



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 7
Case No.: 16-LUCC-50023
Project # 1009542
August 10, 2016**

Staff Report

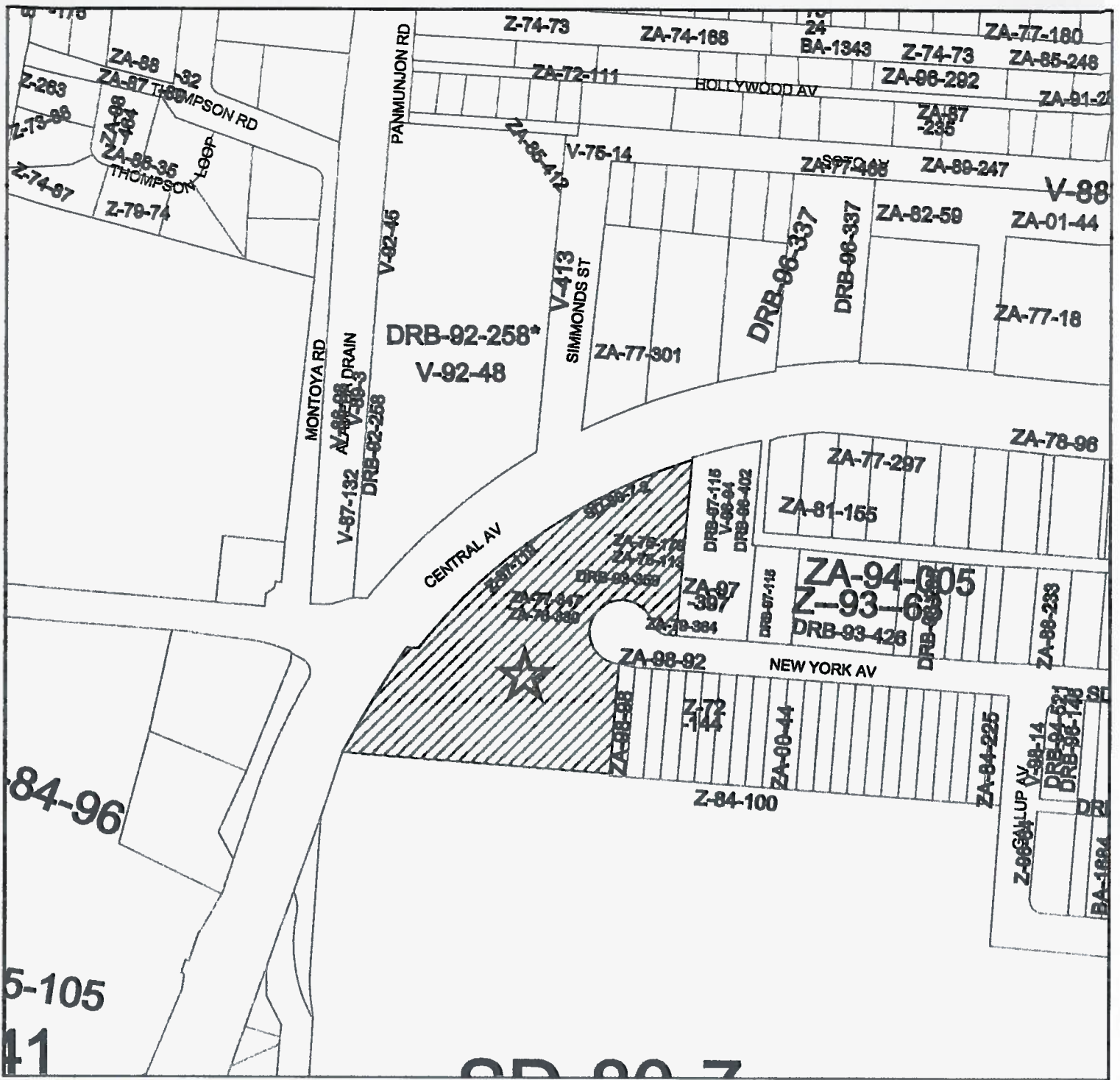
Agent	Rebecca Velarde	<p>Staff Recommendation</p> <p><i>APPROVAL of Case #16-LUCC-50023, Project # 1009542, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 14 and subject to the conditions on page 16.</i></p> <p style="text-align: right; margin-top: 20px;">Maryellen Hennessy, Senior Planner Staff Planner</p>
Applicant	City of Albuquerque Metropolitan Redevelopment	
Request	Certificate of Appropriateness for alterations and new construction	
Legal Description	Tract A Plat of Tract A Traction City Addition (repl of lots 8a-1a, 8a-2a & 8a-3 blk 6 traction park & city electric addn & a portion of lts 24-39 incl blk 3 Westpark Addn)	
Address/Location	2500 Central Ave. SW	
Size		
Zoning	C-2	
Historic Location	El Vado Auto Court City Landmark	

Summary of Analysis

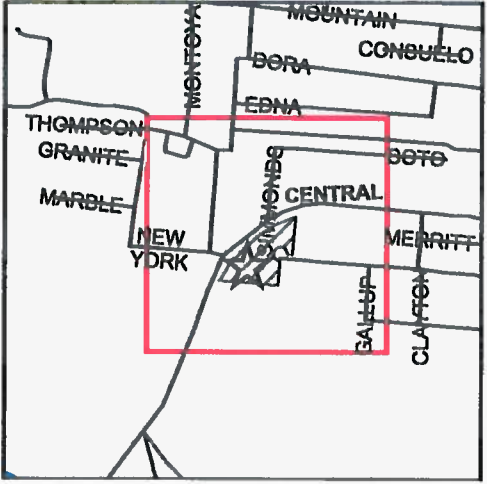
The City's Metropolitan Redevelopment Agency is partnering with a private sector developer in the redevelopment of the historic El Vado Motel. El Vado Motel is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places and is significant for its associations with historic Route 66 in Albuquerque and for its Spanish Pueblo Revival inspired roadside commercial architecture. A Certificate of Appropriateness is required because the property is a City Landmark.

The project is ideal from many perspectives: the new use requires minimal alteration of the functionally obsolete motel in accordance with the Secretary of the Interiors Standards. The rehabilitation restores the characteristic Spanish Pueblo Revival architectural style of the buildings. The overall project has a considerable chance of resulting in a catalytic adaptive use of an important historic property that contributes greatly to the City's Route 66 legacy. The proposal complies with the applicable guidelines for the El Vado Motel City Landmark and the criteria for approval of a Certificate of Appropriateness.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Development Guidelines for El Vado Motel City Landmark; The Secretary of the Interiors Standards for Rehabilitation.



05 00 7



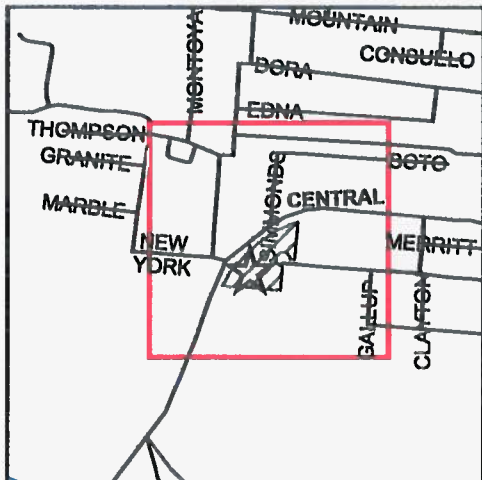
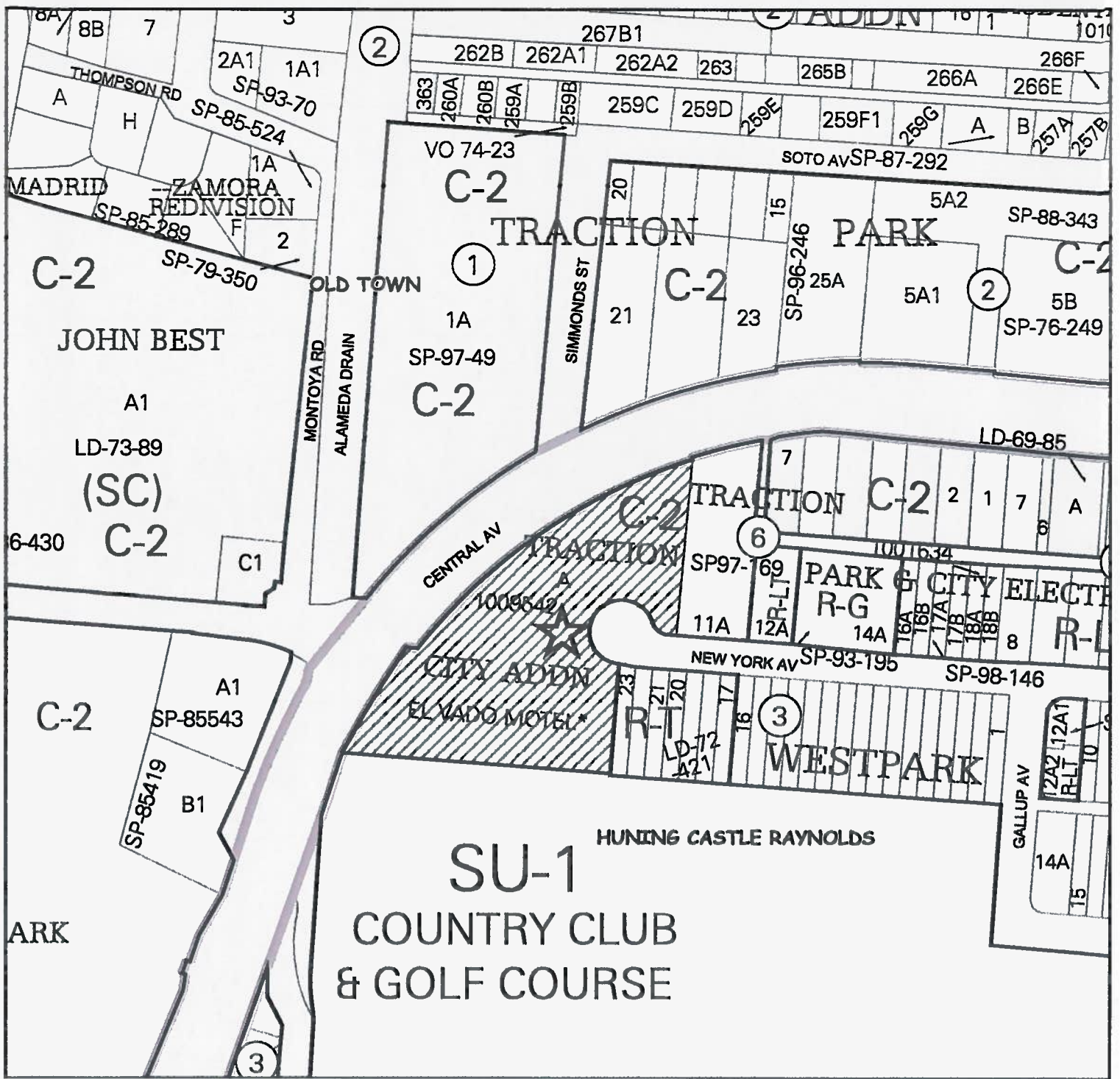
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1009542
Hearing Date:
08/10/2016
Zone Map Page: J-12
Additional Case Numbers:
16LUCC-50023



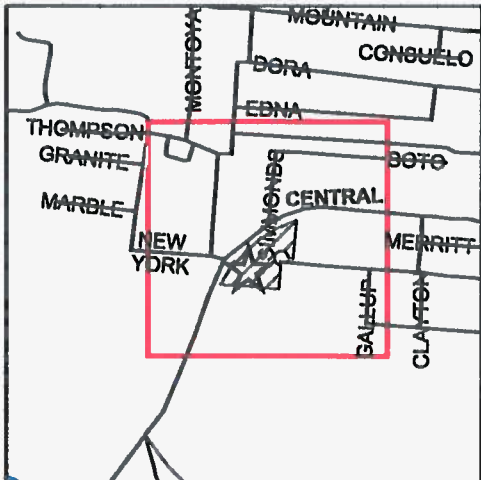
ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Project Number:
1009542
Hearing Date:
08/10/2016
Zone Map Page: J-12
Additional Case Numbers:
16LUCC-50023



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 200 feet

Project Number:
1009542

Hearing Date:
08/10/2016

Zone Map Page: J-12
Additional Case Numbers:
16LUCC-50023

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for alteration and new construction</i>
Historic Location	<i>El Vado City Landmark</i>

AREA HISTORY AND CHARACTER

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

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-2	Established Urban; Huning Castle/Raynolds Addition Sector Development Plan	El Vado Auto Court/Motel
North	C-2	Central Urban	vacant
South	SU-1 Country Club and Golf Course	Established Urban; Huning Castle/Raynolds Addition Sector Development Plan	Golf Course
East	R-T	Established Urban; Huning Castle/Raynolds Addition Sector Development Plan	Townhomes
West	C-2	Established Urban; Old Town Historic Zone	Bio Park

II INTRODUCTION

Proposal

The City’s Metropolitan Redevelopment Agency is partnering with a private sector developer in the redevelopment of the historic El Vado Motel. El Vado Motel is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places and is significant for its associations with historic Route 66 in Albuquerque and for its Spanish Pueblo Revival inspired architecture. A Certificate of Appropriateness is required because the property is a City Landmark.

In collaboration with Palindrome Communities LLC, the motel will be repurposed and rehabilitated. Adaptive uses will include:

Community food court: Former motel units at the project’s entrance will be repurposed into food pods, similar to the operation and function of a food truck, but will have a place for guests to dine as well.

Boutique motel: Approximately 20 motel units located east of the community food court will be rehabilitated as motel units. The asphalt courtyard parking lot between the buildings will include landscaping, walking paths and a shallow soaking pool and hot tub. Units that have previously been combined with adjoining enclosed carports will be rehabilitated as mini-suites. The boutique El Vado Motel will have single rooms and mini-suites featuring updated electrical, plumbing,

internet and HVAC. Rooms will showcase the open beam *viga* ceilings with finishes consistent with the 1930's design.

Retail: The former motel lobby will be renovated to include guest reception and a taproom. The taproom will feature the restored fireplace and will open into the fenced community food court. Five motel units facing the north side of the site are proposed as retail space.

Event Center: A new 2,500 sq. ft. event center to support the motel units will be constructed. The new state of the art event center, which will include video conferencing capabilities, will be constructed on the east edge of the property, enclosing the motel courtyard, and blocking the view of the 1980's vintage townhomes to the east. The event center can host events such as weddings, corporate retreats and conferences. Given the intimate size of the boutique motel, the entire motel and event center can easily be reserved by a single organization for overnight retreats and other events. The event center will also contain interpretive displays that will showcase the history of El Vado Auto Court and the Albuquerque portion of Route 66.

All three uses will be integrated into a cohesive project utilizing common design elements, drive aisles, walkways and shared parking on the adjacent property to the north. The existing above ground swimming pool will be removed restoring the courtyard's visibility. A new thirty-two inch deep soaking pool would be constructed below grade in conjunction with the motel units.

A gently terraced amphitheater located completely below grade in the automobile court would be introduced at the front of the site. The amphitheater will serve several functions, including seating for food court patrons, a water feature, a stage for live performances and a drop down screen to project movies and other multi-media entertainment. The exteriors of the motel buildings will be restored in their Spanish Pueblo Revival style, preserving the existing buttressed walls, curvilinear parapets, projecting vigas and wood posts and beams. The restored El Vado neon pole sign will greet visitors and passers-by on Central Avenue. The original motel office and lobby will be rehabilitated with its *kiva* inspired fireplace, and open-beam *viga* ceilings.

History

In 2005, the historic motel was sold and purchased by a developer who closed the motel business and proposed demolishing the existing buildings and constructing new townhouses. The project was widely considered to be a significant loss of an important historic property associated with the City's Route 66 heritage, and the Mayor initiated a landmark designation over the new owner's objection. In late 2005 the Landmarks and Urban Conservation Commission recommended landmark designation to the City Council in accordance with §14-12-7 and in early 2006, the City Council passes ordinance 2006-003 designating the landmark. In January of 2007, the LUCC denied an application for demolition of the buildings on the property. In March of 2007 the 1st Judicial Court reversed the designation and remanded the landmark designation to the LUCC for further proceedings consistent with its order. In late 2007, the LUCC again recommended the landmark designation to the City Council in early 2008, and the City Council adopted a new ordinance designating the property as a City Landmark.

The City exercised its power of eminent domain and was granted a permanent order of entry by the courts in March of 2008. A final settlement agreement with the owner was not completed until 2010, when the City purchased the property for a total price of approximately 1.3 million dollars.

In the interim, damage had been done to the roofs of the buildings and all the roofs were replaced by the city. The new roof installation was flawed and caused further deterioration of adobe. The roof was fixed and repairs to adobe walls that had become destabilized were also done at the city's expense. With windows and doors boarded up and the property secured by a chain link fence, the buildings were "mothballed" pending redevelopment.

More recently, the City had the property replatted to include the site to the north, the former Casa Grande restaurant property which was purchased by the City's Family and Community Services Dept. The intention was to partner with Family and Community Services to include a residential component to the project in the interest of economic feasibility. Although initial plans for the larger project were developed, complications arose specific to the residential component. In 2015, the property was subdivided again back to the former configuration and the two projects are being implemented separately.

A Request for Proposals for redevelopment was issued by the applicant in 2014 and the Palindrome Communities proposal was selected as the preferred developer.

Context

The motel that currently exists on the subject site is historically and culturally significant. In 1993, it was listed on both the State and National Registers of Historic Places (see Attachments 5). According to the state nomination, "The El Vado Motel is one of the best examples of a largely unaltered pre-World War II tourist court remaining along Route 66 in New Mexico. Built along West Central Avenue in anticipation of the realignment of Route 66, the building is the oldest tourist court along the West Central Avenue commercial strip."

Since its designation as a State and National historic property, it has remained relatively unaltered and has appeared in several nationally distributed calendars, magazines and informational pieces related to the historic significance of Route 66 auto courts. El Vado is recognized as a landmark not only locally but also internationally. Prior to its closing in 2005, several internet sites in many languages advertised El Vado as the epitome of a vintage Route 66 motel, and recommended that it be experienced.

The surrounding uses have changed little over the years. The residential densities to the east increased slightly with the development of several town homes in the late 1990's. The Albuquerque Country Club to the south provides neighborhood stability. Significant reinvestment by the City of Albuquerque in the Bio Park to the east and Tingley Beach to the south is ongoing and these facilities draw a significant number of visitors each year. The vacant parcel to the north is owned by the City and a housing development will be constructed in conjunction with this redevelopment project.

APPLICABLE PLANS, ORDINANCES, & DESIGN GUIDELINES

III. ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned C-2 Commercial.

The proposed uses are permissive in a C-2 zone.

El Vado Motel was designated a City Landmark by the City Council in February of 2006 Enactment # O-2006-003. The Judicial Court reversed the designation in March of 2007 and remanded to the LUCC for further proceedings. The City Council adopted another Landmark designation ordinance O-2008-003 upon recommendation from the LUCC on January 7, 2008.

City Landmarks are mapped as Historic Overlays on the official zone map (LUC Ordinance §14-12-7(E).) The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for historic overlay zones. §14-16-2-28 (D) (1) states that the property's distinctive characteristics and general preservation guidelines for the Landmark shall be identified by the City Council in the resolution applying the Historic Overlay Zone to any given area. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Landmark. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have 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 and criteria for approval of a certificate of appropriateness is provided below.

Ordinance 2008-003 Designating the El Vado Motel as a City Landmark

The ordinance was designated by the City Council on January 7, 2008. The ordinance included a list of significant features worthy of preservation and general preservation guidelines for the landmark.

The proposal is consistent with the designation ordinance.

Development Guidelines for the El Vado Motel City Landmark

Adopted by the Landmarks and Urban Conservation Commission on March 5, 2008 in accordance with §14-12-7.

The Albuquerque City Council has designated El Vado Auto Court a City Landmark. Built in 1937 in the Spanish-Pueblo Revival style, the property warrants designation for its relationship to the growth of travel on US Route 66 and for embodying the distinctive design characteristics of a pre-World War II tourist court. El

Vado is one of the best examples of a regional style expressed in roadside architecture. The property meets the City of Albuquerque's criteria for landmark designation in the following ways:

- It is historically and architecturally significant, suitable for preservation, and has educational value.
- It portrays the environment of lodging operators and automobile tourists of the late 1930s, World War II, and early post-war years, characterized by Spanish-Pueblo Revival Style architecture in such environments.
- El Vado embodies the distinctive characteristics of a type and method of construction; that being an automobile-tourist court consisting of stuccoed-adobe bearing walls with timber-roof beams and wood decking/ceiling and including multicolor luminous tube neon image on a painted metal sign.
- El Vado Auto Court/Motel was listed in both the State Register of Cultural Properties and National Register of Historic Places in 1993.
- Preservation of the El Vado Auto Court/Motel is critical because of its relationship to already designated landmarks

SIGNIFICANT FEATURES

The following features of the El Vado Auto Court help convey its significance and should be preserved in any rehabilitation:

- All three buildings in the complex;
- Spanish-Pueblo Revival styling in the form of buttressed walls with curvilinear parapets, projecting vigas, wood posts and beams, and doors and windows recessed in the adobe bearing walls;
- The court space between the buildings and its openness to Central Avenue; and
- The El Vado Motel pole sign at the Central Avenue frontage.

DOORS, WINDOWS AND OTHER OPENINGS

The pattern and proportion of the openings in exterior walls facing public streets and the El Vado Court space are important in that they convey the use of the buildings as a motel. The pattern and proportion should be preserved even if all doors and windows are not operable.

The open carports between room units are historic features worthy of preservation. However, carports may be enclosed to increase heated space, provided that the shapes of the carport openings shall remain apparent from the exterior and at least one carport shall remain open for historic interpretation.

Many of the original windows in the building have been replaced with uncharacteristic metal windows. Wood windows and doors that remain should be preserved if possible in accordance with the Secretary's Standard No 6.

NEW CONSTRUCTION AND ADDITIONS

New construction and additions may be approved on the premises if compatible in scale, style, and exterior finish materials with the historic buildings. The court between existing buildings shall remain open to public view from Central Ave. New construction should align with existing facades, further define the court and should not destroy historic material, features and spatial relations that define the property. New construction and additions shall preserve visibility of existing buildings from Central and New York Avenues.

INTERIOR

Characteristic interior features of the property should be preserved: (1) the reception area space with fireplace (2) exposed viga ceilings (3) original interior wood doors with hardware and (4) the plastered walls. As much as the exterior features, these interior features exemplify the property's historic character.

The Secretary of the Interior's Standards for Rehabilitation should be applied by the Commission. To the extent the Secretary's Standards are inconsistent with these guidelines the guidelines shall prevail.

The project is in conformance with the guidelines for the Landmark. All existing buildings will be preserved. The interiors of the rooms will be remodeled to respond to today's lodging market but the exteriors will be restored to original appearance with the exception of the addition of window walls in all but one of the remaining open carports, as required by the guidelines. The use of a window wall (to be set behind the existing carport pilasters) will leave the shape of the original opening evident. The guidelines anticipated the need to enclose some of the remaining open carports. The pattern and proportions of the wall openings for doors and windows remains unchanged except that in select sections where carports were previously filled in with a very different façade language (L-shaped connected door and wide windows openings in wood construction), the inconsistent configurations will be removed restoring the original carport openings and using the window wall as infill. This approach will re-establish the original pattern of window and door openings.

As noted in the guidelines and illustrated in the project plans, the majority of windows (not original) are dilapidated aluminum metal sash or sliding windows. New windows with multiple lights, similar in appearance to existing multi-lite windows in the motel units are proposed. The material (wood or metal) will be determined in consultation with the SHPO. The evidence as to what the material of the original windows was (wood or steel) is conflicting. Steel windows in the lobby area will be rehabilitated. (The lobby was a later addition.)

The guidelines state that remaining wood windows and doors should be rehabilitated. The interior wood doors do not meet ADA requirements and cannot be used on the bathrooms. The design team is considering the feasibility of using the interior wood doors on closets in the units. With further study, we have determined that the wood windows that appear on the building today appear exclusively where carports were in filled, hence; they are not demonstrative of original windows.

The above ground swimming pool (date added unknown) will be removed, enhancing the openness of the auto court. The "amphitheater", soaking pool and hot tub are new features, but are below grade. Some fencing is required to secure the motel area and is proposed as six foot by 12 foot panels of open wire mesh, providing as much transparency as possible through the court.

The new construction proposed is compatible in style and exterior finish materials with the historic buildings. The new building is to be comparable in height to the approximately 11 foot tall historic buildings at the front, and stepping back to 14 feet in height. The new building is designed to be distinguishable from the historic buildings, absent the Pueblo Revival details, thereby allowing the historic architecture to speak.

Landscape medians in the center of the court that are illustrated in the vintage postcards shown in Attachment 6 will be rehabilitated.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed redevelopment project substantially conforms to the Secretary's Standards. The project incorporates the historic use of the buildings and requires minimal change. The open carports will be filled with window walls, leaving the original pattern of openings evident. No historic fabric is being removed.

Distinctive features, finishes and construction techniques are preserved. Deteriorated features will be repaired (extant steel casement windows in lobby and exterior viga ends.) The existing swimming pool was added at an unknown date and is not considered a character defining feature of the property.

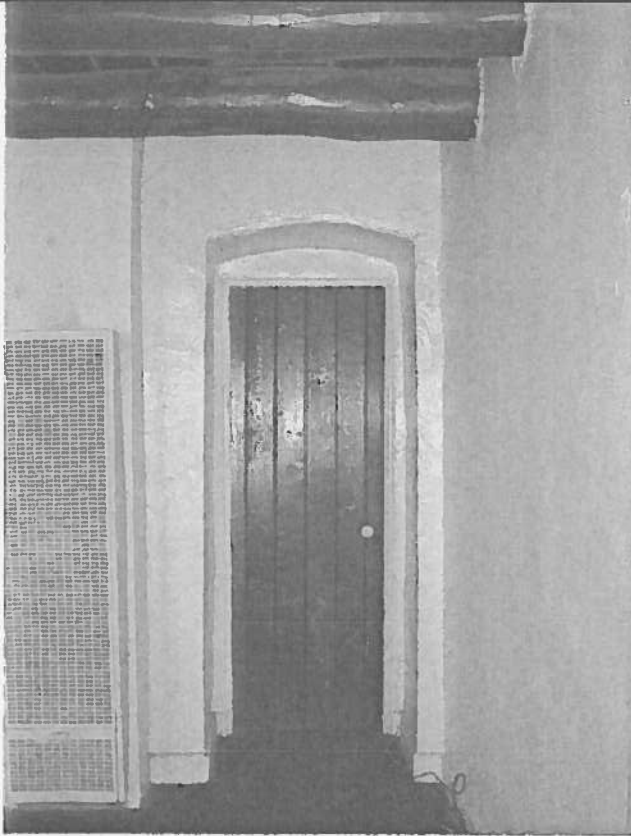
The new construction does not destroy historic materials, is differentiated from the historic buildings and is compatible with the historic buildings in massing, size, scale and could be removed in the future without affecting the historic buildings.



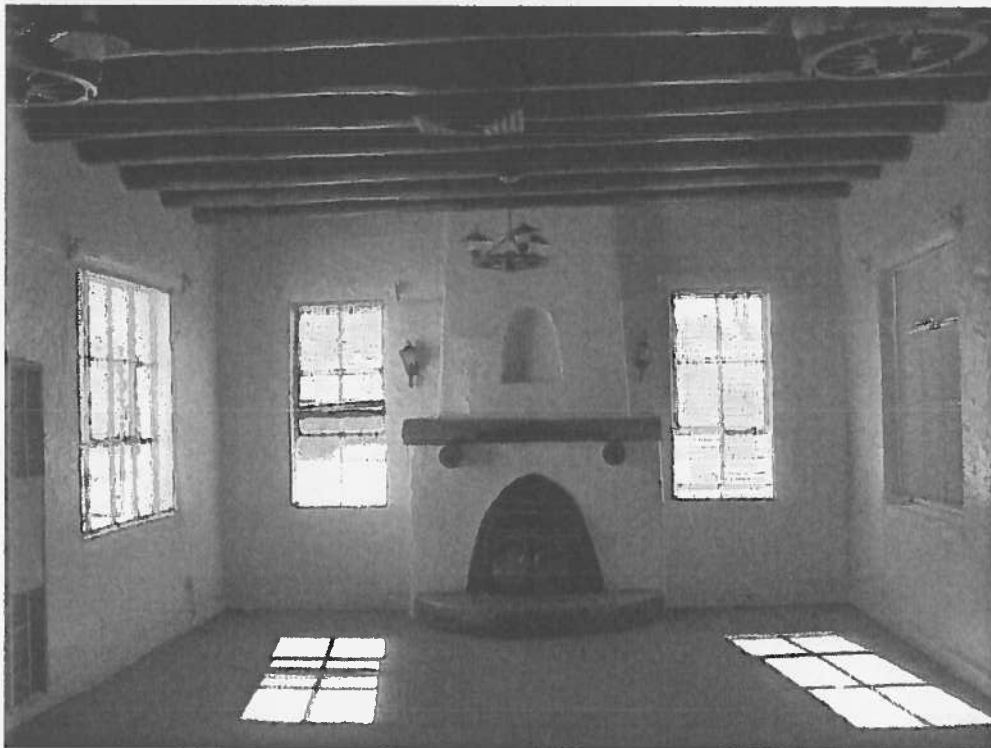
Wood windows were used where carports were enclosed



Aluminum replacement windows typical



Interior wood doors



Lobby with fireplace and steel windows to be rehabilitated

Landmarks and Urban Conservation Ordinance

This site is a City Landmark 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 proposal conforms to the development guidelines for the City Landmark.

§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.

As discussed in the analysis above, the proposal conforms to the development guidelines and as such, the historical value of the site should not be diminished or impaired.

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

The developer may be applying for certification of the project but the application has not yet been submitted. The developer is in consultation with National Park Service.

§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 distinguishing architectural character of the historic buildings will not be altered.

§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.

Deteriorated features such as the exterior viga ends and adobe walls will be repaired. New windows will match original windows in material and design.

§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.

As discussed in the analysis above, the design of the new building is simple and does not utilize Pueblo Revival style features in order to distinguish itself from the historic architecture. Its location at the rear of the site, utilizing space that was formerly a separately platted building lot encloses the court and screens unrelated townhouse buildings behind the motel. It does not impair the historic property.

§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.

Neighborhood Notification

The applicant notified the Downtown, Gardens on the Rio Grande, Historic Old Town Property Owners, Huning Castle, Los Duranes, Near North Valley, Pat Hurley, Raynolds Addition, Riverview Heights, Sawmill Area, Symphony HOA Inc., Vecinos del Bosque and West Park neighborhood associations of this request. No comment has been received as of the preparation of this report.

Other Considerations

The subject property is registered on the State Register of Cultural Properties and the National Register of Historic Places and as such, the proposed redevelopment is subject to review and comment by the New Mexico State Historic Preservation Office (SHPO) under New Mexico Historic and Prehistoric Sites Act Section 7. Plans for the project were forwarded to the SHPO on April 22, 2016 and revised plans on May 24, 2016. Plans were revised twice in response to on site meetings and other consultations. It should be noted that plans were revised in response to SHPO's initial comments about the auto court as evidenced in the letter. The SHPO has asked the National Park Service for a preliminary comment on the proposed project prior to submittal for the rehabilitation tax credit program. A response has not been received as of the writing of this report, and a conclusive determination has not yet been received from the SHPO.

Conclusions

Staff concludes that the project is eligible for a Certificate of Appropriateness. The project conforms to the development guidelines. The project is ideal from many perspectives: the new use requires minimal alteration of the functionally obsolete motel in accordance with the Secretary of the Interiors Standards. The rehabilitation restores the characteristic Spanish Pueblo Revival architectural style of the buildings. The overall project has a considerable chance of resulting in a

catalytic adaptive use of an important historic property that contributes greatly to the City's Route 66 legacy.

There may need to be some adjustment of the plans per the direction of the National Park Service for rehabilitation tax credits, however; any such adjustment should be assumed to be in keeping with the Secretary of the Interior's Standards for Rehabilitation and will not adversely affect the historic property. Some flexibility should be provided for minor changes.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 16-LUCC-50007 / Project # 1010755 (March 9, 2016)

1. This application is a request for a Certificate of Appropriateness for alterations and new construction at 2500 Central SE described Tract A Plat of Tract A Traction City Addition (repl of lots 8a-1a,8a-2a & 8a-3 blk 6 Traction Park & City Electric Addn & a portion of lots 24-39 incl blk 3 Westpark Addn), a designated City Landmark zoned C-2.
2. The subject site contains the historic El Vado Motel (El Vado Motor Court) built in 1937 in the Spanish Pueblo Revival style and listed on the State Register of Cultural Properties and the National Register of Historic Places.
3. The proposal is to rehabilitate the existing motel building for new uses and to construct a new building at the rear of the property for ancillary purposes.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of any 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.
5. 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"*.
6. The proposed work is consistent with the designation ordinance. The proposed work complies with the relevant development guidelines for the City Landmark as analyzed in the staff report and in Findings 7 through 12 below.
7. All existing buildings will be preserved. The interiors of the rooms will be remodeled to respond to today's lodging market but the exteriors will be restored to original appearance with the exception of the addition of window walls to the original open carports.
8. The auto court space will remain open to Central Ave. and the above ground swimming pool (date added unknown) removed further enhancing visibility of the auto court. The "amphitheater", soaking pool and hot tub are new features but are located below grade leaving the court space open. Some fencing is required to secure the motel area but fencing will allow visibility of the entire court.

9. The pattern and proportions of the wall openings for doors and windows will be restored to original configurations. This will be accomplished by removing incongruous later changes to the building facades. The specific development guidelines anticipated the need to enclose some of the remaining open carports and require that one remain open. The project fulfills that requirement while leaving the other carport openings discernible.
10. The majority of windows are not original to the buildings and are dilapidated metal sash or sliding windows. Documentary or pictorial evidence of the material of the original windows is conflicting. It is conclusive that original windows had multiple panes. New windows with multiple panes are proposed, but specifications for new windows are yet to be determined.
11. The interior wood doors do not meet ADA requirements and cannot be used on the bathrooms. The developer will attempt to reuse the interior wood doors for other purposes.
12. The proposed new building is compatible in scale, style and exterior finish materials with the historic buildings. The design of the new building is simple and does not utilize Pueblo Revival style features in order to distinguish itself from the historic architecture. Its location at the rear of the site, encloses the court and screens unrelated townhouse buildings behind the motel. It does not impair the integrity of the historic property.
13. The applicable 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, historical value of the City Landmark will not be significantly impaired or diminished due to the proposal's conformance with the specific development guidelines and the Secretary of the Interior's Standards for Rehabilitation.
14. The applicable LUC Ordinance Section §14-12-8(B)(4) states that a Certificate of Appropriateness shall be approved *"if 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 structures' original qualities and architectural character (character defining features are defined as Spanish Pueblo Revival styling in the form of buttressed walls with curvilinear parapets, projecting vigas, wood posts and beams, and doors and windows recessed in the adobe bearing walls. All of these features are to be retained. The proposed changes to later alterations that enclosed original carports are not character defining.

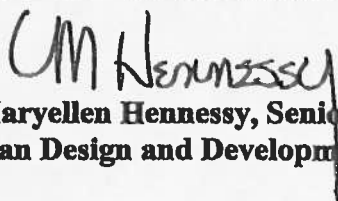
15. The applicable LUC Ordinance Section §14-12-8(B)(6) states “*Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.*” The new construction proposed is compatible in style and exterior finish materials with the historic buildings. The new building is to be comparable in height to the approximately 11 foot tall historic buildings at the front, and stepping back to 14 feet in height. The new building is designed to be distinguishable from the historic buildings, absent the Pueblo Revival details, thereby allowing the historic architecture to define the site.

RECOMMENDATION - Case No. 16-LUCC-50023/ Project # 1009542- August 10, 2016

APPROVAL of 16-LUCC-50023/ Project # 1009542, an application for a Certificate of Appropriateness for new construction, located at 2500 Central Ave. SW, a designated City Landmark, zoned C-2 based on the above fifteen findings and subject to the following conditions.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Staff may approve revisions to the submitted plans in consultation with two Commissioners designated by the Commission.


**Maryellen Hennessy, Senior Planner
Urban Design and Development Division**

Attachments:

- 1) O-2008-003 designation ordinance
- 2) Consultation letter from City Planning to SHPO dated 4/22/16
- 3) Response letter from SHPO dated 6/3/2016
- 4) HCPI form
- 5) National Register of Historic Places nomination
- 6) Development Guidelines for El Vado Auto Court/Motel
- 7) Vintage color postcards of El Vado

**CITY of ALBUQUERQUE
EIGHTEENTH COUNCIL**

COUNCIL BILL NO. O-07-1 ENACTMENT NO. D-2008-003

SPONSORED BY: Isaac Benton, by request

**1 ORDINANCE
2 DESIGNATING EL VADO MOTEL A CITY OF ALBUQUERQUE LANDMARK.**

**3 WHEREAS, the adoption of Council Bill Enactment No. O-2006-003 was
4 reversed by the district court decision of March 21, 2007 in CV-2007-10189,
5 Second Judicial District Court, County of Bernalillo, State of New Mexico,
6 rendering Council Bill Enactment No. O-2006-003 of no force and effect; and**

**7 WHEREAS, the district court remanded the El Vado Motel landmark
8 proceedings to the Landmarks and Urban Conversation Commission for new
9 proceedings on the October 5, 2005 application to designate the El Vado Motel
10 as a city landmark.**

**11 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
12 ALBUQUERQUE:**

13 Section 1. INTENT.

**14 (A) El Vado Motel, located at 2500 Central Avenue SW, Lots 24-39, Block
15 3 except the southerly 7.5 feet, Westpark Addition to the City of Albuquerque,
16 has been recommended as a City Landmark by the Landmarks and Urban
17 Conservation Commission; and**

**18 (B) El Vado Motel meets criteria for City Landmark designation, as
19 specified in Section 14-12-7(A) ROA 1994, establishing the Landmarks and
20 Urban Conservation Commission and providing for designation of City
21 Landmarks, as follows:**

**22 (1) Has historic significance rooted in its architecture and
23 associations with automobile tourism on U.S. Highway 66;**

**24 (2) Portrays the environment of a group of people (lodging
25 operators and automobile tourists) in an era of history (Late Depression/World**

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 War II/Post-War Period) characterized by a distinctive architectural style
2 (Spanish-Pueblo Revival);

3 (3) Embodies the distinctive characteristics of a type and method
4 of construction; that being an automobile tourist court consisting of stuccoed
5 adobe bearing walls with timber roof beams and wood decking/ceiling and
6 including a multicolor, luminous tube (neon) image on a painted metal sign;

7 (4) Was listed in the State Register of Cultural Properties and
8 National Register of Historic Places in 1993; and

9 (5) Its preservation is critical because of its relationship to already
10 designated landmarks.

11 (C) Significant features of El Vado Motel identified by the Landmarks and
12 Urban Conservation Commission as being worthy of preservation:

13 (1) All three buildings in the complex;

14 (2) Spanish-Pueblo Revival styling in the form of buttressed walls
15 with curvilinear parapets, projecting vigas, wood posts and beams, and doors
16 and windows recessed in the adobe bearing walls;

17 (3) The court space between the buildings and its openness to
18 Central Avenue;

19 (4) The El Vado Motel pole sign at the Central Avenue frontage;

20 (5) The pattern and proportion of (window and door) openings in
21 exterior walls facing public streets;

22 (6) Wood windows and doors that remain or whose design is
23 documented in photographs or drawings of the building;

24 (7) Characteristic interior features including the reception area
25 space with fireplace, exposed viga ceilings, original interior wood doors with
26 hardware and the plastered walls; and

27 (8) Open carports between room units.

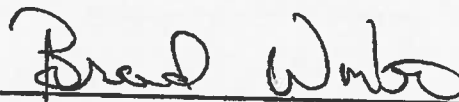
28 (D) In addition to the preservation of distinctive features set forth in
29 subsection (C), the following guidelines should be adopted:

30 (1) New construction may be approved on the premises if it is
31 compatible in scale, style, and exterior finish materials with the historic
32 buildings and aligned with the existing facades. Carports may be enclosed to

[+ Bracketed/Underscored Material +] - New
[Bracketed/Strikethrough Material] - Deletion

1 PASSED AND ADOPTED THIS 7th DAY OF January, 2008
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3
4 For: Benton, Cadigan, Garduño, Harris, Mayer
5 Against: Jones, O'Malley, Sanchez, Winter
6

7 

8
9 **Brad Winter, President**
10 **City Council**

11
12
13 APPROVED THIS 14th DAY OF January, 2008

14
15
16 Bill No. O-07-1



17
18
19
20 **Martin J. Chávez, Mayor**
21 **City of Albuquerque**

22
23
24
25 ATTEST:



26
27
28 **City Clerk**

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director
600 2nd Street NW - 3rd Floor
Albuquerque, NM 87102



Richard J. Berry, Mayor

April 22, 2016

Jeff Pappas, Ph.D., Director
Historic Preservation Division
New Mexico Department of Cultural Affairs
407 Galisteo Street, Suite 236
Santa Fe, NM 87501

RE: Consultation - El Vado Auto Court S.R. # 1570

Project Name: Redevelopment of the El Vado Motel

Project Address: 2500 Central Avenue SW, Albuquerque, NM, 87107

Identification of funding source: City of Albuquerque General Obligation Bond Funding of \$350,000 and contribution of property.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Dr. Pappas:

The Metropolitan Redevelopment Agency intends to partner with a private sector developer in the redevelopment of the historic El Vado Motel. El Vado Auto Court is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places and is significant for its associations with historic Route 66 in Albuquerque and for its Spanish Pueblo Revival inspired architecture.

Following is a description of the project for your review and comment in accordance with the New Mexico Prehistoric and Historic Sites Preservation Act (18-8-1 NMSA 1978). Also included are preliminary drawings for the project, while not complete, I think that there is enough information to begin consultation about the overall project.

Project Description: In collaboration with Palindrome Communities LLC, a portion of the motel will be repurposed and rehabilitated. Adaptive uses will include:

A-2

Community food court: Former motel units at the project's entrance will be repurposed into food pods, similar to the operation and function of a food truck, but will have a place for guests to dine as well. Each food pod will be equipped with the mechanical, electrical, and plumbing capacity necessary to house individual mini restaurants. Roughly half of the food pods will eventually be equipped with Type 1 exhaust hoods, fire suppression systems, and grease traps to accommodate more intense menu preparation. All food pods will be equipped to accommodate utility sinks, hand washing sinks, and other food preparation amenities.

Boutique motel: Approximately 20 motel units located east of the community food court will be rehabilitated as motel units. The asphalt courtyard parking lot between the buildings will include landscaping, walking paths and a pool/spa. Units that have previously been combined with adjoining enclosed carports will be rehabilitated as mini-suites.

The former motel lobby will be renovated to include guest reception and a taproom. The taproom will feature the restored fireplace and will open into the fenced community food court. One carport that has not been previously enclosed will be repurposed as covered eating areas for the food court. Other open carports would be enclosed with new window walls.

Event Center: A new 2,500 sq. ft. event center to support the motel units will be constructed. The new state of the art event center, which will include video conferencing capabilities, will be constructed on the east edge of the property, enclosing the motel courtyard, and blocking the view of the 1980's vintage townhomes to the east. The event center can host events such as weddings, corporate retreats and conferences. Given the intimate size of the boutique motel, the entire motel and event center can easily be reserved by a single organization for overnight retreats and other events. The event center will also contain interpretive displays that will showcase the history of El Vado Auto Court and the Albuquerque portion of Route 66.

Retail: Five motel units facing the north side of the site will be leased as retail space.

Design Information: All three uses will be integrated into a cohesive and vibrant project utilizing common design elements, drive aisles, walkways and shared parking on the adjacent property to the north. The existing above ground swimming pool will be removed to restore the courtyard visibility. A gently terraced amphitheater located completely below grade in the automobile court would be introduced at the front of the site. The amphitheater will serve several functions, including seating for food court patrons, a synchronized water feature, a stage for live performances and a drop down screen to project movies and other multi-media entertainment.

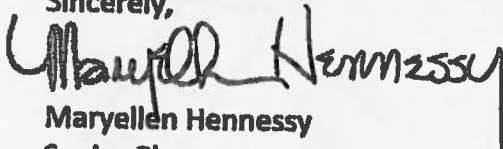
All of the motel buildings will be restored in their Spanish Pueblo Revival style, preserving the existing buttressed walls, curvilinear parapets, projecting vigas and wood posts and beams. The restored El Vado neon pole sign will greet visitors and passers-by on Central Avenue.

The original motel office and lobby will be rehabilitated with its *kiva* inspired fireplace, and open-beam *viga* ceilings.

The boutique El Vado Motel will have single rooms and mini-suites featuring updated electrical, plumbing, internet and HVAC. Rooms will showcase the open beam *viga* ceilings with finishes consistent with the 1930's classic design.

We anticipate your comments and opinion as to whether or not the redevelopment plan as proposed would have a detrimental effect on the historic El Vado Auto Court.

Sincerely,

A handwritten signature in black ink that reads "Maryellen Hennessy". The signature is written in a cursive style with a large initial "M".

Maryellen Hennessy
Senior Planner

Enclosures: hard copy set of preliminary buildings plans
Site map



STATE OF NEW MEXICO
**DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION**

Susana Martinez
Governor

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

June 3, 2016

Mary Ellen Hennessy
City of Albuquerque, Planning Department
600 Second Street, NW -- 3rd Floor
Albuquerque, NM 87102

Dear Ms. Hennessy,

Thank you for your submission of revised drawings for the El Vado Auto Court project, received here at the New Mexico Historic Preservation Division (HPD) on 5/24/2016. HPD is excited about the potential rehabilitation and reuse of this State and National Register-listed resource (SR #1570).

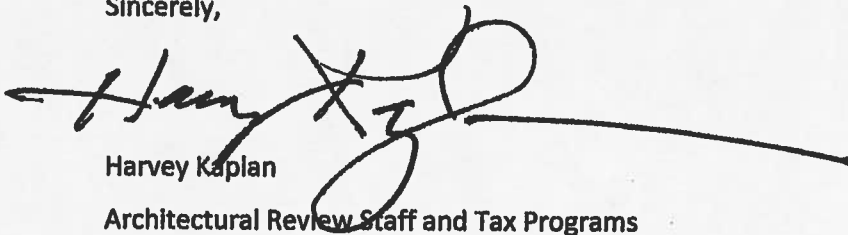
HPD reviewed the drawings received on 5/24/2016 for conformance with the Secretary of the Interior's Standards for Rehabilitation (*the Standards*), as adopted for HPD's programs (*please see Appendix #1*). Our review is being conducted both for compliance with the NM Prehistoric and Historic Sites Preservation Act (18-8-1 NMSA 1978) and as a preliminary review for the Federal Historic Tax Credit program (at the 3/9/2016 meeting, the project's developer, Chad Rennaker, stated he wished to pursue the Federal tax credit).

With building complexes designed for very specific uses, like the El Vado Auto Court, it can be challenging to adaptively reuse them while carefully retaining their historic features and character. Our biggest concern is the treatment of the central motor court. In auto or motor courts of the 1920s and 30s, the open, central courts are important character-defining features. They were designed spaces and (as per the State and National Register nomination for the El Vado) established the spatial arrangement of this complex. As mentioned during the 3/9/2016 site visit, care should be taken to not obstruct or obscure the views and vistas along this open court (and that includes historic features such as the historic Spanish - Pueblo Revival style guest units and carports). Historically, the court was the central focus of the complex and provided vehicular access with long driveways and central, landscaped islands, as well as parking in the open carports or in front of the guest units. Conformance with Standard #1

regarding treatment of the central court is likely to be the area of greatest concern with the National Park Service's (NPS) certification of the El Vado Auto Court project for the Federal Tax Credit program, as well as a concern of HPD. We believe that modifications can be made to the project to bring it into conformance to the Standards. We have spelled out our concerns and recommendations in Appendix #2, and we look forward to the city or its consultants addressing them and clarifying the various issues we raised.

As mentioned earlier, HPD will be pleased to forward the progress drawings to the National Park Service (NPS) for preliminary comment. If interested, please provide us with another drawing set to send. Please feel free to contact me to discuss this letter.

Sincerely,



Harvey Kaplan
Architectural Review Staff and Tax Programs

Cc: Chad Rennaker, Palindrome Communities

Enclosures

HPD Log No. 103498

Appendix #1: The Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix #2: HPD's concerns and recommendations.

1. Design, location and height of new features.

- a. At Central Avenue, the introduction of concrete benches (topped with thick tube railings) that will visually and physically block the complex's (historic) vehicular entrance may not be considered appropriate by the NPS, they will expect to see a more open solution, perhaps bollards with chains? Likewise, the proposed walled enclosure of the open space at the Central Avenue or west end of building #2 is problematic. The west elevation of that building was designed and articulated to be seen from the street, and the open, lawn space intended for landscaping.
- b. The proposed 6' high, vine-covered, transverse fence or wall will obscure the majority of the central court from view. Other, more open solutions for accommodating the dual uses of the complex should be explored. This is likely to be a major issue with Federal Historic Tax Credit certification by the NPS.
- c. HPD prefers the introduction of the sunken amphitheater at the front of the court rather than the current pool platform; however, it may become an issue with the NPS. (If, for code compliance, stair railings and an enclosure are added, it may become more visible than shown in the drawings.)
- d. New Building at rear of complex: As shown in the rendering (sheet Z-100) and the elevations, it appears to be imposing and intrusive, due to its height, width and central, exterior chimney stack. The adjacent guestroom buildings are shown at 11'-6" in height in comparison to the new building's 18'-10". As joined to building #1, it also creates the appearance of a single, large, L-shaped building (*see Standard #9 and #3*) and we recommend the introduction of an open area or reveal where the two buildings connect, to reduce the large, single-building appearance. The setback of the higher building section, the meeting rooms, hopefully will help reduce the appearance of height but greatly reducing the tall parapets is highly recommended. Another issue is the introduction of a large amount of duplicative "historic" features. While that clearly is in the interest of making the new building compatible with the other, historic ones, it does not appear to conform to *Standard #3* regarding creation of a false sense of historical development. We recommend elimination of the tall, deeply curved parapets, the faux *viga* ends, the diamond-shaped decoration and large, corbeled mantel at the chimney stack. To further reduce its visibility and apparent height, we recommend

moving the chimney stack to the interior side of the facade and minimizing its mass above the parapet, perhaps with a narrow, tile flue? (A minimal fireplace opening could still be made in the exterior wall.)

2. Treatment of extant historic buildings (at court and elsewhere):

a. Treatment of windows: Will they actually duplicate the appearance of historic steel casement windows?

- i. In some of the drawings, the daylight areas, size and proportion of the lites in the new units appear very different from the historic examples. Also, the proposed wood jambs and frames appear much thicker than those of the steel windows, thus reducing the size of the sash and lites.
- ii. Will the current dimensions of the masonry window openings remain the same?
- iii. In the office-fireplace room, three steel casement windows are extant and should be retained and rehabilitated as per Standards #5 and 6. Based on photos in HPD's files, it is highly likely that two or four guestrooms at building #3 retain casement windows (at GR 15 and possibly GR 12). They also should be retained and rehabilitated as per Standards #5 and 6.

b. Carport Infill: As per earlier discussion, the use of garage door-like infill sounds good, in concept. In looking at the existing conditions of the El Vado, two carport situations are apparent, and the design solution may best be different for each:

- i. Currently open carports, not infilled.
- ii. Carports infilled in the past, likely during the El Vado's Period of Significance (1937-1956).

Infilling open carports: Retaining the sense of openness and depth is very important. We recommend the exploration of a fully glazed infill design that is deeply recessed to create deep shadows (possibly positioned behind the stucco-finished piers), and avoiding reflective or bright metal finishes. Using "blind" or unglazed entry doors, as shown in the elevations of the infill, reduces the sense of openness, (as does using solid panels in the infill, perhaps the use of spandrel glass could be explored?). If the infill is too highly duplicative of garage doors, the NPS may be concerned about conformance with Standard #3 regarding the creation of a false sense of historical development, as

the carports never had garage doors. For that reason, we suggest using the horizontal panel arrangement as an organizing theme for the infill, without duplicating the exact appearance of garage doors. We are pleased that an existing open carport will remain open, near the front of the complex, as that is something the NPS will be looking for.

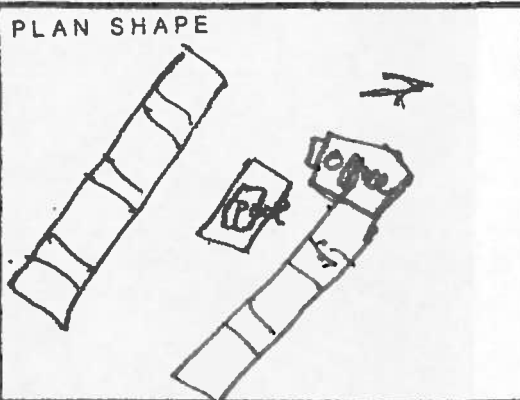
Previously infilled carports: Where many of the open carports were infilled as guest rooms, each bay included an entry door and a window adjacent to the door framing, in kind of an upside-down L pattern. This arrangement distinguishes the infilled units from the earlier guest units, and should be explored as an appropriate treatment for these units (and we encourage the deep recessing of the infill here as well.)

- c. Signage concepts: HPD discussed the need for tenant guidelines for signage, with the developer, to retain the visual and historic integrity of the Motor Court (and the NPS will request them if not included in the Federal tax credit application). The signboards or fascia signs shown in the drawings seem an intrusive or inappropriate element in the court, like planks mounted on the historic facades, and may be more appropriate for historic commercial storefronts than for a historic motor court. We recommend exploring other, less intrusive solutions such as small, wall-mounted individual sign letters with discreet mini-spots, neon behind the window glass, or ground-level signage.
- d. Of note: In the renderings on sheet Z-100, the height and proportions of the historic buildings look taller than shown in our recent photos. Will there be any changes in existing parapet heights or building proportions?

SURVEYED DATE 12-82 BY JN COUNTY COUNTY FILE DATE 12/28/82 BY JMC ID NO. J12-151

LOCATION DESCRIPTION 2500 Central, SW FILM ROLL NO. 470 NEGATIVE NOS. 12-15

BUILDING NAME - El Vado Motel - 32 units



DATE OF CONSTRUCTION ESTIMATE 1935 ACTUAL SOURCE

USE PRESENT: RES OTHER: HOTEL HISTORIC: RES OTHER

CONDITION EXCELLENT GOOD FAIR DETERIORATED

STYLE SW Vernacular/Motel

ROOF TYPE Flat w/ Curved parapets

ARCHITECTURAL FEATURES Exposed vigas mostly New windows alum. frame w/ 8 lite wood casements on some units Units + carports = very functional The office is mostly original - 4/4 d.l.w. w/ ext. fireplace Pool in center.

DEGREE OF REMODELING MINOR MODERATE MAJOR DESCRIBE New windows

DISTRICT POTENTIAL YES NO

SIGNIFICANCE ELIGIBLE OF INTEREST NONE

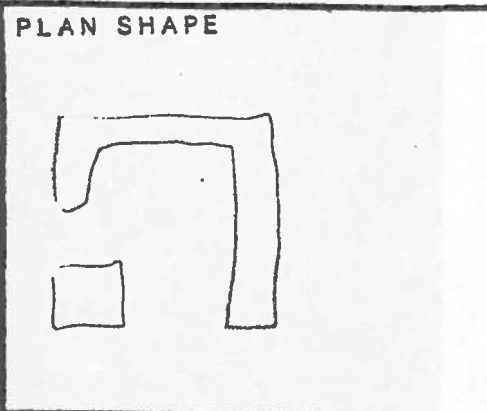
COMMENTS (INCLUDE SURROUNDINGS IF RELEVANT) Nice example of style + type One of last "Koltz 66" Quality Motels on W. Central

WHY ASSOCIATED BLDGS? WHAT TYPE? IF INVENTORIED LIST ID NOS. A4

SEE BACK?

DATED <i>4/83</i>	BY <i>KH/W</i>	COUNTY <i>1</i>	FILE DATE BY:	ID NO. <i>512-151</i>
LOCATION DESCRIPTION <i>2500 Central SW</i>				FILM ROLL NO. <i>470</i>
				NEGATIVE NOS. <i>12-15</i>

BUILDING NAME:
EL VADO MOTEL



DATE OF CONSTRUCTION
 ESTIMATE *C. 1925-30* ACTUAL
 SOURCE *KH*

USE
 PRESENT: RES OTHER *Notes*
 HISTORIC: RES OTHER

CONDITION
 EXCELLENT GOOD
 FAIR DETERIORATED

STYLE
Pueblo Revival

ROOF TYPE
*flat
 parapets curvilinear
 vigas*

DEGREE OF REMODELING
 MINOR MODERATE MAJOR

ARCHITECTURAL FEATURES
*6/8 wood sash recessed windows
 Commercial front door is recessed
 massive circular chimney on office
 corner buttresses are minimal and
 appear on the window side of each unit.*

DESCRIBE
 DISTRICT POTENTIAL
 YES NO

SIGNIFICANCE
 ELIGIBLE OF INTEREST NON

COMMENTS (INCLUDE SURROUNDINGS IF RELEVANT)
*pool
 nice location w/ address in rear
 on the sign.*

WHY
 ASSOCIATED BLDGS?
 WHAT TYPE?



IF INVENTORIED LIST ID NOS
A-4

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name El Vado Auto Court

other names/site number El Vado Motel

2. Location

street & number 2500 Central Avenue Southwest

not for publication

city or town Albuquerque

vicinity

state New Mexico

code NM

county Bernalillo

code 001

zip code 87104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper _____

Date of Action _____

El Vado Auto Court
Name of Property

Bernalillo County, NM
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	1	structures
0	0	objects
3	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

Hist. & Arch. Resources of Rt. 66 through NM

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: hotel

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Spanish-Pueblo Revival

Materials
(Enter categories from instructions)

foundation concrete

walls stucco

roof asphalt

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

transportation

architecture

Period of Significance

1937-1956

Significant Dates

1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

El Vado Auto Court
Name of Property

Bernalillo County, NM
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 3	3 4 7 1 7 0	3 8 8 4 5 6 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title David J. Kammer, Ph.D.

organization contract historian date August, 1993

street & number 521 Aliso Dr. NE telephone (505) 266-0586

city or town Albuquerque state NM zip code 87108

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Route 66

Name of Multiple Property Listing

Bernalillo NM
County and State

NPS Form 10-800-a
(6-65)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Historic and Architectural Resources of Rt. 66 through NM
Bernalillo County, New Mexico

7. Description

The El Vado Motel consists of two one-story buildings with flat asphalt roofs, white stucco walls, and concrete foundations. The buildings employ several Pueblo Revival Style elements including buttressed walls, curvilinear parapets, irregular massing, and exposed vigas. Particularly striking are the office/residence fronting the east wing and the lodging unit fronting the west wing which have additional ornamental buttressing framing the entries. This ornate use of the style also appears in the lobby adjoining the office. Exposed vigas supporting a dark wood ceiling, and a raised stucco and tile-framed fireplace and ornate wrought-iron lighting fixture create a picturesque interior. Garage spaces are interspersed between the lodging units and are articulated by stucco-covered support posts. Remaining original windows are double-hung or fixed with wood surrounds. Doors are vertical plank or single wood panel.

Although the property is located at the corner of the block, access to the parking courtyard is limited to the front where a small parking lot is located between the sidewalk and the office. The thirty-two units are organized in a parallel linear plan with the wider office/residence at the front of the east wing extending into the courtyard. The addition of a swimming pool filling the L space in back of the office further encloses the auto courtyard. Landscaping consists of evergreen shrubs planted in front of the office and some of the units as well as three islands with concrete curbs in the middle of the courtyard on which small trees and flower beds are located. An ornate neon sign is located on a metal pole at the sidewalk in front of the office parking area. Alterations to the motel include the removal of gas pumps that originally stood in front of the office, and the addition of the swimming pool, and the replacement of original with metal double-hung windows. Southwest Indian designs have recently been painted on some of the building's facade but do not detract from the integrity or feeling of the building. The spatial arrangement of the

Route 66
Name of Multiple Property Listing

Bernalillo NM
County and State

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7/8/9 Page 2

Historic and Architectural Resources of Rt. 66 through NM
Bernalillo County, New Mexico

Description (continued)

property, the relatively unaltered appearance of the buildings including the remaining garages and the ornate use of Pueblo Revival Style elements convey to the property a strong feeling of a 1930s tourist court.

8. Significance

The El Vado Motel is one of the best examples of a largely unaltered pre-World War II tourist court remaining along Route 66 in New Mexico. Built in 1937 along West Central Avenue in anticipation of the realignment of Route 66, the building is the oldest tourist court along the West Central Avenue commercial strip. When it opened, Albuquerque Progress, a business monthly published by a local bank, referred to the motel as offering "swanky tile cabin suites ready for the summer tourist trade." Its longtime proprietor, Dan Murphy, previously manager of the Franciscan Hotel, was one of the best known motel operators along Route 66. Because of this close association with tourism along Route 66, the property is eligible under Criterion A. The property also qualifies under Criterion C for the way in which its setting, location, design and materials reflect early tourist court construction in New Mexico. In particular, the spatial arrangement of the complex and its ornate use of the Pueblo Revival Style recall the evolution of the early tourist court and the emphasis often placed on regional styles. Its current owners are proud of the long association the motel has with Route 66 and hope to maintain its historic integrity.

9. Bibliography

Albuquerque Progress. March, 1937, p.3; June, 1939, p.3.

Route 66

Name of Multiple Property Listing

Bernalillo NM
County and State

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 3

**Historic and Architectural Resources of Rt. 66 through NM
Bernalillo County, New Mexico**

**Verbal Boundary Description: Lots 24-39 of Block 3 of the
Westpark Addition.**

**Boundary Justification: The boundary includes only the portion
of the lots on which the nominated buildings are situated.**



Landmarks & Urban
Conservation Commission

DEVELOPMENT GUIDELINES FOR EL VADO AUTO COURT/MOTEL
City of Albuquerque Landmark

2500 Central Avenue SW
Albuquerque, New Mexico

The Albuquerque City Council has designated El Vado Auto Court a City Landmark. Built in 1937 in the Spanish-Pueblo Revival style, the property warrants designation for its relationship to the growth of travel on US Route 66 and for embodying the distinctive design characteristics of a pre-World War II tourist court. El Vado is one of the best examples of a regional style expressed in roadside architecture.

The property meets the City of Albuquerque's criteria for landmark designation in the following ways:

- It is historically and architecturally significant, suitable for preservation, and has educational value.
- It portrays the environment of lodging operators and automobile tourists of the late 1930s, World War II, and early post-war years, characterized by Spanish-Pueblo Revival Style architecture in such environments.
- El Vado embodies the distinctive characteristics of a type and method of construction; that being an automobile-tourist court consisting of stuccoed-adobe bearing walls with timber-roof beams and wood decking/ceiling and including multicolor luminous tube neon image on a painted metal sign.
- El Vado Auto Court/Motel was listed in both the State Register of Cultural Properties and National Register of Historic Places in 1993.
- Preservation of the El Vado Auto Court/Motel is critical because of its relationship to already designated landmarks

SIGNIFICANT FEATURES

The following features of the El Vado Auto Court help convey its significance and should be preserved in any rehabilitation:

- All three buildings in the complex;
- Spanish-Pueblo Revival styling in the form of buttressed walls with curvilinear parapets, projecting vigas, wood posts and beams, and doors and windows recessed in the adobe bearing walls;
- The court space between the buildings and its openness to Central Avenue; and

Adopted by the Landmarks and Urban Conservation Commission March 5, 2008

A-6

- The El Vado Motel pole sign at the Central Avenue frontage.

DOORS, WINDOWS AND OTHER OPENINGS

The pattern and proportion of the openings in exterior walls facing public streets and the El Vado Court space are important in that they convey the use of the buildings as a motel. The pattern and proportion should be preserved even if all doors and windows are not operable.

The open carports between room units are historic features worthy of preservation. However, carports may be enclosed to increase heated space, provided that the shapes of the carport openings shall remain apparent from the exterior and at least one carport shall remain open for historic interpretation.

Many of the original windows in the building have been replaced with uncharacteristic metal windows. Wood windows and doors that remain should be preserved if possible in accordance with the Secretary's Standard No 6.

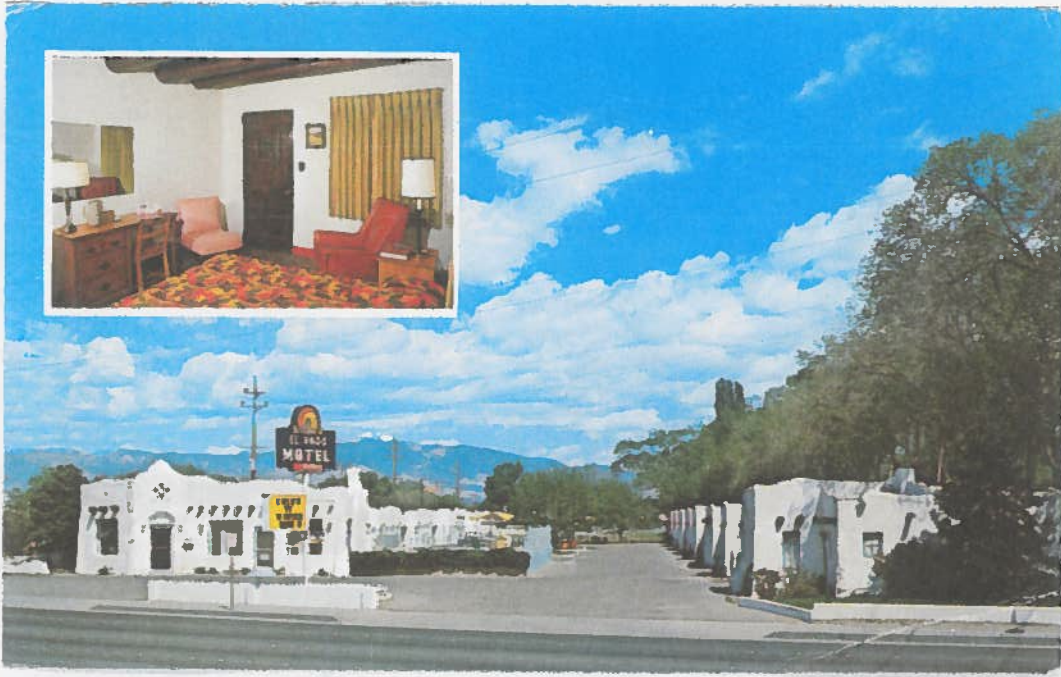
NEW CONSTRUCTION AND ADDITIONS

New construction and additions may be approved on the premises if compatible in scale, style, and exterior finish materials with the historic buildings. The court between existing buildings shall remain open to public view from Central Ave. New construction should align with existing facades, further define the court and should not destroy historic material, features and spatial relations that define the property. New construction and additions shall preserve visibility of existing buildings from Central and New York Avenues.

INTERIOR

Characteristic interior features of the property should be preserved: (1) the reception area space with fireplace (2) exposed viga ceilings (3) original interior wood doors with hardware and (4) the plastered walls. As much as the exterior features, these interior features exemplify the property's historic character.

The Secretary of the Interior's Standards for Rehabilitation should be applied by the Commission. Information on how to apply the Standards is available from the City of Albuquerque Planning Department, the State of New Mexico Historic Preservation Division, and online at www.cr.nps.gov. To the extent the Secretary's Standards are inconsistent with these guidelines the guidelines shall prevail.

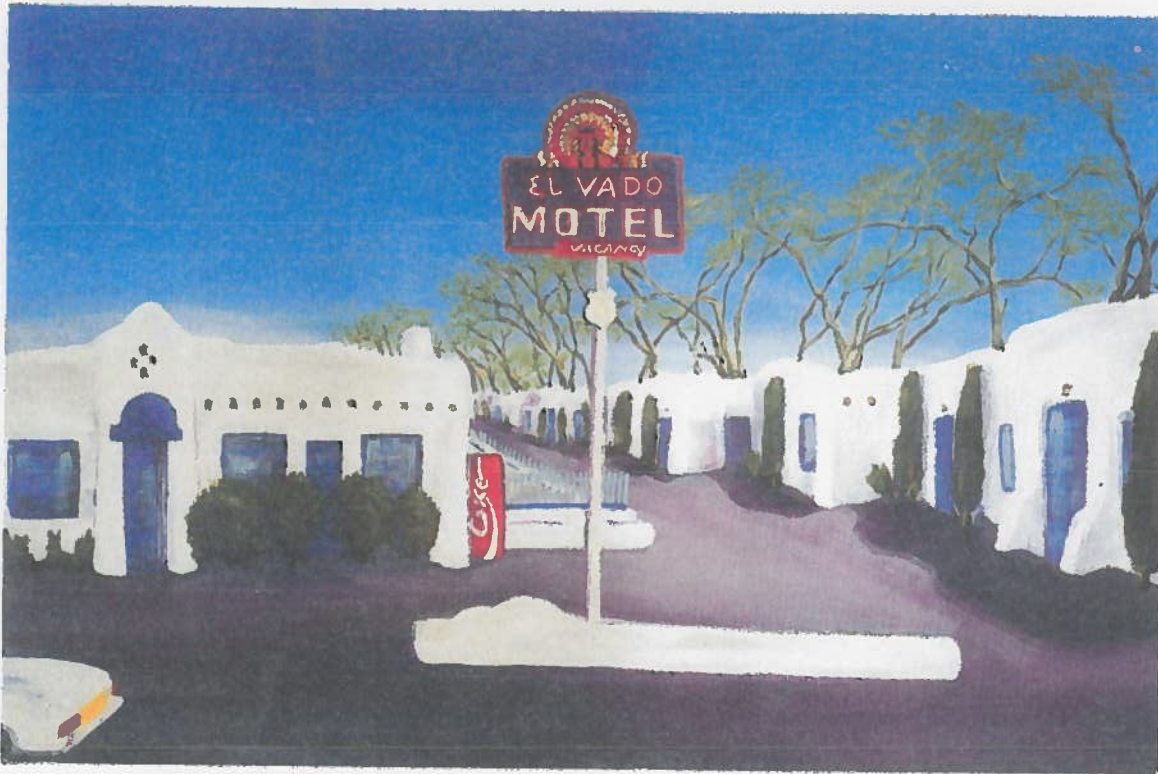


EL VADO COURT
ALBUQUERQUE, N. M.

U. S. Highway 66



20 Blocks From Center of Town - Albuquerque, N. M.



APPLICATION MATERIAL



June 1, 2016

Mr. James Clark, Chair
Landmarks and Urban Conservation Commission

Dear Mr. Clark,

The Metropolitan Redevelopment Agency (the "MRA") of the City of Albuquerque intends to partner with a private sector developer for the redevelopment of the historic El Vado Motel. The El Vado Motel is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places and is significant for its associations with historic Route 66 in Albuquerque and for its Spanish Pueblo Revival inspired architecture. The MRA is requesting the approval of a Certificate of Appropriateness from the Landmarks and Urban Conservation Commission ("LUCC") to rehabilitate the El Vado Motel.

Project Description: In collaboration with Palindrome Communities LLC, a portion of the motel will be repurposed and rehabilitated. Adaptive uses will include:

Community Food Court: Former motel units at the project's entrance will be repurposed into food pods, similar to the operation and function of a food truck, but will have a place for guests to dine as well. Each food pod will be equipped with the mechanical, electrical and plumbing capacity necessary to house individual mini restaurants. Roughly half of the food pods will eventually be equipped with Type 1 exhaust hoods, fire suppression systems and grease traps to accommodate more intense menu preparation. All food pods will be equipped to accommodate utility sinks, hand washing sinks and other food preparation amenities.

Boutique motel: Approximately 20 motel units located east of the community food court will be rehabilitated as motel units. The asphalt courtyard parking lot between the buildings will include landscaping, walking paths and a pool/spa. Units that have previously been combined with adjoining enclosed carports will be rehabilitated as mini-suites.

The former motel lobby will be renovated to include a guest reception and a taproom. The taproom will feature a restored fireplace and will open into the fenced community food court. One carport that has not been previously enclosed will be repurposed as covered eating areas for the food court. Other open carports would be enclosed with new window walls.

Event Center: A new 2,500 sq. ft. event center to support the motel units will be constructed. The new state of the art event center, which will include video conferencing capabilities, will be constructed on the east edge of the property, enclosing the motel courtyard, and blocking the view of the 1980's vintage townhomes to the east. The event center can host events such as weddings, corporate retreats and conferences. Given the intimate size of the boutique motel, the entire motel and event center can easily be

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

reserved by a single organization for overnight retreats and other events. The event center will also contain interpretive displays that will showcase the history of El Vado Motel and the Albuquerque portion of Route 66.

Retail: Five motel units facing the north side of the site will be leased as retail space.

Design Information: All three uses will be integrated into a cohesive and vibrant project utilizing common design elements, drive aisles, walkways and shared parking on the adjacent property to the north. The existing above ground swimming pool will be removed to restore the courtyard visibility. A gently terraced amphitheater located completely below grade in the automobile court would be introduced at the front of the site. The amphitheater will serve several functions, including seating for food court patrons, a synchronized water feature, a stage for live performances and a drop down screen to project movies and other multi-media entertainment.

All of the motel buildings will be restored in their Spanish Pueblo Revival style, preserving the existing buttressed walls, curvilinear parapets, projecting vigas and wood posts and beams. The restored El Vado neon pole sign will greet visitors and passers-by on Central Avenue.

The original motel office and lobby will be rehabilitated with its *kiva* inspired fireplace, and open-beam *viga* ceilings.

The boutique El Vado Motel will have single rooms and mini-suites featuring updated electrical, plumbing, internet and HVAC. Rooms will showcase the open beam *viga* ceilings with finishes consistent with the 1930's classic design.

Request: The MRA requests the Lucc approve a Certificate of Appropriateness for the rehabilitation of the El Vado Motel as described in our application. The approval of the Lucc will allow the MRA and Palindrome Communities, LLC to move forward in the rehabilitation and preservation of this property, and such improvements will bring it back to its early- to mid-twentieth century glory.

Thank you for your consideration of our request.

Respectfully,



Rebecca Velarde
Metropolitan Redevelopment Agency Manager
City of Albuquerque

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

Major subdivision action
 Minor subdivision action
 Vacation
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision
 for Building Permit
 Administrative Amendment/Approval (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S	Z	ZONING & PLANNING
<input type="checkbox"/>	<input type="checkbox"/>	Annexation
V	<input type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P	<input type="checkbox"/>	Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/>	<input type="checkbox"/>	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D	<input type="checkbox"/>	Street Name Change (Local & Collector)
L	A	APPEAL / PROTEST of...
<input type="checkbox"/>	<input type="checkbox"/>	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Metropolitan Redevelopment PHONE: 924-3356
 ADDRESS: 600 2nd St. NW 87102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: g.rivera@colig.org
 Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: Redevelopment of the El Vado Motel.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TR A Plat of TR A Tractor City ADDM Block: _____ Unit: _____
 Subdiv/Addr/TBKA: _____
 Existing Zoning: C-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-12 UPC Code: 101205847826210201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 2.7 acres

LOCATION OF PROPERTY BY STREETS: On or Near: 2500 Central Ave. SW
 Between: New York and Tingley

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Gabriel Rivera DATE 5-12-16
 (Print Name) Gabriel Rivera Applicant: Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>16LUCC - 50023</u>	<u>COA</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 8, 2016</u>		Total	\$ <u>0</u>

Staff signature & Date: [Signature] 5-12-16 Project # 1009512

Revised: 4/2012

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- | | |
|--|--|
| Historic Zone or Designation: | Type of Request: |
| <input type="checkbox"/> Historic Old Town | <input checked="" type="checkbox"/> Alteration |
| <input type="checkbox"/> Historic Old Town Buffer Zone | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Huning Highland | <input type="checkbox"/> Sign (Please read the note below)* |
| <input type="checkbox"/> Fourth Ward | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Eighth & Forrester | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> City Landmark | <input type="checkbox"/> National Register Nomination Review |
| <input type="checkbox"/> HH-Edo UCOZ | <input type="checkbox"/> City Landmark Designation |
| <input type="checkbox"/> Silver Hill | <input type="checkbox"/> City Overlay Designation |
| | <input type="checkbox"/> Other _____ |

- Number and Classification of structures on property:**
- | | |
|-------------------------------|---|
| #_ Significant Structures | Does this request involve a residential property? |
| #_ Contributing Structures | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| #_ Noncontributing Structures | Are tax credits or preservation loan funds applied |
| #_ Unclassified Structures | for in connection with this proposal? |
| | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Attention applicants:

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

LUCC public hearing applications:

- Project drawing checklist completed during a consultation with LUCC planner
- All materials indicated on the project drawing checklist. ___ packets
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement (provided upon application)

Administrative (Staff) Approval checklist:

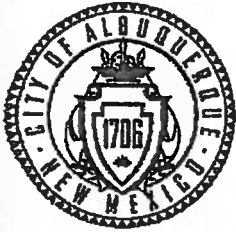
- Project drawing checklist completed during consultation with LUCC planner
- All materials indicated on the project drawing checklist and required by the LUCC planner
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Administrative Approval (LUCCS) Sign Posting Agreement
- LUCC building permit waiver signed by the applicant (provided upon approval)

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

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gabriel Rivera
 Applicant name (print)
Gabriel Rivera 5-12-16
 Applicant signature/date

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2012
<input checked="" type="checkbox"/> Fees collected	16LUCC-5023	<u>Ym</u> 5-12-16
<input checked="" type="checkbox"/> Case #s assigned	- - -	Dev Review Division signature/date
<input checked="" type="checkbox"/> Related #s listed	- - -	PROJECT# <u>1009542</u>



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

- Cell Tower Submittal:** [] Free-Standing Tower -OR- [] Concealed Tower
 [] EPC Submittal [] DRB Submittal [X] LUCS Submittal [] Liquor Submittal
 [] Administrative Amendments (AA's) Submittal [] City Project Submittal

CONTACT NAME: Gabriel Rivera
 COMPANY NAME: City of Albuquerque, Metropolitan Redevelopment
 ADDRESS/ZIP: 600 2nd St., 87102
 PHONE: 505-924-3356 FAX: _____

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TR A Plat of TR A Traction City ADDN (Repl of lots 8A-1A, 8A-2A, & 8A-3 Blk 6 Traction Park & City Electric ADDN & A Port of lots 24-27 Incl BIK 3 West Park ADDN

LOCATED ON 2500 Central Av. SW 87104
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Central Av. AND New York
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-12).
 (PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
 (Zone Map **MUST** be provided with request)



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

May 11, 2016

Gabriel Rivera
City of Albuquerque, Metropolitan Redevelopment
600 2nd Street NW/87102
Phone: 505-924-3356/ Fax:

Dear: Gabriel

Thank you for your inquiry of May 11, 2016 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (LUCC SUBMITTAL) TR A PLAT OF TR A TRACTION CITY ADDN (REPL OF LOTS 8A-1A, 8A-2A & 8A-3, BK 6 TRACTION PARK & CITY ELECTRIC ADDN & A PORT OF LOTS 24-39 INCL BLK 3 WEST PARK ADDN LOCATED 2500 CENTRAL AVE. SW BETWEEN CENTRAL AVE. AND NEW YORK zone map J-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 5/11/16 Time Entered: 11:11 a.m. ONC Rep. Initials: DC

ATTACHMENT "A"

May 11, 2016

Gabriel Rivera
City of Albuquerque, Metropolitan Redevelopment
600 2nd Street NW/87102
Phone: 505-924-3356/ Fax:

DOWNTOWN N.A. (DNA) "R"

***Reba Eagles**

c/o Original Medicine Acupuncture, 1500 Lomas NW, Ste. B/87104 604-3434 (c)
Robert Bello
1424 Roma NW/87104 280-3774 (c)

GARDENS ON THE RIO GRANDE H.O.A. (GAR)

Julia Clarke
2630 Aloysia Ln. NW/87104 842-6620 (h)
Shirley Hosler
2647 Aloysia Ln. NW/87104 503-6029 (h)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC. (HOT)

Kathy Hiatt
110 San Felipe St. NW/87104 715-1609 (c)
Jim Hoffsis
2012 South Plaza St. NW/87104 242-7204 (w)

HUNING CASTLE N.A. (HCS) "R"

***Harvey Buchalter**

1615 Kit Carson SW/87104 247-2602 (h)
Brian Terrell
400 San Pasquale Ave. SW/87104 980-8340 (h)

LOS DURANES N.A. (LDU) "R"

***Jose Viramontes**

1317 Gabaldon Dr. NW/87104 239-8449 (w)
William C. Herring
3104 Coca Rd. NW/87104 243-4664 (w)

NEAR NORTH VALLEY N.A. (NNV) "R"

Joe Sabatini
3514 6th St. NW/87107 344-9212 (h)
Susan Lester
435 Phoenix NW/87107 266-8129 (h)

PAT HURLEY N.A. (PHU) "R"

***George Holly**

5020 La Bajada NW/87105 831-1560 (h)
James W. Jones
309 Rincon Ct. NW/87105 836-1620 (h)

RAYNOLDS ADDITION N.A. (RNA) "R"

***Bob Tilley**

806 Lead Ave. SW/87102 263-9848 (h)
Deborah Foster
1307 Gold SW/87102 243-4865 (h)

RIVERVIEW HEIGHTS N.A. (RVW) "R"

***Cyrus Toll**

1306 Riverview Dr. NW/87105 831-1657 (h)

Jan Harrington

P.O. Box 12654/87195 243-7579 (h)

SAWMILL AREA N.A. (SMA) "R"

***Devin H. Chapman**

520 Lomas Blvd. NW/87102 362-2429 (h)

Thomas Hopkins

918 19th St. NW/87104 217-9110 (h)

SYMPHONY H.O.A., INC. (SYH)

***Charles Hostetler**

1908 Allegretto Trl. NW/87104 242-6221 (h)

Bernadette Sanchez

2012 Allegretto Trl. NW/87104 270-6952 (h)

VECINOS DEL BOSQUE N.A. (VDB) "R"

***Rod Mahoney**

1838 Sadora Rd. SW/87105 681-3600 (c)

Harrison (Tal) Alley

1316 Dennison SW/87105

WEST PARK N.A. (WPR) "R"

***David Medina Jr.**

2101 New York Ave. SW, #1/87104 203-3533 (c)

Nina Simbana

2010 Alhambra SW/87104 507-5143 (c)

Planning Department

Suzanne Lubar, Director
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

Richard J. Berry, Mayor

May 11, 2016

Project Name: Redevelopment of the El Vado Motel

Project Address: 2500 Central Avenue SW, Albuquerque, NM, 87107

Dear Neighborhood Association President:

The Metropolitan Redevelopment Agency intends to partner with a private sector developer in the redevelopment of the historic El Vado Motel. El Vado Auto Court is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places and is significant for its associations with historic Route 66 in Albuquerque and for its Spanish Pueblo Revival inspired architecture.

Project Description: In collaboration with Palindrome Communities LLC, a portion of the motel will be repurposed and rehabilitated. Adaptive uses will include:

Community food court: Former motel units at the project's entrance will be repurposed into food pods, similar to the operation and function of a food truck, but will have a place for guests to dine as well. Each food pod will be equipped with the mechanical, electrical, and plumbing capacity necessary to house individual mini restaurants. Roughly half of the food pods will eventually be equipped with Type 1 exhaust hoods, fire suppression systems, and grease traps to accommodate more intense menu preparation. All food pods will be equipped to accommodate utility sinks, hand washing sinks, and other food preparation amenities.

Boutique motel: Approximately 20 motel units located east of the community food court will be rehabilitated as motel units. The asphalt courtyard parking lot between the buildings will include landscaping, walking paths and a pool/spa. Units that have previously been combined with adjoining enclosed carports will be rehabilitated as mini-suites.

The former motel lobby will be renovated to include guest reception and a taproom. The taproom will feature the restored fireplace and will open into the fenced community food court. One carport that has not been previously enclosed will be repurposed as covered eating areas for the food court. Other open carports would be enclosed with new window walls.

Event Center: A new 2,500 sq. ft. event center to support the motel units will be constructed. The new state of the art event center, which will include video conferencing capabilities, will be constructed on the east edge of the property, enclosing the motel courtyard, and blocking the view of the 1980's vintage townhomes to the east. The event center can host events such as weddings, corporate retreats and conferences. Given the intimate size of the boutique motel, the entire motel and event center can easily be reserved by a single organization for overnight retreats and other events. The event center will also contain interpretive displays that will showcase the history of El Vado Auto Court and the Albuquerque portion of Route 66.

Retail: Five motel units facing the north side of the site will be leased as retail space.

Design Information: All three uses will be integrated into a cohesive and vibrant project utilizing common design elements, drive aisles, walkways and shared parking on the adjacent property to the north. The existing above ground swimming pool will be removed to restore the courtyard visibility. A gently terraced amphitheater located completely below grade in the automobile court would be introduced at the front of the site. The amphitheater will serve several functions, including seating for food court patrons, a synchronized water feature, a stage for live performances and a drop down screen to project movies and other multi-media entertainment.

All of the motel buildings will be restored in their Spanish Pueblo Revival style, preserving the existing buttressed walls, curvilinear parapets, projecting vigas and wood posts and beams. The restored El Vado neon pole sign will greet visitors and passers-by on Central Avenue.

The original motel office and lobby will be rehabilitated with its *kiva* inspired fireplace, and open-beam *viga* ceilings.

The boutique El Vado Motel will have single rooms and mini-suites featuring updated electrical, plumbing, internet and HVAC. Rooms will showcase the open beam *viga* ceilings with finishes consistent with the 1930's classic design.

We have applied for a Certificate of Appropriateness to the Landmarks & Urban Conservation Commission (LUCC). The El Vado Motel is a City landmark therefore; a hearing is scheduled before the commission on:

- June 8th, 2016 at 3:00 pm at the Planning Department, Plaza del Sol building, 600 2nd Street NW, in the basement hearing room.

Details of the application can be viewed on the 3rd floor of the Planning Department, Plaza del Sol building, 600 2nd Street NW prior to the hearing. Comments can be forwarded to the Historic Preservation Senior Planner, MarryEllen Hennessy at (ph) 505-924-3891 or (email) mhennessy@cabq.gov.

Sincerely,

Gabriel Rivera,
Senior Planner, City of Albuquerque
Planning Department
Metropolitan Redevelopment

505-924-3356

jgrivera@cabq.gov

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 MAY 24, 2016 To JUNE 8, 2016

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.

Gabriel Rivera
(Applicant or Agent)

5/12/16
(Date)

I issued 3 signs for this application,

5/12/16
(Date)

UMNEMZSSY
(Staff Member)

PROJECT NUMBER: _____

7012 1010 0002 6709 1580

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **Thomas Hopkins**
918 19th St., NW
Albuquerque, NM 87104

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1600

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **Bernadette Sanchez**
2012 Allegretto, Trl., NW
Albuquerque, NM 87104

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1597

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **Charles Hostetler**
1908 Allegretto Trl., NW
Albuquerque, NM 87104

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1643

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **Nina Simana**
2010 Alhambra, SW
Albuquerque, NM 87104

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1634

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **David Medina Jr.**
2101 New York Ave., SW, #1
Albuquerque, NM 87104

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1627

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Sent To: **Harrison (Tal) Alley**
1316 Dennison, SW
Albuquerque, NM 87105

Street, Apt. or PO Box
 City, State

PS Form 38

7012 1010 0002 6709 1528

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To James W. Jones		
Street, Apt. # or PO Box # 309 Rincon Ct., NW		
City, State, ZIP+4® Albuquerque, NM 87105		

7012 1010 0002 6709 1535

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Bob Tilley		
Street, Apt. # or PO Box # 806 Lead Ave., SW		
City, State, ZIP+4® Albuquerque, NM 87102		

7012 1010 0002 6709 1542

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Deborah Foster		
Street, Apt. # or PO Box # 1307 Gold, SW		
City, State, ZIP+4® Albuquerque, NM 87102		

7012 1010 0002 6709 1554

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Cyrus Toll		
Street, Apt. # or PO Box # 1306 Riverview Dr., NW		
City, State, ZIP+4® Albuquerque, NM 87105		

7012 1010 0002 6709 1573

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Devin Chapman		
Street, Apt. # or PO Box # 520 Lomas Blvd., NW		
City, State, ZIP+4® Albuquerque, NM 87102		

7012 1010 0002 6709 1566

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Jan Harrington		
Street, Apt. # or PO Box # P.O. Box 12654		
City, State, ZIP+4® Albuquerque, NM 87195		

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To **Jim Hoffsis**
 2012 South Plaza St., NW
 Albuquerque, NM 87104

PS Form 3800, August 2004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

Sent To **Jose Viramontes**
 1317 Gabaldon Dr., NW
 Albuquerque, NM 87104

PS Form 3800, August 2004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To **William C. Herring**
 3104 Coca Rd., NW
 Albuquerque, NM 87104

PS Form 3800, August 2004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

Sent To **Joe Sabatini**
 3514 6th St., NW
 Albuquerque, NM 87107

PS Form 3800, August 2004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To **Susan Lester**
 435 Phoenix, NW
 Albuquerque, NM 87107

PS Form 3800, August 2004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To **George Holly**
 5020 La Bajada, NW
 Albuquerque, NM 87105

PS Form 3800, August 2004

7012 1010 0002 6709 1474
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To Brian Terrell
 400 San Pasquale Ave., SW
 Albuquerque, NM 87104

Street, Apt. #
 or PO Box No.
 City, State, Zi

PS Form 3800, August 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To Harvey Buchalter
 1615 Kit Carson, SW
 Albuquerque, NM 87104

Street, Apt. #
 or PO Box No.
 City, State, Zi

PS Form 3800, August 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To Shirley Hosler
 2647 Aloysia Ln., NW
 Albuquerque, NM 87104

Street, Apt. #
 or PO Box
 City, State, Zi

PS Form 3800, August 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To Robert Bello
 1424 Roma, NW
 Albuquerque NM 87104

Street, Apt. #
 or PO Box
 City, State, Zi

PS Form 3800, August 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To Reba Eagles
 1500 Lomas NW, Ste B
 Albuquerque, NM 87104

Street, Apt. #
 or PO Box
 City, State, Zi

PS Form 3800, August 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		

Sent To Kathy Hiatt
 110 San Felipe, NW
 Albuquerque, NM 87104

Street, Apt. #
 or PO Box
 City, State, Zi

PS Form 3800, August 2008

7012 1010 0002 6709 1450
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702
 7012 1010 0002 6709 2702

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7012 1010 0002 6709 1610

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark
Here

Send To
Street, Apt.
or PO Box #
City, State, ZIP

Rod Mahoney
1838 Sadora Rd., SW
Albuquerque, NM 87105

PS Form 38