

DEVELOPMENT GUIDELINES

KIMO THEATRE

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the KiMo Theatre identifies the following significant architectural features:

1. design details of the south and west facades
2. design details and fixtures of the entryway, lobby, mezzanine, auditorium and stage areas

Since the completion of its National Register of Historic Places nomination and its original designation as a City Landmark, the KiMo Theatre has been carefully renovated. In any future rehabilitation of the KiMo:

Interior and exterior design details and fixtures should be preserved. The colors, materials and motifs used in the 1982 renovation should be retained and any new work should be compatible with the features already in place.

The proportions and shape of the marquee, which closely match those of the original, should be retained.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

SKINNER BUILDING

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Skinner Building identifies the following significant architectural features:

1. the overall Art Deco detailing
2. the terra cotta wall surfaces
3. the transom windows
4. the Central Avenue storefront facade

In any rehabilitation of the Skinner Building:

The key elements of the entire Central Avenue facade and of the Eighth Street facade above the awnings should be preserved, including:

- the terra cotta walls and pillars, with their sculpted towers extending above the roofline
- the display windows and recessed entry of the Central Avenue storefront
- the decorative vent grilles below the storefront windows of the Central Avenue facade and below the roofline of the Eighth Street facade
- the bronze transom bar
- the opalescent glass transom windows
- the decorative bands above the transom windows and below the cornice
- the "J. A. Skinner" incised above the transom windows
- the building's original roofline

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

LA POSADA DE ALBUQUERQUE

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for La Posada de Albuquerque (the Old Hilton Hotel) identifies the following significant architectural features:

1. the Territorial style detailing of the facades
2. the Southwestern style design details and fixtures of the lobby and other public areas.

Since the completion of its National Register of Historic Places nomination and its original designation as a City Landmark, La Posada de Albuquerque has been carefully renovated. In any future rehabilitation of La Posada:

Design details of the facades should be preserved:

- the brick coping along each roofline and other decorative brick details should be retained
- the style, size, spacing, location, and material of the eight-over-eight wood sash windows should be retained
- the ground-floor details (storefront windows, wood trim, entryway canopies, light fixtures) should remain in place
- the original rooflines should not be altered

Design details of the lobby and other public interior spaces (murals, wood trim, floor tiles, arches, beams, second-floor balustrade, etc.) should also be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

WHITTLESEY HOUSE

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Whittlesey House (Press Club) identifies the following significant architectural features:

1. the exposed log framing and rough-cut log facades
2. the wide porch and decoratively cut balustrade
3. the low pitched roof
4. the interior detailing of the main (front) room

In any rehabilitation of the Whittlesey House:

The exposed log framing and rough-cut log siding should be retained and remain visible. Any replacement material should match the original.

The porch should remain open and the balustrade, with its decoratively cut detailing, should remain intact.

Original window and door openings should be retained. Any replacements should match the original in style and material.

Other significant architectural elements should be preserved:

- roofline and stone chimney
- volume and finish materials of the front room
- exterior details of the rear building
- stairway from Gold Avenue

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

OLD AIRPORT TERMINAL

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Old Airport Terminal identifies the following significant architectural features:

1. the Pueblo-Spanish Revival massing and details of the original structure
2. the interior volume and detailing of the main waiting room

In any rehabilitation of the Old Airport Terminal:

Exterior design details (massing, roofline, parapet, observation tower, chimney, vigas, heavy wood posts with corbel brackets, entryway with flagstone steps) should be preserved.

The style, size, location, spacing, material and trim detail of the windows should be retained.

Design details of the main waiting room (open floor plan, high ceilings, herringbone latias, vigas, rough-hewn beams, columns and corbel brackets, rough stucco walls, wainscot, recessed bays with ornate wood screens, tin chandeliers, corner fireplace, flagstone floor) should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

OLD MAIN LIBRARY

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Old Main Library identifies the following significant architectural features:

1. the Pueblo-Spanish Revival details of the building's exterior
2. the volume and design details of the interior public spaces

In any rehabilitation of the Old Main Library:

Exterior design details (massing, roofline, parapet, corner buttress towers, bell tower, protruding beams, and entryway with exposed beams, corbel brackets, and lanterns) should be preserved.

The style, size, location, spacing, material and trim detail of the Prairie style windows should be retained.

Design details of the interior (volume of the main room, exposed beams, columns with corbel brackets, corner fireplaces) should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

ATCHISON, TOPEKA AND SANTA FE RAILROAD LOCOMOTIVE #2926

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

Background material for Atchison, Topeka and Santa Fe Railroad Locomotive #2926 identifies the following significant features:

1. all details exemplary of the 2900 class steam locomotives

Any alterations to the locomotive should preserve these significant features. All physical features and mechanical elements of the locomotive and caboose should be retained. Where necessary, these features should be repaired rather than replaced; any replacement should utilize materials and design matching the original. If repainting is necessary, the original paint colors should be used.

City staff is authorized to review and approve proposals for minor changes to the equipment (work not affecting the significant features noted above). Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the historical character of the landmark.

9704/16

DEVELOPMENT GUIDELINES
OLD ALBUQUERQUE HIGH SCHOOL
ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

1. the masonry construction and design details of the Collegiate Gothic style facades
2. the multi-light wood sash windows
3. the interior volumes of the gymnasium and library spaces

In any rehabilitation of Old Albuquerque High School:

The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringcourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surface.

The style, size, spacing, location, and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceilings, spaciousness and volume of the interior spaces of the main library room, boys' gymnasium and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the buildings could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES ANSON FLATS

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND
URBAN CONSERVATION COMMISSION
JUNE 6, 1990

The building analysis conducted for the initial landmark designation of Anson Flats identifies five significant building features: (1) the exposed wooden roof brackets, (2) the cast stone at the building corners and around the windows, (3) the front porches, (4) the wood sash windows, and (5) the rear porches. Any rehabilitation for this property should retain these significant features to the greatest extent possible. Where appropriate, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original as much as feasible.

In any rehabilitation of Anson Flats:

The original roof line should be retained and the roof brackets should remain exposed. Any replacement brackets should match the design, material and color of the original brackets.

The cast stone at the building corners and around the windows should be kept in place. Any required treatment for the exterior masonry surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surface.

All front (west) porches should remain in place. The architectural detailing of these porches should be retained. Particular attention should be paid to the design of the porch roofs, trim, columns and stairways.

The style, size, spacing, location and material of the wood sash windows should be retained, particularly on the north, south and west facades. Alterations to the size, spacing and location of windows on the east facade could be allowed if necessary to facilitate reuse of the property; if windows on the east facade are altered, their style and materials should remain consistent with other windows on the building.

Alterations to the rear (east) porches necessary to facilitate reuse of the property could be permitted, provided that the changes do not extensively alter the original architectural character (roofline, scale, massing, etc.) of these porches. Any redesign of the rear porches should be compatible with the overall character of the building.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Any addition should be located at the rear (east side) of the property and should be compatible in style, scale, massing, materials and window treatment with the original structure. The addition should be designed to minimize its visual impact on the original building and to retain useable open space for the tenants.

In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects and the Guidelines for Applying the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing renovation plans for Anson Flats.

DEVELOPMENT GUIDELINES

ROOSEVELT PARK

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

Background material for Roosevelt Park identifies the following significant features:

1. the rolling, grass covered surface of the park
2. the plantings of elms along the perimeter and throughout the interior
3. the stone wall along the park's southern edge

Any alterations to this property should preserve these significant features. Original contours should be retained and any required plant replacement should duplicate original plant materials. Any repair work required on the wall should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

City staff is authorized to review and approve proposals for minor site changes (work not affecting the significant features noted above). Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the historical character of the property.

9704/15

DEVELOPMENT GUIDELINES

HEIGHTS COMMUNITY CENTER

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for Heights Community Center identifies the following significant architectural features:

1. details of the eastern facade, including the front door
2. the inner courtyard, with its southwestern detailing
3. the southwestern interior detailing and the wooden dance floor in the western room

In any rehabilitation of Heights Community Center:

Pueblo Revival design details should be preserved:

The existing roofline, stepped parapet, exposed vigas, front doors and entry canopy (including columns, beams and vigas) should remain intact.

The style, size, location, and material of the two-over-two wood sash windows should be retained.

The inner courtyard should remain open. The portal, with its rough-hewn columns, beams, corbel brackets and vigas, should remain in place.

The wooden dance floor in the western room should remain intact.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

LAS MANANITAS

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for Las Mananitas identifies the following significant architectural features:

1. the pueblo style walls and flat roof of varying heights
2. the wood sash windows, many with pedimented lintels and set low to the ground
3. the multiple patios

In any rehabilitation of Las Mananitas:

The significant exterior details representative of the pueblo style architecture should be preserved:

The rambling, pueblo style walls, protruding vigas, and roofline should remain intact.

The style and materials of the windows and window trim should be retained.

The general layout of the patios should be continued.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

**DEVELOPMENT GUIDELINES
ATCHISON, TOPEKA AND SANTA FE RAILROAD FIRESTATION
ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990**

The initial building analysis conducted for the Atchison, Topeka and Santa Fe (AT&SF) Railroad Firestation identifies the following significant architectural features:

1. the sandstone masonry exterior
2. the tower, parapet and tile roof accents
3. the windows and window trim

In any rehabilitation of the AT&SF Railroad Firestation, the architectural details of the facade should be preserved:

The sandstone should remain exposed and the masonry detailing should be retained. Any required treatment for the exterior masonry surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surface.

The tower, with its circular stone insignia, protruding beams, louvered vents, tiled roof overhangs and ornamental spheres should remain intact, along with the entry door and its tiled, pitched-roof canopy.

The sleeping porch, with its wood columns and protruding brackets, should remain intact.

The crenelated parapet should be retained and the overall roofline should not be altered.

The style, size, spacing, location, and material of the windows should be retained, along with the sills and lintels and the small, individual window panes. The second story windows should retain their original shape, with no filling in of the arched upper section.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

**DEVELOPMENT GUIDELINES
SUNSHINE BUILDING
ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990**

The initial building analysis conducted for Sunshine Building identifies the following significant architectural features:

1. The upper story windows and brick and cast-stone details of the Central Avenue facade
2. The windows and brick and cast-stone details of the Second Street facade
3. The office tower entrance and lobby

In any rehabilitation of the Sunshine Building, the remaining original details of the north and west facades should be preserved:

The brick should remain exposed and the brick detailing should be kept intact. Any required treatment for the exterior masonry surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surface.

The style, size, spacing, location, and material of the wood sash windows (including the sills) should be retained.

Facade details including the decorative balconet, the molded panels between rows of windows, the raised-brick panels, the pilasters between the windows above the balconet, the bracketed cornice, the roof balustrade, and the original roofline should be retained.

The Second Street entrance and the windows to either side of the entrance should be retained.

In addition to the facade features, the details of the office lobby, including the interior trim and elevators, should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES

PRODUCTION CREDIT BUILDING

ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Production Credit (Occidental) Building identifies the following significant architectural features:

1. the details of the terra cotta facades

In any rehabilitation of the Production Credit Building:

The east and south facade details should be preserved, including:

- the pointed arches, with their Corinthian columns, and the decorative triangular panels separating them
- the quatrefoils above the arches
- the decorative band above the quatrefoils
- the rounded building corners and the "Occidental Life Building" signs at these corners (the text of the signs could be altered if necessary)
- the crenelated parapet, with its molded brackets, finials and other decorative elements
- the conical towers projecting above the building's corners
- the existing roofline

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

DEVELOPMENT GUIDELINES
ROSENWALD BUILDING
ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Rosenwald Building identifies the following significant architectural features:

1. the decorative facade details
2. the bands of windows on the north and west facades
3. the two-story recessed entry bay

In any rehabilitation of the Rosenwald Building:

The north and west facade details should be retained:

The decorative concrete facade elements should be preserved. These include the columns between the windows, the window sills and lintels, the segmented arch and dentil course above the entry bay, the quoins (raised corner panels), the "Rosenwald Bros." sign, the vents above the third-story windows, the cornice, with its projecting details, the parapet, with its angled center section, and the original roofline.

The location, size, and spacing of the windows should be maintained. The prism glass transom windows above each main window should be preserved.

The two-story, recessed entry bay facing Central Avenue should remain intact. The windows along the sides of the bay should be treated in the same manner as those along the front surface of the structure.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

NOTE: A facade easement has been granted by the owner of the Rosenwald Building to the City of Albuquerque.

DEVELOPMENT GUIDELINES
HIGHLAND/HUDSON HOTEL
ADOPTED BY THE ALBUQUERQUE LANDMARKS AND URBAN
CONSERVATION COMMISSION ON
AUGUST 1, 1990

The initial building analysis conducted for the Highland/Hudson Hotel identifies the following significant architectural features:

1. the brick facades, including detailing such as the arches, pilasters and cornice
2. the one-over-one wood sash windows
3. the Central Avenue storefronts

In any rehabilitation of the Highland/Hudson Hotel:

The key elements of the Central Avenue and John Street facades should be retained:

The brick should remain exposed and the brick detailing should be preserved. The arches over the windows, the pilasters between the second and third story windows, the upper building trim (brackets, cornice, dentils, etc.) and the original roofline should remain intact. Any required treatment for the exterior masonry surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surface.

The style, size, spacing, location, and material of the wood sash windows should be preserved. The third story windows should retain their original shape, with no filling in of the arched upper sash.

The Central Avenue storefronts should be preserved. The recessed entries, display windows, and transom windows are traditional storefront features and their design should remain intact.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Additions to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer applications for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.