



**Landmarks & Urban
Conservation Commission**

**Agenda Number: 5
Case No.: 16-LUCC-50030
Project # 1010697
August 10, 2016**

Staff Report

Agent	Walt Gill Modulus Design, LLC	<p>Staff Recommendation</p> <p><i>DENIAL of Case #16 -LUCC-50030, Project #1010697 a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 11.</i></p> <p style="text-align: right;">Leslie Naji Staff Planner</p>
Applicant	Erik & Tania Kraai	
Request	Certificate of Appropriateness for alteration	
Legal Description	Lot B Block 10 of the Perea Addition	
Address/Location	320 13 th St. NW	
Size	0.17 acres	
Zoning	SU-2/DNA-SF	
Historic Location	Fourth Ward Historic Overlay Zone	

Summary of Analysis

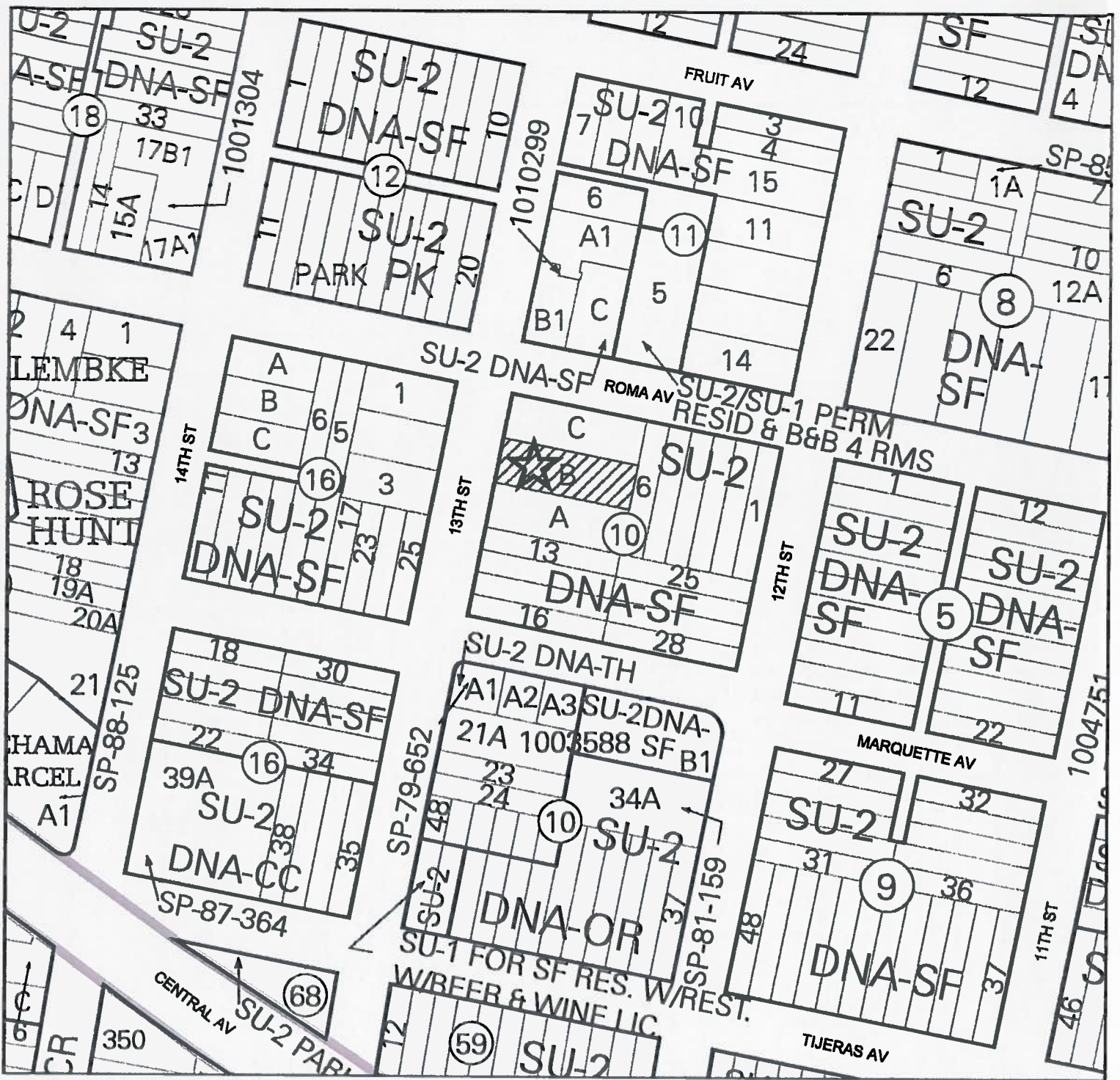
The application is for a Certificate of Appropriateness to make alterations to a contributing building. The proposed alteration is to add an extension (addition) to the contributing building through the center of the roof as well as the south and west building faces to create a second story to the house. The extension would span most of the entire length of the southern wall and affect the rear elevation. The roof plane would be altered from all sides.

This project has been reviewed against the guidelines for new construction and alterations within the Fourth Ward district and finds that the proposed alteration is not consistent with specific applicable development guidelines for the Fourth Ward Historic Overlay Zone, specifically those for roofs and additions to buildings, II.F and II.H and is not consistent with the adopted policy for contributing buildings which states that all alterations shall preserve the overall form and detail character of contributing buildings so that they continue to contribute to the character of the overlay zone.

The applicant has submitted supplemental material in support of the application. Elevations and perspective from all sides provide a clear image of the proposed design. Staff finds that the three dimensional photo infill images are most helpful in visualizing the proposed addition to this house.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Development Guidelines for the Fourth Ward Historic Overlay Zone.



ZONING MAP

Note: Grey shading
Indicates County.



1 inch = 149 feet

Project Number:
1010697

Hearing Date:
08/10/2016

Zone Map Page: J-13
Additional Case Numbers:
18LUCC-50030





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 = 149 feet

Project Number:
1010697
Hearing Date:
08/10/2016
Zone Map Page: J-13
Additional Case Numbers:
16LUCC-50030

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for Alteration to Contributing Building</i>
<i>Historic Location</i>	<i>Fourth Ward Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990's.	Contributing; residential
<i>Site to the North</i>	1	Front gabled Craftsman Bungalow; 1925	Contributing residential
<i>Sites to the South</i>	1	Hipped roof Bungalow with front dormer; 1914	Residential Contributing
<i>Sites to the East</i>	1½	Side gabled Bungalow with California Mission style modifications; 1912	Residential Focal
<i>Site to the West</i>	1½	Front gabled Tudor Bungaloid house with frame and stucco; 1915	Residential Contributing

II. INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness for alterations to a contributing house in the Fourth Ward Historic Overlay Zone. As is typical of houses built along 13th St, the subject house is a one-story front-gabled house in the Craftsman/Bungalow style built in 1920. The house has stucco covered siding, wood shingles at the gabled ends, multi-light windows (3/1 and 4/1) and a secondary gable over the front porch. At some point the front porch had been enclosed but in recent years it has been restored to its original state as an open front porch. There is a flat-roofed addition at the side/rear.

The applicant proposes an addition to the house in the form of an extension of the upper story attic space into a full second floor. The addition would remove the existing roof structure at the rear third of the historic house to the rear (east) wall. Side walls would be raised approximately four 4'-0" above the roof line in the northern third of the roof and approximately 11'-0" along the southern wall. The eaves at the gable ends would remain in place. All roof pitches are designed to match those existing on the house.

The house currently is 1801sq.ft. With the proposed addition it would increase to a total of 2861 sq. ft. of heated space and 300sq.ft. of additional rear balcony and patio space. The neighboring house to the south has a similar addition but that has been added to the rear of the building and has not involved changes to the existing roof.

Context, Background and History

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as "primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque's finest residential area between about 1905 and 1923, it also has cultural significance as the home of many of the city's most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district."

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into 4 quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad itself.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, "The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941."

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Comprehensive Zoning Code

The subject property is zoned SU-2/DNA-SF under the Downtown Neighborhoods Area Sector Development Plan adopted in 2012. The intent of the DNA-SF zone is to ensure that the historic development pattern and the predominant single family character of the Downtown Neighborhood Area is preserved and strengthened. This zoning category corresponds to the R-1 Residential Zone with an exception that allows for one secondary dwelling unit of 650 square feet maximum per lot. The regulations in the sector plan address lot area, setbacks, building height and step back requirements, fenestration and porches along with other pertinent standards.

The proposal meets the SU2/DNA-SF regulations.

The subject property is located within the Fourth Ward Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D)(1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. Specific development guidelines for each Overlay Zone area shall be adopted by the Landmarks and Urban Conservation Commission. Any construction, alteration or demolition which would affect the exterior appearance of any structure within said Overlay Zone shall not be undertaken until a Certificate of Appropriateness has been approved by the Landmarks and Urban Conservation Commission. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

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

Resolution-46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone.

Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal is not inconsistent with the designation ordinance.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991 and they have been revised twice since that time. The guidelines were revised in 1998, and again in 2016 when the uniform guidelines for New Town Neighborhoods were adopted.

Those Guidelines that are especially pertinent to this application are those that apply to:

- Roofs and Roof Features,
- Windows and doors and Additions.

The guidelines for contributing buildings Roofs and Roof Features state:

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

1. Retain and preserve the original roof form.

The proposed alteration has used the existing roof pitch in all new roof applications. The integrity of the existing roof is compromised with the removal of the existing roof over an area of approximately 38%. In addition, there is the removal of 170sq.ft. of roof addition which was not of a consistent pitch to the original and the removal 150sq.ft. of a flat roof addition.

2. It is not appropriate introducing new roof features and details to a historic building that may result in the creation of a false sense of history. New features may be approved if historically appropriate to a building's style.

The proposed addition does not create a false sense of history. It uses materials, treatments openings and roof pitch of the existing structure. It is not, however; appropriate to the building style. The existing front elevation with its low bungalow style reads as low and wide; slightly horizontal. The front elevation with the 2 story addition to the middle of the roof and south side

of the house dwarfs the original part of the house and introduces a markedly vertical element to the structure.

The removal of the gable from the south elevation has a negative effect on the overall form of the house. Although a similar gable is added to the north side of the structure, its scale and location on the second floor of the addition does not contribute to the quaintness of the original house.

4. Minimize the visual impact of skylights and other roof top devices.

No skylight pierces the existing roof structure. The numerous (8) eight skylights located on the new roof are all located on the north and south faces and are, therefore; not visible from the street.

The guidelines for contributing buildings Windows and Doors state:

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

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

The proposed design utilizes the size, shape and configuration of existing windows and doors. In the few places where walls are removed, those windows are reused in the new construction,

Although the outside window configurations are in keeping with existing windows, the muntin configuration is not mentioned. Windows in the house are typically 3/1 or 4/1.

The guidelines for contributing buildings Details and Ornamentation state:

1. Protect and maintain significant stylistic elements.

A significant stylistic element of this bungalow style is the wood shingled gable ends. The proposed design successfully incorporates the wood shingles in proposed gable ends.

The guidelines for Additions to contributing buildings state:

POLICY: Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

1. Retain and preserve original features and elements.

- Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

The addition of this proposal requires the removal of major roof features is not self-supporting and results in the loss of historic fabric of the property.

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

The proposal reuses all original windows that are to be removed for the addition.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.

- Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.

The addition, appropriately, is set back from the primary façade; however, it is not subordinate.

- The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

The original building and the neighboring buildings are single story. Most of the street is either single story or 1 ½ story. The addition, by adding a 2 story vertical plane, changes the mass of the building as it appears from the street.

- Additions should not visually overpower the original building.

The extent of the addition certainly overpowers the original structure from the south elevation and to a lesser extent the other elevations. From the front elevation the original structure appears secondary to the addition

- Additions should not exceed 50% of the original buildings square footage.

The original building is 1800 sq.ft. of heated space with a 328sq.ft. front porch. The proposed addition adds 1060sq.ft. of heated space and 313sq.ft. of unheated porch space. This results in a heated addition of 59% and a total addition of 64%. This far exceeds the guideline of a 50% addition. The sheer size of the addition contributes to the dwarfing of the historic structure.

- Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.

The proposed addition utilizes the original roof slope in all new roof planes.

- Additions should not convert a secondary façade to a primary façade.

The proposed addition maintains current primary entry façade.

- Roof additions, such as dormers, should be added to rear and secondary facades.

The proposed addition does not add roof elements; however, its piercing of the roof for the second story addition affects all elevations of the historic building. There is no evidence of the existing rear (east) elevation at all as it is completely cover by the proposed addition.

3. Design new additions to compatible yet discernable from the original building.

The proposed design is both in keeping with the existing house as far as materials and stylistic elements, and distinctly different from the original building in terms of massing and finer details.

4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.

Exterior materials complement the existing materials.

5. Windows should be similar be similar in character to the historic building.

The proposed addition uses windows of the same proportion, operation and style as that of the original historic house.

The window to solid ratio is also similar to the existing structure which is about 14%. The new structure would be around 13%.

Landmarks and Urban Conservation Ordinance

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

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting

the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

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

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

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

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

As discussed in the analysis above, the proposal does not entirely conflict with the development guidelines or the designation ordinance. There are some major issues with the size of the addition and the effect it has on the historic structure, particularly the roof.

§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 proposed addition will not adversely affect the historical integrity or value of the neighborhood. It does, however, affect the architectural character of the historical house.

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

Not applicable.

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

As discussed in the staff report, the original character of the house has had some slight modifications in the past but this proposed addition would require permanent modification of the original roof line which could never be returned to its previous state.

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

The proposal does not include the removal of any original architectural features.

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

The proposed design is somewhat contemporary especially from the rear of the house but still in keeping with the existing architectural design.

§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 and other Considerations

The Downtown Neighborhoods Association was notified of this application by certified mail. The property was posted with the requisite sign with notification of this application. No comments on this application were received as of the writing of this report.

Conclusion

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *Fourth Ward Historic Overlay Zone* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. As discussed in the analysis above, the proposal is consistent with the guidelines and criteria for approval of a Certificate of Appropriateness regarding elements of architectural materials, roof lines and window openings. However, the size of the addition exceeds the allowable size of 50% and is contrary to the Design Guidelines. The addition would also result in permanent alteration to the historical roof which is contrary to the Design Guidelines. The result is that the architectural character of the historic house is diminished by an overly ambitious addition.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 16-LUCC-50030 / Project # 1010697 (August 10, 2016)

1. This application is a request for a Certificate of Appropriateness for alteration 320 13th St. NW described as Lot B, Block 10 of the Perea Addition Replat, a contributing property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF.
2. The subject property is a one-story craftsman bungalow built circa 1920. Exterior walls are stucco covered siding with wood shingles at the gable ends.
3. The proposed alterations consist of a two-story 1060sq.ft. addition to the historic house.
4. The subject house is in excellent condition and has been renovated previously, reinstating original features
5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if *"The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone"*.
7. The proposed work is consistent with the designation ordinance R-46-1991. The proposed work conflicts with the development guidelines for the historic zone concerning removal of features and size of allowable additions. The proposal includes the removal of a significant architectural feature, that being a major portion of the roof.
8. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if *"The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished"*.
9. The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished due to the proposed alterations; however, the property itself will be subject to changes which will affect it historic integrity.
10. The LUC Ordinance Section 14-12(8) (B) (2) 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."*

11. The structures' original quality and character will be altered.

12. Response to above – yeah or nay? The original character is surely altered significantly.

RECOMMENDATION - Case No. 16-LUCC-50030/ Project # 1010697 – (August 10, 2016)

DENIAL of 16-LUCC-50030/ Project # 1010697, an application for a Certificate of Appropriateness for alteration, located at 320 13th St. NW, based on the above 12 findings.



**Leslie Naja, Planner
Urban Design and Development Division**

Attachments

1. HBI form circa 1979

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION



ADDRESS

320 13th NW

513-414

D. J. W.

NAME

H. J. DAVIS

HISTORIC NAME

DAITIST

USE

single family
 multiple family

religious
 educational
 industrial
 park, agricultural

commercial/retail
 office
 public/gov.
 other

film roll #

4180

negative #

20

District Code

DN

Map Code

J-1

Construction Material(s)

brick

Style

Cottage

Roof

Gable

Year 1920 estimate

Fenestration

3/1 and 6/1 sashes

actual

Source:

Directory

Entrance

District:

Non-Dist.

National

Nat. Sig.

Contrib.

State Sig.

NonContrib.

Local Sig.

NonContrib

Exterior Details

Glassed-in front porch. Shingles on facade of second story. Secondary gable over porch.

Degree of Remodeling

Minor

Moderate

Drastic

Condition

Good

Fair

Deteriorating

Other buildings (sheds, alley houses, etc.):

shed

Other Comments

9/13 call on Martha Mann, ABC Journal, ph. 268-6000
former residence of Dan + Julie Judd - she is daughter of John Julian Dreyfus - who she says built it. (they lived there in '36 Dreyfus)

Surroundings:

Contributing

Non-Contributing

Urban Design Notes:

A1

Date: 2/79

By: S.M. Palmer

APPLICATION MATERIAL



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN		<input checked="" type="checkbox"/>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<input checked="" type="checkbox"/>		L A APPEAL / PROTEST of...
<input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): WALTER GILL (MODULUS DESIGN) PHONE: 842-0364
 ADDRESS: 912 BROADWAY BLVD NE FAX: 243-3669
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: WALT@MODULUSDESIGN.COM
 APPLICANT: ERIK & TANIA KRAAI PHONE: 977-2509
 ADDRESS: 320 13th ST NW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: TANIA.KRAAI@GMAIL.COM

Proprietary interest in site: _____ List all owners: ERIK KRAAI & TANIA KRAAI

DESCRIPTION OF REQUEST: ADDITION (1st & 2nd FLOOR) TO THE REAR OF THE EXISTING HOUSE

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. B Block: 10 Unit: _____
 Subdiv/Addn/TBKA: FOREA ADDN REPLAT
 Existing Zoning: SU-2 (DNA-SF) Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): J-13 UPC Code: 10130584050974190B

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 No Within 1000FT of a landfill? Yes No
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 0.17
 LOCATION OF PROPERTY BY STREETS: On or Near: 13th STREET
 Between: ROMA and MARQUETTE

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

SIGNATURE W. Gill DATE 7/13/16
 (Print Name) WALTER GILL Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10130584050974190B</u>	<u>COA</u>	_____	<u>\$ 35.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 10.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 35.00</u>
<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>August 10 2016</u>			Total <u>\$ 80.00</u>

Staff signature & Date: W. Gill 7-13-16 Project # 1010697

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 type="checkbox"/> Alteration
<input type="checkbox"/> Historic Old Town Buffer Zone	<input type="checkbox"/> New Construction
<input type="checkbox"/> Huning Highland	<input type="checkbox"/> Sign (Please read the note below)*
<input checked="" type="checkbox"/> Fourth Ward	<input type="checkbox"/> Relocation
<input type="checkbox"/> Eighth & Forrester	<input type="checkbox"/> Demolition
<input 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:

# <input type="checkbox"/> Significant Structures	Does this request involve a residential property?
# <input checked="" type="checkbox"/> Contributing Structures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
# <input type="checkbox"/> Noncontributing Structures	Are tax credits or preservation loan funds applied
# <input type="checkbox"/> Unclassified Structures	for in connection with this proposal?
	<input type="checkbox"/> Yes <input checked="" 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.

 Applicant name (print)

 Applicant signature/date

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2012
<input checked="" type="checkbox"/> Fees collected	<u>1010697</u> - <u>50030</u>	<u>[Signature]</u> - <u>7-13-16</u>
<input checked="" type="checkbox"/> Case #s assigned	_____ - _____	Dev Review Division signature/date
<input checked="" type="checkbox"/> Related #s listed	_____ - _____	PROJECT# <u>1010697</u>

13 July 2016

Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
912 Broadway Blvd NE
Albuquerque, NM 87102

Albuquerque Landmarks and Urban Conservation Commission
City of Albuquerque Planning Department
Plaza Del Sol Building - 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

Re: 320 13th ST NW
Legal: * B 010PEREA REPLA
Physical: Located on the East side of 13th street between Roma and Marquette
Zone Map page: J 13

LJCC Hearing Date: 10 Aug 2016

To Whom It May Concern,

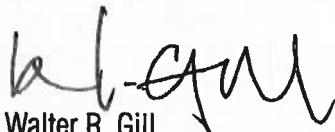
I, Walter R. Gill (Agent for the Kraai Family) am applying for an LJCC Certificate of Appropriateness for the approval of an 1,060sf addition to an existing 1801sf bungalow/craftsman style home.

The Kraai family have outgrown their existing home and wish to renovate by adding an addition to allow their family to stay in the neighborhood, which they have grown to love. The proposed addition (1st floor and 2nd floor) is located to the rear of the existing house to minimize altering the original character of the home. The addition is designed to match the existing details of the original house (overhangs, rafter tails, roofing, wood trim at gable ends, stucco, and windows styles).

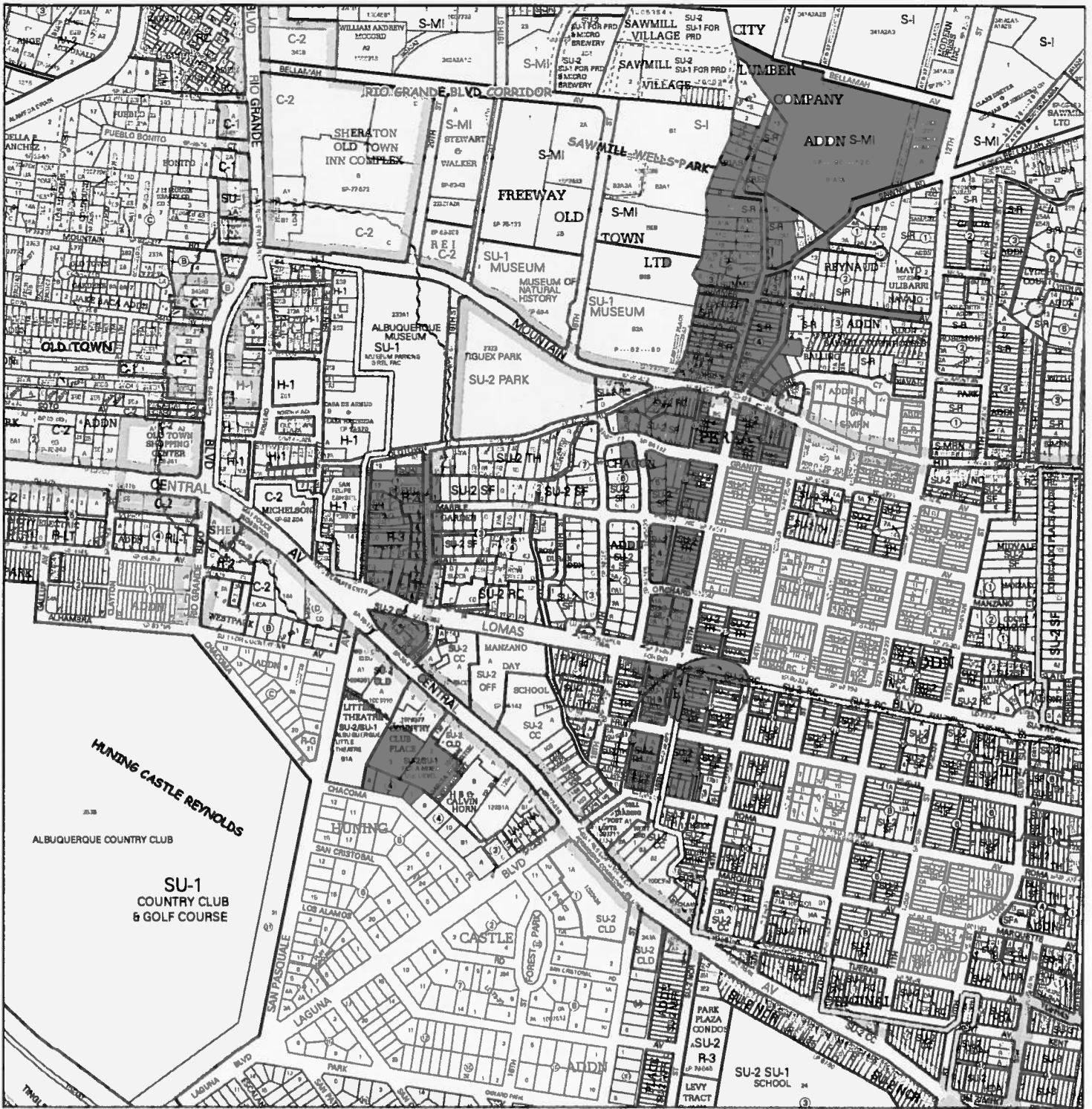
The Kraai family has lived in the house for 13 years, and have family that also live nearby. Both children attend and walk to school in the neighborhood. Erik and Tania Kraai are both 'on call' Physicians that respond to Critical Care and Level 1 Trauma emergencies and need to live close to the hospital. They participate in the Downtown Neighborhood Association and hope to continue their involvement in the community.

We welcome further inquiries into this project.

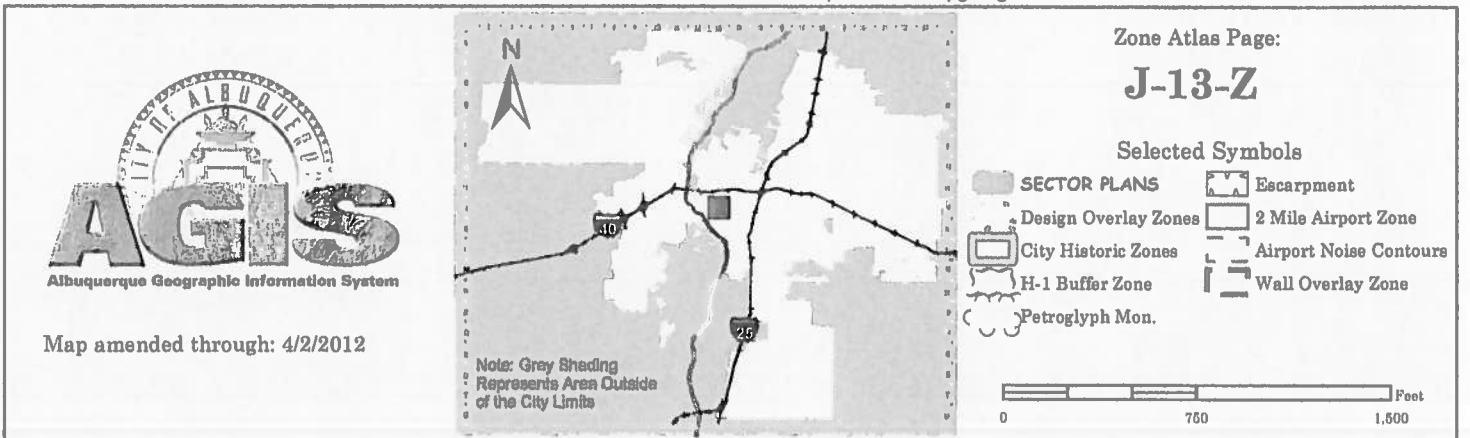
Sincerely,



Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
505.620.4238



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



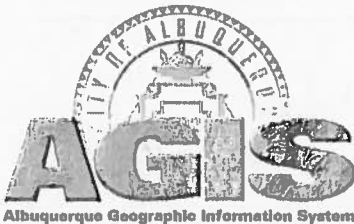
Zone Atlas Page:

J-13-Z

Selected Symbols

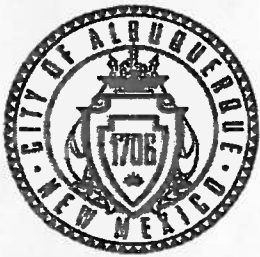
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



Map amended through: 4/2/2012

Note: Gray Shading Represents Area Outside of the City Limits



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 LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: WALTER GILL

COMPANY NAME: MODULUS DESIGN

ADDRESS/ZIP: 912 BROADWAY BLVD NE

PHONE: 842-0354 FAX: 243-3669

LEGAL DESCRIPTION INFORMATION

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

LOT 12, BLOCK 10 PERISA ADDN REPLAT

ZONING SU-2 (INA-SF)

LEGAL DESCRIPTION

LOCATED ON 320 13th St. NW.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN ROMA AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

MARQUETTE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-13).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

Certificate of Appropriateness (LUCC) - Use of Agent

13 July 2016

Residential Address: 320 13th Street NW
Albuquerque, NM 87102

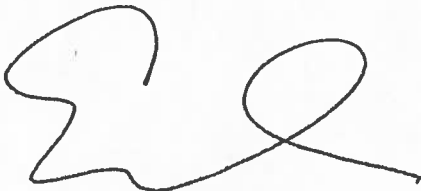
Physical: Located on the East side of 13th St between Roma and Marquette

Legal: * B 010PEREA REPLA

Owners: Erik & Tania Kraai

Agent: Modulus Design (Walter Gill)

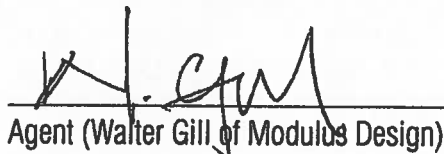
ERIK KRAAI allow Modulus Design to act as my agent for
the necessary Certificate of Appropriateness (LUCC) process, required by the City of Albuquerque.



Owner

7/13/2016

Date



Agent (Walter Gill of Modulus Design)

7/13/16

Date



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

June 28, 2016

Walter Gill
Modulus Design
912 Broadway Boulevard NE/87102
Phone: 505-842-0354/ Fax: 505-243-3669
E-mail: walt@modulusdesign.com

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.

Dear: Walter

Thank you for your inquiry of June 28, 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) TRACT B, PEREA REPLAT LOCATED ON 320 13TH STREET BETWEEN ROMA AND MARQUETTE zone map J-13.

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 dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant

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

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE
NM

87101-0001
3401270101

07/12/2016 (800)275-8777 11:48 AM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.47
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(Domestic)
(ALBUQUERQUE, NM 87104)
(Weight: 0 Lb 0.40 Oz)
(Expected Delivery Day)
(Thursday 07/14/2016)

Certified	1	\$3.30
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(USPS Certified Mail #)
(70160910000218015566)

Affixed Postage	1	(\$0.47)
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(Affixed Amount: \$0.47)

First-Class Mail Letter	1	\$0.47
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(Domestic)
(ALBUQUERQUE, NM 87102)
(Weight: 0 Lb 0.40 Oz)
(Expected Delivery Day)
(Thursday 07/14/2016)

Certified	1	\$3.30
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(USPS Certified Mail #)
(70160910000218015559)

Affixed Postage	1	(\$0.47)
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(Affixed Amount: \$0.47)

Total		\$6.60
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Credit Card Remitd		\$6.60
--------------------	--	--------

(Card Name: AMEX)
(Account #: XXXXXXXXXX1111)
(Approval #: 505298)
(Transaction #: 146)

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

7016 0910 0002 1801 5566

U.S. Postal Service™
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ALBUQUERQUE, NM 87104

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047



07/12/2016

See Reverse for Instructions

7016 0910 0002 1801 5559

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees	\$3.77

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047



07/12/2016

See Reverse for Instructions

13 July 2016

Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
912 Broadway Blvd NE
Albuquerque, NM 87102

Downtown Neighborhood Association (DNA)
Reba Eagles
610 11th Street NW
Albuquerque, NM 87102
(505)-604-3434

Re: 320 13th ST NW
Legal: * B 010PEREA REPLA
Physical: Located on the East side of 13th street between Roma and Marquette
Zone Map page: J 13

LJCC Hearing Date: 10 Aug 2016

Dear Reba Eagles,

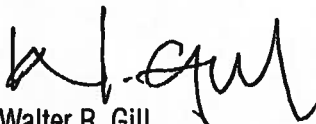
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We welcome further inquiries into this project.

Sincerely,



Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
(505)-620-4238

13 July 2016

Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
912 Broadway Blvd NE
Albuquerque, NM 87102

Downtown Neighborhood Association (DNA)
David McCain
1424-1/2 Lomas Blvd NW
Albuquerque, NM 87104
(505)-250-8757

Re: 320 13th ST NW
Legal: * B 01OPEREA REPLA
Physical: Located on the East side of 13th street between Roma and Marquette
Zone Map page: J 13

LJCC Hearing Date: 10 Aug 2016

Dear David McCain,

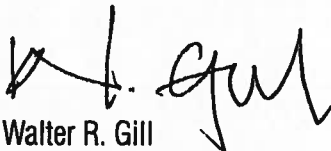
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Sincerely,



Walter R. Gill
Professional/Agent for the Kraai Family
Modulus Design
(505)-620-4238

EXISTING PHOTOS — 320 13th ST NW







