Landmarks Commission

Agenda Number: 4
Case No.: SI-2018-00070
Project # PR-2018-001335
AUGUST 8, 2018

Staff Report

Agent	Stephen Leos
Applicant	Assistance League of Albuquerque
Request	Certificate of Appropriateness for reconstruction
Legal Description	Lot 209, Block 0000
Address/Location	2107 Church Street NW
Size	0.08 ac.
Zoning	MX-T
Historic Location	Old Town Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2018-00070, Project # PR-2018-001335, a request for a Certificate of Appropriateness for reconstruction based on the Findings beginning on page 9 and subject to the Condition of Approval on page 10.

Angela Behrens
Historic Preservation Planner

Summary of Analysis

The application is for a Certificate of Appropriateness to replace a modern addition to the rear of an adobe/terrone house, originally constructed circa 1880.

The replacement structure is of similar form and footprint to the existing addition and it includes an accessible bathroom, a kitchenette and supplementary retail space.

This request for a Certificate of Appropriateness for a replacement addition has been reviewed against the Old Town Historic Preservation Overlay Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. The applicant's proposal complies with the development guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Preservation Overlay Zone.

Development Review Division Report:

SUMMARY OF REQUEST

Requests	*Certificate of Appropriateness for construction of a replacement addition*
Historic Location	*Old Town Historic Preservation Overlay Zone*

AREA HISTORY AND CHARACTER

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

	# of Stories	***Roof Configuration, Architectural Style and Approximate Age of Construction***	***Historic Classification & Land Use***
General Area	1-2	Flat, Pitched (gabled and hipped), New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 1990's	Contributing, Neutral, Unclassified; Residential and Commercial
Site to the North	1	New Mexico Vernacular, gabled roof, rendered.	Neutral
Site to the South		Parking lot behind adobe boundary wall	Non-classified
Site to the East	2	New Mexico Vernacular, flat roof with corner parapet, portals. Rendered.	Contributing
Site to the West	1	New Mexico Vernacular, flat roof with stepped parapet, portal. Adobe.	Contributing

II. INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness to replace the accretion of modern block additions which wrap around the north-east corner of the circa 1880 building and connect with a further modern addition to the north. The existing additions are of no architectural or historic interest and structurally unsound.

The replacement addition provides an accessible bathroom, kitchenette and supplementary retail space, all of which facilitate the current sustainable and appropriate use of the historic building.

The replacement structure is similar in proportion and massing to the existing addition and of simple, neutral design. It has concrete footings, wood frame walls and a flat roof covered with TPO roofing membrane. The western edge of the roof is concealed behind a parapet and the roof overhang on the eastern side has a gutter and down-spout. The walls are stuccoed to match the

historic building. There are four new wood framed windows: the western elevation has a single hung sash, and the eastern elevation has a single hung sash plus two fixed pane windows.

Existing unsightly, surface mounted conduits are removed from the exterior of the historic building and the external components of new HVAC system will not be visible from the street.

Context

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

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

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

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

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

History

The New Mexico Vernacular style building was constructed circa 1880 as a single family residence and it is now in retail use.

It is a modest, little altered, single storey structure of terrone, with an earthen roof supported on wood beams. A portal with replacement posts extends across the full width of the southern (front) elevation. The building has 2 over 2 double hung sash windows at the front, with a combination of wood and metal casements to the sides and rear.

An accretion of modern, block additions wrap around the north-east corner of the historic building and connect with a further modern addition to the north.

The principal building makes an important contribution to the locally distinctive qualities of the Old Town Historic Preservation Overlay Zone. However the modern additions to the rear are of no architectural or historic interest.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code/ Integrated Development Ordinance

The Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town.

In 2018, the Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the south-east. The block was developed in the early 20th century and it is bounded by Old Town Road and Lomas Blvd to the north and south, and San Pasquale Ave. and 19th Street to the west and east. The zoning district classification was changed from H-1 to MX-T. Signage, architectural style and permissive uses are controlled through the MX-T Zoning. The code provides for Certificates of Appropriateness for development within the MX-T zone and relevant sections (§14-16-2-25, R.O.A., 1994) are attached.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within the Old Town Historic Preservation Overlay Zone shall not be undertaken until the Landmarks and Urban Conservation Commission has approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

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

The proposal requires no alteration to the historic building and the replacement addition will be in compatible use. It will provide an accessible bathroom, kitchenette and additional retail space, all of which facilitate the current sustainable and appropriate use of the historic building.

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

The distinctive character and the original fabric of the historic building are unaffected by the proposal, which replaces a modern rear addition.

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

The existing modern addition is of no architectural or historic interest and it is structurally unsound. The replacement addition is similar in proportion and massing to the existing structure and of simple, neutral design. It has a compatible roof form, the walls are stuccoed to match the historic building and the new wood-framed windows complement the existing fenestration.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.

Not Applicable

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

The accretion of modern, poor quality block additions to the rear of the principal building are of no architectural or historic interest. They make no contribution to the significance of the historic building to which they are attached, or to the locally distinctive qualities of the Old Town Historic Preservation Overlay Zone.

6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.

The replacement addition is of simple, neutral design and good quality, durable modern materials. While the stucco finish of the new walls will match that of the historic building, the new structure is clearly contemporary no attempt is made to assume a misleading historic appearance.

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

The proposed addition replaces an existing modern addition. It is similar in proportion and massing to the existing structure and of simple, neutral design. The new work is of similar design and form to many contemporary additions to buildings in the Old Town Historic Preservation overlay Zone and no attempt is made to assume a misleading historic appearance.

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

The proposed addition replaces an accretion of modern, block additions which wrap around the north-east corner of the historic building and connect with a further modern addition to the north. The current proposal has no impact on the historic fabric of the 1880 house and the new structure could be fully removed, leaving the essential form and integrity of the original building unimpaired.

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

Construction work is confined to the rear of the property and poses no danger to public welfare. The replacement addition includes an accessible bathroom which makes good provision for handicapped users of the building.

11. Any security device that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

Not Applicable

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

Not Applicable

13. An application for a Certificate of Appropriateness for work which does not require any type of building or construction permit may be approved by staff.

The current application for a Certificate of Appropriateness is submitted to the LUCC for review because it involves demolition and substantial reconstruction. For the reasons set out in this report, Staff considers the proposal to cause no harm to the significance of the Old Town Historic Preservation Overlay Zone and recommends approval.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Old Town Historic Preservation Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

> *"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological 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."*

Section 14-12-8 (A) of the LUC ordinance provides that:

> *"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."*

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B- (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, the development is consistent with the ordinance and the development guidelines.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

The architectural character of the site and the historic zone will not be significantly impaired or diminished by the new development. The proposed addition replaces an existing modern addition. It is similar in proportion and massing to the existing structure and of simple, neutral design. The new work is of comparable design and form to many contemporary additions to buildings in the Old Town Historic Preservation overlay Zone.

§14-12-8 (B) (3) The change qualified as a "certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable

§14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

The design and scale of the new structure are compatible with the surroundings and no alteration is made to the original 1880 building.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

The existing modern addition is of no architectural or historic interest and it is structurally unsound. The replacement addition is similar in proportion and massing to the existing structure and of simple, neutral design. It has a compatible roof form, the walls are stuccoed to match the historic building and the new wood-framed windows complement the existing fenestration.

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The replacement addition is similar in proportion and massing to the existing structure and of simple, neutral design. It is compatible with the New Mexico Vernacular style of the original house and appropriate to the local context.

§14-12-8 (B) (7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application and hearing date. The applicant notified the Historic Old Town Property Owners Association of the request. To date, no comments have been received regarding this application.

Conclusions

This request for a Certificate of Appropriateness for a replacement rear addition has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. The proposed rear addition complies with both.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for a replacement addition, Case # SI-2018-00070 / Project # PR-2018-001335. August 8, 2018.

1. This application is a request for a Certificate of Appropriateness for the property described as Lot 209 of the Old Albuquerque Town site, MRGCD Map 38, in the Old Town Historic Preservation Overlay Zone (MX-T).
2. The subject property is approximately 0.08 acres and contains an existing building of 1880 which makes an important contribution to the significance of the Old Town Historic Preservation Overlay Zone (MX-T)
3. The proposal is to replace an accretion of modern, block additions which wrap around the north-east corner of the historic building and connect with a further modern addition to the north. The existing additions are of no architectural or historic interest and structurally unsound.

   The replacement addition provides an accessible bathroom, kitchenette and supplementary retail space, all of which facilitate the current sustainable and appropriate use of the historic building.

   The replacement addition is similar in proportion and massing to the existing structure and of simple, neutral design. It has concrete footings, wood frame walls and a flat roof covered with TPO roofing membrane. The western edge of the roof is concealed behind a parapet and the roof overhang on the eastern side has a gutter and down-spout. The walls are stuccoed to match the historic building. There are four new wood framed windows: the western elevation has a single hung sash, and the eastern elevation has a single hung sash plus two fixed pane windows.
4. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the MX-T zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".

   The proposed development is consistent with the designation ordinance and the guidelines.

7. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished".

   The architectural character of the MX-T Zone will not be impaired or diminished by the proposed addition, which replaces an existing modern addition. It is similar in proportion and massing to the existing structure and of simple, neutral design. The new work is of comparable design and form to many contemporary additions to historic buildings in the MX-T Zone and appropriate to the local context.

RECOMMENDATION

Case # SI-2018-00070 / Project # PR-2018-001335. August 8, 2018.

APPROVAL of an application for a Certificate of Appropriateness for a replacement addition at 2107 Church Street NW, Lot 209, Old Town Historic Preservation Overlay Zone (MX-T), based on the above 7 Findings and subject to the following condition.

Condition of Approval Recommended for *Case # SI-2018-00070 / Project # PR-2018-001335*

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

Angela Behrens, Historic Preservation Planner
Urban Design and Development Division

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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

Administrative Decisions	☑ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*
☐ Archaeological Certificate *(Form P3)*	☐ Historic Design Standards and Guidelines *(Form L)*	**Policy Decisions**
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Alternative Signage Plan *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ WTF Approval *(Form W1)*	☐ Site Plan – DRB *(Form P2)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Subdivision of Land – Minor *(Form S2)*	☐ Annexation of Land *(Form Z)*
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major *(Form S1)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Conditional Use Approval *(Form ZHE)*	☐ Vacation of Easement or Right-of-way *(Form V)*	☐ Amendment to Zoning Map – Council *(Form Z)*
☐ Demolition Outside of HPO *(Form L)*	☐ Variance – DRB *(Form V)*	**Appeals**
☐ Expansion of Nonconforming Use or Structure *(Form ZHE)*	☐ Variance – ZHE *(Form ZHE)*	☐ Decision by EPC, LC, DRB, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Assistance League of Albuquerque		Phone: 550-7398
Address: c/o Linda Neumann		Email: linbobrola@msn.com
City:	State:	Zip:
Professional/Agent (if any): Stephen Leos		Phone: 681-2329
Address: 400 Gold Ave SW Studio 911		Email: stephen@sleosarch.com
City: Alog.	State: NM.	Zip: 87102
Proprietary Interest in Site: owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Removal of substandard addition and rebuilding of same.

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

Lot or Tract No.: 209	Block: 2000	Unit:
Subdivision/Addition: Historic City Site	MRGCD Map No.: 38	UPC Code: 101305815636421 6
Zone Atlas Page(s): J-13	Existing Zoning: MX-T	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.08

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2107 Church	Between: San Felipe	and: Romero

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

Signature:	Date: 07.13.18
Printed Name: STEPHEN LEOS	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00070		
Meeting/Hearing Date: August 8 2018		Fee Total:
Staff Signature:	Date: 7-13-18	Project # PR-2018-001335

Form L: Historic Preservation and Landmarks Commission (LC)

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

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

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

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

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

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

☐ **DEMOLITION OUTSIDE OF HPO *Requires Public Hearing***
- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☑ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR *Requires Public Hearing***
- __ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- __ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☐ **HISTORIC DESIGN STANDARDS AND GUIDELINES *Requires Public Hearing***
- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Proposed Design Standards and Guidelines
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

☐ **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION *Requires Public Hearing***
- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature:	**Date:** 07.13.18
Printed Name: STEPHEN LEOS	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2018-001335	SI-2018-00070
	-
	-
Staff Signature:	
Date: 7-13-18	

CITY OF ALBUQUERQUE NEW MEXICO 1706

Effective 5/17/18

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 07-25-2018 To 08-08-2018

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 07.13.18 (Date)

I issued 1 signs for this application, 07-13-2018, (Date) (Staff Member)

PROJECT NUMBER: PR-2018-001335
S1-2018-00070

Rev. 1/11/05

LUCC PRE-APPLICATION MEETING

Landmarks & Urban Conservation Commission

APPLICANT: Stephen Leos / Blue Portal DATE 7.11.18
5.1.18

AGENCY REPRESENTATIVES PRESENT AT MEETING:

- ☐ ~~Maryellen Hennessey~~
- ☑ Others Leslie Naji
- ☐ Others _____

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?

2107 Church St.

2. WHAT IS THE NATURE OF THE PROJECT

Demolition & rebuilding of partial structure

3. SUMMARY OF DISCUSSION (continued over)

Removal of decayed addition
Windows need to be similar to original on building.

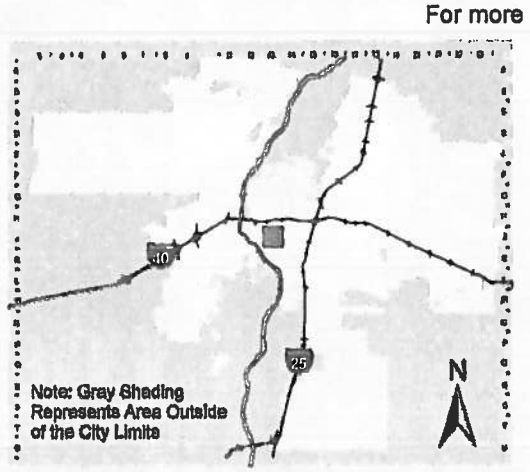
NOTE: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY
(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

7.11.18
STAFF / DATE

07.13.18
APPLICANT OR AGENT / DATE

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



Address Map Page:

J-13-Z

Map Amended through:
3/17/2017

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

0 750 1 500 Feet

J13-912

ADDRESS 2107 Church Street N.W.

NAME Blue Portal

HISTORIC NAME

USE
___ single family
___ multiple family
___ religious
___ educational
___ industrial
___ park, agricultural
X commercial/reta
___ office
___ public/gov.
___ other

.lm roll # (5) negative# ~~5-7-26A~~

.strict ode OT

Map Code 5-7-17

Construction Material(s) stuccoed adobe

Stories: (1) 1½ 2 2½ 3 4

:yle NM vernacular

Roof flat - parapet on front section.

:e 1880 estimate

___ actual

urce:

Fenestration
large 2/2 double hung - front - slight moulding on 4 sides, wood framed.
$41 slight metal casement
6/6 wood casement } rear - east & west.

west side
odd out-bu
1 metal

gnificance

strict: Non-Dist.

cal Nat.Sig.

ntrib. State Sig.

nContrib. Local Sig. MA

trusive NonContrib

Exterior Details

Additional:

patal - added new posts (chamfered cones) - (parapet.
moldings repeated over door
front section - oldest. occupied w/ tenant

gree of Remodeling

Minor (moderate) drastic

Condition

(good) fair deterioratin

tbuildings (sheds, alley houses, etc.):

Other Comments
section just behind patal maybe
1 stn addition - walls are pretty straight
window wood appears new.

rroundings:

Contributing Non-Contributing

:ban Design Notes: set back 6 ft - cement paving

ate: 5/79 By: MP

July 11, 2017

Leslie Naji
Planner
CoA Planning Department
Landmarks and Urban Conservation
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: 2107 Church St NW - Certificate of Appropriateness LUCC Hearing

Leslie,
This letter is to provide the scope of the proposal as outlined in Form L of the LUCC hearing requirements. It is outlined to answer the questions asked in the form, the responses are as follows:

1. Address: 2107 Church St NW, Albuquerque NM 87104
2. Owner: The Assistance League of Albuquerque
   P.O. Box 35919
   Albuquerque, NM 87176
   505-265-0619

3. The intent of the work is to replace a structurally unsound block addition to the existing Terrone (cut sod or riverbank) structure at 2107 Church St, NW. Initially the work was to renovate the interior of the existing building, once the contractor removed the finishes and flooring it was found that the perimeter foundation was nonexistent in some places and badly cracked in others and the roof framing consisted of 2x4 joists and would not meet code required head height for an occupiable room.

   The new work is to provide a code compliant replacement of the existing block addition to the original Terrone structure which will contain an accessible bathroom, kitchenette and open retail area to serve the function of the retail establishment. This addition, along with the remaining building will receive a new HVAC system, all new electrical system plus new lighting. All the existing exterior surface mounted conduits will be removed and replaced with concealed to clean up all building elevations. The replacement structure will be similar in appearance and massing as the original portion being replaced. It will have a stucco finish to match the existing building and will have similar window types.

4. The building was originally a single-family residence built in the early 1900s of Terrone with a wood beam roof structure and dirt roof. The family who lived there added on multiple concrete block additions at different times when the family grew. The building had multiple small rooms and low ceilings. The Assistance League of Albuquerque was asked by the city in the late 1970s to use the building to sell art work for seniors, they rented the building from the property owner/family until they purchased the building in the early 1990s.

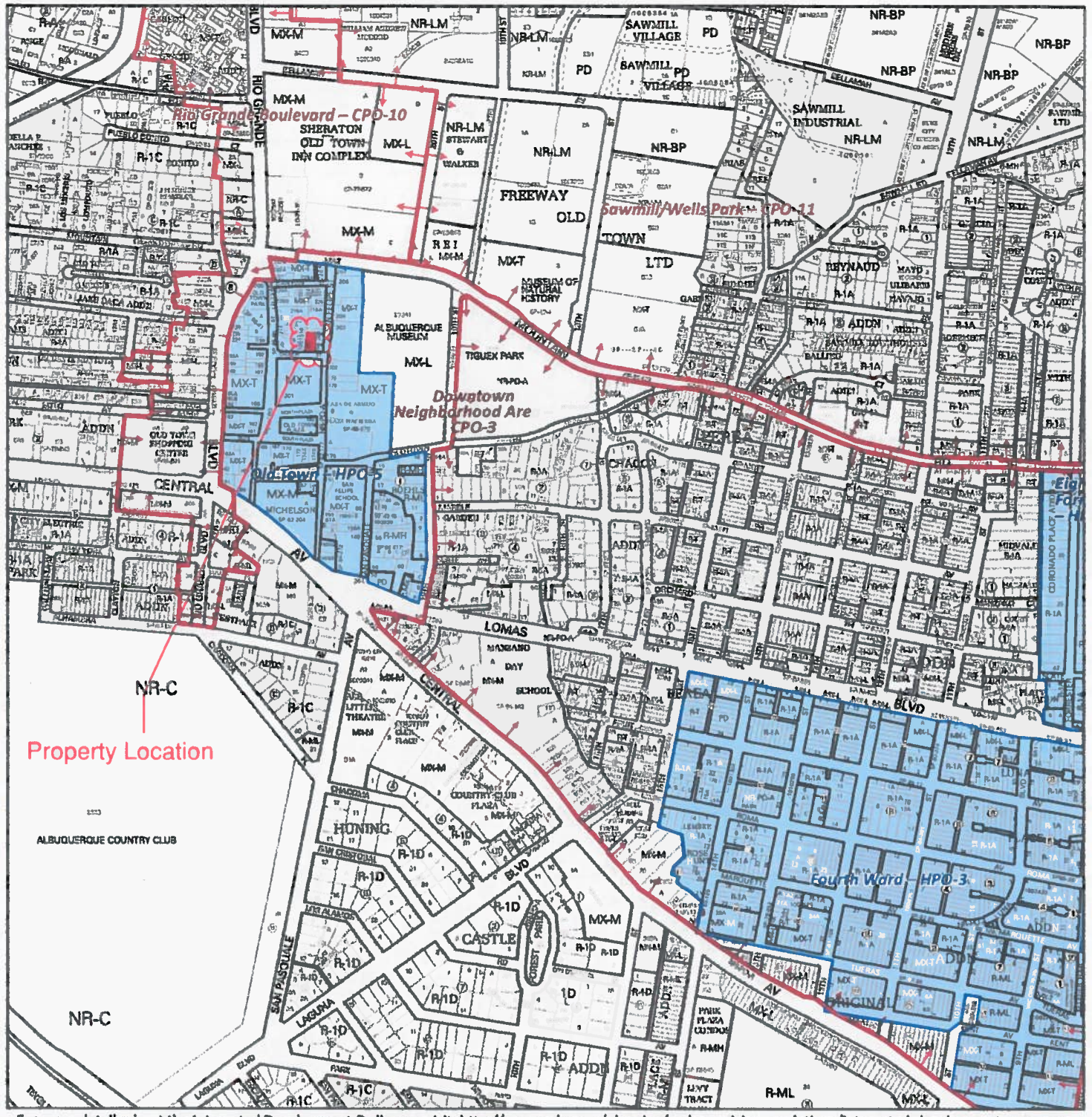
5. The original portion of the building to be replaced is 452sf, its replacement will be 455 sf.

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

We appreciate your review of the proposed work.

Very truly yours,
Stephen Leos Architect LLC

Stephen Leos AIA, NCARB, LEED AP BD+C
Owner / Architect



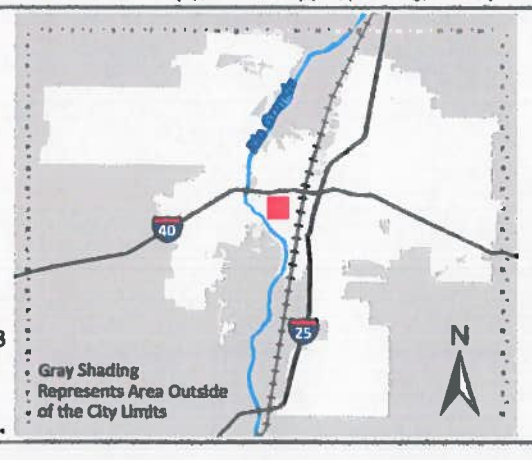
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-p icies-regulations/integrated-develo ent

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

July 12, 2018

Leslie Naji
600 2nd St NW
Suite #300
Albuquerque, New Mexico 87102

Dear Leslie,

Stephan Leos, RA, NCARB, LEED AP is the architect Assistance League of Albuquerque has commissioned to assist us in the restoration of our Church Street property. I authorize him to act as our agent to submit all necessary documents related to 2107 Church Street to the Historic Preservation and Landmark Commission.

Thank you for your consideration. Should you have any questions, please contact me at 505-265-1158 or marywkenney@hotmail.com.

Sincerely,

Mary Wilson Kenney

Mary Wilson Kenney
President
Assistance League of Albuquerque

Subject: Notice Inquiry_2107 Church Street NW_Landmarks Commission
From: "Mancini, Sara" <saramancini@cabq.gov>
Sent: 7/13/2018 10:12:11 AM
To: "stephen leos" <stephen@sleosarch.com>;
CC: "Office of Neighborhood Coordination" <onc@cabq.gov>; "Quevedo, Vicente M." <vquevedo@cabq.gov>;
Attachments: Public Notice Inquiry Instruction Sheet_5_22_18.pdf; Notice Inquiry_2107 Church Street NW_Landmarks Commission.xlsx

Good Morning Stephen,

Please see the attached contact information for neighborhoods that require notice for your project. Please also see the attached instruction sheet.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	St
Historic Old Town Property Owners Association	Kathy	Hiett	historicoldtown@gmail.com	110 San Felipe Street NW		Albuquerque	N
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW		Albuquerque	N
Old Town Business Association Incorporated	Heather	Arnold	heather@routesrentals.com	2118 Charlevoix Street NW		Albuquerque	N
Old Town Business Association Incorporated	Michelle	LaMeres	wildharebiz@aol.com	206 San Felipe Street NW	#1	Albuquerque	N

Thanks,

Sara
768-3105
saramancini@cabq.gov

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Friday, July 13, 2018 8:28 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Landmarks Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
stephen leos
Telephone Number
505.681.2329
Email Address
stephen@sleosarch.com
Company Name
stephen leos architect, llc
Company Address
400 gold ave sw, studio 911
City
albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Tracts 209 and 218-b on the Middle Rio Grand Conservancy District Property Map No. 38,
Physical address of subject site:
2107 Church Street NW
Subject site cross streets:
400 gold ave sw studio 911
Other subject site identifiers:
This site is located on the following zone atlas page:
J-13-Z

This message has been analyzed by Deep Discovery Email Inspector.

2107 Church St NW

Buffer Map of properties within 100ft (excluding public rights-of-way

Stephen Leos Architect LLC
400 gold ave. sw | studio 911
albuquerque, new mexico 87102
505.681.2329 | www.SLeosArch.com

July 11, 2017

Property Owner / Owners Association Member
Historic Old Town Property Owners Association / Old Town Business Association Inc.
Albuquerque, New Mexico 87104

RE: 2107 Church St NW - Certificate of Appropriateness LUCC Hearing

Property Owner,
This letter is to provide the scope of the proposal as outlined in Form L of the LUCC hearing requirements. It is outlined to answer the questions asked in the form, the responses are as follows:

1. Address: 2107 Church St NW, Albuquerque NM 87104
2. Owner: The Assistance League of Albuquerque
   P.O. Box 35919
   Albuquerque, NM 87176
   505-265-0619

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   The new work is to provide a code compliant replacement of the existing block addition to the original Terrone structure which will contain an accessible bathroom, kitchenette and open retail area to serve the function of the retail establishment. This addition, along with the remaining building will receive a new HVAC system, all new electrical system plus new lighting. All the existing exterior surface mounted conduits will be removed and replaced with concealed to clean up all building elevations. The replacement structure will be similar in appearance and massing as the original portion being replaced. It will have a stucco finish to match the existing building and will have similar window types.

4. The building was originally a single-family residence built in the early 1900s of Terrone with a wood beam roof structure and dirt roof. The family who lived there added on multiple concrete block additions at different times when the family grew. The building had multiple small rooms and low ceilings. The Assistance League of Albuquerque was asked by the city in the late 1970s to use the building to sell art work for seniors, they rented the building from the property owner/family until they purchased the building in the early 1990s.

5. The original portion of the building to be replaced is 452sf, its replacement will be 455 sf.

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

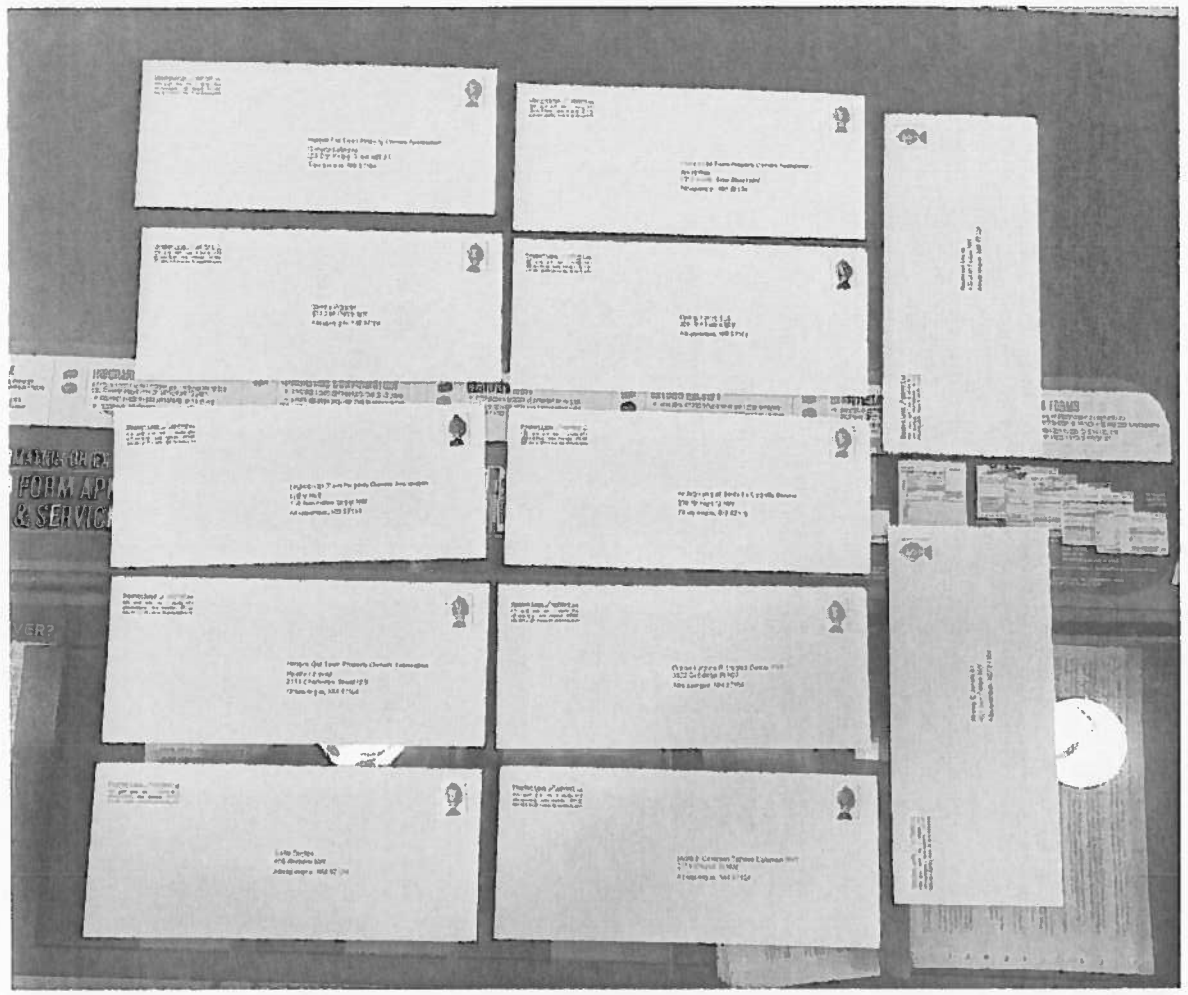
The Landmarks Commission Hearing will be held at the Plaza Del Sol hearing room, 600 2nd NW at 3pm.

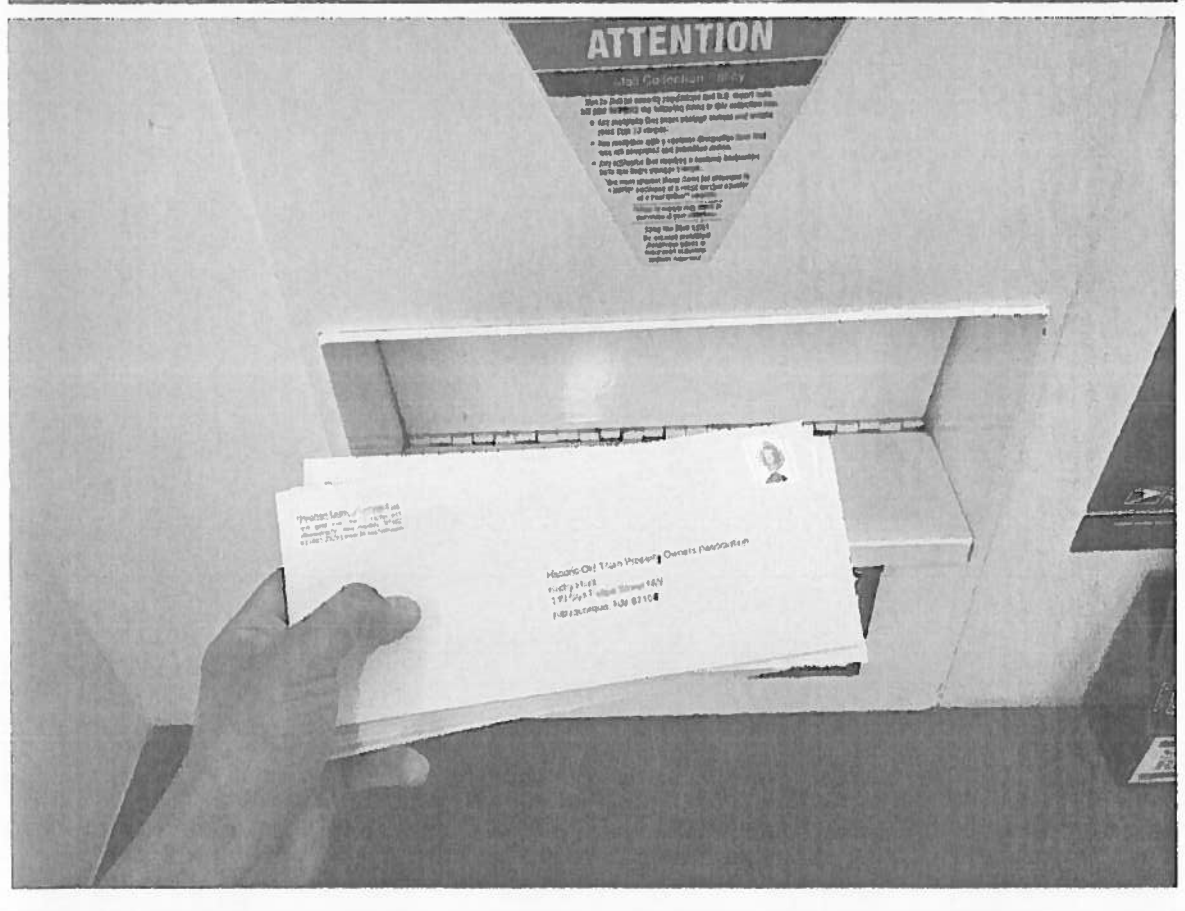
Please contact Stephen Leos with questions.

We appreciate your review of the proposed work.

Very truly yours,
Stephen Leos Architect LLC

Stephen Leos AIA, NCARB, LEED AP BD+C
Owner / Architect




ATTENTION

LEGAL NOTICE TO ALL PARTIES AND CITIZENS IN INTEREST:

Notice is hereby given that the Landmarks and Urban Conservation Commission will hold a **public hearing on Wednesday, August 8, 2018** at **3:00 p.m.** in the Basement Hearing Room of the Plaza Del Sol building, located at 600 2nd Street NW, Albuquerque, NM to discuss the following:

THE ORDER OF THE LEGAL AD IS NOT NECESSARILY THE ORDER OF THE AGENDA

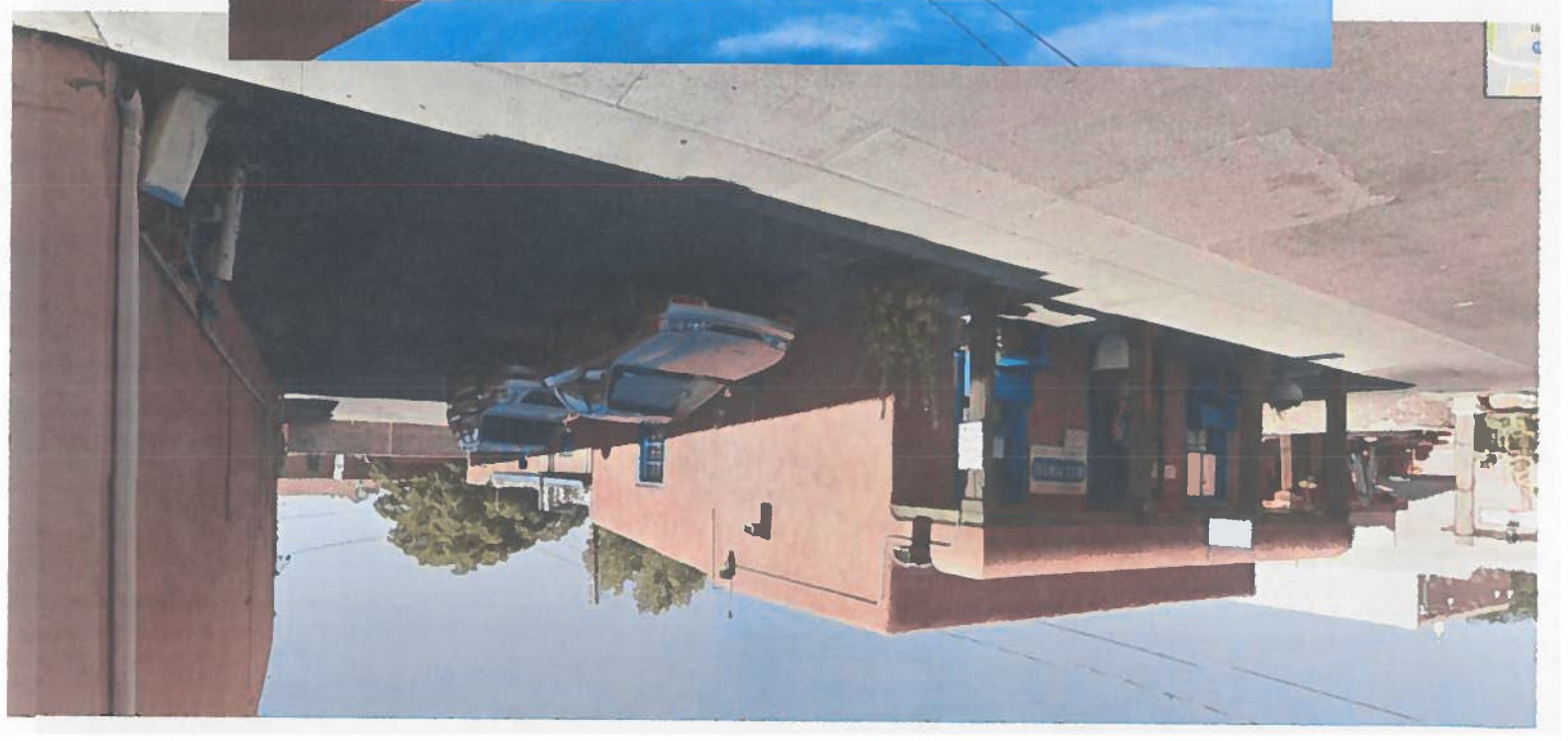
Project # 2018-001335 **SI-2018-00070** **Application for Certificate of Appropriateness**	**Stephen Leos agent for Assistance league of Albuquerque,** , requests approval of a Certificate of Appropriateness for New Construction at 2107 Church St. NW, described as Tract 209 Block 0000 in the Old Town Overlay Zone. (J-13)

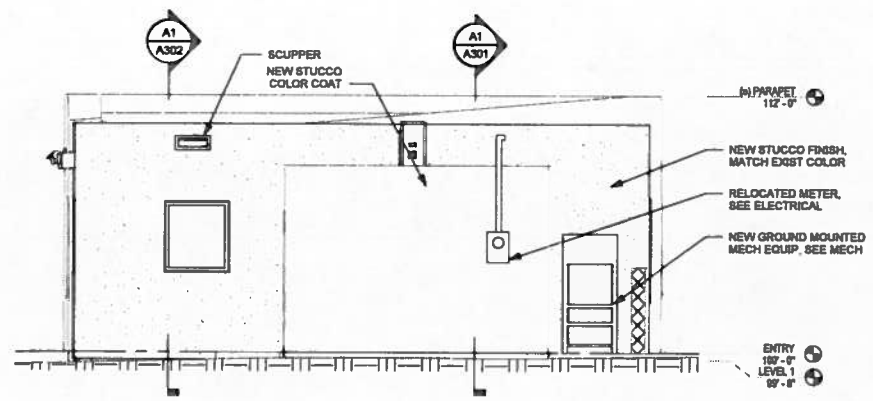
Details of these applications may be examined at the Planning Department, Third Floor, Plaza del Sol Building 600 Second Street NW between 8:00 a.m. and 5:00 p.m. Monday through Friday or you may call Alfredo Salas at 924-3370.

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Alfredo Salas, Planning Department, at 924-3370 (VOICE) or TTY users may access the voice number via the New Mexico Relay Network by calling 1-800-659-8331.

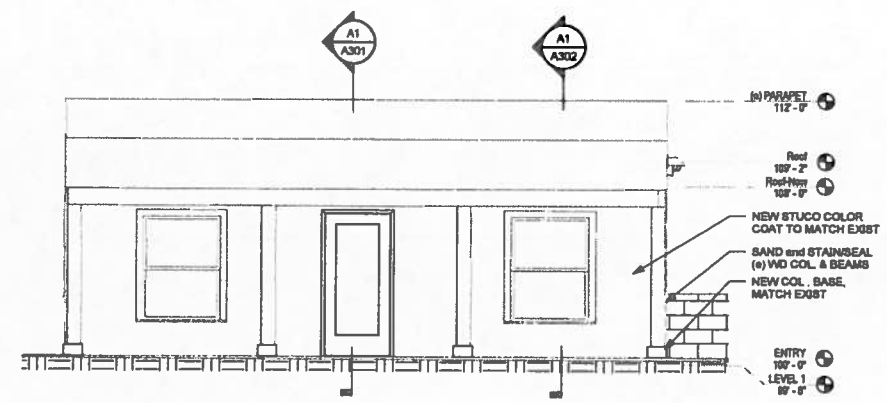
Matt Myers, Chair, Landmarks and Urban Conservation Commission

APPROVED: Leslie Naji, Planner, Landmarks and Urban Conservation

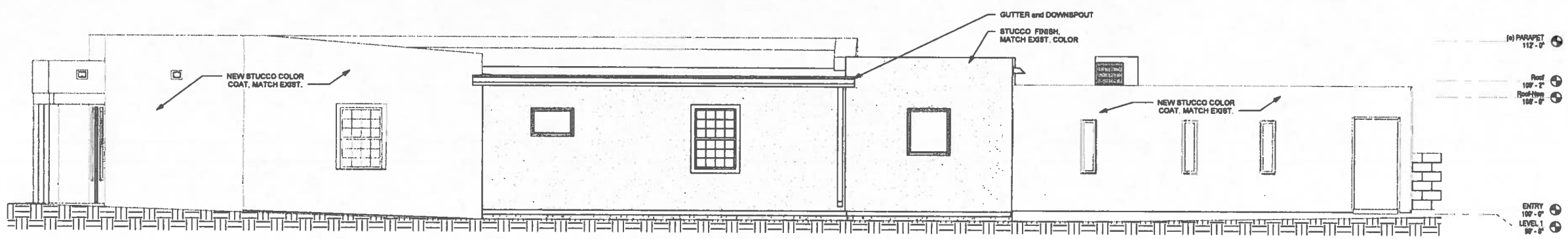




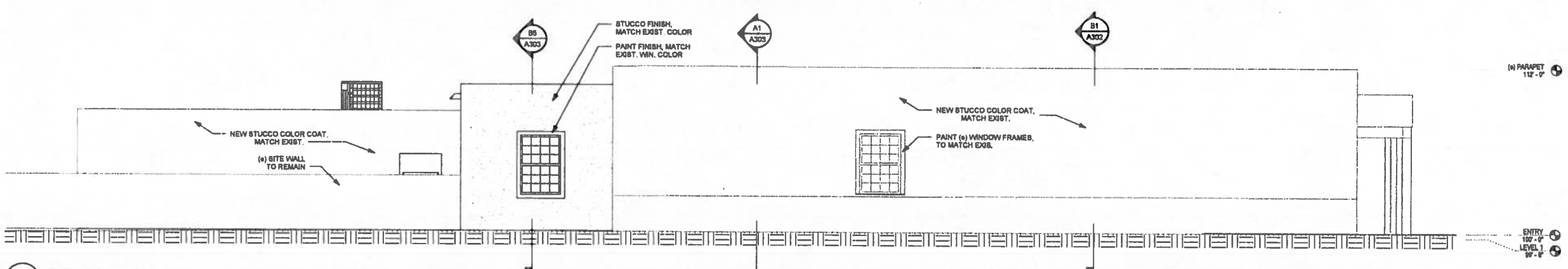
C1 ELEVATION - NORTH
1/4" = 1'-0"



C3 ELEVATION - SOUTH
1/4" = 1'-0"



B1 ELEVATION - EAST
1/4" = 1'-0"



A1 ELEVATION - WEST
1/4" = 1'-0"

8/22/2018 10:03:39 AM

Stephen Leos Architect LLC
400 gold ave. sw | studio 911
albuquerque, new mexico 87102
505.681.2329 | www.SLeosArch.com

NOT FOR CONSTRUCTION

Church St Restoration of the Blue Portal

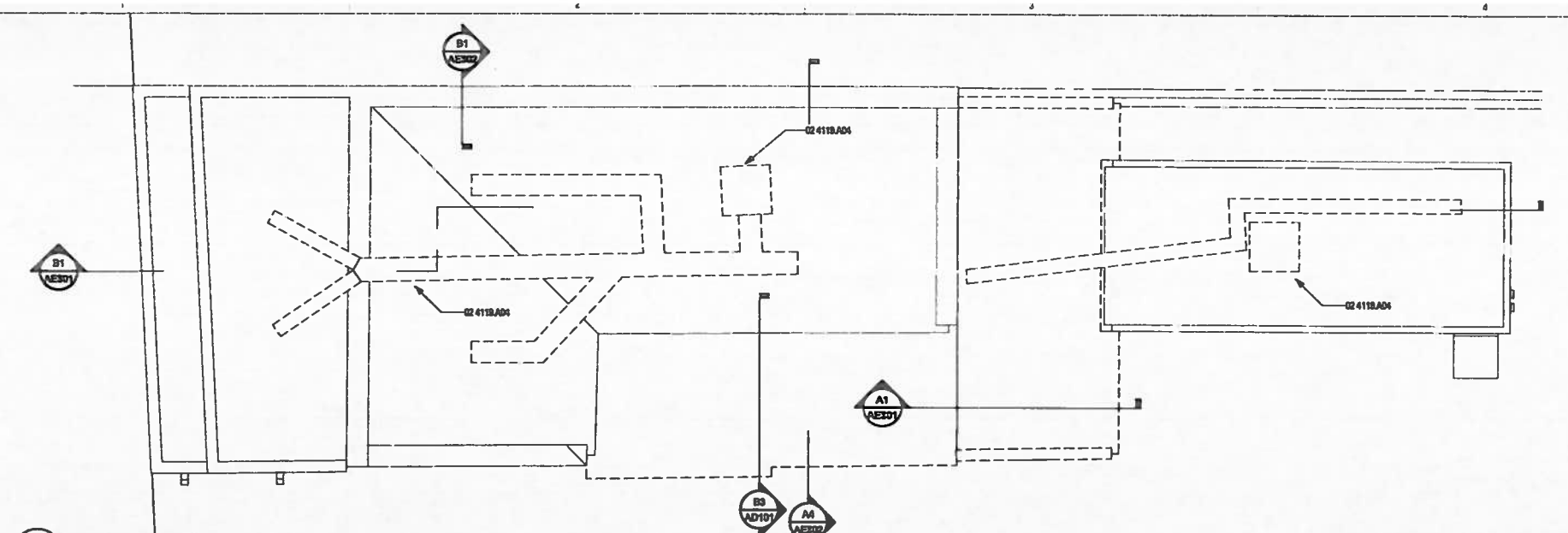
2107 Church St, NW
Albuquerque NM 87104

DESIGN DEVELOPMENT

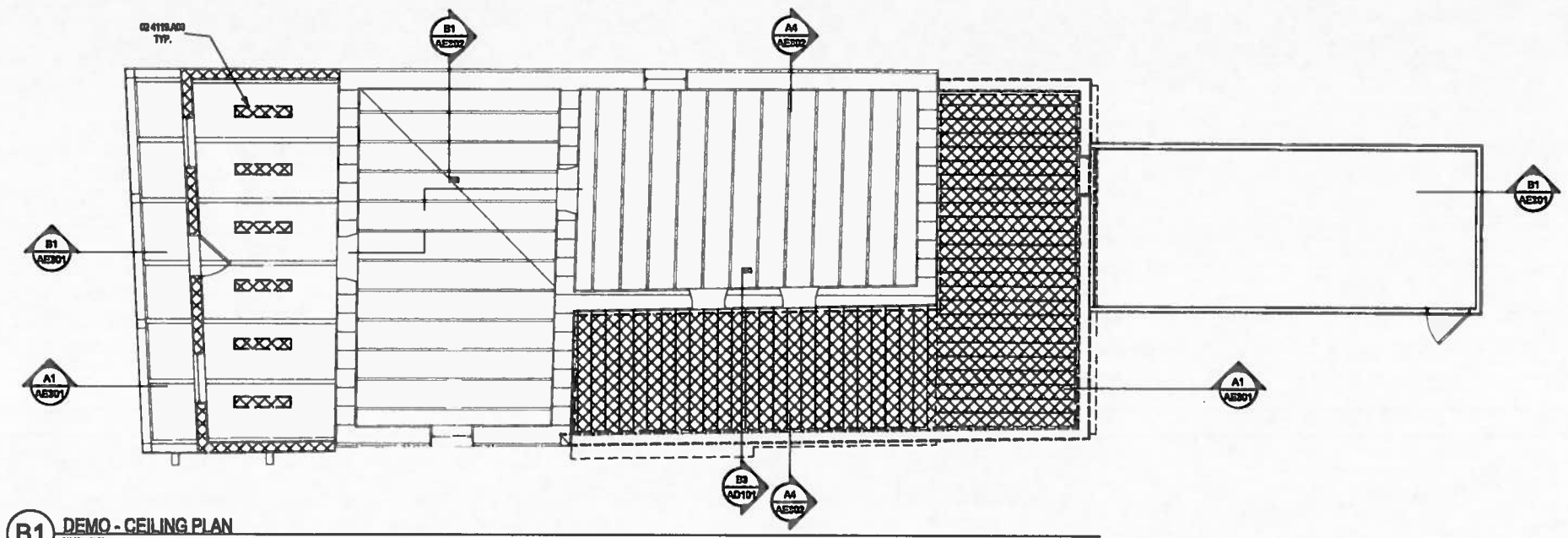
REVISIONS		
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS
PROPOSED
SHEET NO
A201

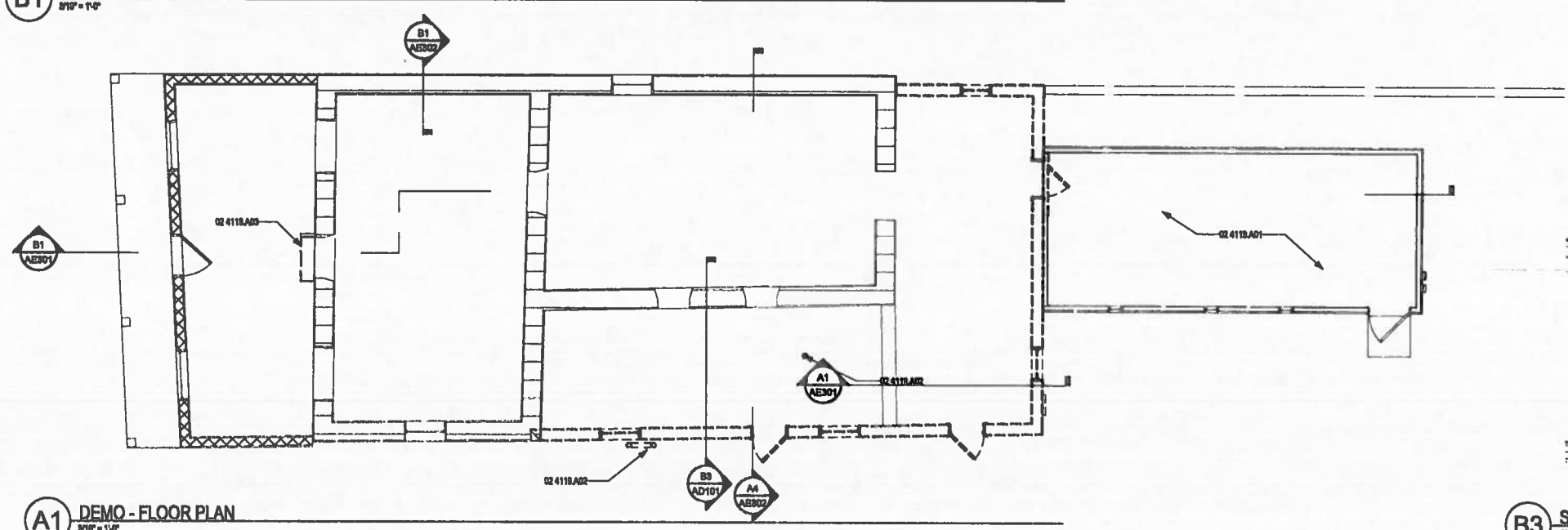
PROJECT NO:	18-005
DATE	08.08.2018



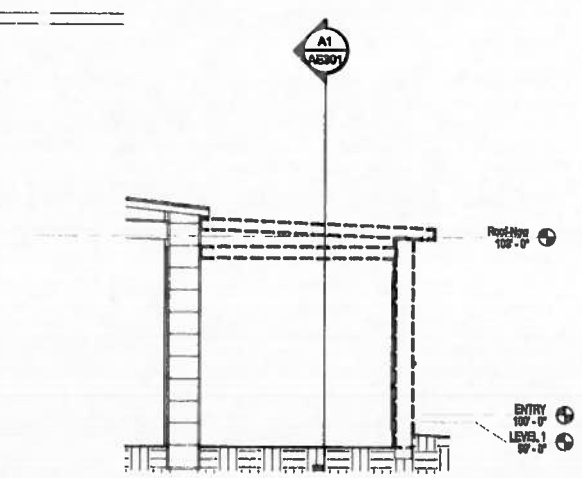
C1 DEMO - ROOF PLAN
3/16" = 1'-0"



B1 DEMO - CEILING PLAN
3/16" = 1'-0"



A1 DEMO - FLOOR PLAN
3/16" = 1'-0"



B3 Section 4
1/4" = 1'-0"

GENERAL SHEET NOTES

DEMO FLOOR AND CEILING PLANS

1. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, & IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
2. ONLY MAJOR ITEMS OF DEMOLITION ARE SHOWN ON THE DEMOLITION DRAWINGS. THERE MAY BE SPECIFIC AND SMALL ITEMS OF DEMOLITION AND REPAIR THAT WILL BE NECESSARY THROUGHOUT THE COURSE OF THE WORK WHICH IS APPARENT BY A COMPLETE AND THOROUGH REVIEW OF EXISTING CONDITIONS AND ALL OF THE CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTORS' RESPONSIBILITY TO PERFORM ALL DEMOLITION OPERATIONS REQUIRED FOR THE PROJECT.
3. EXISTING CONSTRUCTION SHALL BE MODIFIED AS NEEDED FOR REMOVAL OF ANY EXISTING WORK, SUCH MODIFICATIONS WILL BE REPAIRED AND FINISHED TO MATCH ADJACENT OR EXISTING CONDITIONS.
4. EXISTING CONSTRUCTION SHALL BE MODIFIED AS NEEDED TO ACCOMMODATE NEW DEVICES AND CONDUIT ROUTES, SUCH MODIFICATIONS WILL BE REPAIRED AND FINISHED TO MATCH ADJACENT.
5. REMOVE ALL MISC FIXTURES, PIPING, CONDUIT, AND DEVICES NO LONGER FUNCTIONING AS PART OF THIS WORK, UNLESS NOTED OTHERWISE.
6. PATCH ALL WALLS IN AREAS WHERE MISC FIXTURES, CONDUIT, AND DEVICES HAVE BEEN REMOVED. PATCH/REPAIR/TEXTURE ALL WALLS FOR CONSISTENT FINISH FREE OF DEFECTS & UNEVEN SURFACES. EXISTING TR ROOM AND EQUIPMENT SHALL STAY OPERATIONAL DURING DEMO AND CONSTRUCTION.
7. PROTECT ALL ELEMENTS TO REMAIN.
8. PATCH ALL HOLES IN EXISTING WALLS WITHIN WORK AREA.
9. PATCH ROOF PENETRATIONS AND ROOFING WHERE MECHANICAL / PLUMBING EQUIPMENT/PIPING HAS BEEN REMOVED.

REFERENCE KEYNOTES

02 4119.A01 REMOVE - CARPET
02 4119.A02 REMOVE - PLUMBING PIPING (SEE PLUMB)
02 4119.A03 REMOVE - PORTION OF SLAB AS REQ.
02 4119.A04 REMOVE - MECHANICAL EQUIPMENT & DUCTWORK (SEE MECH)
02 4119.A05 REMOVE - LIGHT FIXT (SEE ELEC)

Stephen Leos Architect LLC
400 gold ave. sw | studio 911
albuquerque, new mexico 87102
505.681.2329 | www.SLeosArch.com

NOT FOR CONSTRUCTION

Church St Renovation of the Blue Portal

2107 Church St. NW
Albuquerque NM 87104

DESIGN DEVELOPMENT

REVISIONS

NO.	DATE	DESCRIPTION

DEMO PLAN

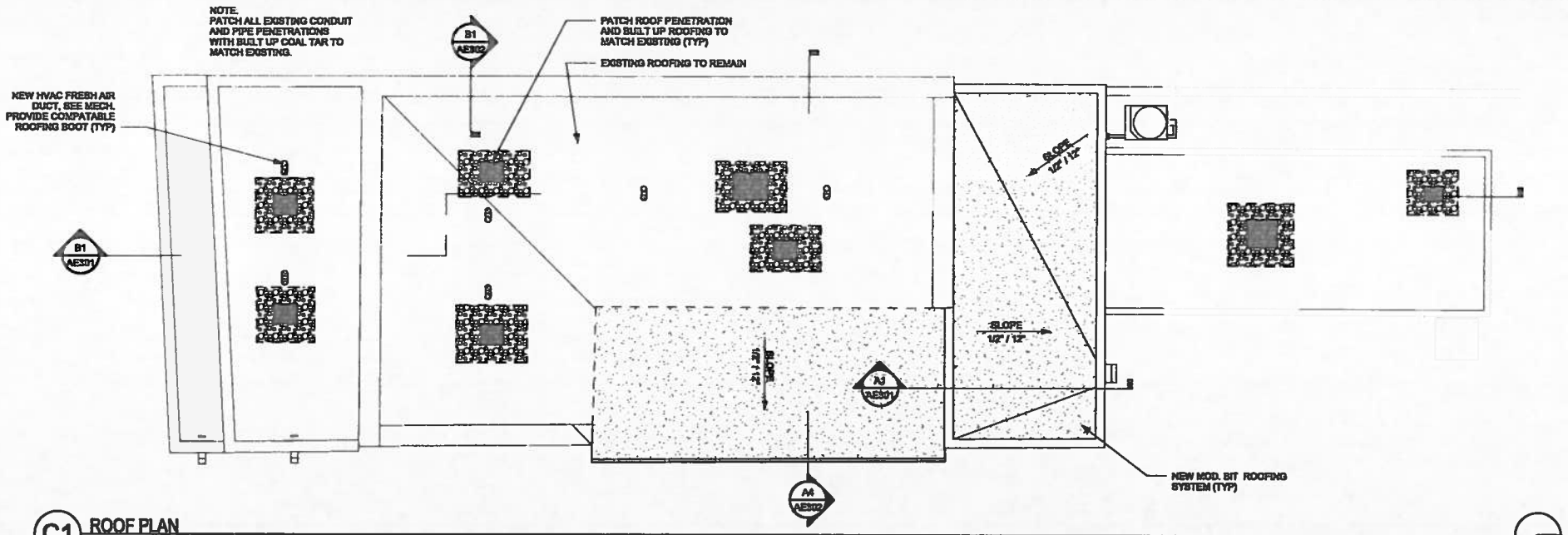
SHEET NO

AD101

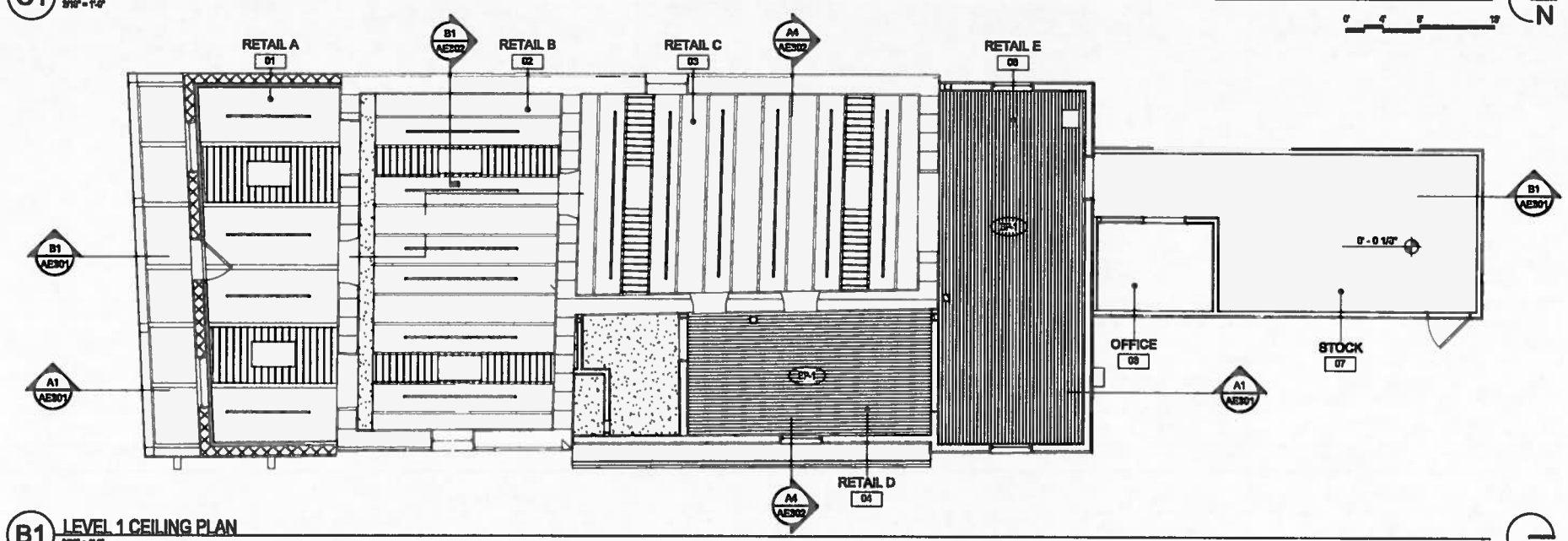
PROJECT NO: 18-006

DATE 06.05.2019

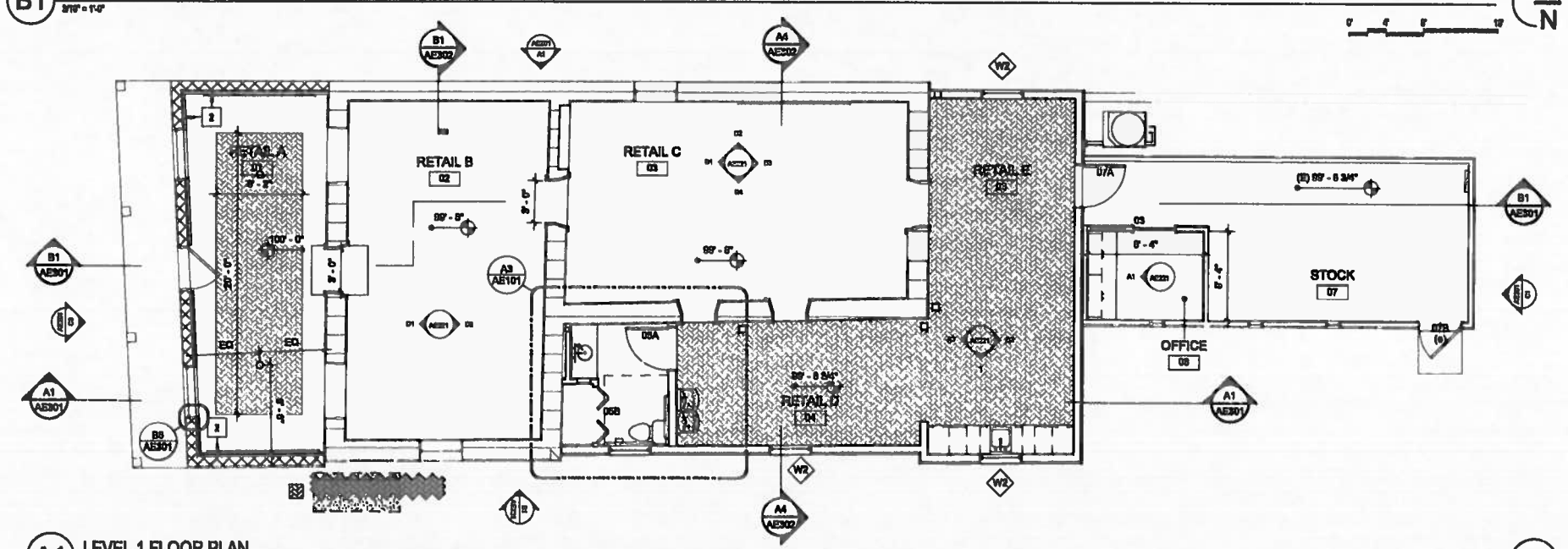
7/8/2019 3:41:58 PM



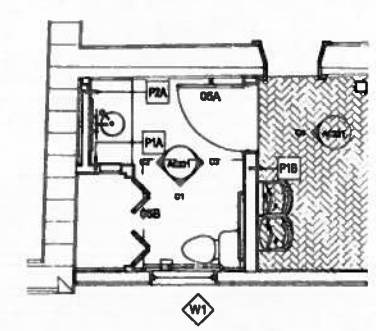
C1 ROOF PLAN
3/16" = 1'-0"



B1 LEVEL 1 CEILING PLAN
3/16" = 1'-0"



A1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"



A3 AE-FP-1 - Callout 1
1/4" = 1'-0"

GENERAL SHEET NOTES

FLOOR PLAN

A. CONTRACTOR IS TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
B. ALL PLAN DIMENSION ARE TO FACE OF STUD (NEW FRAMING), FACE OF EXISTING WALL OR CENTER OF COLUMN UNLESS NOTED OTHERWISE.
C. WHERE NEW CONSTRUCTION IS ADJACENT TO EXISTING CONSTRUCTION, THE FINISHED SURFACES SHOULD BE ALIGNED TO CONCEAL ALL JOINTS AND TRANSITIONS.
D. WHERE ADJACENT WALLS WERE REMOVED , PATCH ALL EXISTING WALLS LEAVING NO TRACE OF PREVIOUS WALL INTERSECTION.
E. ANY AND ALL ITEMS DAMAGED BY DEMOLITION OR NEW CONSTRUCTION ARE REQUIRED TO BE PATCHED/REPAIRED TO MATCH EXISTING FINISH.
F. FOR ALL FINISH TRANSITIONS THAT OCCUR AT DOORWAYS, TRANSITION MATERIAL OR PATTERN AT CENTERLINE OF DOOR WHEN CLOSED.
G. ALL INTERIOR FINISHES FLAME SPREAD REQUIREMENTS SHALL BE IN COMPLIANCE WITH IBC 2015/ SECTION 803.9
H. ALL ADOBE WALLS (EXISTING) INSIDE BUILDING TO RECIEVE NEW PLASTER FINISH.
I. ALL GYPSUM BOARD WALLS (NEW AND EXISTING) IN SCOPE OF WORK TO BE PAINTED P-1, U.N.O.
J. ALL WOOD DOORS AND FRAMES TO BE P-3, U.N.O.
K. ALL WOOD BLOCKING, SHIMS, AND PLYWOOD INSTALLED WITHIN WALL ENCLOSURES TO BE FIRE-RETARDANT.
L. WATER RESISTANT GYP. BD. BEHIND ALL PLUMBING FIXTURES, U.N.O.
M. TILE BACKER BOARD BEHIND ALL TILE, U.N.O.
N. ALL DOOR JAMBS, SET 4" FROM PERPENDICULAR STUD
O. REFER TO SHEET AE010 FOR PARTITION TYPES.

REFERENCE KEYNOTES

LEGEND

XX-X FINISH MATERIAL, REF AE010
FLOORING MATERIAL TRANSITIONS, TRANSITION STRIP REQUIRED, REF AE010
FLOORING PATTERN TRANSITION, NO TRANSITION STRIP REQUIRED
FLOOR DIRECTION

TOILET ACCESSORIES

A. SOAP DISPENSER - BOBRICK B-822
B. TOILET PAPER DISPENSER - BOBRICK B-4288
C. 18" GRAB BAR - BOBRICK B-6806 X 18
D. 36" GRAB BAR - BOBRICK B-6806 X 36
E. 42" GRAB BAR - BOBRICK B6806 X 42
F. PAPER TOWEL DISPENSER, RECESSED - BOBRICK B-36803
G. WOOD FRAME MIRROR - GLACIER BAY, Model # MC3036Y-ACO
H. HAT & COAT HOOK - BOBRICK B-5327

Stephen Leos Architect LLC
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NOT FOR CONSTRUCTION

Church St Renovation of the Blue Portal

2107 Church St. NW
Albuquerque NM 87104

DESIGN DEVELOPMENT

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR and CEILING PLAN
PROPOSED

SHEET NO

AE101

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