

EAST END ADDITION

Neighborhood Handbook and Historic Protection Overlay Design Guidelines



Landmarks Commission



2023

City of Albuquerque Planning Department
Plaza del Sol Building, 600 Second Street NW 87102
PHONE: 505-924-3860 / TTY: 771
WEBSITE: https://www.cabq.gov/planning/urban-design-development/historic_preservation_team

Table of Contents

<i>HISTORIC PRESERVATION HANDBOOK</i>	5
WHY PRESERVE	6
HOW TO USE THESE GUIDELINES	6
DESIGN REVIEW PROCESS	8
NEIGHBORHOOD HISTORY AND CHARACTER	9
ARCHITECTURAL STYLES	11
RAMBLER STYLE	11
SUBURBAN RANCH	12
SIMPLIFIED MODERN RANCH	12
SOUTHWEST VERNACULAR RANCH	13
<i>GUIDELINES FOR HISTORIC BUILDINGS</i>	14
EXTERIOR WALLS AND MATERIALS	15
FOUNDATIONS	17
ROOFS AND ROOF FEATURES	18
PORCHES AND ENTRANCES	22
WINDOWS & DOORS	25
CLEANING & REPAIRS	28
ADDITIONS TO HISTORIC BUILDINGS	30
<i>GUIDELINES FOR NEIGHBORHOOD CHARACTER</i>	32
NEW BUILDINGS	33
GARAGES AND ACCESSORY BUILDINGS	36
SITE FEATURES & STREETSAPES	37
DEMOLITION	40
HOME MAINTENANCE	41
<i>TOOLS, SERVICES & APPLICATIONS</i>	43
APPLICATION	44
SERVICES AND PROGRAMS	51
<i>APPENDICES</i>	
GLOSSARY OF TERMS	

Historic Preservation Handbook

Historic Preservation is the act of saving historic structures, sites, objects and man-made landscapes from deterioration or destruction. Saving these community assets takes many forms:

Official Recognition and Public Information creates awareness of the rich heritage of Albuquerque. The nation, state and city have determined that historic preservation merits support at each level of government.

Technical Advice and Assistance can encourage and guide rehabilitation and restoration.

Tax Benefits, though not currently available to East End Addition properties, support rehabilitation or restoration.

Laws can control changes to, or prevent demolition of, historic properties. They may allow greater flexibility in zoning or building code requirements for “registered” properties.

- The National Historic Preservation Act of 1966 set the policies which guide not only federal but many state programs.
- New Mexico passed the Cultural Properties Act in 1969 to implement provisions of the national law.
- The Albuquerque City Council approved the Landmarks and Urban Conservation (now the Landmarks Commission LC) Ordinance in 1978 to enable protection of significant districts and individual properties.
- Ten years later, the Albuquerque/Bernalillo County Comprehensive Plan reiterated local support for prehistoric and historic preservation thru goals for historic, cultural and archaeological resources.
- In 2022, East End Addition was designated as a City Historic Protection Overlay zone.

The purpose of this handbook is to provide guidance for improvements to historic properties. The development guidelines included in this manual provide the framework for selecting the most “appropriate” treatment when planning an exterior project on a historic property. They emphasize retaining, maintaining, and repairing building materials and features, often the least costly approach for property owners. This handbook serves as an educational and planning tool for property owners and their design professionals who seek to make improvements that may affect historic resources.

Why Preserve?

The sequence of Albuquerque's development is reflected by the houses, businesses, public buildings and industrial structures in the city's fabric. Albuquerque was one of the first cities in the country to enact historic preservation controls, when the Historic Old Town Zone was created with the adoption of the first Zoning Code for the City of Albuquerque in 1959. The old villa that represented the founding of the city by Spanish colonists two-hundred and fifty years earlier was recognized as a special place within Albuquerque, and the H-1 zone was created to manage development within Old Town.

As the city grew in the decades after World War II, many older buildings around town were demolished. The loss of pre-World War II buildings impacts Albuquerque, where such buildings are relatively scarce compared to other cities of similar size. When prominent local landmarks including the Alvarado Hotel and Huning Castle were destroyed, public concern about the loss of these resources escalated. People realized that such places had meaning for the community and were important cultural properties that contributed to Albuquerque's unique identity.

Paralleling developments in historic preservation efforts nationally in the 1970's, the City undertook a Historic Landmarks Survey in 1973. The survey inventoried the remaining historic buildings in the city and nearby unincorporated areas. In 1978, the results of that field survey, *Historic Albuquerque Today* was published.

To protect remaining buildings and sites, the Landmarks and Urban Conservation Ordinance was adopted by the City Council in 1978. The purpose of the ordinance is to "preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archaeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

The ordinance provides for the designation of some properties as City Landmarks and for the creation of historic zones where development is subject to careful consideration and approval by a commission appointed for that purpose.

The Albuquerque/Bernalillo County Comprehensive Plan, adopted in 1988, is Albuquerque's course of action for urban conservation and development and for environmental management. Unlike earlier general plans that emphasized infill development and urban renewal, often at the expense of the existing building and community fabric, the 1988 Comprehensive Plan included Environmental Protection and Heritage Conservation topics. Protection, reuse and enhancement of significant historic districts and buildings are included in the goals and policies established by the plan. The plan also recognizes neighborhoods as distinct "communities" that are "meaningful to people because of their special combination of natural environment, social life, history, architecture and demographic composition."

As wise stewards of our cultural properties we recognize that change occurs over time. We can be respectful in our treatment of our neighborhoods and historic buildings and protect their character or "spirit of place" through our planning processes. We have learned that the benefits to the community are scenic, economic, ecological, social, recreational and educational.

Registered Historic Districts of Albuquerque

National Register of Historic Places and/or New Mexico Register of Cultural Properties:

1. Aldo Leopold Neighborhood Historic District (first block of 14th SW, south of Central)
2. Atchison, Topeka & Santa Fe Railroad Locomotive Shops Historic District (2nd St. SW)
3. Barelvas-South Fourth Street Historic District (along 4th between Stover and Bridge SW)
4. Broadmoor Historic District
5. Eighth Street/Forrester Historic District/HOZ* (northwest of downtown)
6. Fourth Ward Historic District/HOZ* (west of downtown between Central and Lomas)
7. Granada Heights Historic District
8. Huning Highland Historic District/HOZ* (east of downtown)
9. Los Alamos Addition Historic District (in North Valley north of Montano between 4th and 2nd)
10. Los Griegos Historic District (in North Valley along Griegos Road and Guadalupe Trail)
11. Manzano Court Historic District (between Lomas and Mountain Road, east of 11th)
12. Medical Arts Historic District
13. Menaul School Historic District (NE corner of Menaul and Broadway)
14. Monte Vista & College View Historic District (just east of UNM main campus)
15. Old Albuquerque Historic District* /HOZ* (Old Town)
16. Orilla de la Acequia Historic District (east of Old Town)
17. Parkland Hills Historic District
18. Silver Hill Historic District/HOZ* (between UNM main campus and CNM)
19. Spruce Park Historic District (just west of UNM)
20. Veterans Administration Medical Center Historic District (near Kirtland Air Force Base south of Gibson Blvd.)
21. Watson Historic District (east of Old Town, north of Lomas)
22. Sigma Chi Historic District (west of University between Lomas and Las Lomas)
23. Vista Larga Historic District (South of Indian School Road and east of University)

City of Albuquerque Historic Protection Overlay zones

Historic Districts with review Landmarks Commission

1. East Downtown Historic District HPO-1
2. East End Addition HPO-2
3. Eighth Street and Forrester Historic District HPO-3
4. Fourth Ward Historic District HPO-4
5. Huning Highland Historic District HPO-5
6. Old Albuquerque (Old Town) Historic District HPO-6
7. Silver Hill Historic District HPO-7

Please consult City Planning Department staff for more specific information about district boundaries and building status.

How to Use the Guidelines

The guidelines are to help residents improve and maintain their property. They are also intended to be a guide for use by government administrators and investors to insure quality design that is expressive of the East End Addition culture and history.

These guidelines include:

- Neighborhood History and Character
- Architectural Styles
- Basic Design Elements and ideas for improvements
- Additional Design considerations for safety
- Home Maintenance
- New houses – setbacks, features, massing
- List of City services and possible aid agencies

Design Review Process



Neighborhood History and Character

The East End Addition is a small enclave of residential homes on the block of Virginia Street, between Lomas Boulevard NE and Marble Avenue NE. The neighborhood was built between 1950 and 1972 with two final homes added in the 1980s. Several of the homes have been demolished over the years due to changing land uses.

The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania in the west and Wyoming in the east; Lomas in the south and Constitution to the north. Fifteen acres on its northwestern border were assigned to a never-built War Mother's Memorial Hospital and 2.4 acres, owned by Julian Dallas, sat south of the hospital. Two full city blocks in the center of the subdivision were set aside for use as a park. Outley and his partners, envisioned this land at the eastern edge of the city as a suburb for African-American families. The Fraternal Aid Association knew that Albuquerque was growing eastward and that someday the East End Addition would be in the heart of the city.

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico. The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Virginia Ballou's partner, an African-American contractor from Phoenix, Arizona.

The second wave of homes on Vermont were built between 1961 and 1972 by several construction firms. Two final homes on Vermont completed the neighborhood. One was built in 1982 and one was relocated from the University Heights Addition in 1984.

The East End Addition is reminiscent of hundreds of residential streets in the Northeast Heights of Albuquerque. The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, in the City of Albuquerque other than the East End Addition.

Architectural Styles

The East End Addition was established in the early 1950s at the time of the growth of the Rambler style suburban home. Within that genre of houses that were built along Virginia St., there were a few architectural style influences that could be chosen. While all of the floor plans were basically the same, the outward expression seen on the houses were one of the following types:

- Suburban Ranch
- Simplified Modern Ranch
- Southwest Vernacular Ranch

Developed in 20s and 30s in Calif., it later became the most popular house form of the Post WWII housing boom. It was utilitarian, economical and modern and has regional variations. Divided into two primary types, by form and period:

- Transitional/Early Ranch Form
- Ranch Form

Transitional/Early Ranch Form:

- Small, boxlike, one-story w/ horizontal massing, often L-plan
- Asymmetrical fenestration
- Picture, double-hung and casement windows
- Low-pitch gable or hipped roof w/wide overhang
- Square/rectangular window and door openings
- Often features a small entry porch at intersection of wings, metal window sash and horizontal siding on gable ends
- Typically side-gabled roofs
- Facades sometimes veneered in brick or stone
- Set close together on small lots

- Sometimes feature an attached car port

Suburban Ranch



Simplified Modern Ranch



Southwest Vernacular Ranch



This style is noted for a variety of parapet shapes (undulating, capped mixed with molding, crenellated, rounded stepped, stepped, etc.). This is a vernacular style that developed by speculative builders and folk builders in response to all of the regional revival styles of the Southwest. Typically, all that distinguished this style is a shaped parapet, usually with a flat roof. Buildings are usually one story, with concrete stucco (Cherry 1980: VI 47-49; Wilson et al 1989:160).

development guidelines for **Historic Buildings**

Contributing Buildings

All the houses on Virginia Street are considered contributing to the East End Addition Historic Protection Overlay (HPO) zone. Although many changes have taken place over the last fifty years, the essential character of these 10 houses remains the same. Contributing buildings are generally ones that date to the neighborhood's period of historic significance, and that retain a reasonable level of their original architectural design and materials.

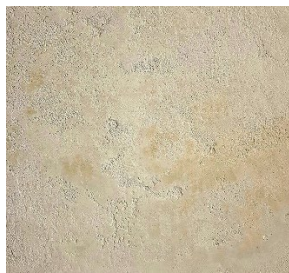
The following guidelines for historic buildings will be used by the Landmarks Commission (LC) and city staff in design review for contributing buildings.

Exterior Walls

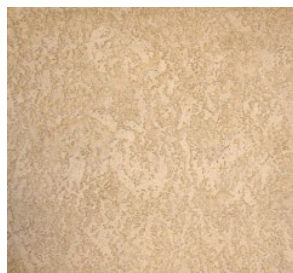
Exterior walls define architectural style. Variations in materials, finished, vertical and horizontal aspects, projecting and receding features, and texture all contribute to the form and character of historic buildings. They also provide opportunities for stylistic detailing and ornamentation. Features such as projecting bays, chimneys, towers and overhangs influence the shapes of exterior walls.

All the houses of the East End Addition are stucco exterior. New stucco, additions and accessory buildings should also utilize stucco of the same smooth texture as the original houses.

Stucco



Venetian Plaster



Lace Stucco



Dash Stucco



Sand Float Stucco

POLICY

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

1. Retain and preserve exterior wall materials and details.
 - a. It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.
3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.
4. Synthetic siding may be appropriate if:
 - a. The substitute materials are installed on a new addition or on a secondary façade not visible from the public right-of-way without irreversibly damaging or obscuring the architectural features and trim of the building.
 - b. The substitute material is similar to the original material in design, dimension, detail, texture and pattern.
5. When a stuccoed building is to be restuccoed, the original textures, if known, are recommended.
6. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance.

Foundations

Foundations are essential to the structural integrity of a building. Foundations of historic buildings typically consist of a footing located beneath the soil, piers or columns of brick or stone masonry rising from the footing, and a foundation wall extending above the ground surface. The houses of the East End Addition have a modern foundation system that eliminated the need for piers and the entire building rests upon a concrete slab or a continuous footing and foundation wall. Because moisture damage can be destructive to a foundation, proper maintenance is essential to insure the structural integrity of a historic building.

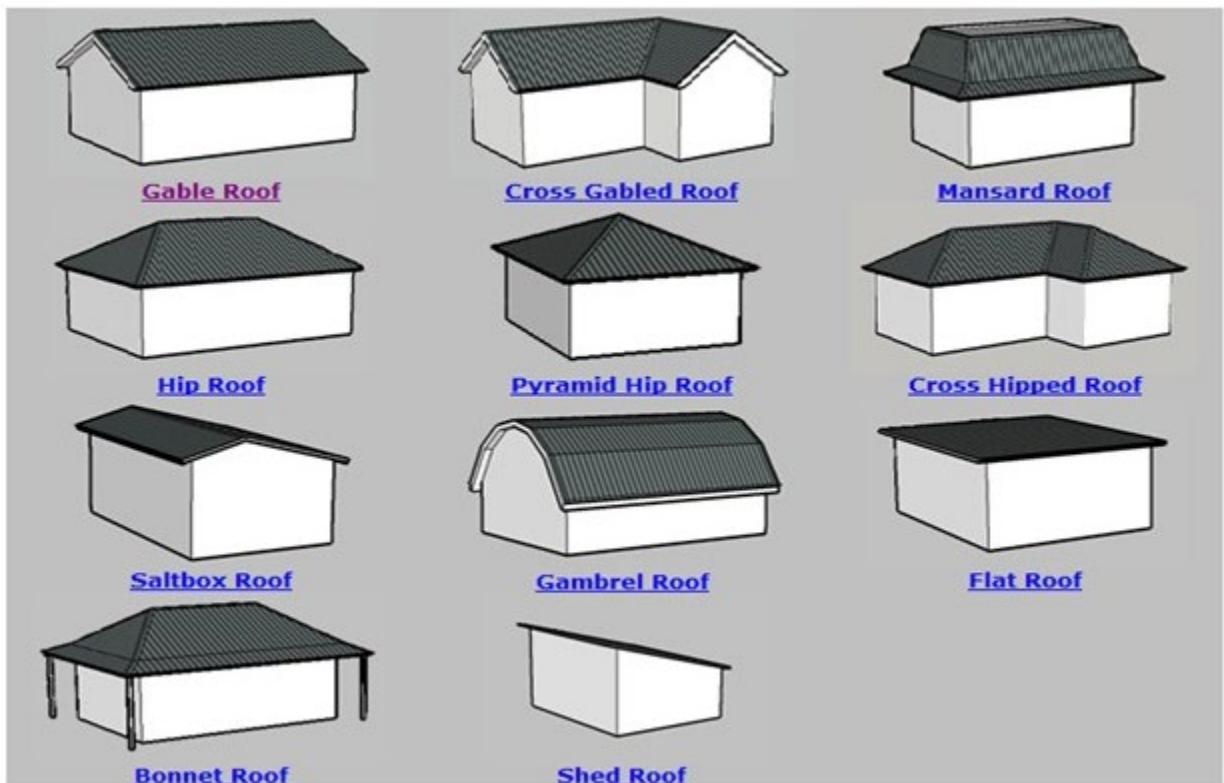
POLICY

Where the foundation is a character defining feature of a building, this should continue.
Exposed materials should remain exposed.

1. Protect and maintain original foundations
 - a. Soil and pavement next to a foundation should slope away from the wall.
 - b. Gutters and downspouts should carry water away from the foundation.
2. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.
 - a. Repair deteriorated material in kind, matching the original in scale, detail and material.
3. New construction should only be slab on grade to match other buildings.

Roofs and Roof Features

Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of a resource. The form and pitch of a roof, whether flat, hipped, shed, gable, gambrel or a combination of these forms, contributes significantly to the architectural character of a building. Pattern, scale, orientation and texture of roofing materials further define the character, as do features such as dormers, gables, vents, and chimneys. Unlike the architecture of the New Town neighborhoods that reflect imported architectural styles that universally employed pitched roof forms, the East End Addition also offered the integration of the flat roof as well.



The houses along Virginia Street are of a few different styles. Those include:

- Gable roof;
- Hip roof;
- Cross hip roof;

- Flat roof (modern); and
- Flat roof with parapet.

In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof—the perceived line of the roof from the street—or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved. Exposed rafters should not be enclosed.

When repairing or altering a historic roof, you should not remove historic roofing materials that are in good condition. Where replacement is necessary, such as when the roofing material fails to properly drain or is deteriorated beyond use, you should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs cause a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most pitched roofs. A specialty roofing material such as tile or slate should be replaced with a matching material whenever feasible. Roofing materials are often associated with the architectural style of a building. For example, a corrugated metal roof might be appropriate for a New Mexican Vernacular building, but it would not be an appropriate replacement material for wood shingles. Unless the existence of a former metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal roofs on contributing structures is not advised because of their texture, application and reflectivity.

Roof top, side or rear additions

The roof of an addition should be compatible with the roof form of the historic building. In planning additions, it is not appropriate altering the angle of the roof. Instead, maintain the historic roofline as seen from the street.

POLICY

The character of a historical roof shall be preserved, including its form.
Materials should be preserved whenever feasible.

1. Retain and preserve the original roof forms.
 - It is not appropriate to alter the pitch of a historic roof.
 - Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.
 - Retain and preserve original details, features and materials.
 - It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets and chimneys.
 - Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.
 - Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.
2. It is not appropriate to introduce new roof features or details to a historic building that may result in creating a false sense of history. New features may be approved if historically appropriate to a building's style.
3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost.
 - Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Properly design downspouts so that water is diverted away from

the building.

4. Minimize the visual impact of skylights and other roof top devices so as not be easily visible from the street.

- The addition of features such as skylights and solar panels should be installed so as not to be easily visible from the street.
- It is not appropriate to introduce new roof features in locations that compromise the architectural integrity of the building.
- Flush mounted or flat skylights may be appropriate on the sides or rear roof planes.
- Solar panels and accessory components should be designed to integrate the panels into the overall building pattern with emphasis on preserving roof slope and shape.

(See site Features: Solar Panels for additional guidance.)

Porches and Entrances

Porches and associated entrances are often the focus of historic buildings, particularly on primary elevations. Traditional front porches contribute to the overall historic integrity of buildings within a historic district. Porches serve a functional purpose, protecting entrances from rain, wind, and sun. They also display stylistic details and are often an integral part of an architectural style. Entrances draw attention to doorways with such features as sidelights, transoms, pilasters and pediments. Because of their historic importance and prominence, careful consideration of the original intent and contribution to the overall architectural style and form of a building should be evaluated to maintain these features.

In many ways, the front porch represented the American ideal of family. The porch, in essence, was an outdoor living room, where the family could retire after the activities of a long day. In the evenings, as the outdoor air provided a cool alternative to the stuffy indoor temperatures, the entire family would move to the front porch. The children might play in the front yard or the friendly confines of the neighborhood, while the parents rocked in their chairs, dismissing the arduous labors and tasks of the day into relaxation and comfort. Stories might be told, advice garnered, or songs sung. Whatever the traditions and manners of the family might be could be offered in this setting.

The American front porch further represented the ideal of community in America. For the front porch existed as a zone between the public and private, an area that could be shared between the sanctity of the home and the community outside. It was an area where interaction with the community could take place. The porch further fostered a sense of community and neighborliness. In the evenings, as people moved outdoors, the porch served to connect individuals. The neighbors from next door might stop by one's house, to sit on the porch and discuss both personal and community issues. The couple walking down the street might offer a passing "hello," as they passed house after house whose inhabitants rested outdoors. The porch brought the neighborhood and community together, by forcing interaction and an acute awareness of others. Indeed, the front

In Ernest Pickering's *The Homes of America*, Pickering states that "a history of American homes is necessarily a history of American life". Concurrently, it may be stated that the history of the American front porch is itself a history of American life as well. For the American porch has, in its time as an American cultural symbol, represented the cultural ideals of our nation.



porch and the ideal of community in America had developed into a congruous union.

Between the rise of the front porch in the middle nineteenth century and its decline in the post-World War II era, the front porch developed a cultural significance. It represented the cultural ideals of family, community, and nature. As these ideals would decline in importance in American culture, so would the porch.

The front porches of the East End Addition represent that transition where the porch was still an element of community but lessening in its importance.

POLICY

Where a porch or a stoop is a primary character-defining feature of a front facade, it should be retained in its' original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

Guidelines

1. Retain and preserve porches and related entrances.
 - Existing materials, location, configuration, and dimensions of porches and stoops should not be altered, covered, or removed.
 - Deteriorated materials should be replaced to match the original in design, dimension and material.

2. Avoid enclosing open front porches.
 - It is not recommended to enclose a front porch or balcony.
 - Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.
 - When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.
 - The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind supporting structure and should have a minimum number of vertical and horizontal framing members.
3. When installation of new features for accessibility are necessary, see guidelines on site features (page??).

Windows & Doors

The arrangement of windows and doors, their size, and their proportional relationship to each other and to the mass of the building, provide scale and visual interest to historic architecture. In addition to being ornamental, windows and doors historically served the function of controlling ventilation and daylight. Details and the ornamentation associated with their components contribute to defining a building's architectural style.



The windows of the East End Addition were originally steel casement windows, a very popular window of the 1940s and 1950s. Today, more than half of the houses on Virginia have replacement windows. Future window replacements must have approval and be more compatible to the original windows.

Steel Casement Windows

Steel-framed casement windows were a popular choice for residential construction in the 1930s through the early 1950s due to their durability and low cost. However, over time, other materials such as aluminum and vinyl have become more widely used for window frames due to their improved energy efficiency, lower maintenance requirements, and lower cost. Additionally, advances in manufacturing techniques have allowed for the creation of more complex and customizable window designs, which can be more difficult to achieve with steel frames. Overall, while steel-framed casement windows were once a popular choice, they have largely been replaced by other materials in modern residential construction.

POLICY

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.
 - It is not appropriate to enclose, cover or fill in a historic window or door opening.
 - If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
 - New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
 - New openings should never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.
 - Original depth shall be preserved
2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.
 - If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design compatible with the original opening and the historic and architectural character of the building.
3. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is necessary, consider replacing only the deteriorated feature in kind rather than the entire unit.
 - If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.
 - Snap-in muntins and mullions may be acceptable for new or replacement window units. Snap in features should convey the scale and finish of true

muntings and mullions. Snap-in muntins and mullions should be used on both the interior and exterior of the window.

- Reglazing and adding additional layers of glass is acceptable provided the glazing is within the profile of the original window.
4. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.
 5. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building and sized and placed to fit the window openings they flank.

STEPS FOR CLEANING AND REPAIRING HISTORIC STEEL WINDOWS

Work Item	Recommended Techniques	Tools, Products and Procedures	Notes
	<ul style="list-style-type: none"> (Must be done in a workshop) 		
1. Removing dirt and grease from metal	General maintenance and chemical cleaning	Vacuum and bristle brushes to remove dust and dirt; solvents (denatured alcohol, mineral spirits), and clean cloths to remove grease.	Solvents can cause eye and skin irritation. Operator should wear protective gear and work in ventilated area. Solvents should not contact masonry. Do not flush with water.
2. Removing Rust/ Corrosion			
Light	<p>Manual and mechanical abrasion</p> <p>Chemical cleaning</p>	<p>Light Wire brushes, steel wool, rotary attachments to electric drill, sanding blocks and disks.</p> <p>Anti-corrosive jellies and liquids (phosphoric acid preferred); clean damp cloths.</p>	<p>Hand sanding will probably be necessary for corners. Safety goggles and masks should be worn.</p> <p>Protect glass and metal with plastic sheets attached with tape. Do not flush with water. Work in ventilated area.</p>
Medium	Sandblasting/ abrasive cleaning	Low pressure (80-100 psi) and small grit (#10-#45); glass peening beads. Pencil blaster gives good control.	Removes both paint and rust. Codes should be checked for environmental compliance. Prime exposed metal promptly. Shield glass and masonry. Operator should wear safety gear.
Heavy	<ul style="list-style-type: none"> Chemical dip tank Sandblasting/ abrasive cleaning 	<p>Heavy Metal sections dipped into chemical tank (phosphoric acid preferred) from several hours to 24 hours.</p> <p>Low pressure (80-100 psi) and small grit (#10-#45).</p>	<p>Glass and hardware should be removed. Protect operator. Deep-set rust may remain, but paint will be removed.</p> <p>Excellent for heavy rust. Remove or protect glass. Prime exposed metal promptly. Check environmental codes. Operator should wear safety gear.</p>
3. Patching depressions	<p>Epoxy and steel filler</p> <p>Welded patches</p>	<p>Epoxy fillers with high content of steel fibers; plumber's epoxy or autobody patching compound.</p> <p>Weld in patches using steel rods and oxy-acetylene torch or arc welder.</p>	<p>Epoxy patches generally are easy to apply, and can be sanded smooth. Patches should be primed.</p> <p>Prime welded sections after grinding connections smooth.</p>
4. Splicing in new metal sections	<ul style="list-style-type: none"> cut out decayed sections and weld in new or salvaged sections 	Torch to cut out bad sections back to 45 ° joint. Weld in new pieces and grind smooth.	Prime welded sections after grinding connection smooth.

Work Item	Recommended Techniques	Tools, Products and Procedures	Notes
	<ul style="list-style-type: none"> • (Must be done in a workshop) 		
5. Priming metal sections	. Brush or spray application	At least one coat of anti-corrosive primer on bare metal. Zinc-rich primers are generally recommended .	Metal should be primed as soon as it is exposed. If cleaned metal will be repaired another day, spot prime to protect exposed metal.
6. Replacing missing screws and bolts	Routine maintenance	Pliers to pull out or shear off rusted heads. Replace screws and bolts with similar ones, readily available.	If new holes have to be tapped into the metal sections, the rusted holes should be cleaned, filled and primed prior to re-drilling.
7. Cleaning, lubricating or replacing hinges and other hardware	Routine maintenance, solvent cleaning	Most hinges and closure hardware are bronze. Use solvents (mineral spirits), bronze wool and clean cloths. Spray with non-greasy lubricant containing anti-corrosive agent.	Replacement hinges and fasteners may not match the original exactly. If new holes are necessary, old ones should be filled.
8. Replacing glass and glazing compound	Standard method for application	Pliers and chisels to remove old glass, scrape putty out of glazing rabbet, save all clips and beads for reuse.	Use only glazing compound formulated for metal windows. Heavy gloves and other protective gear needed for the operator. All parts saved should be cleaned prior to reinstallation.
9. Caulking masonry surrounds	Standard method for application	Good quality (10 year or better) elastomeric caulking compound suitable for metal.	The gap between the metal frame and the masonry opening should be caulked; keep weep holes in metal for condensation run-off clear of caulk.
10. Repainting metal windows	Spray or brush	At least 2 coats of paint compatible with the anti-corrosive primer. Paint should lap the glass about 1/8 " to form a seal over the glazing compound. The final coats of paint and the primer should be from the same manufacturer to ensure compatibility.	If spraying is used, the glass and masonry should be protected. Fig

STEPS FOR CLEANING AND REPAIRING HISTORIC STEEL WINDOWS. Compiled by Sharon C. Park, AJA.

Additions to Historic Buildings

New additions to contributing historic buildings may be necessary to accommodate changes in occupancy, use, and lifestyle, and to ensure the stability of the historic district. If not planned properly, new additions have the ability to overwhelm a historic resource and compromise a building's integrity. Therefore, applicants are encouraged to work with the Landmarks Commission and city code officials early in the planning process to develop creative design solutions while preserving the architectural and historic integrity of the property.

In most cases, loss of architectural character can be minimized by locating additions to the rear, which allows the original proportions and character of the building to remain prominent. The overall design should be in keeping with the character of the original building. At the same time, it should be distinguishable from the original historic portion so that the evolution of the building can be understood.

POLICY

Additions to significant and 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 architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

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.
 - Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.
 - Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.
 - 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.
 - Additions 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.
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 new addition.
 - Additions should not reflect historic styles that pre-date the original building.
 - Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.
4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.
5. Windows should be similar in character to the historic building.
 - New windows should be of a similar type and materials.
 - On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to the historic building.
6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

development guidelines to protect
Neighborhood Character

New Buildings
Accessory Buildings
Site Features and Streetscapes
Demolition

New Buildings

Albuquerque’s historic districts convey a certain sense of time and place associated with their history, but they are also dynamic neighborhoods. Over time, existing buildings are altered and new buildings are constructed on vacant lots. The goal is not to freeze a historic district in time, but to attempt to ensure that when new construction does occur, it does so in a manner that reinforces the basic visual characteristics of the area.

New buildings need not attempt to look old. Imitating historic styles is generally discouraged by the Secretary of the Interior’s Standards. It is preferable to be able to “read” the evolution of the street, identifying the age of buildings by their architectural style and method of construction. However, while it is neither necessary nor desirable to imitate historic styles, new construction in historic districts has an obligation to blend in with the historic character and scale of the district in which it is located. New buildings should not appear so “different” that they interrupt the harmony of the neighborhood. Designs of infill projects and other new construction should be carefully considered and designed with the surroundings in mind.

Zoning determines a building’s maximum size with height, setback and density standards. New buildings are anticipated that may be larger than earlier structures due to changing standards of living, however; new buildings can strive to be compatible with the surrounding historic buildings by reflecting established shapes, patterns and details.

A building’s **mass** is determined by the proportion of solid surfaces (walls) to voids (window and door openings).

Scale is characterized by how a building’s size appears to a pedestrian (height, width and depth).

Form is a building’s overall shape and footprint.

Begin by Observing

In order to maintain harmony within the historic context, it is essential to plan properly for new construction. When planning, analyze the setting for the new building. Notice the siting, scale, and mass of other buildings in the neighborhood. Notice the setbacks, heights, parking arrangements, and building shapes. Also observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated: roof pitches, window shapes, siding, and window trims that have been used traditionally. These are the fundamental visual characteristics that can lend compatibility with the historic district.

The fundamental characteristics are often more important than the decorative details applied, but well-designed stylistic and decorative elements, as well as building materials, can

help a new building to blend in with other buildings in the district. When these variables are arranged in a new building to be similar to those traditionally found in the neighborhood, the new construction will be visually compatible with its surroundings.

The Landmarks Commission will review all the details of new construction as part of their evaluation of a new building in historic overlay zones.

POLICY

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block.
2. Design the front elevation to appear similar in scale to contributing buildings on the block.
3. Use building forms that are similar to those of contributing buildings on the block.
Rectangular masses are the typical building form.
4. Use roof forms that are similar to contributing buildings on the block.
Flat, hip and gabled roofs are appropriate in most settings.
5. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.
6. On a two-story building there should be a one-story element such as a porch. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
 - One-story porches
 - Solid to void ratios that are similar to traditional buildings.
 - Windows should be recessed and similar in size to surrounding buildings.
7. Infill construction should enhance the pedestrian character of the district.
 - Entrances to new buildings shall be oriented towards the street.
 - Maintain patterns of window and door proportions and placement found in the vicinity.
 - Maintain the front setback most common on the block.
 - The space between adjacent buildings should be the same as the average space between other buildings on the block.
8. Imitation of older historic styles is discouraged.
9. Contemporary interpretations of traditional detail are encouraged.

Garages Carports and

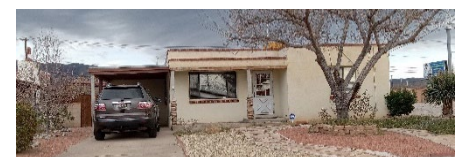
Accessory Buildings

Although the primary building makes the strongest contribution to the character of a historic district, accessory buildings also have a significant impact on the streetscape. Accessory buildings include garages, carriage houses or sheds. Both the carriage house and the garage were built to shelter transportation. When the automobile first arrived, it was often stored in the carriage house. Later, as the auto became more prevalent, the garage took on a building form of its own. Like its earlier counterpart, it was detached from and located some distance from the main house. In this case, that was due to concerns about flammability.

As streets became more dominated by the automobile and less hospitable to people, a change began in how houses were designed. New developments that were built around commuting by automobile and streets to support that turned to having smaller porches that were less designed as a social place and more a place of shelter while entering the house. As the automobile became more accessible to the middle class, convenient access to the garage became more important. The first attached garages began appearing in the 1920s, and became more popular a decade later. These garages were often still located to the rear of the house. During the post war period, automobiles gained even more popularity and garages were discovered to have an additional benefit- storage.

Also during this period, street design was focused even more on making traffic flow smoother and more convenient. Housing developments no longer had a rear alley for access and garages moved up to be an adjacent façade with the house. At the start of the 1940's, architects and home designers started incorporating the garage into home design. Americans wanted a functional garage that also looked nice. At that point, many garages were being built attached to homes that allowed entry to and from the garage from the home. American's wanted convenience and style. As the American economy grew, so did the size of American garages.

The houses of the East End Addition were built with an attached one-car garage, some with a carport in the same location. Some of those are still in use while others have gone the way of an additional room to the house. Reinstatement of garages is always possible and any new construction should replicate the attached garage feature.



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. A Certificate of Appropriateness is required for demolition (see demolition section).
2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
3. New garages, carports and accessory buildings should complement the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building should inspire design for new garages and carports with building details derived from the main building.
 - Building materials and finishes should be compatible with the main building. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.
4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.
5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.
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.
 - Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

Site Features & Streetscapes

A variety of site features appeared in early Albuquerque neighborhoods. Fences were popular and often defined property boundaries; masonry walls were used to retain steeply sloping sites and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also was seen. Each of these elements contributed to the historic character of a neighborhood. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

The front yard extending to the sidewalk, was a staple of the American suburb and was too often not an offering to African Americans. The East End Addition opened this dream to all. It is important to maintain that element of connection between house and community. While fences may be installed, they were not a feature in the original neighborhood, nor have they been added .

Fences

The proposed location of a new fence is important. Placement of fences along lot lines reinforces the historic lot patterns of neighborhoods. Fences placed along arbitrary lines, or off the lot lines, can create dead spaces and false alleys that detract from the visual continuity of the streetscape.

Fence heights that are the maximum height allowed by the zoning code (generally 8' in the rear and side yards and 3' in the front yards) are allowed. Although the City of Albuquerque's Comprehensive Zoning Code provides for a Special Exception approval process to exceed allowable fence height, this is discouraged in the historic districts. Lower front yard fences better enhance both the individual house and the streetscape. Taller fences placed in rear yards where visibility from the street is limited are often appropriate when a homeowner seeks privacy, pet control or security.

Trellises, exterior decks, gazebos and other site features can have an impact on the historic character of the site and the streetscape and should be planned sensitively. Modern conveniences can be accommodated in historic districts, however, property owners should keep these guidelines in mind when planning for such objects.

Please note that a Certificate of Appropriateness is required for new site features or extensive repair of existing features.

POLICY

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

Guidelines

1. Preserve historically significant site features which may include:
 - Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
 - Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.
3. Preserve the historic grading design of the site.
 - Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
 - Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness.

Site Features & Streetscapes

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.
5. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.
 - Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
 - A front yard fence should not obscure the character defining features of the house.

6. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

Solar Panels and Equipment

7. Place solar panels in areas that minimize their visibility from the public right-of-way such as below a parapet, behind a dormer or on a rear facing roof. The primary facade of a historic building is generally the most distinctive and thus most important elevation. To the greatest extent possible, avoid placing panels on street-facing facades and roofs, including front and side street elevations.
8. Installations should not result in the permanent loss of significant character-defining features on historic buildings.
9. Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roof line of a primary facade.
10. Flat roofs provide an ideal surface for solar arrays. To minimize visibility, set the panels back from the edge and adjust the angle and height of the panels as necessary.
11. Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70-degree angles when the roof slopes at a 45-degree angle.
12. Panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
 - Ensure that panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic building and reflectivity is minimized.

Demolition

The Integrated Development Ordinance (IDO) Part 14-16-6-6 (D)(1) states that demolition of buildings within a historic overlay zone requires a Certificate of Appropriateness unless exempted by the specific development guidelines. The following standards apply to the demolition of buildings in the historic overlay zones:

- Demolition of contributing buildings shall only be permitted if the LC determines, based on evidence from the property owner, 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 of reasonable economic return, the LC may consider the estimated market value of the building, land and any proposed replacement structures and financial details of the property as cited in the Ordinance.
- Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness *if* plans for a replacement building have been approved by the LC and a building permit has been issued for the new construction.
- Demolition of non-contributing buildings without approved plans for a replacement building shall only be permitted if the LC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.
- Demolition of a non-contributing accessory building (as defined in the glossary of terms) is permitted with a Certificate of Appropriateness - Minor.

PAINT

Paint fulfills two important functions. It is a building's first defense against the elements; it seals out moisture and protects material from the direct effect of the sun. The choice of colors also provides the opportunity for personal expression and the chance to enhance the neighborhood's appearance.

When to Paint

A building needs to be painted as a regular maintenance, usually every 5 to 10 years. A dull or chalky paint surfaces is normal aging and may not be ready for repainting. If chalking is the only sign of wear then a good cleaning with a mild detergent and medium bristled scrub brush may do the trick.

If there is cracking, blistering or peeling of paint, then it is time to repaint. Surfaces to be painted should be well prepared with any peeling or blistering paint to be removed and cracks or missing stucco/plaster to be repaired prior to painting.

Lead Paint

Many people are aware of federal regulations issued in 1978 that prohibit the use of lead-based paint in residential projects. Historic houses may contain lead based paint and you should be informed about where and how this can present health problems. In most cases, any potential hazard can be easily abated. Improper removal of such lead paint can pose health risks and should never be undertaken without proper information.

Take precautions before you or your contractor begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- Have the area tested for lead-based paint.

- Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- Follow other safety measures to reduce lead hazards.

You can learn about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." City preservation staff can also provide this brochure upon request. This brochure explains what to do before, during, and after renovations.

The federal government provides information about how to protect people from potential hazards. Consult the web site http://www.hud.gov/offices/lead/library/lead/pyf_eng.pdf or see the copy of the HUD pamphlet in the appendix to this publication. You can also visit the Environmental Protection Agency web site at www.epa.gov/lead/. You can download the "Renovate Right" brochure that is also found in the Appendix to this publication.

Stucco Repairs

Textured stucco finishes are the most utilized in the Santa Barbara/Martinez town neighborhood. The different textures add variety and a sense of handcraftsmanship to neighborhood buildings.

Cracked or loose stucco can be removed in sections. Cut a square around the problem areas with a chisel or series of drill holes. Strip the stucco down to the adobe subwall. Finally, restucco duplicating the original surface texture. A handbook, *Portland Cement Plaster (Stucco) Manual* by John Melander is on reserve for in library use at the Main Library (call# 693.6 Melander 1996). It identifies many stucco finishes and gives detailed instructions for achieving them.

tools, services & **Applications**

Most work people will have done on their homes will only require a Certificate of Appropriateness Minor. This involves filling out the attached forms, emailing the neighborhood association covering the East End Addition, and sending the application to sabolivar@cabq.gov.

We are always available to answer any questions.

Leslie Naji
Principal Planner
lnaji@cabq.gov
(505) 924-3927

Silvia Bolivar
Senior Planner
sabolivar@cabq.gov
(505) 924-3844

Nasima Hadi
Planner
nhadi@cabq.gov
(505) 924-3961

We are located in Plaza Del Sol, 600 2ND Street NW, 3rd Floor.

Programs and Services

Crime Prevention

Crime Prevention Programs, Albuquerque Police Department: For scheduling presentations or information on programs, call (505) 244-6644.

Housing Assistance

HUD.Gov : Housing and Urban Development **Title I Insured Loans for Property Improvements**

Energy Assistance (LIHEAP) Low Income Home Energy Assistance Program.: Contact NM Human Services Department, Income Support Division, (888) 523-0051 www.hsd.state.nm.us

Habitat for Humanity, 4520 Montgomery Blvd. NE, Albuquerque · (505) 265-0057 To apply for renovation and home improvement assistance. <http://habitatbq.org/>

Elderly Assistance Programs

New Mexico Aging and Long-Term Services Department: Various assistance programs for the elderly including meals, legal services, transportation and other services. Contact 1-800-432-2080

Department of Senior Affairs – DSA Senior Information: Information and referral to community services for Bernalillo County residents aged 60+, caregivers and service providers. 714 Seventh St. SW 505-764-6400

DSA Curb-to-Curb Transportation: Transportation by appointment only for individuals 60+. Priority is given to those needing transportation to medical appointments. Call 505-764-6464

DSA Home Services: Assistance to individuals 60+ for a variety of home chores, minor home repairs, safety retrofitting and yard clean-up. Contact Senior Information and Assistance Program 505-764-6400

Stucco repairs assistance can be found through, Portland Cement Plaster (Stucco) Manual by John Melander. This is available at Albuquerque Main Library (call# 693.6 Melander 1996). Online see the National Park Service pages:

<https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>