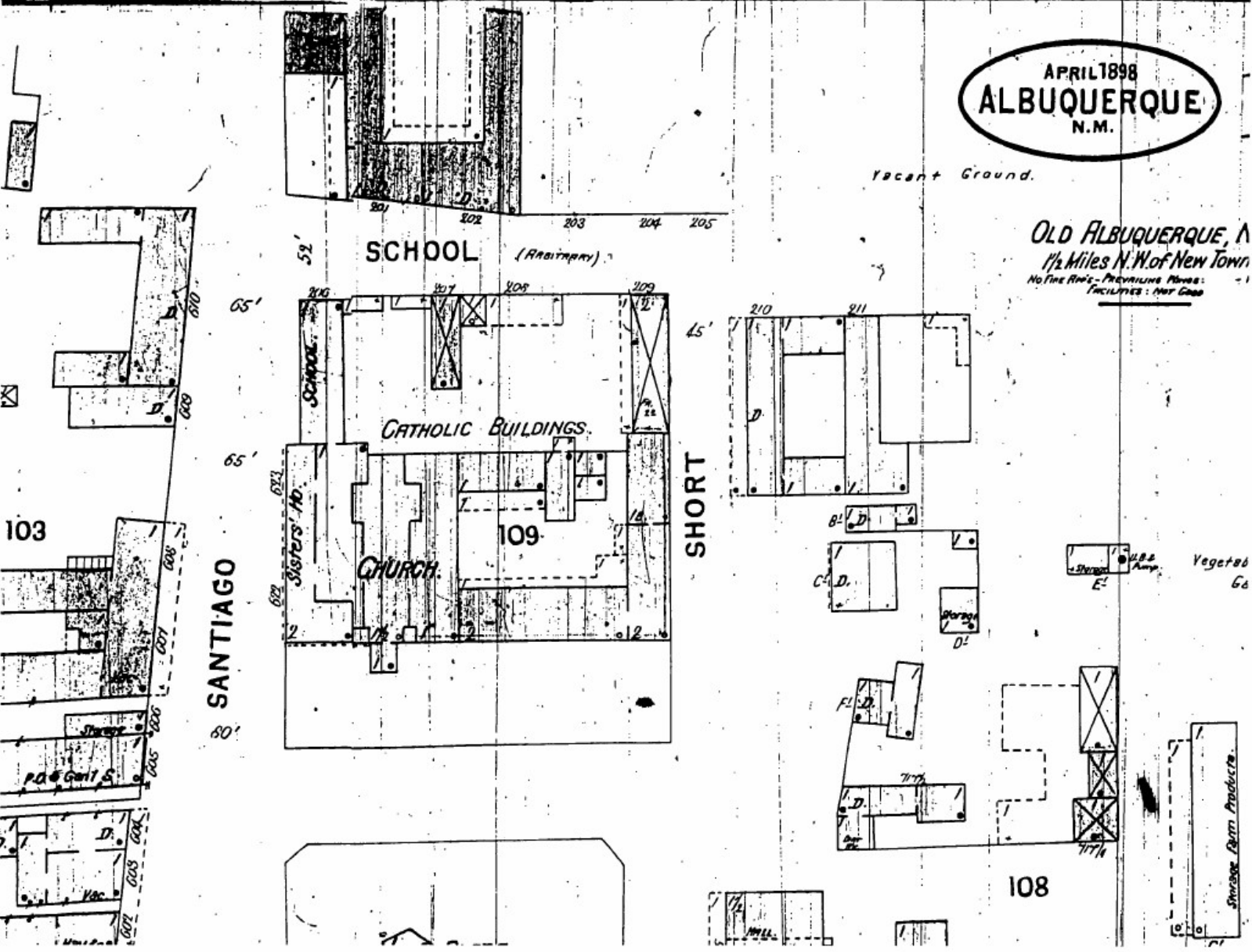
SANBORN MAPS/INVENTORY SHEET

2111 CHURCH STREET NW

APRIL 1898
ALBUQUERQUE
 N.M.

Vacant Ground.

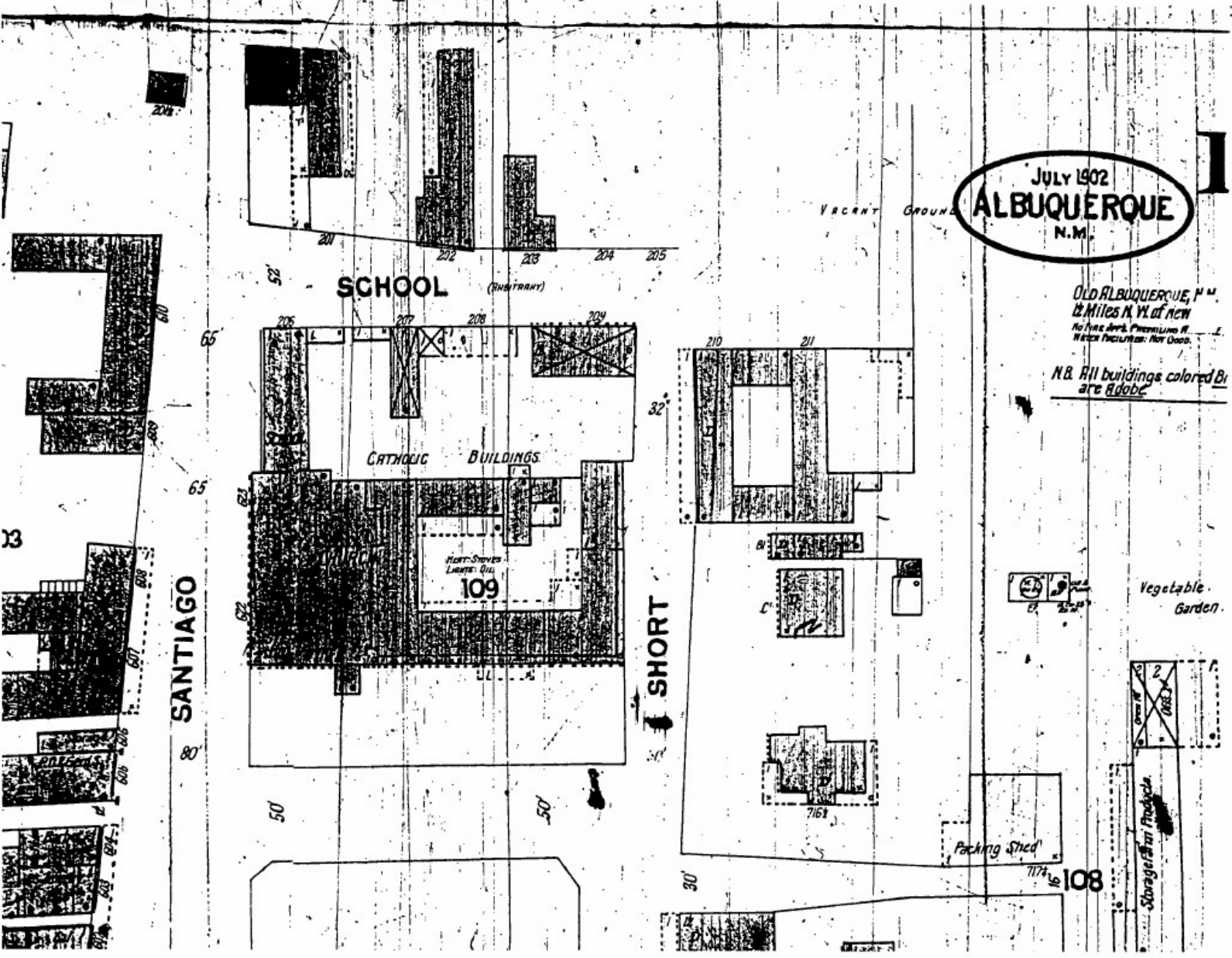
OLD ALBUQUERQUE, N.M.
 1/2 Miles N.W. of New Town
 No Fine Roads - Prevailing Winds:
 FACILITIES: NOT GOOD



JULY 1902
ALBUQUERQUE
N.M.

OLD ALBUQUERQUE, N.M.
2 Miles N.W. of NEW
No Fire Dept. Fire Alarm R.
Water Facilities: Not Good.

N.B. All buildings colored Br
are Adobe



SCHOOL

(RESTAURANT)

CATHOLIC BUILDINGS

109

SHORT

SANTIAGO

Vegetable Garden

Storage for Produce

Packing Shed

108

MAR. 1924
ALBUQUERQUE
N. MEX.

40

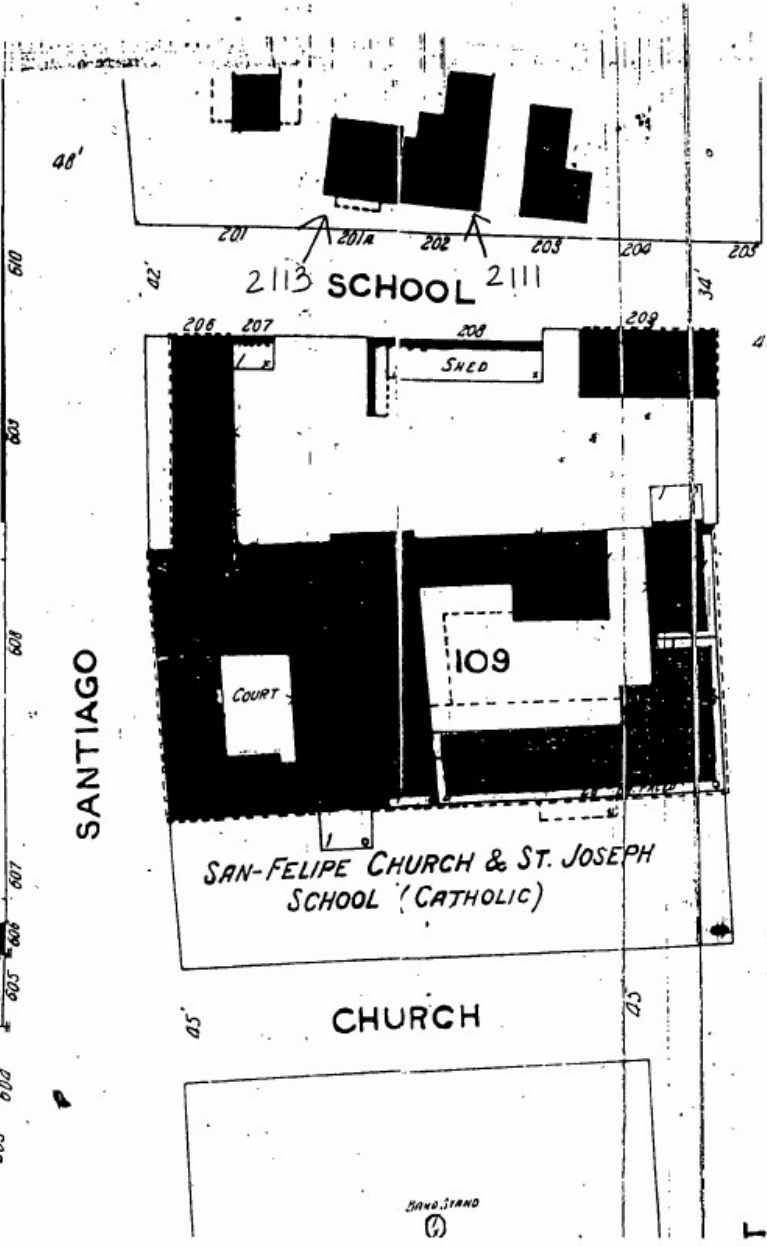
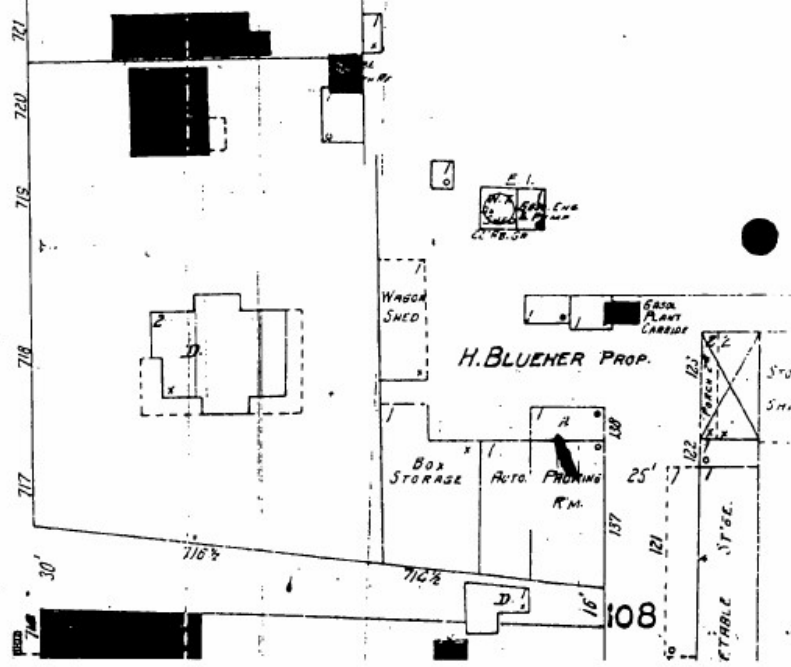
OLD ALBUQUERQUE

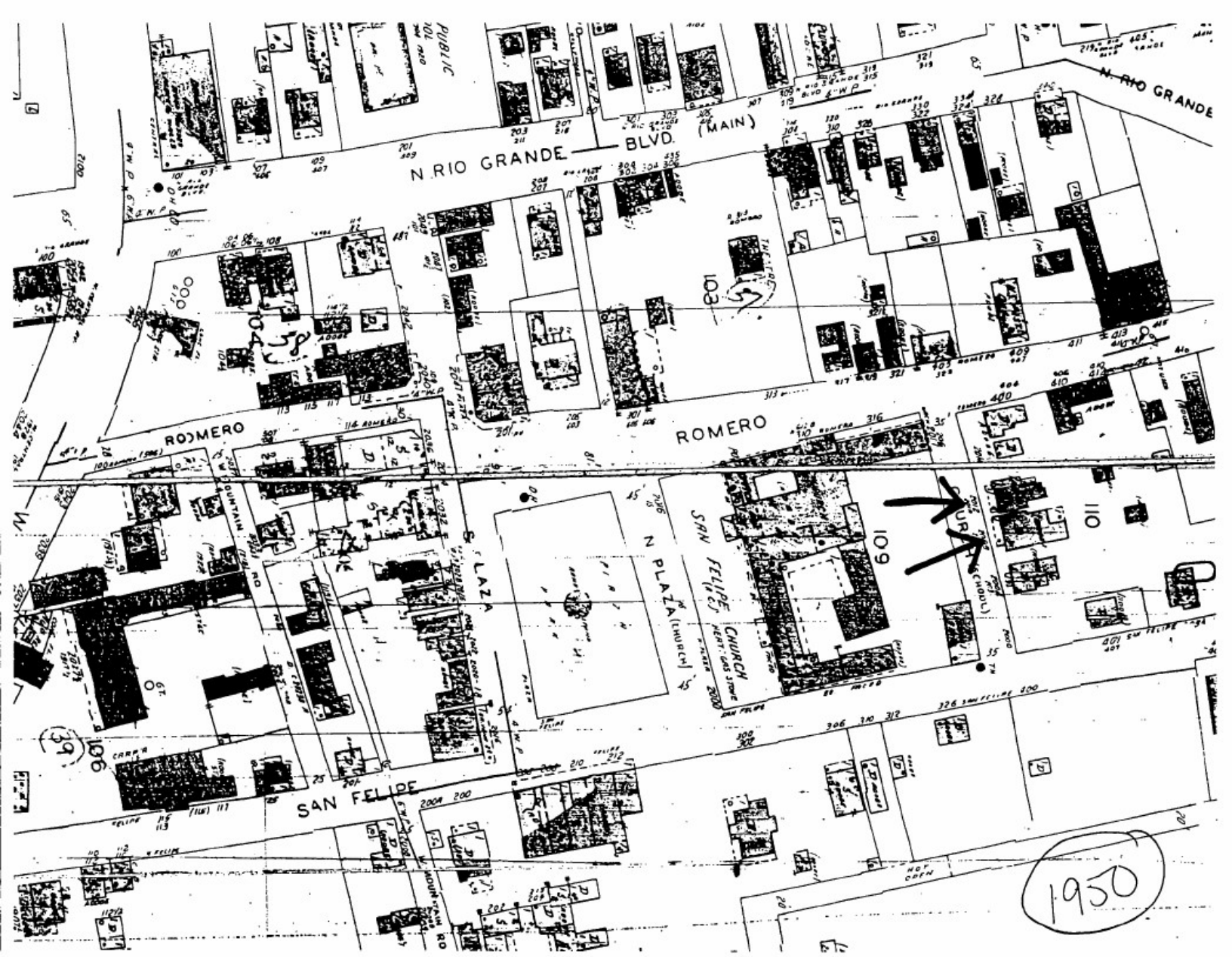
Located 1/2 Miles W. of P.O. of Newtown

- Population: 1200 - Prevailing Winds S. & S.W. -
- City Water - No Fire Apparatus

TRUCK FARM

TRUCK FARM





1950

313-
bwo



ADDRESS 2111 Church Street NW

NAME Sarah Ruiz (sign over door)

HISTORIC NAME

USE

<input checked="" type="checkbox"/> single family	<input type="checkbox"/> religious	<input type="checkbox"/> commercial/retail
<input type="checkbox"/> multiple family	<input type="checkbox"/> educational	<input type="checkbox"/> office
<input type="checkbox"/>	<input type="checkbox"/> industrial	<input type="checkbox"/> public/gov.
<input type="checkbox"/>	<input type="checkbox"/> park, agricultural	<input type="checkbox"/> other

Film roll # negative#
5 85A

District Code 6T Map Code B-7-18 Construction Material(s) @ dolo stuccoed Stories: 1 1 1/2 2 2 1/2 3 4

Style ROOF
flat - bumped parapet across front (repeated on porch)
overhang on sides with front section - exposed rafters.

Date 1880 estimate actual
Source:
Fenestration
3/3 wood casement - 2-3 ft. walls!
peeled cement sills
6/6 double hung sash - wood

Significance
District: Non-Dist.
Local: Local
Contrib: State Sig. MD
NonContrib: Local Sig.
Intrusive: NonContrib
Exterior Details
aggregat cement felt butters.
Additional:
lower than street level
screened porch - frame stucco - c 1920
gas tank along driveway @ 50 ft.

Degree of Remodeling Condition
Minor moderate drastic good fair deteriorating

Outbuildings (sheds, alley houses, etc.):
carport in back.
Other Comments
this house, given thickness of walls, could be quite old
4/29/88 - house being renovated by grandson

Surroundings: Contributing Non-Contributing
David Nelson 242-9559

Urban Design Notes: - set back 10ft from street - rundown front yard, some grass, old wire fence

Date: 5/1/79 By: MD

RECORDS INFORMATION

Block Number: _____ Lot Number: _____ Addition: _____

Bernalillo County Code: _____

Owner of Record: _____

Zoning: _____

HISTORICAL INFORMATION

*Jelkuto Espinosa says this may be oldest house in old town
once had 18 rooms - (from Planner Dept. note - Vi-tagline)*

6/28/79 Joseph Sherman (neighbor) says it is considered to be built in 1700s.

1886 map offers few possibilities

1891 Sanborn - shows a large adobe on this block

*by 1902 - 2 remnants of earlier large adobe - one is conceivably ~~part~~ now
~~the~~ part of Ruiz house - in right location.*

1908 - building still there - ~~and it appears to be~~ ~~the~~ ~~rest~~ of it.

1924 " " " another ~~part~~ has appeared to west (Sherman?)

Inventory completed by _____

Inventory date _____

Photograph date _____ Photographer _____

Historical information by _____ Date _____

HLS file on this building yes no

State Register yes no National Register yes no

City Landmark yes no City Historic Overlay Zone yes no

HISTORIC BUILDING SURVEY

BUILDING THREATENED

SURVEYED BY KC

SURVEY DATE 4/95

FIELD MAP B-7-18
DISTRICT NAME Old Town

UTM REFERENCE

I.D. # J13-908

LOCATION DESCRIPTION 2111 Church Street NW

CITY Albuquerque

COUNTY Bernalillo

FILM ROLL BY

FILM ROLL # 5

NEGATIVE #'s 25A

BUILDING NAME Sarah Ruiz (sign over door)

EST. DATE OF CONSTRUCTION pre 1880

DATE OF CONSTRUCTION

SOURCE

HISTORIC USE

PRESENT USE single family?

CONDITION good

DEGREE OF REMODELING drastic

DESCRIBE

DISTRICT ? Yes

SIGNIFICANCE Contributing

SURROUNDINGS Next to church parking lot.

ASSOC. BLDGS. Carport in back

SEE BACK?

STYLE Spanish Pueblo

FOUNDATION MATERIAL

WALL MATERIAL adobe - stuccoed

ARCHITECTURAL FEATURES One story.

ROOF - Flat; curvilinear parapet across front (repeated on porch).

WINDOWS - 3/3 wood casement; 2-3ft. thick walls! Projecting cement sills on E. side. 6/6 double hung sash, wood. 5'x5' wood casement on S. side.

EXTERIOR - Aggregate cement foundation buttress. Lower than street level. New portal: parapet, round posts and vigas, modern design corbels. Flagstone and brick front courtyard w/ 2 ft high adobe wall. Exposed adobes in parapet on E. side and wood canales.

COMMENTS This house, given the thick walls, could be quite old. 4/29/88, house being renovated by grandson David Nelson (242-9559). Set back 10 ft. from street, rundown front yard, some grass, old wire fence.

HISTORICAL DATA Gilberto Espinosa says this may be the oldest house in Old Town. One had 18 rooms (from Planning Dept. note; Vitagliann). 6/28/79 Joseph Shuman (neighbor) says it is _____ to be built in 1700's. 18886 map offers few possibilities. 1891 Sanborn, shows a large adobe on this block. By 1902, two remnants of earlier large adobe; one is conceivable now part of Ruiz house in present location. 1908, building still there. 1924, building still there and another has appeared to West (Sherman?).

CHANGES SINCE 1985 ?

BLDG. PERMIT #
DATE OF PERMIT

DESCRIBE CHANGES

SITE PLAN REDUCTIONS

2111 CHURCH STREET NW

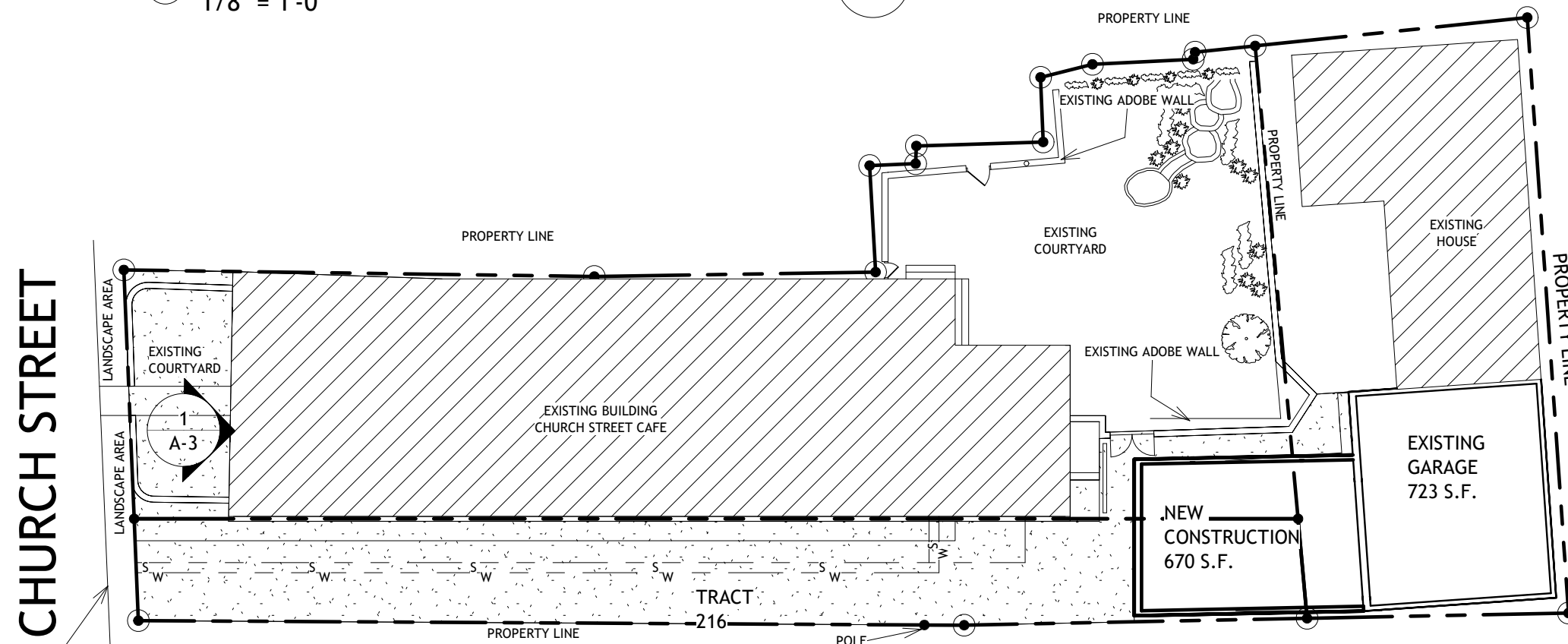
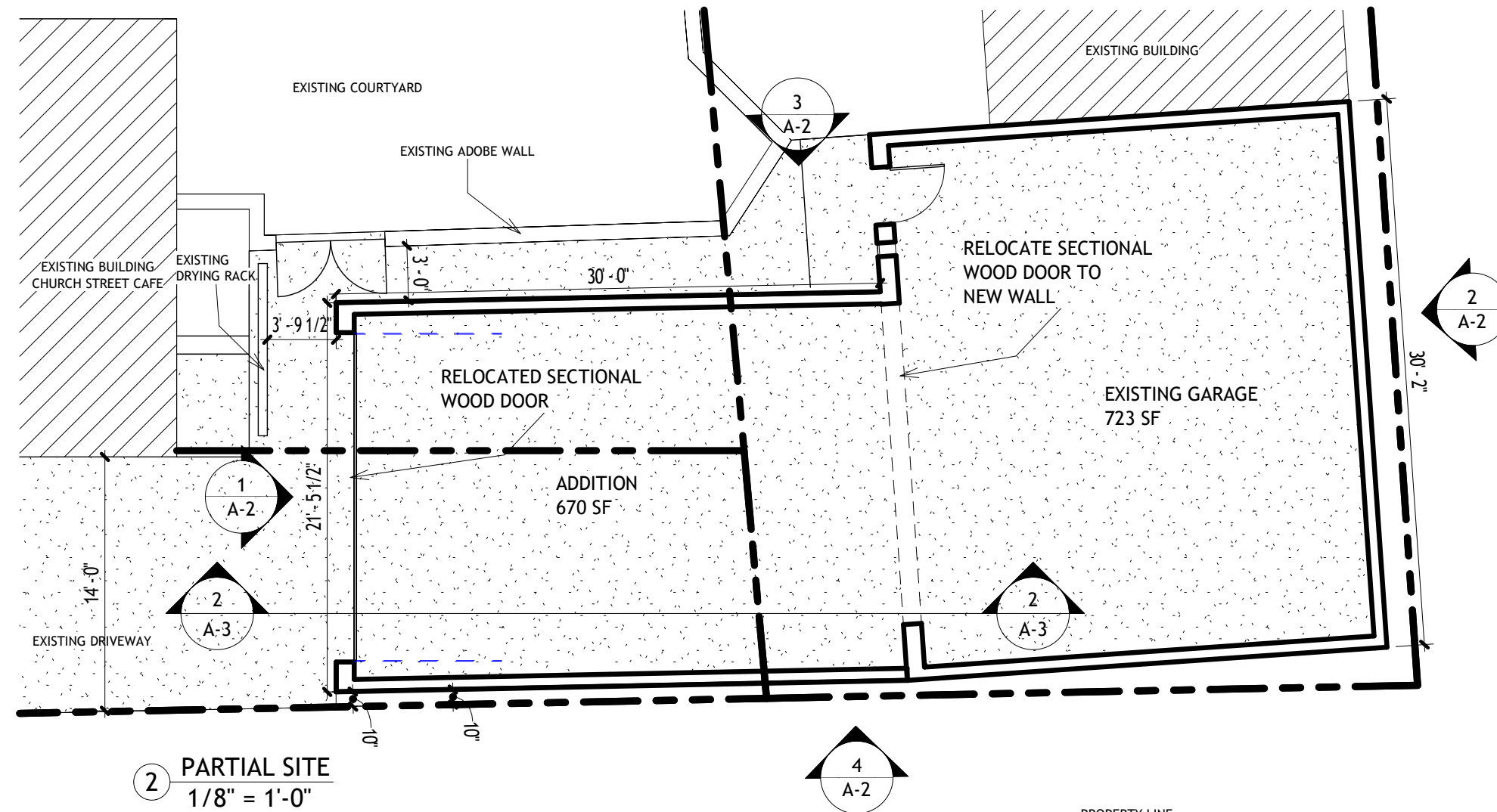
1. Floor Plans – A-1
2. Elevations – A-2
3. Elevation/Section – A-3
4. Church Street Elevation/Section – A-3

PROJECT NARRATIVE

THE GOAL OF THE PROJECT IS TO EXPAND THE EXISTING GARAGE SPACE FROM 723 SF BY ADDING 670 SF. MAKING THE GARAGE SPACE A TOTAL OF 1,393 SF.

WE WOULD ALSO BE REUSING THE SECTIONAL WOOD DOOR FOR THE NEW ENTRANCE TO THE GARAGE.

THE NEW ADDITION PARAPET HEIGHT SHALL MATCH THE EXISTING GARAGE PARAPET HEIGHT.



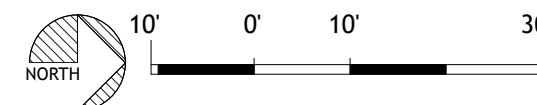
EDGE OF ASPHALT ROAD

1 Site Plan
1" = 20'-0"

LEGAL DESCRIPTION:
ZONE: MX-T
LOT: 11,877.38 S.F.

LT A PLAT OF LOTS A & B LANDS OF COLEMAN & SANZARICONT .1599 AC
TRACT 216, TRACT 217
MIXED USE-TRANSITION

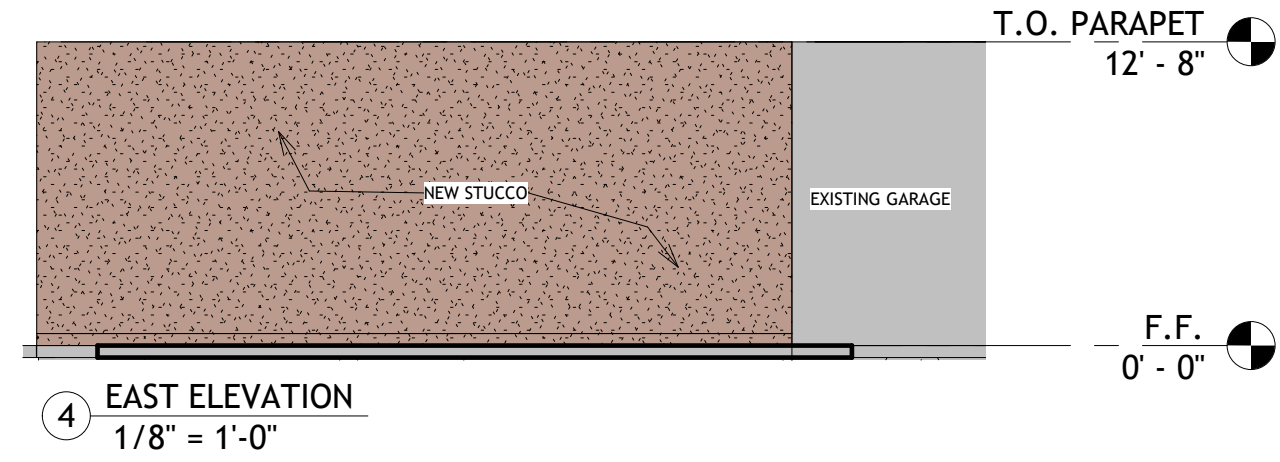
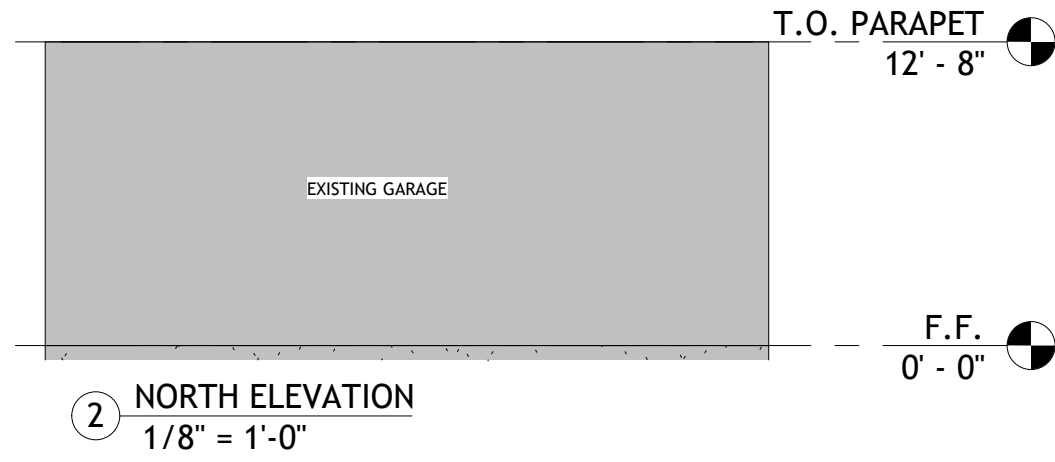
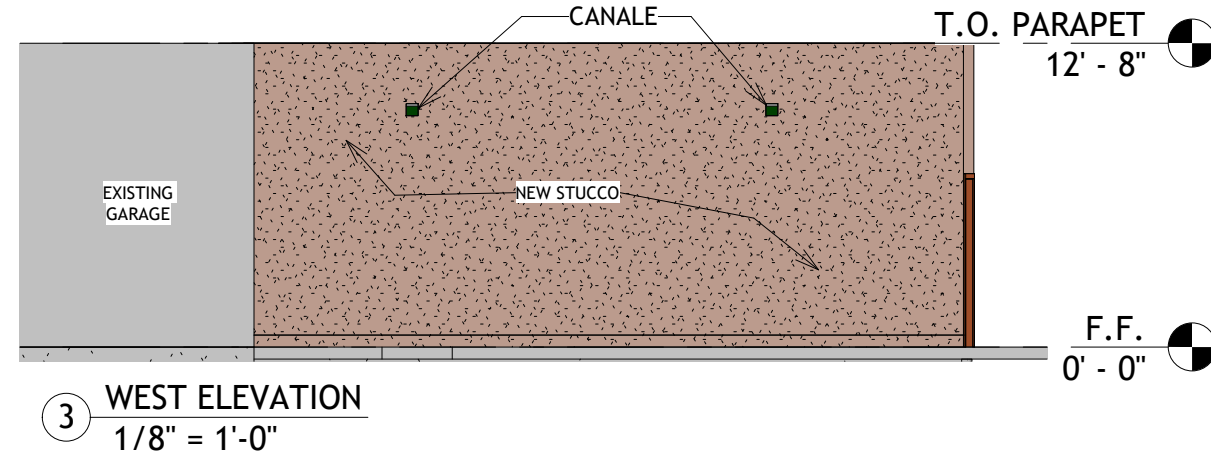
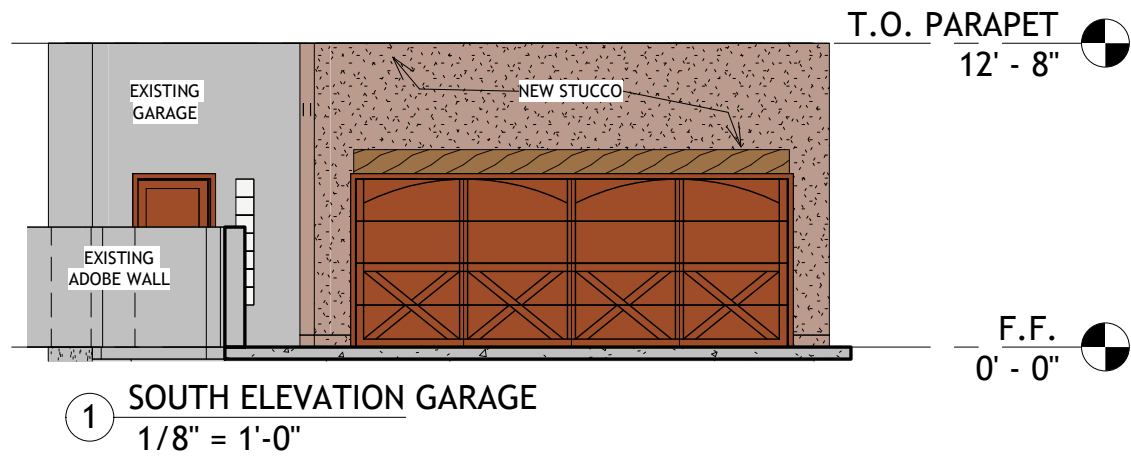
GARAGE ADDITION = 670 S.F.



CHURCH STREET GARAGE FLOOR PLANS

Scale As indicated

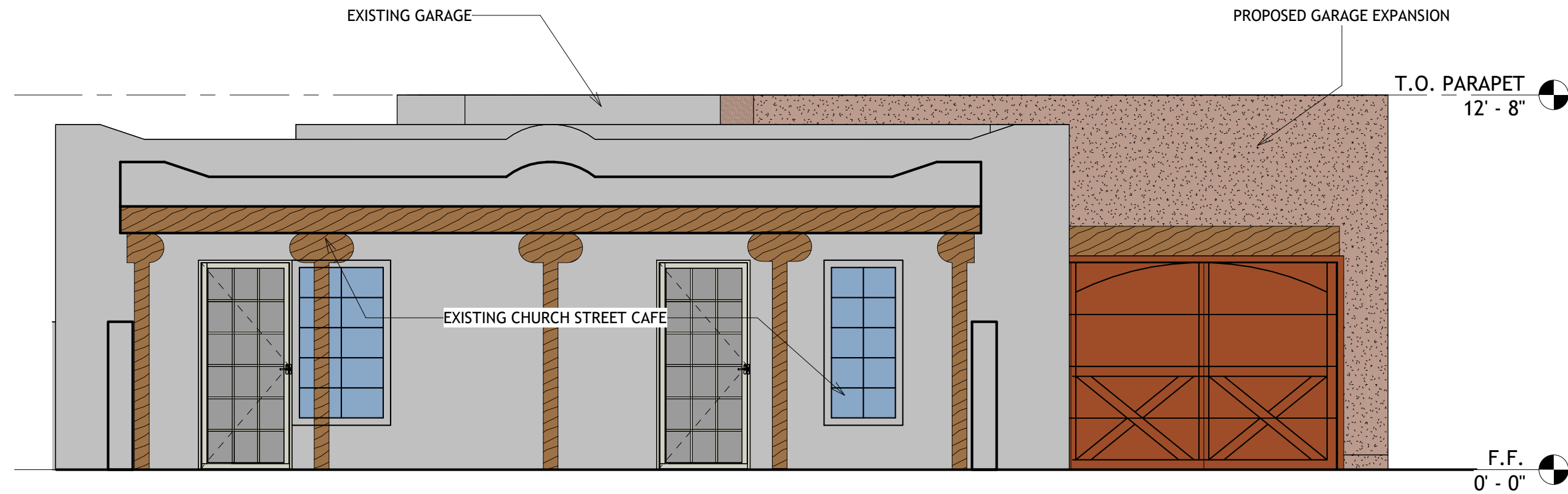
	2-28-24
	A-1 Project #2407



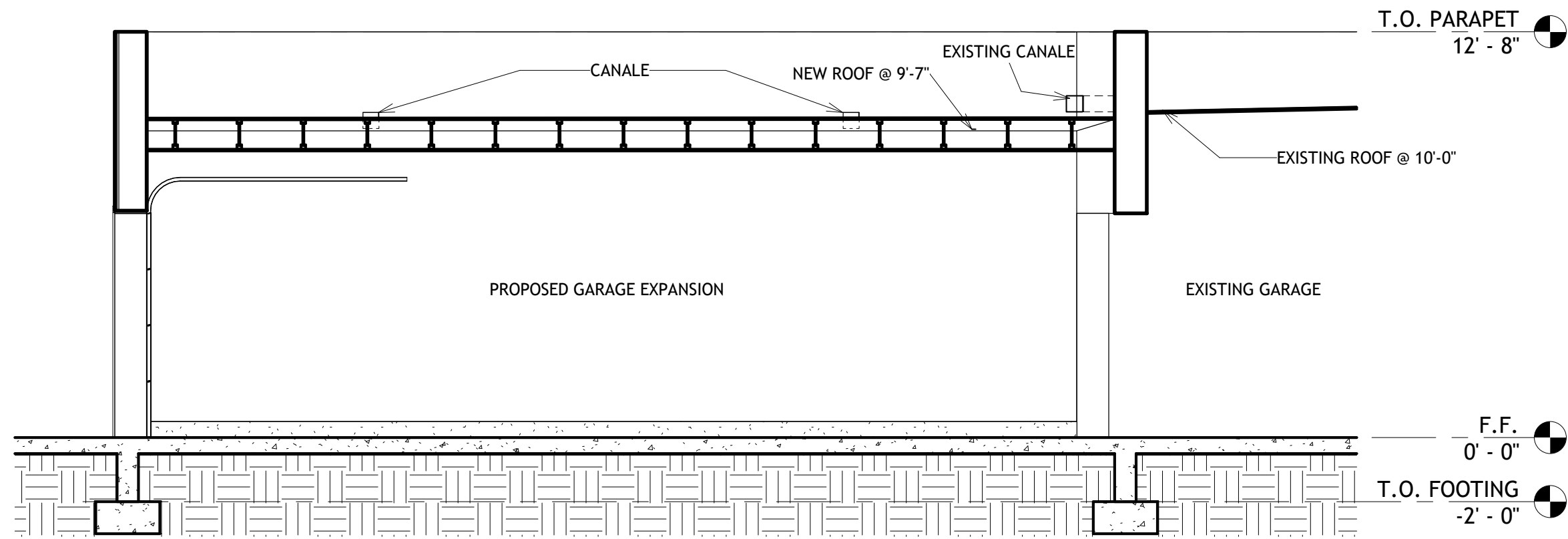
CHURCH STREET GARAGE ELEVATIONS

Scale 1/8" = 1'-0"

	2-28-24
	A-2 Project #2407



① SOUTH ELEVATION SITE
1/4" = 1'-0"

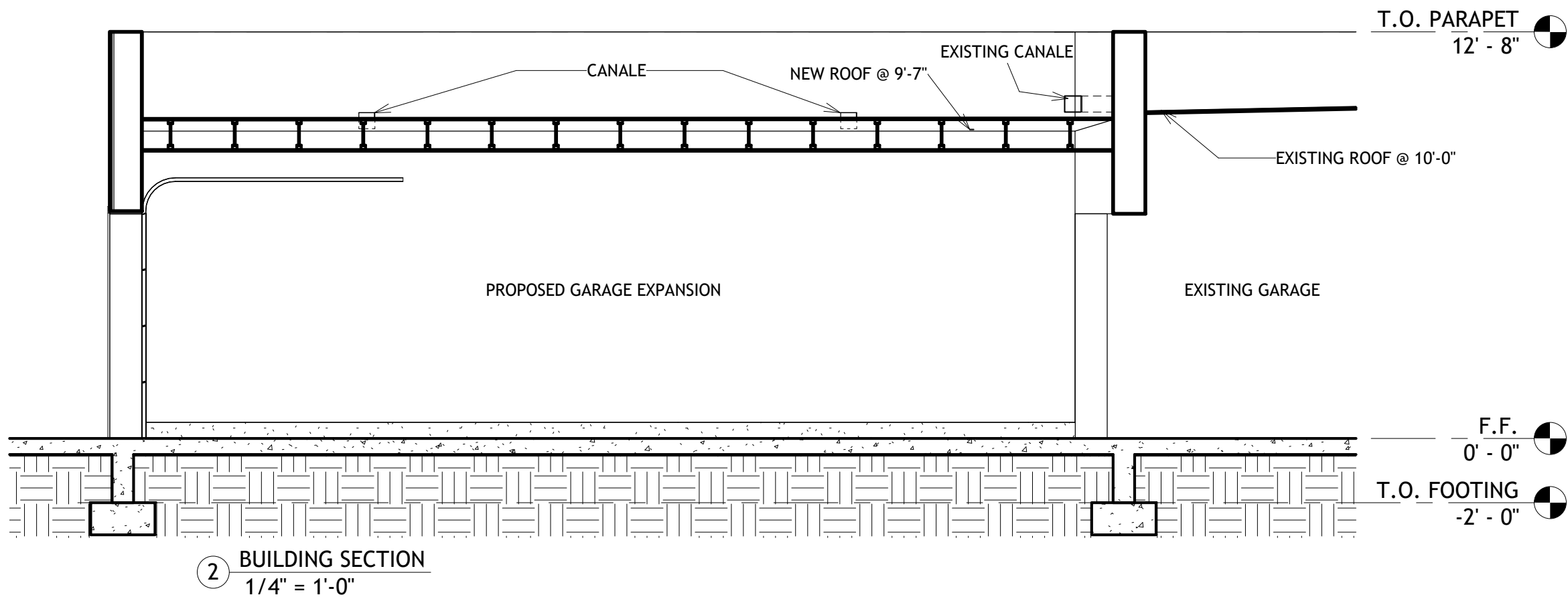
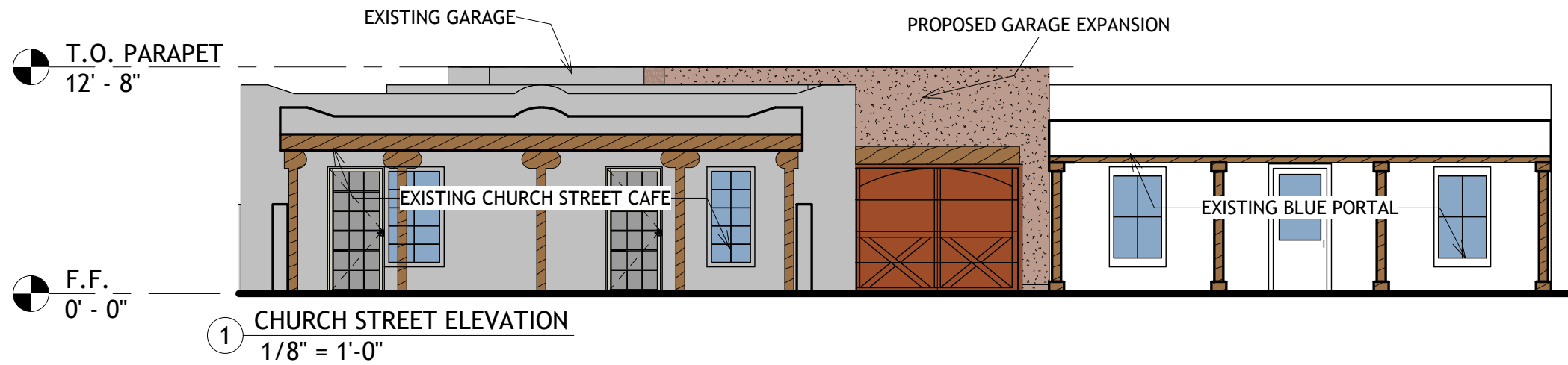


② BUILDING SECTION
1/4" = 1'-0"

CHURCH STREET GARAGE ELEVATION + SECTION

Scale 1/4" = 1'-0"

	2-28-24
	A-3 Project #2407



CHURCH STREET GARAGE ELEVATION + SECTION

Scale As indicated

	2-28-24
	A-3 Project #2407