



**Landmarks & Urban
Conservation Commission**

**Agenda Number: 06
Case No.: 14-LUCC-50062
Project # 1007470
January 14, 2015**

Staff Report

Agent		<p>Staff Recommendation <i>APPROVAL of Case # 14-LUCC-50062, Project #1007470, a request for a Certificate of Appropriateness for demolition and 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;">Petra Morris, Senior Planner Staff Planner</p>
Applicant	Jon Anderson	
Request	Certificate of Appropriateness for demolition and new construction	
Legal Description	Lots 4 and 5, Block 4 Luna Place Addition	
Address/Location	908 Roma Ave NW	
Size	.1492 ac.	
Zoning	SU2/DNA-SF	
Historic Location	Fourth Ward Historic Overlay Zone	

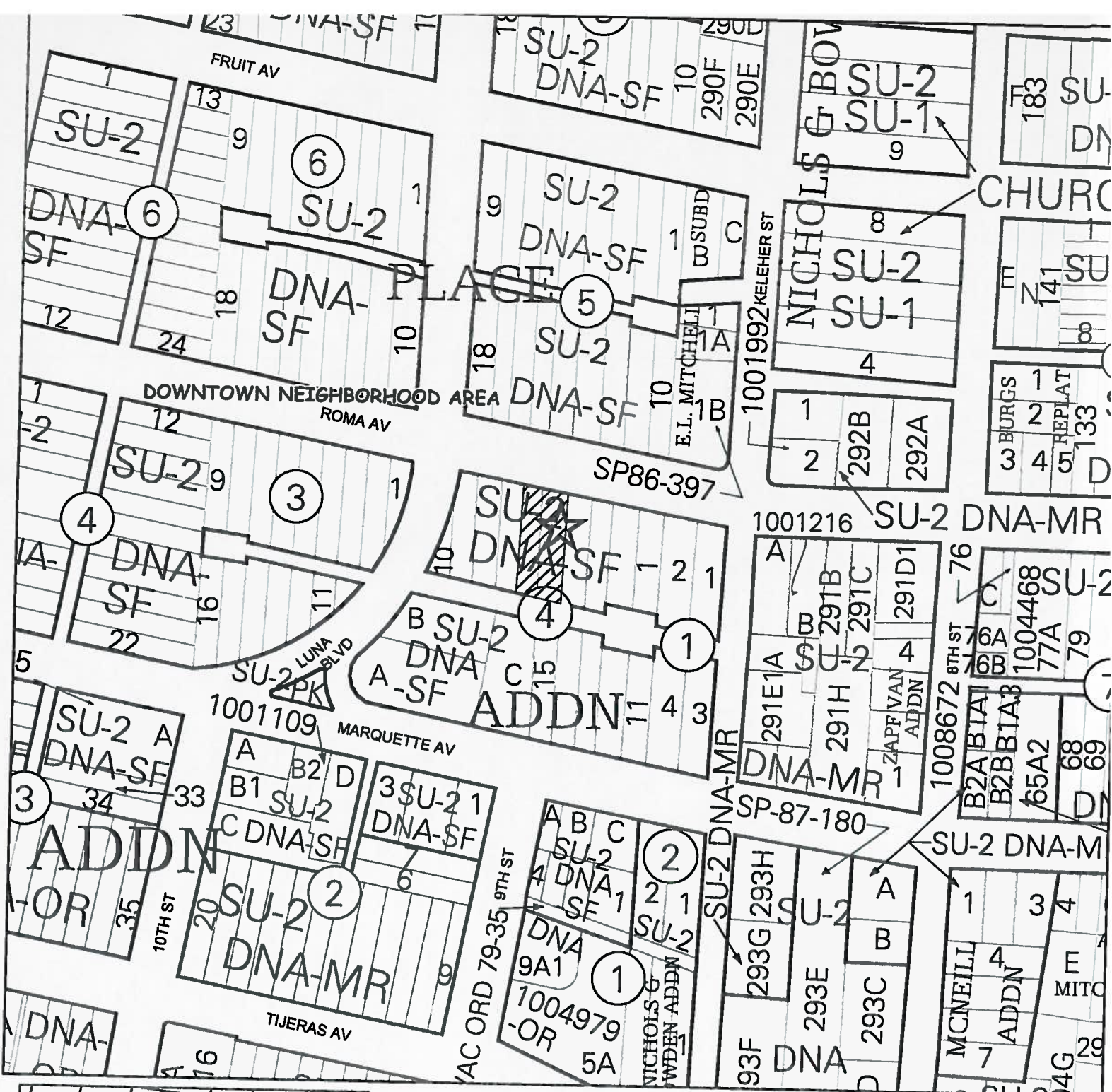
Summary of Analysis

This application is for a Certificate of Appropriateness for demolition and new construction. The applicant proposes to demolish an existing building and construct a new residence on the site.

This request for a Certificate of Appropriateness for demolition and new construction has been reviewed against the Fourth Ward Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. The proposed site plan design, and elevations meet the preponderance of the specific development guidelines for the Fourth Ward Historic Overlay Zone, and the criteria in the LUCC Ordinance.

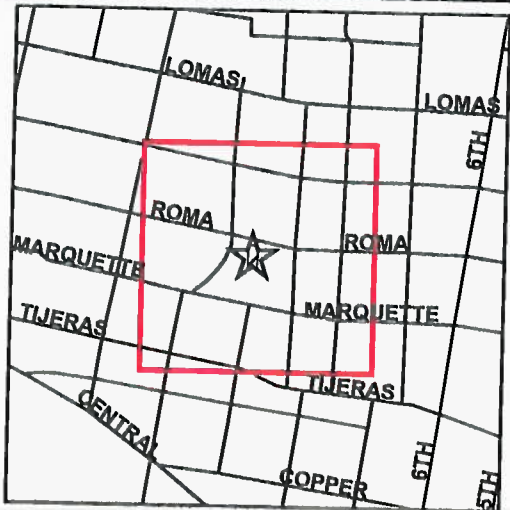
The applicant has provided an economic analysis justifying the demolition of the building of the structure at 908 Roma Avenue NW. A review of the Sanborn Maps suggests that the structure is a converted accessory building. It is setback from Roma Avenue by approximately 60 feet and should be considered a non-contributing building. The proposed new residence is in a Bungalow style, with a side gabled roof. The proposed residence fits with the setbacks, scale, massing, proportions and rhythms of other structures on the street and in the general area. Architectural details such as the front chimney, porch and dormer relate well to the context. This is an excellent example of a contemporary building that fits within the context of a historic district; the building is clearly a contemporary addition to the neighborhood but uses the same architectural vocabulary as the surrounding historic buildings.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Design Guidelines for the Fourth Ward Historic Zone; Downtown Neighborhood Area Sector Development Plan.



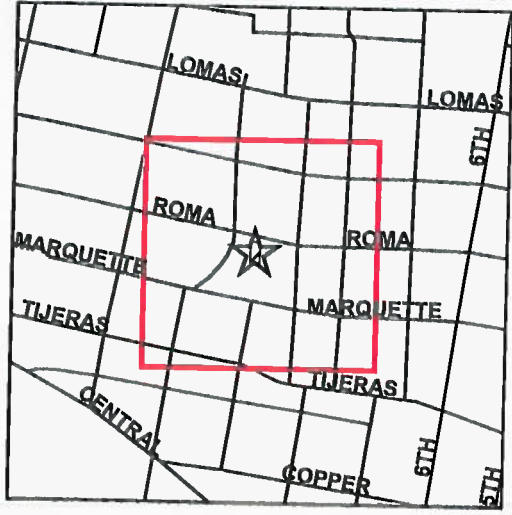
ZONING MAP

Note: Grey shading indicates County.



1 inch = 150 feet

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LAND USE MAP

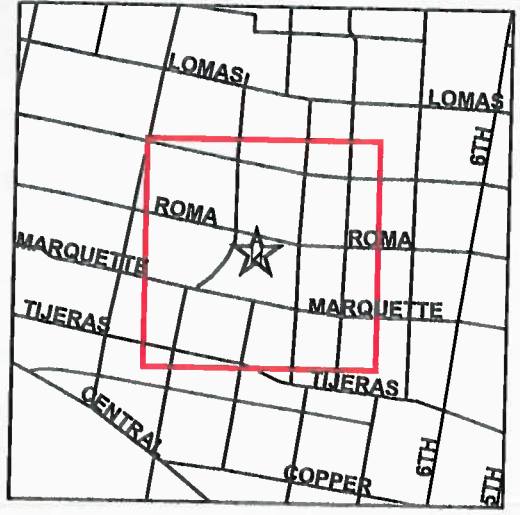
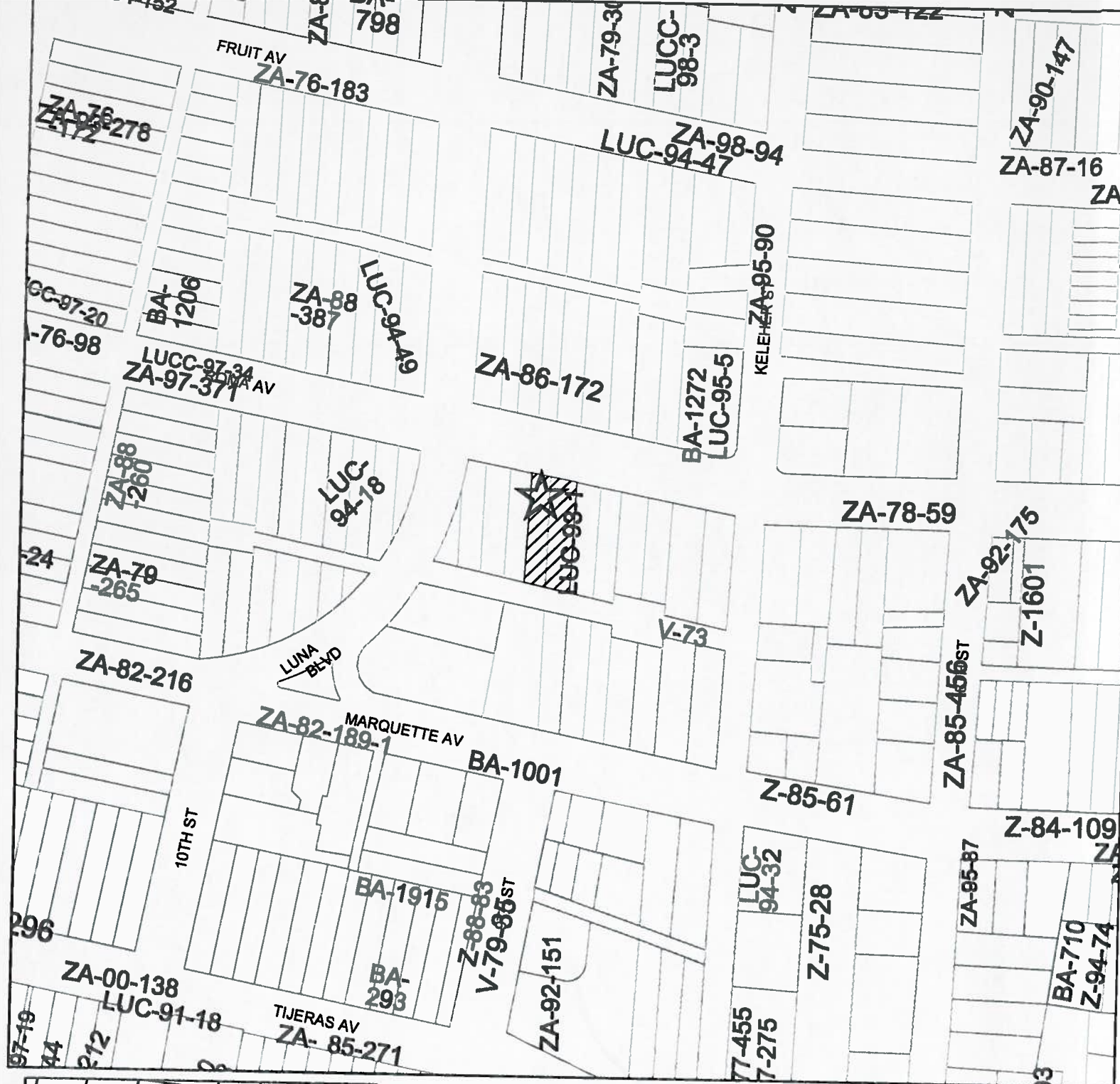
Note: Grey shading indicates County.

- 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



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HISTORY MAP

Note: Grey shading indicates County.



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Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for demolition and new construction</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), Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing Residential
<i>Site to the North</i>	1	Flat roofed Simplified Mission; 1924	Contributing Residential
<i>Sites to the South</i>	1	Flat roofed Simplified Mission; pre-1924	Contributing Residential
<i>Sites to the East</i>	1	Gable roofed Bungalow ca. 1920	Contributing Residential
<i>Site to the West</i>	1, 1 1/2	Gable roofed Bungalow ca. 1919	Contributing Residential, Office

II INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness to demolish the 700 square foot building located at 908 Roma Avenue and to construct a new residence. The proposed residence will be 1600 square feet, with 1200 square feet at the ground level, and 400 square feet on a second floor located within the pitch of the gable roof. The house is designed in the Bungalow style, in keeping with the gable roofed bungalows to the east and west of the site. The proposed house is a side gabled Bungalow, with a porch along the front façade, and a balcony area located under an eyebrow or dormer on the front side of the roof, facing north. The house is proposed to be a “net-zero energy” structure. As a component of this photovoltaic roof panels are proposed for the south side of the roof, facing the rear of the property. The building is proposed to be stucco, with a composite shingle roof. The roof peaks at 28 feet, with the mid-point at 19 feet 6 inches. The building is setback 19 feet from the sidewalk, in keeping with the other properties along the street.

Context

The Fourth Ward Historic District is a neighborhood of fine homes that grew up between the original Villa de Albuquerque (Old Town) and the "new town" that had grown around the railroad tracks over a mile to the east. The Fourth Ward Historic District and Overlay Zone derives its name from the City's early system of political subdivisions called "Wards". This large historic district is bounded by Lomas Boulevard to the north; Tijeras, Kent and Central to the south; Keleher Avenue and Eighth St. on the east; and 14th and 15th Streets to the west. A small portion of the historic district at the southeast corner is not included in the boundaries of the historic overlay zone.

The district contains a variety of homes built between 1880 and 1930, with most of the development beginning in the early twentieth century. Prior to 1900, most new housing was concentrated in Huning's Highland to the east of the railroad tracks and the Fourth Ward has a few houses on large parcels of land. After the turn of the century, the Fourth Ward became the fashionable neighborhood for Albuquerque's growing business class. A wide variety of architectural styles are represented in the district including Queen Anne, Bungalow, Hipped Box, Prairie, Federal Revival style, Territorial Revival, Mission Revival, Spanish Pueblo Revival, Dutch Colonial Revival, Tudor Revival and Foursquare.

The area developed primarily as a residential neighborhood of mostly single-family dwellings, some multi-family apartments containing central landscaped courtyards, and a few commercial structures. Originally, the front yards were unfenced and street trees were planted in the strip between the curb and the sidewalk. The homes typically had a 20 foot front yard setback on the north-south streets and a 15 foot front yard setback on the east-west streets. The Fourth Ward Historic District was listed on the New Mexico Register of Cultural Properties in 1979 and the National Register of Historic Places in 1980. The City Council mapped the Historic Overlay Zone in 1991.

History

The subject property is located on Roma Avenue, with gable roofed bungalows to the east and west of the building. The property includes 3 buildings: one contributing building, 422 Luna Boulevard (also known as 912 Roma Avenue NW), one non-contributing building (a garage built in 1994) and the subject structure. The subject structure is setback some distance from the road, approximately 60 feet from the sidewalk, while the surrounding buildings are setback between 15 and 20 feet. The Historic Building Inventory form from 1979 describes the house as a stuccoed Modified Prairie house, built circa 1942, with steel casement windows. However, the Sanborn maps provide further information on the history of the building. For the half block bounded by Keleher Street to the east, the alley to the south, Luna Boulevard to the west and Roma Avenue to the north; the 1924 Sanborn map shows four houses facing Roma Avenue and two houses facing Luna Boulevard, the two houses facing Luna Boulevard do not have accessory buildings. For this same half block, the 1931 Sanborn shows an L-shaped adobe, single story, detached, accessory building behind the house at 422 Luna Boulevard. By 1942, the parcels have been re-plated and the accessory building behind 422 Luna Boulevard is described as 422 ½ Luna Boulevard, a L-shaped single story, adobe accessory building and dwelling, with what appears to be a small shed off of the alley. Both the 1931 and 1942 Sanborn Maps show the L-shaped building set some distance back from Roma

Avenue. The applicant describes the subject building as a converted garage and this review of the Sanborn Maps supports this description. Please see Attachment 5 with the 2014 aerial and Sanborn Maps for 1924, 1931 and 1942. The Fourth Ward Historic District lists the subject building as neutral (i.e. non-contributing), while the Fourth Ward Historic Overlay Map shows the building as contributing. It is the historic district nomination that informs the mapping of contributing and non-contributing properties for historic overlay zones, and in this particular case there appears to be a difference between the district nomination and the overlay mapping. Based on the Sanborn research and the 1979 inventory form, staff concludes that the Historic Overlay Zone Map contains an error; the property should be considered non-contributing, consistent with the Fourth Ward Historic District nomination listing of the building as neutral.

In 2010 the applicant applied to the LUCC to demolish the house on the subject property and construct a new house (Project # 1007470/09-LUCC-50054). The application was denied by the LUCC as the design for the new construction did not meet several of the design guidelines for the Fourth Ward Historic Overlay Zone. The decision was appealed to the City Council; however the City Council voted to uphold the LUHO's (Land Use Hearing Officer) recommendation to deny the appeal (AC-10-7). The staff report and the LUCC findings for the 2010 application focused primarily on the design of the new building, noting that the building to be demolished though mapped as contributing on the historic overlay zone map, was listed as neutral (i.e. non-contributing) in the Fourth Ward Historic District nomination. As discussed above, it does not appear that the structure was originally built as a primary dwelling and was built later than the surrounding properties, and staff concludes that the building should be considered non-contributing. Furthermore, in reviewing the record for the previous application, the applicant provided economic information demonstrating the cost of rehabilitation of the building and the potential income from an improved property, the economic scenario presented demonstrated a negative cash flow over ten years. Staff for the 2010 application concluded that the demolition of the building could be justified under the LUC Ordinance criteria, however in the appeal of the LUCC decision, the LUHO noted that the LUCC failed to provide any findings with regard to the appropriateness of the demolition of the existing building.

In 2008 the applicant received approval of a Staff Decision for work to rehabilitate 912 Roma Avenue (also known as 422 Luna Boulevard), Project # 1007470/08-LUCC-50070. In 1993, the LUCC approved a detached garage for the property, located behind the existing building at 908 Roma Avenue (LUC-93-1).

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 property is zoned SU2/DNA-SF (Single Family) in the Downtown Neighborhoods Area Plan. The intent of the DNA-SF zone as described in the Plan is to “ensure that the historic development pattern and the predominant single family character of the Downtown Neighborhood area is preserved and strengthened. This zone is not appropriate for multi-family residential, commercial, or office uses. Property zoned SU-2/DNA-SF that falls within an Historic Overlay Zone shall also comply with the HO Zone design guideline requirements.”

The proposed new residence meets the intent and regulations of the SU2/DNA-SF zone. Staff received no comments from the Zoning Code Services staff regarding this request.

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. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. 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 is provided below.

Resolution –046-1991 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 Zone. Contained within this resolution are general guidelines, from which the specific Design Guidelines are derived.

Section 4.C New Construction is controlled by the underlying zoning, with height, setback, density, and other zoning regulations determining the maximum allowable building size. New construction should utilize exterior materials generally found in the area (as noted in B. above), have parking and service areas located to the rear of the structure and, for areas

other than those zoned SU-3 or SU-2/HDA, follow the general scale and massing of surrounding development.

Section 4.D Demolition approvals are as controlled by the Landmarks and Urban Conservation Ordinance Article 7-5 R.O. 1974; however demolition of a main building listed as noncontributing in the Historic Overlay Zones is permitted without a Certificate of Appropriateness if plans have been approved by the City for a replacement structure. Demolition of an accessory building, as defined in the Zoning Code, listed as noncontributing in the Historic Overlay Zones is permitted with a Certificate of Appropriateness.

The proposed new construction utilizes exterior materials generally found in the area. The scale, mass and style of the residence are compatible with and similar to other residences in the surrounding area. See the discussion below for an analysis of the proposed demolition.

Resolution 07-287 (2007) Amending resolution number R-46-1991 adopting specific design guidelines for the Fourth Ward historic overlay zone.

The specific development (design) guidelines for the Fourth Ward Historic Overlay Zone were amended and adopted by the LUCC in 2002. In 2007, the City Council ratified the adoption of these guidelines in this resolution. Section 3. ENACTMENT AMENDED states, "Any provision in R-246-1991 that is inconsistent with the guidelines approved by this resolution is superseded."

Development Guidelines for the Fourth Ward Historic Overlay Zone

III. Design Guidelines for New Construction.

These guidelines are designed to encourage new development that is compatible with the historic buildings in the district. Because the area contains a wide variety of buildings, including some of the oldest in the downtown area, the guidelines allow for flexibility of design, but do not allow duplication of existing structures. Compatibility and individuality are the driving concepts of these guidelines.

A. Standards for New Construction

1. Public facades of proposals for new buildings shall be more carefully reviewed than other sides. Street appearance is vital.
2. New construction should add visual interest and a sense of scale at the street level, and at the same time, be compatible with predominant general characteristics of contributing buildings in the vicinity. The new structure should reflect designs traditionally used in the area.
3. New buildings shall not be imitations of contributing buildings or of other new buildings, but shall be unique in design. Compatibility is appropriate, but imitation is not appropriate.
4. New construction shall have a scale, proportion, and massing similar to that of contributing buildings on the same block. If none exist, then it shall be similar to that of contributing buildings in the area. In all cases, the scale, proportion and massing of new construction will be compared with the scale of contributing buildings.

The proposed new residence is compatible with the surrounding buildings. The new house reflects the Bungalow style, with a side gabled roof, similar to a number of the residential properties in the surrounding area. The building is to be located closer to the street than the existing structure, and this will provide greater visual interest for the street and a setting on the site that is similar to other buildings on the block, see Attachment 3, Site Visit Photos. The proposed building's dormer and porch elements utilize design elements traditionally found in the area, yet the simple lines of the design show that this is a contemporary building. The scale and massing of the proposed construction matches that of the surrounding buildings.

B. Scale, Proportion, and Massing

1. **Scale:** Scale is how we perceive the size of a building element or space relative to other forms. It can also be defined as the size of a new building and its mass in relation to open spaces. "Human Scale" is a dimension that relates to our own size.
2. **Proportion:** Proportion is the relationship between the height and width of a building or opening, or the amount and placement of openings compared to the amount of solid walls. In the Fourth Ward, the relationship between the height and width of a building is usually 1:1 or 2:1. There is a high proportion of windows and doors to walls.
3. **Massing:** Mass is the geometric bulk of the structure, usually rectangular in form. In the Fourth Ward, buildings are made up of regular larger masses, with smaller masses attached, such as porches or pitched roofs.

At 1 ½ stories, and 28feet at the peak of the roof and 32feet in width, the scale of the new residence is "human" in scale and comparable to the adjacent buildings. The proportions of the new residence, including the proportion of windows and doors to walls are compatible with surrounding buildings. The proposed new residence includes a high proportion of windows and doors. While generally rectangular in form the house includes a porch and dormer at the front, smaller masses that make up a portion of the larger mass. The scale, massing and proportions of the new residence reflect the characteristics of the surrounding buildings.

C. Pattern and Rhythm

Pattern and Rhythm: Pattern is the form of the building, space, or object grouped together. Rhythm is the regular occurrence of those patterns that organize and harmonize a series of like forms or spaces. In Fourth Ward, lot sizes, building sizes, pitched roofs, porches, window and door openings, and street trees all create rhythm. Other patterns and rhythms are window configuration (such as 6/1 panes, grouped in threes) that are repeated throughout the house. Rhythms can be formed using more than one pattern.

1. New construction shall conform to established rhythms on the buildings and on the sites.
2. New construction shall employ at least two of the following methods:
 - (a) Incorporate similar patterns of architectural details from existing contributing buildings. Texture and scale of those details are important considerations, without duplicating a historically accurate detail.
 - (b) Match patterns of exterior material with those of contributing buildings.
 - (c) Match rooflines with those of contributing buildings.
 - (d) Incorporate historically accurate patterns of existing doors and windows from contributing buildings.

The proposed new residence incorporates a number of patterns and features from the surrounding Bungalow houses- the front chimney, front porch, the dormer, and the side gable roof. The front and side yard setbacks match those of the general area, unlike the existing building which is setback approximately 60feet from Roma Avenue. The front ground floor and balcony windows and doors are groups of pairs of double leaf framed glass doors; while unlike the traditional treatment for windows and doors in the general area, this modern approach maintains the high percentage of windows and doors without the use of very large sheet glass windows, an approach that would be less sympathetic. The patterns and rhythms of the proposed new residence conform with the patterns and rhythms found in the wider area.

D. Siting and Setback

The underlying zoning category controls the setbacks on the parcel. In the Fourth Ward, the setbacks are traditionally 20 feet on north-south streets and 10-15 feet on east-west streets. These setbacks determine the building's siting, or position on the lot. Lot widths vary considerably in the Fourth Ward. The underlying zoning category setback may be different than the original setback. These guidelines shall be used where the traditional setback already exists on the site.

1. The established, traditional setback shall be maintained, unless demonstrated by the applicant to be unattainable.
2. If there is no established setback for the block, the setback for new construction shall be determined by using the average setback of the block. If between two buildings, new construction shall match the setback of the adjacent buildings. Where the adjacent buildings do not have a uniform setback, the average setback between the two adjacent buildings shall be used.
3. Where no setback is required in the underlying zoning category, none shall be required on that parcel.

The existing building is setback approximately 60feet from Roma Avenue. This is unlike any other building in the area and lends further credence to the suggestion that the existing building was once an accessory building to 422 Luna Boulevard. The proposed residence has a front setback of 19feet, reflecting the setbacks of the other houses on the south side of Roma Avenue and in keeping with the underlying zoning. The proposed residence meets the traditional setbacks of the block, unlike the existing building. In addition, the proposed residence is designed to meet the context of the site, including space within the footprint of the building to accommodate a 90 year old Austrian Pine tree.

E. Height

The Zoning Code underlying zoning category controls height requirements for the parcel.

1. The height of any new construction shall be as controlled by the Zoning Code and compatible to nearby properties.
2. Where the allowable height as controlled by the underlying zoning exceeds that traditionally found in the neighborhood, incorporate design features that are compatible with surrounding properties.

The height of the proposed residence is 28feet at roof peak and 19feet 6inches at the mid-point. The proposed side gable roofed residence is to be one and a half stories in height. This is comparable to surrounding properties. In addition this complies with the underlying zoning.

F. Exterior Materials

1. The use of traditional materials and those newer materials compatible with contributing buildings in the area is strongly encouraged. Traditional materials include wood, stucco, brick, adobe, stone and cast stone.
2. Plastic, vinyl, aluminum siding or other metals shall not be used, with the exception of metal window frames.

The exterior materials proposed are stucco, with painted metal window frames and composite shingle for the roofing. The materials proposed are compatible with the contributing buildings in the vicinity.

G. Architectural Details

1. New construction shall not duplicate or replicate any contributing buildings, but rather use them as examples of appropriate style and design features.
2. Large blank walls are not appropriate.
3. Details and massing shall be on a human scale.
4. Front porches are encouraged on all residential structures.

The new residence reflects the Bungalow style, the use of design features such as the front chimney, side gable roof, the front porch and dormer are architectural details that help to make this building highly compatible with its surroundings. The details and massing of the building are at an appropriate scale and there are no large blank walls. The use of the pairs of double leaf framed glass doors add a contemporary feeling to the building, while recognizing the patterns of openings historically found in the area.

H. Windows

All buildings in the district are marked by an abundance of openings, because when these buildings were constructed, electric lighting was a luxury. The pattern of a high proportion of windows and doors, regularly placed, creates a pleasing rhythm and maintains a human scale.

1. Residential properties shall have approximately 30% of the wall surface in windows on the ground floor façades (specifically, the front façade).
2. Commercial, office, or multi-family structures shall allow approximately 50% of the ground-floor front façade to window and door openings.
3. Use of traditional window shapes and types is encouraged, with clear glass predominating. Lightly tinted glass may be used on upper stories.
4. Stained glass, beveled glass, or other architectural glass may be used.

Not Appropriate:

1. Unpainted metal windows are not allowed.
2. Darkly tinted or reflective glass is not allowed.

The windows and doors for the front façade of the proposed residence are painted metal frame, in pairs of double leaf framed glass doors. The doors are a contemporary approach, and are not

a traditional shape or style, however, the high percentage of openings and the pattern created reflect those of the surrounding area and are an appropriate treatment.

I. Entries and Doors

A defining feature of the district is the emphasis on entries of the historic houses. They are always oriented to the street and are one of the most significant elements of the house. Entries of single-family houses are usually defined and enhanced by a porch.

1. Primary building entrances shall be oriented to the street. The use of architectural detail to highlight the entry is preferred.
2. Front entry porches are strongly encouraged on single-family dwellings.
3. Use a combination of wood and glass door with an historic design is encouraged.

Not Appropriate: Shiny aluminum doors are not allowed for front entry or any entry visible from any street.

The proposed residence provides a defined front entrance through the use of a front porch. The entrance is oriented to the street.

J. Rooflines

Existing Conditions: Single-family homes traditionally had intricate rooflines and facades punctuated by porches, dormers, and other elements. Historic roof shapes include: flat with a parapet, gabled, gambrel, hipped, or a combination of some of these shapes. Multi-family dwellings and nonresidential buildings traditionally had flat roofs. However, since both flat and pitched roofs are historically present, either may be appropriate on a new structure, depending on location of the new structure.

1. Historic roof shapes shall be used on all new structures. Both flat and pitched roofs are historically correct, depending upon the overall design of the structure.

Not Appropriate:

1. Hyperbolic, partial mansard, or barrel vault roofs are not allowed.
2. Metal roofing is not allowed.

The roof of the new residence is a side gable roof, with composite shingle, with a small dormer in the front. This reflects a common roof shape on Bungalow style houses in the area.

VII. Mechanical and Ground Level Equipment.

1. Roof or building mounted mechanical or solar equipment shall be screened and not visible from the sidewalk or street across from the building.
2. Refuse containers and ground level mechanical or solar equipment shall be located at the rear of the structure and screened with an appropriate wooden or stucco wall and/or landscaping. Satellite dishes shall be placed so as to be minimally visible from the front street. Rolling trash receptacles shall be contained in a screened area, to either the side or rear of the structures. Front yard locations are not appropriate.

The applicant plans for the new residence to be a "net-zero-energy" structure. As a part of this the south facing elevation of the roof will be covered with photovoltaic panels. This will face the rear of the property and will not be visible from the public right of way.

IX. Demolition.

The demolition of any building in the Fourth Ward requires a Certificate of Appropriateness from the LUCC, as well as a demolition permit from the City. Demolition criteria are contained in the LUC Ordinance. Please refer to the LUC Ordinance for demolition requirements.

Please see the demolition analysis below per the LUC Ordinance.

Landmarks and Urban Conservation Ordinance

This site consists of a non-contributing property in the Fourth Ward Historic 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 proposed new construction does not conflict with the designation ordinance or the development guidelines. The proposed new construction furthers the purpose of the ordinance through appropriate new construction, supporting the historic fabric of the neighborhood.

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

The architectural character of the site or the historic zone will not be significantly impaired or diminished by the proposed new construction as analyzed above. The design of the proposed residence is compatible with the surrounding contributing properties and uses design features traditionally found on Bungalow style houses in the area. The proposed residence will be a positive addition to the streetscape on Roma Avenue.

§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.

Not applicable.

§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.

Not applicable.

§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 new construction is of a contemporary design, however the use of design features such as the front porch, dormer, front chimney, side gabled roof, window and door patterns and the scale of the structure reflect those of contributing properties in the general area.

§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.

The LUC ordinance does not distinguish between the demolition of contributing and non-contributing buildings in Section 14-12-8 (B) (7), however in Section 14-12-8 (A) (4) it does provide that buildings may be exempted from the Certificate of Appropriateness requirement by the approval of specific development guidelines. However, the specific development guidelines adopted for the Fourth Ward address demolition by referring back to the LUC Ordinance. However, the 1991 Resolution (R-246-1991) which adopted the Fourth Ward Historic Overlay zone states:

Section 4D Demolition approvals are as controlled by the Landmarks and Urban Conservation Ordinance Article 7-5 R.O.1974; however, demolition of a main building listed as non-contributing in the Historic Overlay Zones is permitted without a Certificate of Appropriateness if plans have been approved by the City for a replacement structure. Demolition of an accessory building, as defined in the Zone Code, listed as noncontributing in the Historic Overlay Zones is permitted without a Certificate of Appropriateness.

This conflicts with the adopted guidelines for the Fourth Ward Historic Overlay Zone. The Fourth Ward Development Guidelines were adopted by the LUCC in 2002 but weren't ratified by City Council until 2007 (R-07-287). The 2007 enactment included the following statement "Any provision in R-246-1991 that is inconsistent with the guidelines approved by this resolution is superseded." The legislation in 2007 supersedes the 1991 resolution and therefore the LUC Ordinance provides the direction regarding demolition of buildings in the Fourth Ward. Therefore whether the building is non-contributing or contributing has limited bearing on this matter, but demolition must be justified through an economic analysis.

The applicant has stated in this application and in previous applications that the structure is essentially a converted garage, and a review of the Sanborn Maps shows strong evidence to support this. In addition, in reviewing the record from the previous application there are no objections or concerns raised about the demolition of the structure from the public, from City staff or the LUCC. Staff concluded in 2010 that demolition of the building could be justified under the LUC Ordinance criteria.

The applicant has provided an economic analysis, discussing the current condition of the property, the current income, monthly costs and the projected improvements and their costs. The analysis shows that the economic scenario presented shows a negative cash flow over a number of years. Staff finds that the applicant has demonstrated that the property is incapable of making a reasonable economic return and that the request has met the criteria in the LUC Ordinance Section 14-12-8 (B) (7) for demolition.

IV. Neighborhood/Public Concerns

Proper legal notice was provided in the newspaper. One sign was posted on the property with notice of the LUCC application. The applicant notified the Downtown Neighborhood Association. No comments specific to this request were received.

V. CONCLUSIONS

This request for a Certificate of Appropriateness for demolition and new construction has been reviewed against the Fourth Ward Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. The proposed site plan design, and elevations meet the preponderance of the specific development guidelines for the Fourth Ward Historic Overlay Zone, and the criteria in the LUCC Ordinance.

The applicant has provided an economic analysis justifying the demolition of the building of the structure at 908 Roma Avenue NW. A review of the Sanborn Maps suggests that the structure is a converted accessory building. It is setback from Roma Avenue by approximately 60 feet and should be considered a non-contributing building. The proposed new residence is in a Bungalow style, with a side gabled roof. The proposed residence fits with the setbacks, scale, massing, proportions and rhythms of other structures on the street and in the general area. Architectural details such as the front chimney, porch and dormer relate well to the context. This is an excellent example of a contemporary building that fits within the context of a historic district; the building is clearly a contemporary addition to the neighborhood but uses the same architectural vocabulary as the surrounding historic buildings.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for demolition and new construction - Case 14-LUCC-50062 / Project # 1007470 (January 14, 2015)

1. This application is a request for a Certificate of Appropriateness for demolition and new construction at 908 Roma Avenue NW, described as Lots 4 and 5, Block 4, Luna Place Addition, zoned SU-2/DNA-SF (Single Family) and in the Fourth Ward Historic Overlay Zone.
2. The subject structure is listed in the registered Fourth Ward Historic District nomination as neutral. Neutral is an outdated term used in historic district designations and is not a term used for Historic Overlay Zones. The Fourth Ward Historic Overlay Zone Map shows the property as Contributing. The 1931 Sanborn Map shows an L-shaped accessory building located behind 422 Luna Avenue (also known as 912 Roma Avenue NW). The 1942 Sanborn Map shows an L-shaped accessory building and dwelling. Both maps show the building set some distance back from Roma Avenue. The map for the Fourth Ward Historic Overlay Zone is in error and the building at 908 Roma Avenue NW should be considered Non-Contributing.
3. The proposal is to demolish the existing structure at 908 Roma Avenue and to construct a new residence.
4. 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)(7) states that a Certificate of Appropriateness shall be approved if "*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.*" The applicant has provided an economic analysis discussing the current condition of the property, the current income, monthly costs and the projected improvements and their costs. The analysis shows that the economic scenario presented shows a negative cash flow a number of years. The applicant has demonstrated that the property is incapable of making a reasonable economic return and that the request has met the criteria in the LUC Ordinance Section 14-12-8 (B) (7) for demolition.

5. The proposed new construction is consistent with the designation ordinance R-46-1991 Section 4.C which states that new construction should utilize exterior materials generally found in the area and follow the general scale and massing of surrounding development. The proposed new construction utilizes exterior materials generally found in the area. The scale, mass and style of the residence is compatible with and similar to other residences in the surrounding area.
6. 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.
7. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*". The proposed new construction does not conflict with the designation ordinance or the development guidelines. The proposed new construction furthers the purpose of the ordinance through appropriate new construction, supporting the historic fabric of the neighborhood.
8. The proposed new construction is consistent with the Development Guidelines for new construction in the Fourth Ward Historic Overlay Zone. The proposed new residence is in a Bungalow style, with a side gabled roof. The proposed residence fits with the setbacks, scale, massing, proportions and rhythms of other structures on the street and in the general area. Architectural details such as the front chimney, porch and dormer relate well to the context. This is an excellent example of a contemporary building that fits within the context of a historic district; the building is clearly a contemporary addition to the neighborhood but uses the same architectural vocabulary as the surrounding historic buildings.
9. 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)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character of the site or the historic zone will not be significantly impaired or diminished.*" The architectural character of the site or the historic zone will not be significantly impaired or diminished by the proposed new construction as analyzed in the staff report. The design of the proposed residence is compatible with the surrounding contributing properties and uses design features traditionally found on Bungalow style houses in the area. The proposed residence will be a positive addition to the streetscape on Roma Avenue.

10. 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)(6) states that "*Additions to existing structures and new construction may be of contemporary design if such design is compatible with the historic zone in which it is located.*" The proposed new construction is of a contemporary design, however the use of design features such as the front porch, dormer, front chimney, side gabled roof, window and door patterns and the scale of the structure reflect those of contributing properties in the general area.

11. The revised Code of Ordinances of Albuquerque New Mexico, 1994, including the Zoning Code, and the Downtown Neighborhood Area Sector Development Plan are incorporated herein by reference and made part of the record for all purposes.

RECOMMENDATION - Case No. 14-LUCC-50062/ Project # 1007470 - (January 14, 2015)

APPROVAL of an application for a Certificate of Appropriateness for demolition and new construction, located at 908 Roma Avenue NW, described as Lots 4 and 5, Block 4, Luna Place Addition, zoned SU-2/DNA-SF and in the Fourth Ward Historic Overlay Zone, based on the above Findings and subject to the following conditions.

Conditions of Approval Recommended for 14-LUCC-50062/ Project # 1007470

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

P.M.

**Petra Morris, Senior Planner
Urban Design and Development Division**

Attachments

- 1) R-46-1991, R-07-287.
- 2) Relevant sections of the Downtown Neighborhood Area Sector Development Plan.
- 3) Site Visit photos taken January 5, 2015.
- 4) Historic Building Inventory Form, dated 1979.
- 5) 2014 Aerial and Sanborn Maps from 1924, 1931 and 1942.

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

TRANSPORTATION DEVELOPMENT

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

CITY of ALBUQUERQUE
NINTH COUNCIL

COUNCIL BILL NO. R-246 ENACTMENT NO. 46-1991

SPONSORED BY: Steve D. Gallegos, by request

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RESOLUTION

DESIGNATING THE FOURTH WARD AND EIGHTH/FORRESTER HISTORIC OVERLAY ZONES; IDENTIFYING DISTINCTIVE NEIGHBORHOOD CHARACTERISTICS AND PROVIDING GENERAL PRESERVATION GUIDELINES.

WHEREAS, the protection, reuse and enhancement of significant historic buildings and districts is a goal of the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the rehabilitation of older neighborhoods is an important element of the City's commitment to creating a quality urban environment; and

WHEREAS, the Comprehensive City Zoning Code provides for the creation of Historic Overlay Zones in areas that are suitable for preservation and have historical, architectural and cultural significance; and

WHEREAS, the Fourth Ward and Eighth/Forrester areas include many fine examples of early Albuquerque residential architecture, reflecting the development of the city in the decades following the arrival of the railroad; and

WHEREAS, the Fourth Ward and Eighth/Forrester Historic Districts have been recognized as areas of historic and cultural significance through their listing on the National Register of Historic Places; and

WHEREAS, the Landmarks and Urban Conservation Commission, in its advisory role on historic preservation matters, and the Environmental Planning Commission, in its advisory role on land use and planning matters, have recommended approval of the Fourth Ward and Eighth/Forrester Historic Overlay Zones.

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1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 Section 1. Historic Overlay Zone designation is adopted for the
4 Fourth Ward and Eighth/Forrester areas, as shown on the attached maps.

5 Section 2. The Fourth Ward area includes two subdistricts with
6 varied development patterns, land uses and historic characteristics.

7 A. Properties located north of Tijeras Avenue (excluding
8 properties on the north side of Tijeras east of Eleventh Street)
9 generally follow traditional, single family residential development
10 patterns and consist primarily of single family homes. Distinctive
11 characteristics in this subdistrict include a variety of early
12 twentieth century architectural styles (including Hipped Box, Bungalow,
13 Southwest Vernacular, Mediterranean Revival and Spanish Pueblo Revival
14 structures), many homes with extensive architectural ornamentation and
15 prominent front porches, and clearly defined planting strips between
16 the sidewalk and the street. There are several apartment complexes
17 located in this area, often built in the Southwestern style, with a
18 landscaped central courtyard, little or no setback and parking and
19 service areas to the rear.

20 B. Over half of the buildings in the area south of Tijeras
21 Avenue (including properties on the north side of Tijeras east of
22 Eleventh Street) are multiple-family residences or offices.
23 Development patterns in this subdistrict have been more altered than
24 those in the area north of Tijeras Avenue, with some parcels cleared
25 for redevelopment, many buildings converted to more intensive uses and
26 some more recent construction. This area also has more intensive zoning
27 than the area north of Tijeras Avenue. Although there is less
28 remaining historic fabric in this subdistrict, there are important
29 historic structures located here. Distinctive characteristics of this
30 subdistrict include several Southwestern style apartment complexes and
31 other structures representative of early twentieth-century
32 architecture, as described in A above.

33 Section 3. Distinctive characteristics of the Eighth/Forrester

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1 area are a predominance of homes built in the Hipped Box style, with
2 other styles interspersed (Queen Anne, Bungalow, Southwest Vernacular,
3 Mission Revival and Spanish Pueblo Revival); many small, simple,
4 one-story structures with modest ornamentation; use of brick, cast
5 stone, frame and stucco and frame and clapboard as common building
6 materials; common setbacks; clearly defined planting strips; long
7 blocks (for streets running north and south).

8 Section 4. The following general preservation guidelines apply to
9 both the Fourth Ward and Eighth/Forrester Historic Overlay Zones and
10 provide a basis for more detailed design guidelines that may be
11 developed for these areas:

12 A. Alterations or renovations to structures listed as
13 contributing in the Historic Overlay Zones should strive to retain
14 significant, character-defining architectural features of the structure
15 and utilize exterior materials similar to those originally found on the
16 structure. Additions to structures listed as contributing in the
17 Historic Overlay Zones should utilize exterior materials and window
18 alignment similar to those of the original structure and should match
19 the general style and massing of that structure, with the regulations
20 of the underlying zoning determining the maximum allowable building
21 size.

22 B. Alterations, renovations or additions to structures
23 listed as noncontributing in the Historic Overlay Zones should be
24 designed to be compatible with surrounding properties. Exterior
25 materials should be those generally found in the area (such as wood,
26 stucco, brick, adobe, stone or cast stone). Review of changes to
27 noncontributing structures should allow flexibility in design to meet
28 the needs of property owners.

29 C. New construction is controlled by the underlying zoning,
30 with height, setback, density, and other zoning regulations determining
31 the maximum allowable building size. New construction should utilize
32 exterior materials generally found in the area (as noted in B. above),
33 have parking and service areas located to the rear of the structure

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and, for areas other than those zoned SU-3 or SU-2/HDA, follow the general scale and massing of surrounding development.

D. Demolition approvals are as controlled by the Landmarks and Urban Conservation Ordinance Article 7-5 R.O. 1974; however, demolition of a main building listed as noncontributing in the Historic Overlay Zones is permitted without a Certificate of Appropriateness if plans have been approved by the City for a replacement structure. Demolition of an accessory building, as defined in the Zoning Code, listed as noncontributing in the Historic Overlay Zones is permitted without a Certificate of Appropriateness.

Section 5. The Landmarks and Urban Conservation Commission, City staff and area property owners should work together to develop design guidelines for the Fourth Ward and Eighth/Forrester Historic Overlay Zones that protect the historic character of the areas while allowing desired development and redevelopment activities to occur. Notice of any Landmarks and Urban Conservation Commission hearing adopting or amending design guidelines for the Historic Overlay Zones shall be mailed to all affected property owners.

1 PASSED AND ADOPTED THIS 18th DAY OF March, 1991.

2 BY A VOTE OF 8 FOR AND 0 AGAINST.

3 Yes: 8
4 Excused: Griego

5
6 Michael Brasher
7 Michael Brasher, President
8 City Council

9 APPROVED THIS 2nd DAY OF April, 1991

10
11 Louis E. Saavedra
12 Louis E. Saavedra, Mayor
13 City of Albuquerque

14 ATTEST:

15 Karen Acuna
16 City Clerk
17

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**CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL**

COUNCIL BILL NO. R-07-287 ENACTMENT NO. _____

SPONSORED BY: Debbie O'Malley, Isaac Benton

RESOLUTION

1 AMENDING RESOLUTION NUMBER R-246-1991 WHICH DESIGNATED THE
2 FOURTH WARD AND EIGHTH AND FORRESTER HISTORIC OVERLAY ZONES,
3 ADOPTING SPECIFIC DESIGN GUIDELINES FOR THE FOURTH WARD
4 HISTORIC OVERLAY ZONE AND APPROVING GUIDELINES FOR THE EIGHTH
5 AND FORRESTER HISTORIC OVERLAY ZONE.

6 WHEREAS, the Fourth Ward Historic Overlay Zone was designated,
7 distinctive neighborhood characteristics identified and general preservation
8 guidelines were adopted in Resolution R-246-1991, Enactment Number 46-
9 1991, approved by the City Council on April 2, 1991(hereafter "R-246-1991");
10 and

11 WHEREAS, R-246-1991 directed the Landmarks and Urban Conservation
12 Commission, City staff and area property owners to work together to develop
13 design guidelines for the Fourth Ward and Eighth/Forrester Historic Overlay
14 Zones; and

15 WHEREAS, Section 14-12-6 (D) ROA 1994, provides that the Landmarks and
16 Urban Conservation Commission may prepare and adopt specific
17 development guidelines for any designated landmark, historic zone or urban
18 conservation overlay zone; and

19 WHEREAS, specific development guidelines for the Fourth Ward and
20 Eighth/ Forrester Historic Overlay Zones were adopted by the Landmarks and
21 Urban Conservation Commission on May 8, 1991; and

22 WHEREAS, members of the public, the Downtown Neighborhood
23 Association, City staff and the Landmarks and Urban Conservation
24 Commission worked together to develop revisions to those specific

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1 development guidelines introduced as case number LUC-96-9 in the years
2 1996, 1998, 2000, 2001 and 2002; and

3 WHEREAS, public comment was received and considered by the
4 Landmarks and Urban Conservation Commission at advertised public
5 hearings from November 2001 through May 2002; and

6 WHEREAS, revisions to the specific development guidelines for the Fourth
7 Ward Historic Overlay Zone were approved and adopted by the Landmarks
8 and Urban Conservation Commission on March 13, 2002 and May 8, 2002.

9 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
10 ALBUQUERQUE:

11 Section 1. SPECIFIC DESIGN GUIDELINES ADOPTED. The development
12 guidelines for the Fourth Ward Historic Overlay Zone guiding alterations and
13 new construction as adopted by the Landmarks and Urban Conservation
14 Commission on May 2, 2002 and attached hereto as Exhibit A, are designated
15 as the specific development guidelines for the Fourth Ward Historic Overlay
16 Zone.

17 Section 2. FINDINGS ACCEPTED. The City Council accepts the findings of the
18 LUCC, attached hereto as Exhibit B, for the guidelines adopted in Case
19 number LUC-96-9.

20 Section 3. ENACTMENT AMENDED. R-246-1991 is amended by this resolution.
21 Any provision in R-246-1991 that is inconsistent with the guidelines approved
22 by this resolution is superceded. The provisions of the guidelines attached
23 hereto as Exhibit A shall control as to the Fourth Ward Historic Overlay Zone.
24 The provisions of the May 8, 1991 guidelines for the Eighth and Forrester
25 Historic Overlay Zone are approved and shall remain in full force and effect.

26 Section 4. EFFECTIVE DATE AND PUBLICATION. This legislation shall take
27 effect immediately after publication by title and general summary.

28 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
29 clause, word or phrase of this resolution is for any reason held to be invalid or
30 unenforceable by any court of competent jurisdiction, such decision shall not
31 affect the validity of the remaining provisions of this resolution. The Council
32 hereby declares that it would have passed this resolution and each section,
33 paragraph, sentence, clause, word or phrase thereof irrespective of any

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1 provisions being declared unconstitutional or otherwise invalid.

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SINGLE FAMILY ZONE - SU-2/DNA-SF

The intent of the SU-2/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 zone is not appropriate for multi-family residential, commercial, or office uses. Property zoned SU-2/DNA-SF that falls within an Historic Overlay Zone shall also comply with the HO Zone design guideline requirements.

The SU-2/DNA-SF Zone corresponds to the R-1 zone in the Comprehensive City Zoning Code with the following EXCEPTIONS:

A. Permissive Uses

1. Permissive uses are per the R-1 zone, EXCEPT secondary dwelling units are permitted as defined in this document.

B. Prohibited Uses

1. Walls, fences, and retaining walls taller than 3 feet in height are not allowed in the front yard setback.
2. A carport within the front yard setback is not allowed.

C. Conditional Uses

Conditional Uses shall comply with §14-16-4-2 Special Exceptions in the Comprehensive City Zoning Code. Conditional uses are per the R-1 zone of the Comprehensive City Zoning Code, with the following exceptions:

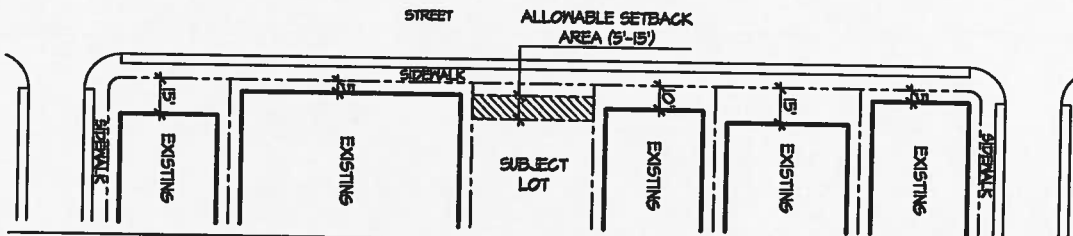
1. Existing non-conforming uses and uses that become non-conforming with the adoption of this Plan are to be treated as approved conditional uses.
2. Carports and walls, except they shall be consistent with B.1 and B.2 above.
3. SU-2/DNA-TH uses, provided:
 - a. The premises was previously zoned SU-2/TH by the 1976 DNASDP. See Zoning Established by the 1976 DNASDP map on page 32 for eligible properties; and
 - b. The premises at the time of adoption of this Plan is adjacent on at least one side to property that is zoned something other than SU-2/DNA-SF; and
 - c. The premises has alley access or the ability to obtain alley access, either through a re-plat, cross access easement or common ownership of contiguous property with alley access; and
 - d. A Site Development Plan for Building Permit, as defined in the Comprehensive City Zoning Code, is submitted with and tied to the approval of a conditional use; and
 - e. All townhouse developments within the SU-2/DNA-SF zone shall comply with the development standards of the SU-2/DNA-TH zone.

D. Lot Area and Setbacks

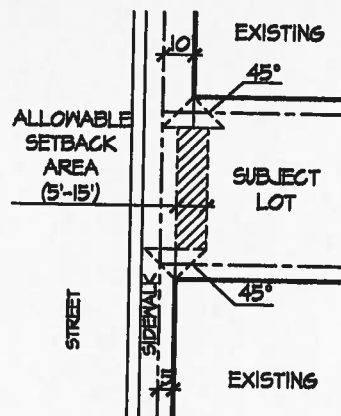
1. The minimum lot area shall be 5,000 square feet.
2. Front yard setbacks for buildings shall be determined by the setbacks on ex-

#2.

isting buildings within the same block and the adjacent buildings. The front yard setback shall be no greater than the maximum setback and no less than the minimum setback for the block. The setback shall also fall within a 45 degree angle of the front façade of adjacent buildings. In no case shall the front yard setback exceed 20 feet.



Front yard setback is determined by the setback on existing buildings. In this example, the setback on the subject lot cannot be less than 5 feet or more than 15 feet.



The front setback for the subject lot must also fall within a 45 degree angle of the front façade of adjacent buildings.

3. The minimum rear yard setback for attached or detached garages off an alley is 5 feet.
4. Secondary dwelling units shall be located to the rear of the primary dwelling unit. There shall be a minimum of 10 feet of separation between the primary dwelling unit and the secondary dwelling unit. In addition to the building separation requirement, the following minimum setbacks from the property line shall apply:
 - a. Side: 5 feet
 - b. Rear: 0 feet, except where applicable shall comply with D.3 above.
 - c. On corner lots, the street side setback shall be a minimum of 10 feet.

E. Building Height and Stepbacks

1. Building heights shall comply with §14-16-2-6 (C) R-1 Zone in the Comprehensive City Zoning Code, with the following EXCEPTIONS:
 - a. Buildings over 15 feet in height, and second story additions to existing buildings, shall incorporate a minimum horizontal stepback of 6 feet from the front façade. When there is an existing porch, the stepback is measured starting at the porch.

SECTION 6:
ZONING REGULATIONS
SU-2/DNA-SF

- b. Secondary dwelling units shall not exceed 18 feet in height.
- c. Buildings shall comply with the Building Height Limitations to Preserve Solar Access, §14-16-3-3(A)(7) of the Zoning Code. The additional height limitations of this section shall apply to any lot regardless of the age of the building, except that structures existing as of the date of adoption of the Plan are allowed, subject to Zoning Code regulations for buildings that are nonconforming as to height.

F. Windows and Doors

- 1. All building façades that face a public street shall contain a minimum of 30 percent of their surface in windows and/or doors. Garage doors shall not be counted towards this requirement.

G. Building Entries and Porches

- 1. The primary entry to the building shall be oriented towards the street.
- 2. Front entry porches, with a minimum depth of 5 feet at finished floor elevation, shall be provided.

H. Garages

- 1. Attached and detached garages are permitted.
- 2. Garages shall be accessed from existing alleys.
- 3. Where alley access does not exist, a garage door is permitted to face the street. A garage door facing the street shall be set back a minimum of an additional 5 feet beyond the horizontal plane of the front building face or porch façade.
- 4. A garage door facing a street shall not exceed a width of 9 feet.

I. Off-Street Parking Standards

- 1. Parking standards shall be per the §14-16-3-1 Off-Street Parking Regulations in the Comprehensive City Zoning Code, with the following EXCEPTIONS:
 - a. Secondary dwelling units: 1 space per unit.
 - b. The parking standards in the Zoning Code section cited above shall be the maximum allowed.
 - c. Buildings constructed before October 22, 1965 need supply such parking only to the extent on-premise ground space is available, including occasions where there is a change in use. If there is a building addition, and the addition is equal to or less than 400 square feet, then no additional parking is required. If the addition is greater than 400 square feet, parking shall be provided for the additional square footage only.

J. Driveway Cuts and Paved Parking Areas for Lots Without Alley Access

1. The maximum front yard setback area that can be a paved off-street parking and maneuvering area is 22 feet in width. Porous pavement is allowed.
2. Driveway cuts shall not exceed 16 feet in width.

K. Street Trees

1. A minimum of one street tree shall be provided per dwelling unit and maintained by the property owner. Placement of street trees shall be within the parkway strip between the back of curb and the public sidewalk, EXCEPT, where a parkway strip does not exist, the street tree shall be placed within 20 feet of the back of curb and be visible from the roadway.
2. Street trees shall not be planted within the sidewalk.
3. Street trees shall be chosen from the Downtown Neighborhood Area Street Trees, Appendix B.

L. Demolition

1. Demolition of existing structures shall be regulated per the Demolition regulations found at the end of this section.

Attachment 3: Site Visit Photos, taken January 5, 2015



Figure 1: Subject property, 908 Roma Avenue NW.



Figure 2: Subject property, note the depth of the setback.

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Figure 3: 902 Roma Avenue, NW.

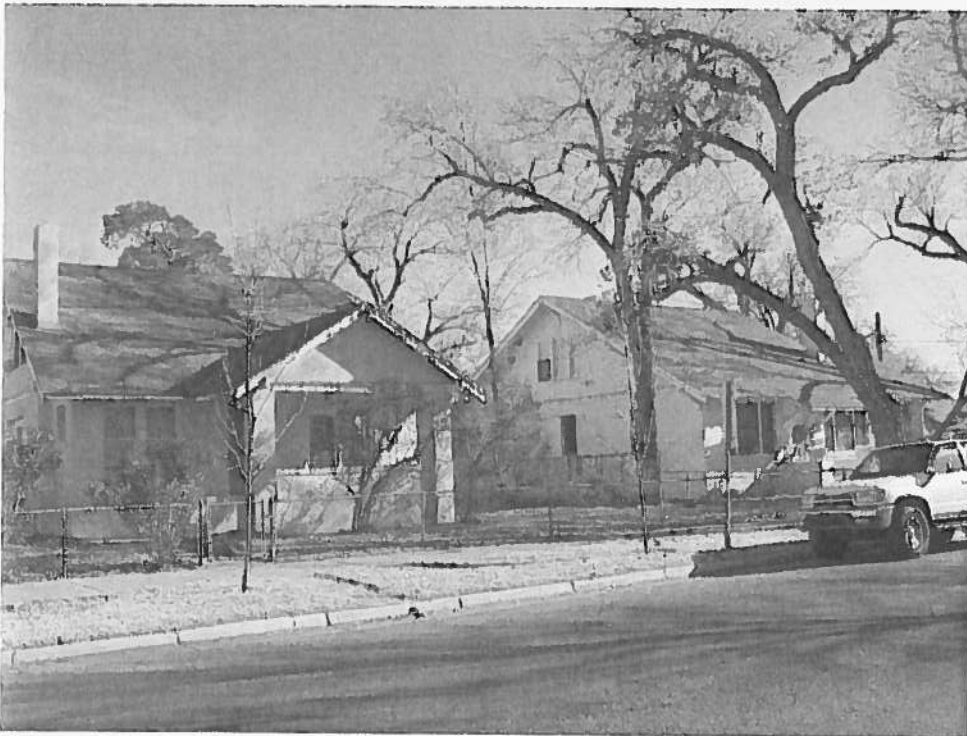


Figure 4: 422 Luna Boulevard (also referred to as 912 Roma Avenue) and 416 Luna Boulevard, NW.

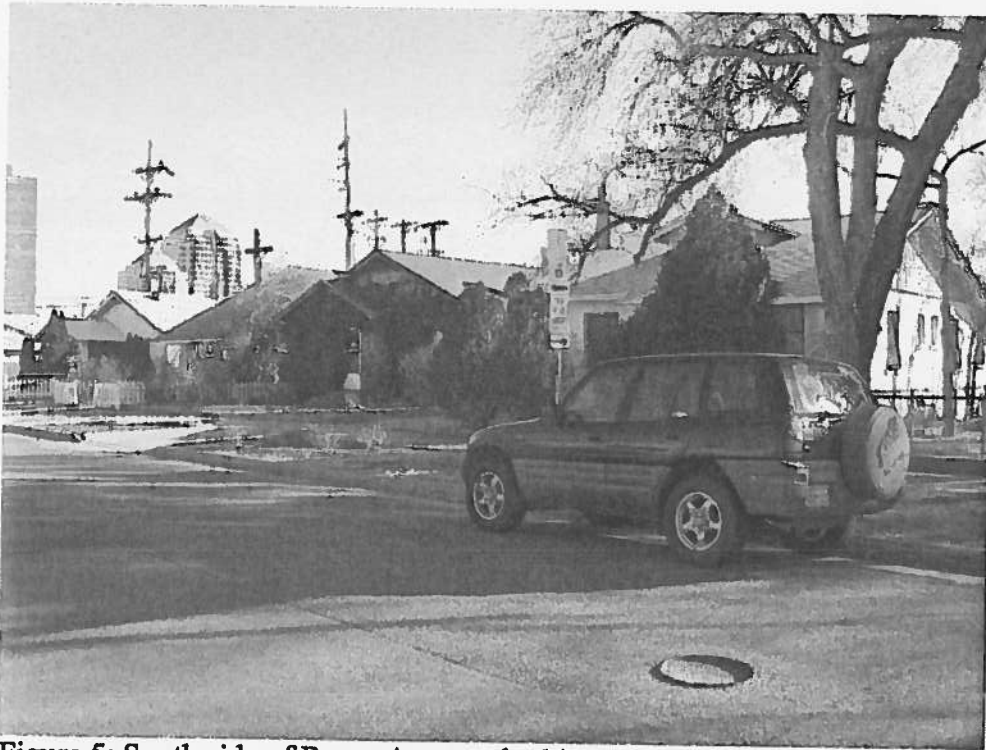


Figure 5: South side of Roma Avenue, looking east.



Figure 6: South side of Roma Avenue, looking west.



ADDRESS

906 Roma N.W.

514-273

NAME

HISTORIC NAME

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Film roll # CW 2
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District Code DN
Map Code F-3

Construction Material(s) (1942 Sam.)
Stuccoed Brick, wood

Style
Modified Prairie

Roof
Intersecting gables over "L" plan

Date 1940 estimate
pre 1942 actual

Fenestration metal casements

Source: Sanborn

Significance

District: Non-Dist.
Focal: Nat. Sig.
Contrib.: State Sig.
Neutral Local Sig.
NonContrib.: NonContrib

Exterior Details

Exposed rafters & tenons

Degree of Remodeling

Minor moderate? drastic

Condition

good fair deteriorating

New windows

Outbuildings (sheds, alley houses, etc.):

none

Other Comments

Surroundings:

Contributing

Non-Contributing

Urban Design Notes:

Set back 30 ft from street

Date: 3/13/79

By: C. Wilson

#9

RECORDS INFORMATION

Block Number: _____ Lot Number: _____ Addition: _____
Bernalillo County Code: _____
Owner of Record: _____
Zoning: _____

HISTORICAL INFORMATION

On '42 Sanborn

Inventory completed by _____

Inventory date _____

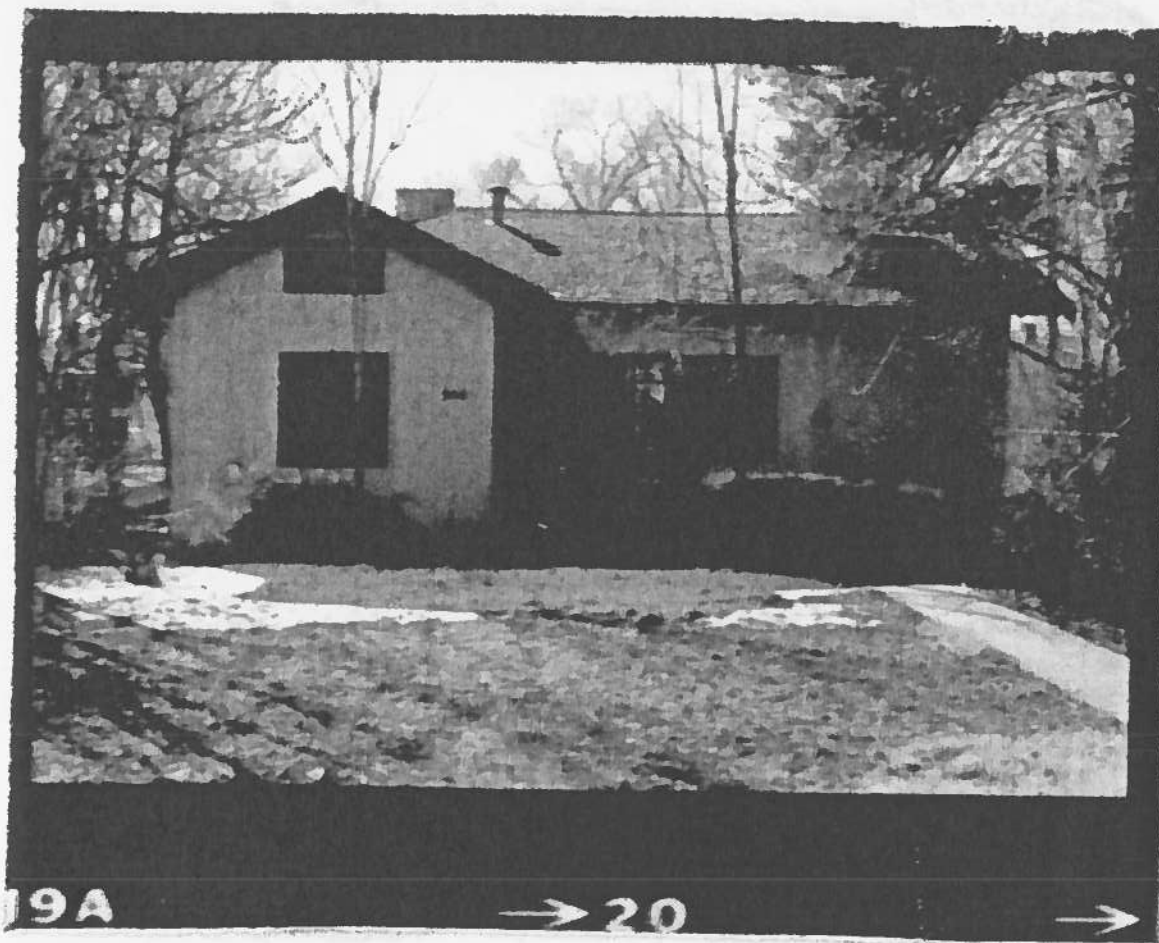
Photograph date 2-29 Photographer C. W.

Historical information by _____ Date _____

HLS file on this building yes no

State Register yes no National Register yes no

City Landmark yes no City Historic Overlay Zone yes no



Film roll #

CW 2

negative#

20

District

Code

DN

Map Code

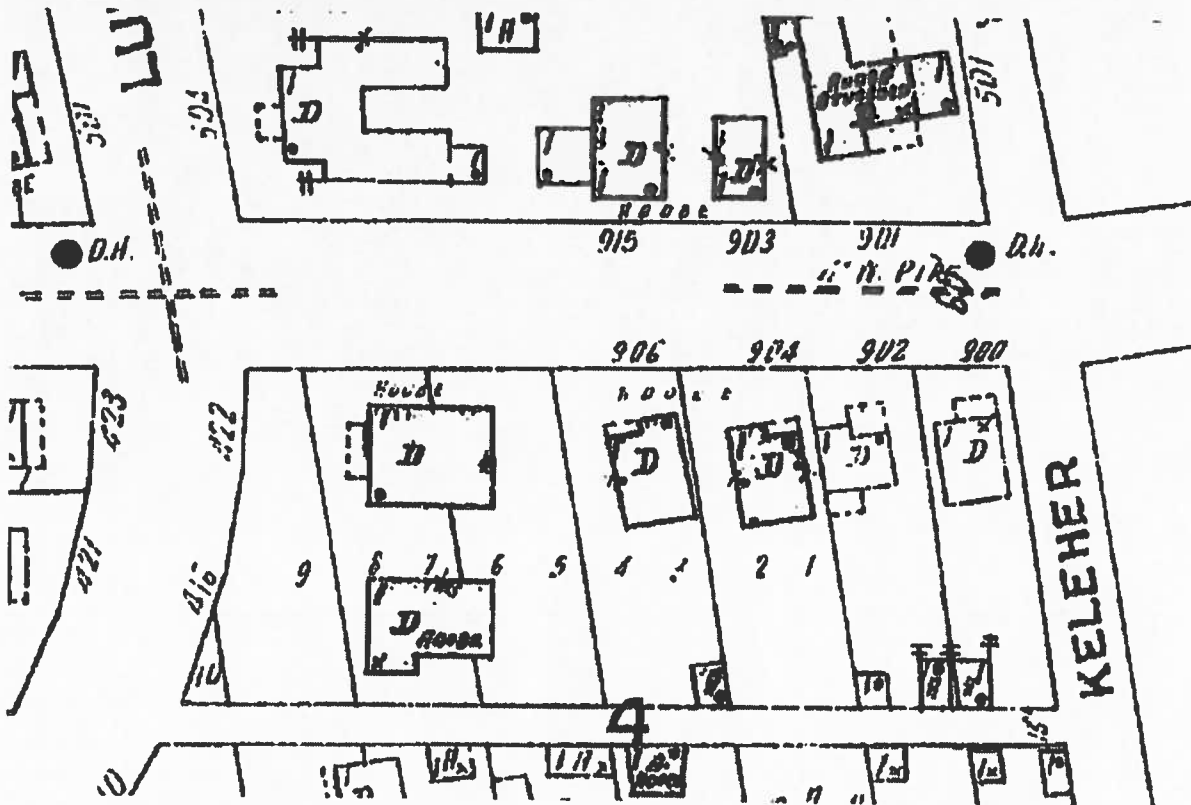
V-3

Project # 1007470, January 14, 2015 LUCC Hearing

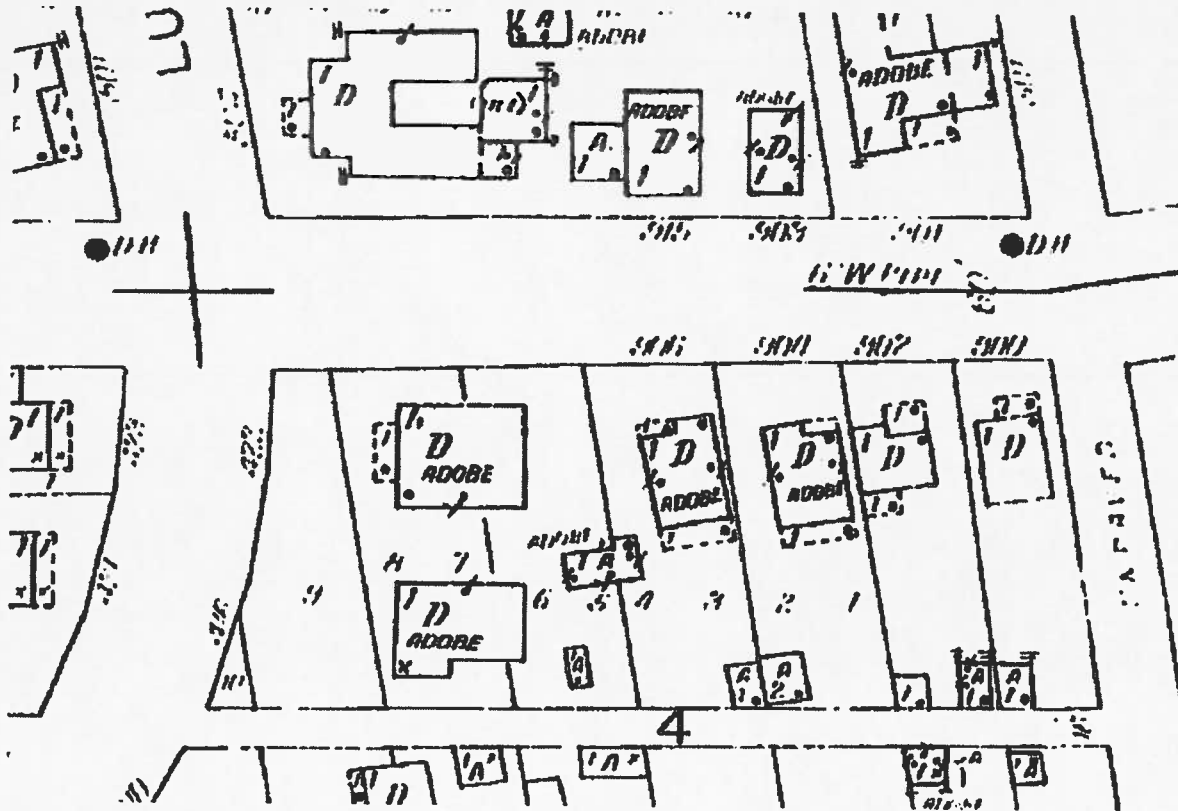
Attachment 5: 2014 Aerial and Sanborn Maps



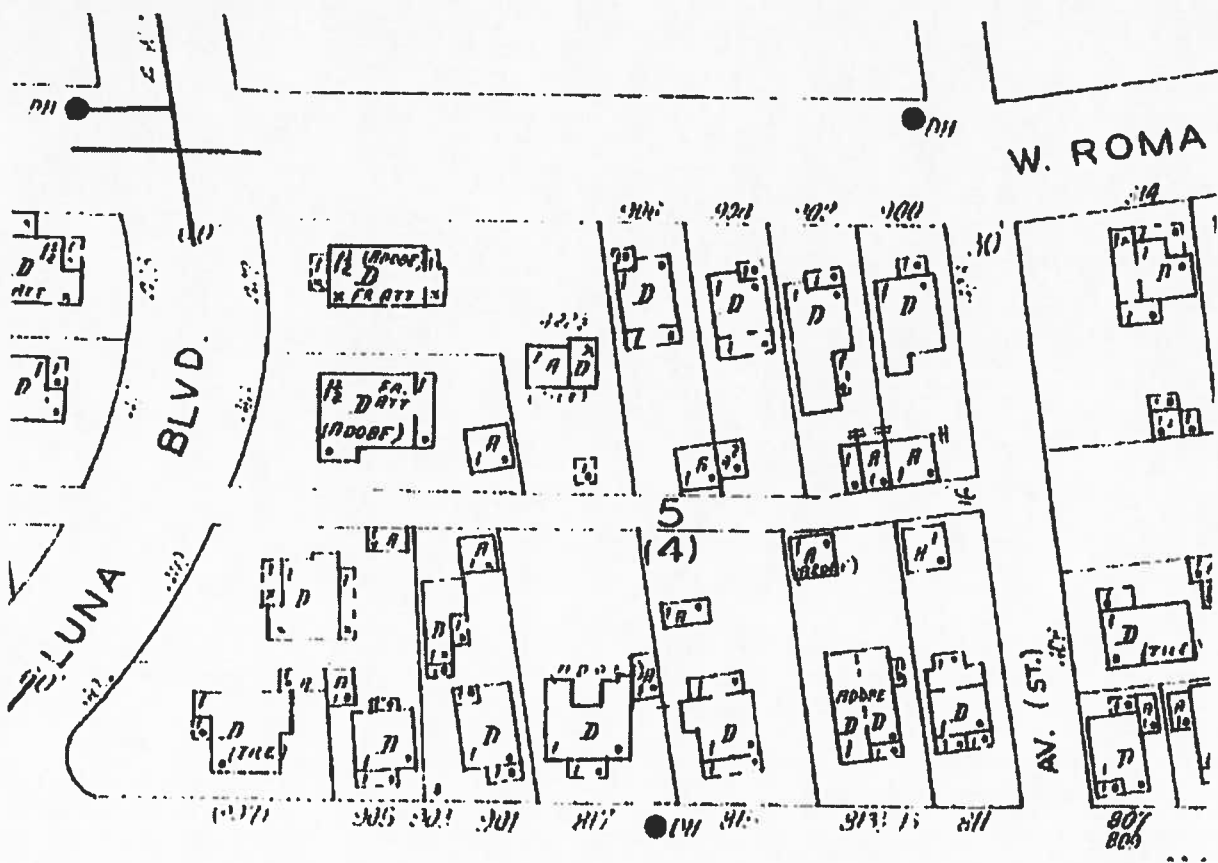
2014 Aerial from AGIS website



1924 Sanborn Map



1931 Sanborn Map



1942 Sanborn Map

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

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...
 - 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: JON ANDERSON PHONE: 764-8306 x201
 ADDRESS: 912 ROMA AVENUE NW FAX: 764-2879
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: JON@JONANDERSONARCHITECT.COM
 Proprietary interest in site: OWNER List all owners: MYSELF AND MY WIFE LAURA DADY

DESCRIPTION OF REQUEST: WE WANT TO DEMOLISH AN EXISTING NON-CONTRIBUTING STRUCTURE AND BUILD A NEW HOUSE FOR MY WIFE AND I TO LIVE IN.

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. LOT 4 & 5 Block: 4 Unit: _____
 Subdiv/Addn/TBKA: LUNA PLACE
 Existing Zoning: SU-2 Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): J-13 UPC Code: 101405801307131013

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: 2 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ON ROMA BETWEEN LUNA & KELEHER

Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plan/Plan or Pre-application Review Team (PRT) Review Date: 11/6/14

SIGNATURE [Signature] DATE 12/10/14
 (Print Name) JON ANDERSON Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

14LUCC 50062

Action

COA
CMF
ADV

S.F.

Fees

_____ \$ 35.00

_____ \$ 10.00

_____ \$ 35.00

_____ \$ _____

_____ \$ _____

Total

\$ 80.00

Hearing date Jan. 14, 2015

[Signature]
 Staff signature & Date 12-10-14

Project # 1007470

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 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 checked="" type="checkbox"/> Fourth Ward | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Eighth & Forrester | <input checked="" 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"/> 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? |
| # <u>1</u> Contributing Structures | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| # <u>2</u> 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. **15 packets for residential projects 18 for nonresidential or multi-use projects.**
- 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.

JON ANDERSON
 Applicant name (print)
[Signature] 12/10/14
 Applicant signature/date

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

14 - LUCC-50002

Form Revised October 2007

Dev Review Division signature/date

PROJECT# 1007470

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.

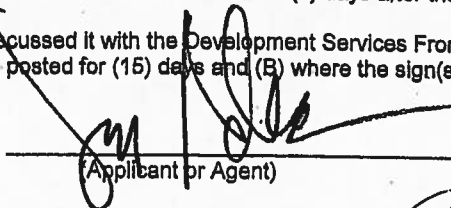
4. TIME

Signs must be posted from 12-30-14 To 1-14-15

5. REMOVAL

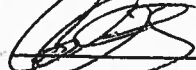
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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



(Applicant or Agent)

12/10/14
(Date)

I issued 1 signs for this application, 12-10-14 (Date)  (Staff Member)

DRB PROJECT NUMBER: 1007470



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

Map amended through: 9/2/2014

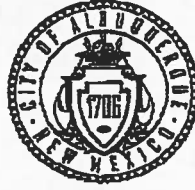
Notes: Gray Shading Represents Areas Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet



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

PLEASE NOTE: The NA/HOA 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.

November 6, 2014

Jon Anderson
Jon Anderson Architecture
912 Roma Ave. NW/87102
Phone: 505-764-8306, ext. 201/Fax: 505-764-2879

Dear Jon:

Thank you for your inquiry of November 6, 2014 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(LUCC SUBMITTAL) – LOT B, LUNA PLACE ADDITION, LOCATED AT 908 ROMA AVENUE NW, BETWEEN LUNA NW AND KELEHER NW** zone map **J-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

DOWNTOWN N.A. "R"

Reba Eagles, c/o Original Medicine Acupuncture, 1500 Lomas NW, Ste. B/87104 604-3434 (c)
Robert Bello, 1424 Roma NW/87104 872-0998 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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**. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL**

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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 Stephani at 924-3902 or via an e-mail message at swinklepleck@cabc.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 11/06/14 Time Entered: 4:40 p.m. Rep. Initials: siw

JON ANDERSON ARCHITECTURE
912 ROMA AVENUE NORTHWEST
ALBUQUERQUE NEW MEXICO 87102
505 764 8306 FAX 505 764 2879
WWW.JONANDERSONARCHITECTURE.COM

November 20, 2014

Reba Eagles
c/o Original Medicine Acupuncture
1500 Lomas NW, Ste. B
Albuquerque, New Mexico 87104

Robert Bello
1424 Roma NW
Albuquerque, New Mexico 87104

Re: Certificate of Appropriateness for 908 Roma Avenue NW
Lot 4 & 5 Block 4 of the Luna Place Addition, Zone Map J-13
Located on the South side of Roma between Luna Blvd. and Keleher NW

Dear Ms. Eagles and Mr. Bello,

I am writing this letter to inform you that I am submitting a package to the Landmarks & Urban Conservation Commission requesting a Certificate of Appropriateness for the above referenced address.

The project will involve the demolition of the existing structure at 908 Roma and the construction of a new 1600 square foot Residence. The Landmarks and Urban Conservation Commission hearing is scheduled for January 14, 2015.

If you have any questions or need any additional information please don't hesitate to contact me.

Sincerely,


Jon Anderson

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p>ROBERT BELLO 1424 ROMA NW ALB., NM 87104</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>NOV 21 2014</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input checked="" type="checkbox"/> Priority Mail Express™ <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>Article Addressed to:</p> <p>ZIBA EAGLES 10 ORIGINAL MEDICINE ACUPUNCTURE 500 LOMAS NW STE. B ALB., NM 87104</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Article Number (transfer from service label)</p>	<p>7013 2630 0000 3885 7029</p>
<p>Form 3811, July 2013 Domestic Return Receipt</p>	

J O N A N D E R S O N A R C H I T E C T U R E
9 1 2 R O M A A V E N U E N O R T H W E S T
A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
5 0 5 7 6 4 8 3 0 6 F A X 5 0 5 7 6 4 2 8 7 9
W W W . J O N A N D E R S O N A R C H I T E C T . C O M

December 10, 2014

Landmarks & Urban Conservation Commission
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Certificate of Appropriateness for 908 Roma Avenue NW

Dear Mr. Clark and members of the Commission,

I am writing this letter to outline the scope of the project we have planned for the above referenced address.

I am a licensed Architect with 41 years of diverse experience in New Mexico. My wife and I and our children have lived in a house in the Downtown Neighborhood at 416 Luna Boulevard NW since 1975. We also own the adjacent properties around the corner at 912 and 908 Roma Avenue NW. It is our plan to build a new house for my wife and I to live in at 908 Roma. This project would involve the demolition of a small existing structure that is actually a converted garage that is designated Non-Contributing. Also on this property is a three-car garage that will be maintained that I built in 1994 that was approved through the Landmarks and Urban Conservation Commission hearing process.

The new house is a traditional looking Bungalow or Cottage style structure. It has two stories with a 1200 s.f. main floor, a 400 s.f. foot second floor and a full basement. It will be a compact and energy efficient structure with high insulation values, high performance glass, and a state of the art efficient mechanical system. The house will also utilize photo voltaic panels, maximize day-lighting, and collect and utilize roof runoff water. It is our intention to build a house that meets the requirements of a "net-zero-energy" structure.

I believe this project meets all requirements of the Landmarks and Urban Conservation Ordinance, the Downtown Neighborhood Area Sector Development Plan, the Fourth Ward Historic Overlay Zone Design Guidelines and the City of Albuquerque Zoning Code.

I appreciate your consideration of my request for the Certificate of Appropriateness.

Sincerely,


Jon Anderson FAIA

J O N A N D E R S O N A R C H I T E C T U R E
9 1 2 R O M A A V E N U E N O R T H W E S T
A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
5 0 5 7 6 4 8 3 0 6 F A X 5 0 5 7 6 4 2 8 7 9
W W W . J O N A N D E R S O N A R C H I T E C T . C O M

December 10, 2014

Certificate of Appropriateness for 908 Roma Avenue NW

Justification for Demolition

Article 12 Landmarks and Urban Conservation

14-12-8 Procedures for Alteration, Demolition and New Construction.

(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.

The existing structure at 908 Roma was originally built as a garage for the building at 912 Roma which was originally designated as 422 Luna Blvd. NW. This garage was built approximately 20 years after the building at 912 Roma. In the 1950's this garage was converted to a 700 square foot residence. The structure is un-insulated concrete block with stucco on the outside and plaster on the inside. The original garage area is a slab on grade and the East side was a small living quarters over a crawl space. The windows that were installed when it was converted to a residence are single glazed steel casement units. The original floor furnace that was installed in the conversion was abandoned at some point and two inefficient wall furnaces were installed, one in the living area and one in the sleeping area. The water heater that originally was in an attached garage that burned down in the 1960's is now housed in an exterior wood enclosure on the South side. The house suffered a major plumbing issue in the 1970's when a water line broke under the crawl space and ran un-noticed for a month. It was probably after this water line break that the floor furnace was abandoned.

This structure has a "Neutral" designation on the original Historic assessment and the original Historic application. It is not designated as a "Contributing" property. The assessment was done by Chris Wilson the UNM Architectural Historian on March 13, 1979.

We have owned this property since 1985. It is currently rented for \$500 per month. We would like to explore the cost associated with bringing this building up to current acceptable standards for a small rental house to examine the potential monetary return.

Current Monthly costs:

Property Tax.....	\$160.00
Insurance costs.....	\$60.00
Maintenance cost (lawn care and tree trimming).....	\$120.00
Water and sewer costs.....	\$70.00
Total monthly costs.....	\$410.00

J O N A N D E R S O N A R C H I T E C T U R E
 9 1 2 R O M A A V E N U E N O R T H W E S T
 A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
 5 0 5 7 6 4 8 3 0 6 F A X 5 0 5 7 6 4 2 8 7 9
 W W W . J O N A N D E R S O N A R C H I T E C T . C O M

Current Monthly Rental Income:

Current monthly rent.....	\$500.00
Less current monthly costs.....	<u>\$410.00-</u>
Total monthly rental income.....	\$90.00

Costs Associated with up-grading property to current acceptable standards:

Build enclosure for new furnace and water heater.....	\$7,800.00
Install new heating and air-conditioning system and duct-work.....	\$16,500.00
Install new electrical service, panel, wire and fixtures.....	\$12,000.00
Install new plumbing piping and fixtures.....	\$10,500.00
Replace exterior windows and doors.....	\$10,500.00
Replace appliances.....	\$2,800.00
Interior repair and painting.....	\$5,800.00
Insulate exterior walls and re-stucco.....	<u>\$12,000.00</u>
Total Costs.....	\$83,700.00

If we anticipated spreading these costs over a 10 year period and were able to raise the rent to \$650 per month the rental income for the property would be:

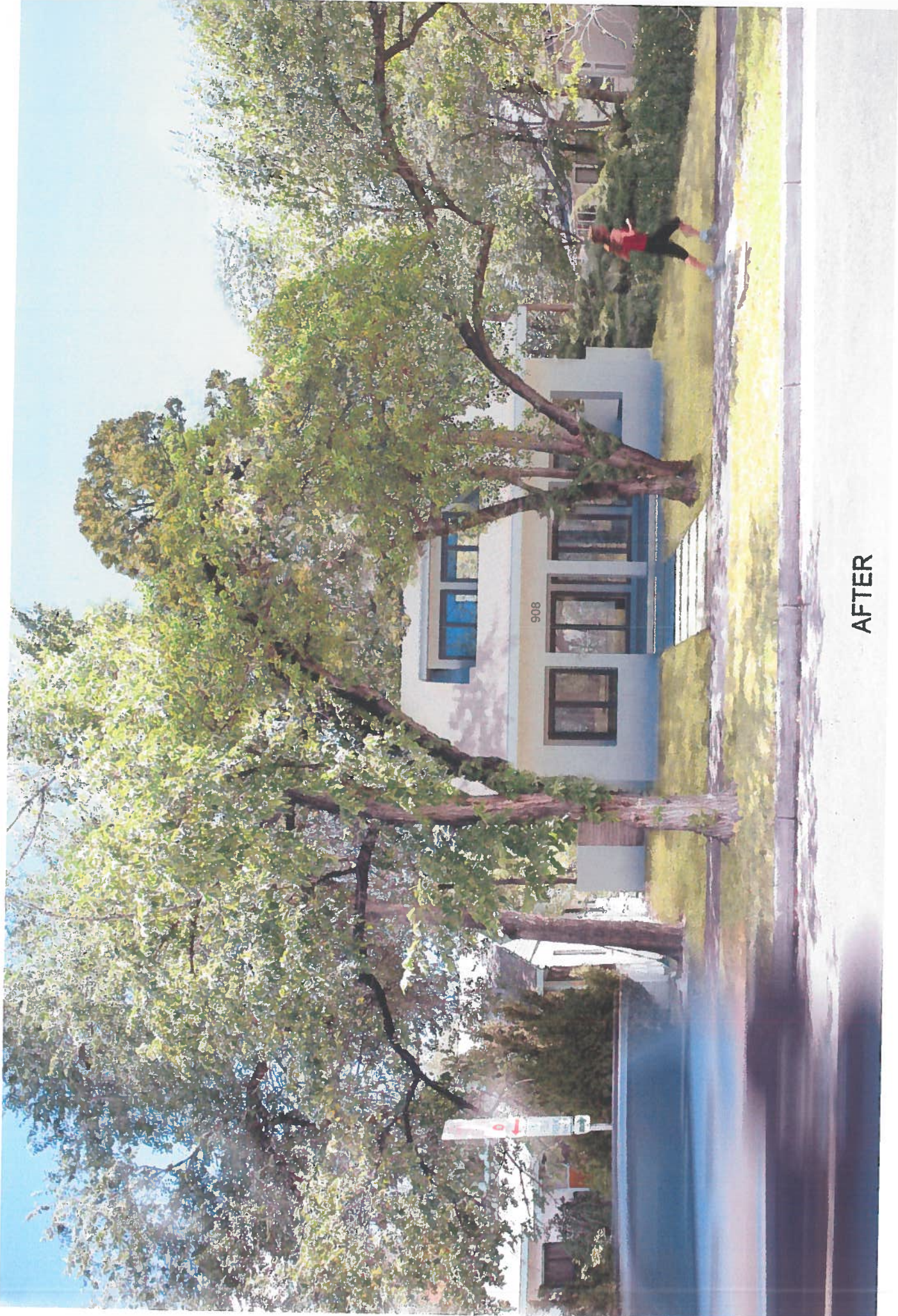
Monthly costs after remodel:

Existing monthly costs.....	\$410.00
Monthly remodel costs (\$83,700.00 / 10 yrs. X 12 months).....	<u>\$697.50</u>
Total monthly costs after remodel.....	\$1,107.50
Less rental income.....	<u>\$650.00-</u>
Total monthly cost.....	\$457.50

During the 10 year period following the remodel we would have to contribute \$457.50 every month in addition to the rental income we received to pay for the remodel. Also at the new rental value and the current costs, it would take 30 years to pay for the remodel. We do not feel that this investment is justifiable. The proposed 1,600 square foot energy efficient house is a much better use of this property.



BEFORE



AFTER