



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

Date: May 9, 2024

OFFICIAL NOTIFICATION OF DECISION

PR-2024-010134

SI-2024-00140

**Application for Certificate of
Appropriateness – Addition to an
Accessory Building**

RBA Architecture, agent for Marie Coleman, requests approval of a Certificate of Appropriateness for an addition to an Accessory Building at 2111 Church St. NW, described as Lots A, Plat of Lots A & B, Lands of Coleman and Sanzari, in the Old Town Historic Protection Overlay Zone (HPO-6), zoned MX-T (J-13).

On May 8, 2024, the Landmarks Commission voted to **APPROVE PR-2024-010134/SI-2024-00140**, based on the following findings and conditions of approval:

Findings for Approval:

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.
- 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 south 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.

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.

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

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

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

ALL CASES THAT RECEIVED APPROVAL ON **May 8, 2024** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **May 23, 2024**.

Silvia Bolivar

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