



**Landmarks & Urban
Conservation Commission**



Agenda Number: 7
Case No.: 14-LUCC-50063
Project # 1010325
January 14, 2015

Staff Report

Agent	Danny Solares, Studio SW Architects	<p>Staff Recommendation</p> <p>APPROVAL of Case # 14-LUCC-50063, Project #1010325, a request for a Certificate of Appropriateness for alteration, demolition and new construction based on the Findings beginning on page 9 and subject to the Conditions of Approval on page 10.</p> <p style="text-align: right;">Maryellen Hennessy, Senior Planner Staff Planner</p>
Applicant	Daniel and Stacy Cole	
Request	Certificate of Appropriateness for alteration, demolition and new construction	
Legal Description	Lots 6 and 7, Block 1 Roehl's Addition	
Address/Location	315 19 th St. NW	
Size	0.16 ac.	
Zoning	R-2	
Historic Location	Old Town Buffer Zone	

Summary of Analysis

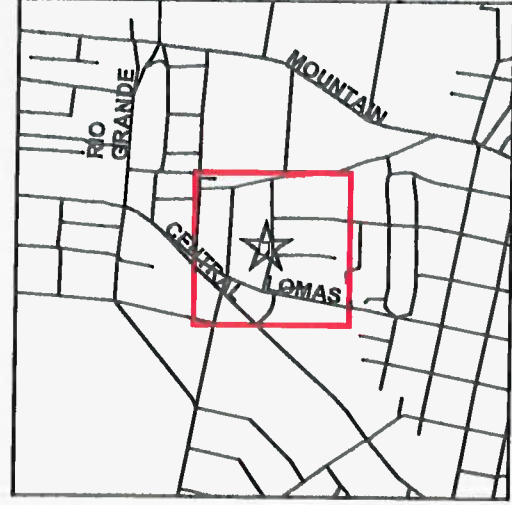
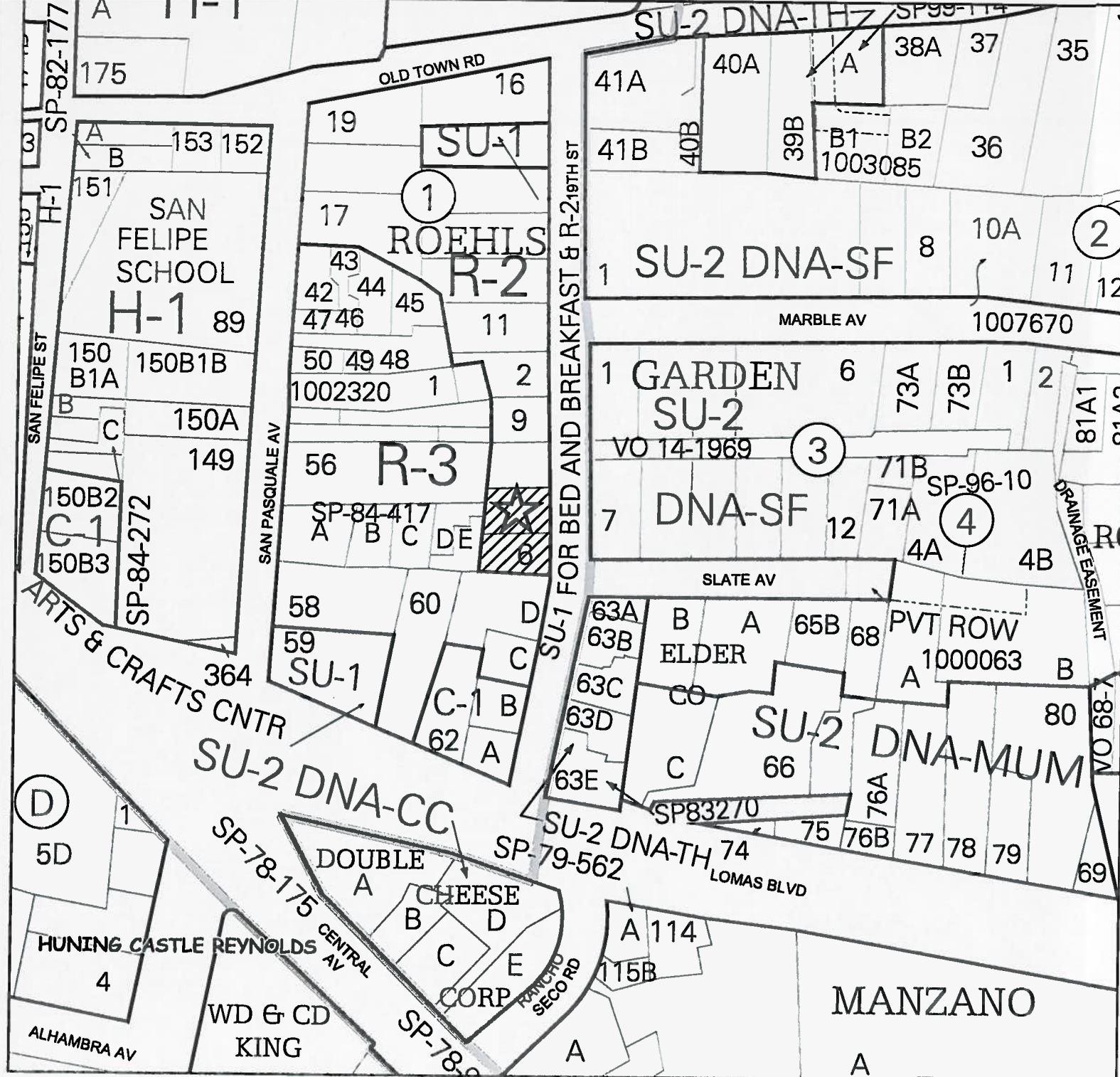
The application is for a Certificate of Appropriateness for demolition, alteration and new construction. The applicant proposes to rehabilitate an existing Southwest Vernacular style house built circa the 1920's, and to remove an existing accessory building and substandard apartment type building. A new two-story townhouse building is proposed to be added to the lot. All existing fences and walls on the property would be removed and replaced with new wood or masonry wall with stucco finish.

The buildings have no historic classification and the property is not located within a registered historic district or within a historic overlay zone. The property is however located within 300 feet of the boundaries of the H-1 Historic Old Town Zone and a Certificate of Appropriateness is required per §14-16-2-25.

This request for a Certificate of Appropriateness for alteration has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. Staff concludes that the proposed development is generally compatible with the architectural character of the buffer area surrounding the H-1 Zone.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Zone; §14-16-2-25



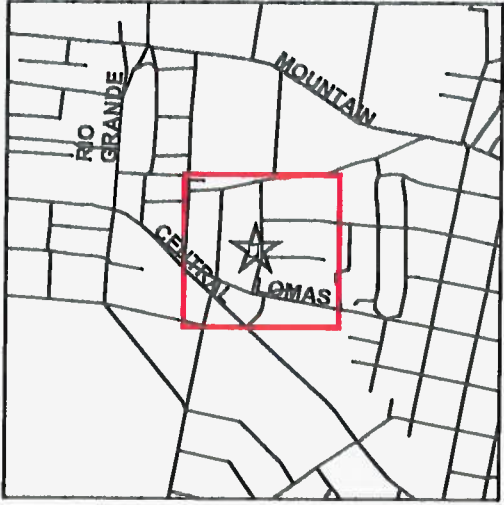
ZONING MAP

Note: Grey shading indicates County.



1 inch = 150 feet

Project Number:
1010325
Hearing Date:
01/14/2015
Zone Map Page: J-13
Additional Case Numbers:
14LUCC-50063



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



1 inch = 150 feet

Project Number:
1010325
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Zone Map Page: J-13
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Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration, demolition and new construction.</i>
<i>Historic Location</i>	<i>300 foot area surrounding the H-1 / Old Town Historic 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), Spanish-Pueblo Revival and contemporary interpretations	Contributing, Unclassified Residential and Commercial
<i>Site to the North</i>	1	Flat roofed, Spanish Colonial (Revival) porch, date unknown	Unclassified, Residential
<i>Sites to the South</i>	1	Flat-roofed, Pueblo Revival, date unknown	Unclassified, residential
<i>Sites to the East</i>	2	Flat-roofed, Pueblo Revival, date unknown	Unclassified, Institutional
<i>Site to the West</i>	1	Gable roofed, New Mexico Vernacular, by 1908	Unclassified, residential

II INTRODUCTION

Proposal

The applicant proposes to rehabilitate an existing Southwest Vernacular style house built in the 1920's, and to remove an existing accessory building and substandard apartment type building. A new two-story townhouse building is proposed to be added to the lot. All existing fences and walls on the property would be removed and replaced with new wood or masonry wall with stucco finish. The buildings have no historic classification and the property is not located within a registered historic district. The property is however located within 300 feet of the boundaries of the H-1 Historic Old Town Zone and a Certificate of Appropriateness is required as discussed in the analysis below.

Context and History

The Historic Old Town Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and

promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque. The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Zone. Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

Development within the 300 feet surrounding the H-1 zone includes a great deal of commercial uses as the H-1 zone is bounded by major streets — Rio Grande Blvd., Mountain Road and Central Ave. Development within the buffer east of Old Town is primarily single family residential with the exception of the Albuquerque Museum.

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 Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. Signage, architectural style, and permissive uses are controlled through the H-1 Zoning. The code was later amended to include a 300 foot "buffer" zone surrounding Old Town with the intent of ensuring a coherent visual character for the surrounding neighborhood. The code provides for Certificates of Appropriateness for development with the H-1 and the Buffer zone.

14-16-2-25 (E) (2) A Certificate of Appropriateness shall also be required for any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place within 300 feet of the H-1 zone excluding public right of way. However, land zoned R-1 is excluded from this requirement. Procedures for applications for Certificates of Appropriateness shall be the same as those established by Chapter 14, Article 12, Landmarks and Urban Conservation, for HO Historic Overlay Zones. The applications shall be evaluated according to the criteria established by Chapter 14, Article 12, Landmarks and Urban Conservation, and the standards for architectural style and visual character in the H-1 Historic Zone. This requirement shall apply until such time as the HO Historic Overlay one has been applied to the area around the H-1 zone. Thereafter, the requirements for the HO Historic Overlay Zone shall apply and the boundaries shall be as established by the HO Historic Overlay Zone.

The code informs that a Certificate of Appropriateness is required in accordance with the Landmarks Ordinance and that the specific development guidelines for the Old Town Historic Zone apply. An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

The property is zoned R-2 Residential Zone. The zone category provides suitable sites for houses, townhouses and medium density apartments, and uses incidental thereto.

Variances to the floor area ratio of .5 and front setback requirements for the R-2 zone will be required to develop as planned. The balconies at the front of the townhouse building protrude into the front yard setback. Although the R-2 zone requires a 15 foot front yard setback, the front setbacks on the west side of 19th Street range from 0 to 10 feet (based on the information provided by the applicant and visual inspection by staff).

The development guidelines applicable to this application as referred to in 14-16-2-25 (E) (2) do not address setbacks for new development specifically. A separate public hearing by the Zoning Hearing Examiner will be required to address variations from code requirements and is an appropriate venue for approval of the site plan.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone. The Specific Design Guidelines for the Old Town Historic District also apply to the buffer zone within 300 feet of the historic district. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
7. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is

compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.

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

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

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

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

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

The rehabilitation of the existing 1920's Southwest Vernacular style adobe house supports the intent of the buffer zone and is preferable to a request to demolish. Removal of the dilapidated one story apartment building will remove blighted conditions in the neighborhood. This building has no historic significance in itself, nor does the garage structure proposed to be removed.

The general style of the new building is compatible with the southwestern style of building that is predominant in the area. The design is compatible with the color, material, and character of the neighborhood, buildings, and its environment as recommended in applicable guideline # 8. The stucco exterior finish and flat roof with stepped parapet reflects the massing and style of the 1920's house on the site. The second story balconies with columns and corbel detail reflect a more traditional portal. The metal awnings and guardrail are a contemporary touch but guideline #8 contemplates contemporary expression if compatible.

The size and scale of the new building is controlled by the underlying R-2 zoning and complies with the height limit of 26 feet. Although one story buildings dominate the general area, there are a few two-story buildings in the vicinity including a two story house directly west of the subject property at the intersection of 19th St. and Slate. The H-1 zone itself has many two story buildings.

Landmarks and Urban Conservation Ordinance

This site consists of a property in the Old Town 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.....Notwithstanding the above, a Certificate of Appropriateness shall not be required for:

- (1) Ordinary maintenance or repair where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration;*
- (2) Any construction, alteration, or demolition duly approved prior to the effective date of this article;*
- (3) Any construction, alteration, or demolition which only affects the interior of the structure unless the interior features which will be affected were listed as worth of preservation I the landmark's general preservation guidelines or specific development guidelines.*
- (4) Any construction, alteration, or demolition which is exempted from this requirement by approved development guidelines;*
- (5) Any alteration or demolition which is necessary to correct or abate a condition which has been declared unsafe by the appropriate City official after notification of the Commission and consultation with the Chairperson of the Commission and where emergency measures have been declared necessary by such departments; or*
- (6) Any demolition which is approved by the City Council after the demolition moratorium period has elapsed."*

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 alterations and new building are compatible with the development guidelines for the H-1 "buffer zone". There is no designation ordinance as the property is not within a historic overlay zone.

§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 site is not within a historic zone; no historic overlay was ever designated or mapped as contemplated in 14-16-2-25. The buffer area surrounding the H-1 historic zone functions as more of a design overlay zone, although never officially mapped as such.

§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.

Not applicable.

§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 intent of the Landmarks Ordinance is to prevent the unwarranted demolition of classified historic buildings in designated historic overlay zones. The buildings to be removed are not classified historic buildings and the property is not within a designated historic overlay zone or urban conservation overlay zone.

The property owner is in receipt of a Notice from the City's housing code enforcement division stipulating the apartment building on this site is substandard and should be demolished. Staff finds that this notice and the LUCC's consideration of this notice satisfies the exemption contemplated in Section 14-12-8 (A) (5) above.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of this application. The Historic Old Town Property Owners Association and the Downtown Neighborhood Association were notified of this application by certified mail. No comments have been received to date.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. Staff concludes that the proposed development is compatible with the architectural character of the buffer area surrounding the H-1 Zone.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration, demolition and new construction - Case 14-LUCC-50063 / Project # 1010325 (January 14, 2014)

1. This application is a request for a Certificate of Appropriateness for alterations and new development at 315 19th St. NW, described as Lots 6 and 7, Block 1 of Roehl's Addition, a property that lies within 300 feet of the Historic Old Town (H-1) Zone.
2. 14-16-2-25 (E) (2) of the Comprehensive Zoning Code states that a Certificate of Appropriateness shall be required for any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place within 300 feet of the H-1 zone excluding public right of way. However, land zoned R-1 is excluded from this requirement. Procedures for applications for Certificates of Appropriateness shall be the same as those established by Chapter 14, Article 12, Landmarks and Urban Conservation, for HO Historic Overlay Zones. The applications shall be evaluated according to the criteria established by Chapter 14, Article 12, Landmarks and Urban Conservation, and the standards for architectural style and visual character in the H-1 Historic Zone. This requirement shall apply until such time as the HO Historic Overlay Zone has been applied to the area around the H-1 zone. Thereafter, the requirements for the HO Historic Overlay Zone shall apply and the boundaries shall be as established by the HO Historic Overlay Zone.
3. No overlay zone has been designated for the 300 foot area surrounding the H-1 zone since the adoption of the regulation referred to in Finding #2 above.
4. The proposal is to remove a dilapidated one story apartment building and accessory building on the property and to construct a new two unit, two story townhouse building. An existing adobe house in the Southwest Vernacular style will be rehabilitated. Existing fences and walls will be removed and new wood fencing and masonry yard walls will be constructed.
5. 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.....Notwithstanding the above, a Certificate of Appropriateness shall not be required for: (1) Ordinary maintenance or repair where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration; (2) Any construction, alteration, or demolition duly approved prior to the effective date of this article; (3) Any construction, alteration, or demolition which only affects the interior of the structure unless the interior features which will be affected were listed as worth of preservation I the landmark's general preservation guidelines or specific development*

guidelines. (4) Any construction, alteration, or demolition which is exempted from this requirement by approved development guidelines; (5) Any alteration or demolition which is necessary to correct or abate a condition which has been declared unsafe by the appropriate City official after notification of the Commission and consultation with the Chairperson of the Commission and where emergency measures have been declared necessary by such departments; or (6) Any demolition which is approved by the City Council after the demolition moratorium period has elapsed." The intent of the Landmarks Ordinance is to prevent the unwarranted demolition of classified historic buildings in designated historic overlay zones. The buildings to be removed are not classified historic buildings and the property is not within a designated historic overlay zone or urban conservation overlay zone. The property owner is in receipt of a Notice from the City's housing code enforcement division stipulating the apartment building on this site is substandard and should be demolished. The LUCC finds that this notice and the LUCC's consideration of this notice satisfies the exemption contemplated in Section 14-12-8 (A) (5) above.

6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
7. There is no designation ordinance related to the 300 foot area surrounding the H-1 zone where the subject property is located. The proposed development is generally consistent with applicable guidelines for the H-1 Historic Zone. The new building is of southwestern regional style and compatible with the architecture of Old Town and the vicinity.
8. The development is not consistent with underlying zoning regulations with regard to floor area ratio and front yard setbacks requirements. The project will require appropriate zoning approvals to be constructed as designed. The Landmarks and Urban Conservation Commission has no jurisdiction with regard to zoning requirements. The Commission may, at its discretion, issue a Certificate of Appropriateness conditioned upon appropriate zoning approvals and permits.
9. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*". The property is not located within a historic overlay or urban conservation overlay zone. The architectural character of the area within 300 feet H-1 Historic Zone will not be impaired or diminished by the proposed alterations. The design maintains the regional architectural character of the area.

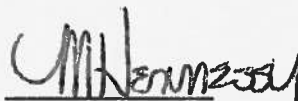
10. The revised Code of Ordinances of Albuquerque New Mexico, 1994, including the Zoning Code, is incorporated herein by reference and made part of the record for all purposes.

RECOMMENDATION - Case No. 14-LUCC-50063/ Project # 1010325 - (January 14, 2014)

APPROVAL of a request for a Certificate of Appropriateness for alteration, demolition and new construction at 315 19th St. NW described as Lots 6 and 7, Block 1 of Roehl's Addition, a property that lies within 300 feet of the Historic Old Town (H-1) Zone.

Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and zoning approvals.
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**Maryellen Hennessy, Senior Planner
Urban Design and Development Division**

Attachments

- 1) HCPI form
- 2) §14-16-2-25
- 3) map of H-1 zone and buffer area
- 4) Notice and Order from City Housing Code Enforcement

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

None received

BUILDING & SAFETY SERVICES DIVISION

None received

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

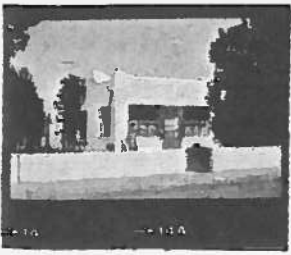
OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS



315-488
Aug 2/10/81

ADDRESS 315-19th St NW

NAME HISTORIC NAME


USE

<input checked="" type="checkbox"/> single family	<input type="checkbox"/> religious	<input type="checkbox"/> commercial/retail
<input type="checkbox"/> multiple family	<input type="checkbox"/> educational	<input type="checkbox"/> office
	<input type="checkbox"/> industrial	<input type="checkbox"/> public/gov.
	<input type="checkbox"/> park, agricultural	<input type="checkbox"/> other


Film roll # / negative#
22 / 14

District Code OT Map Code A-2-13 Construction Material(s) plastered - Stories: 1 1 1/2 2 2 1/2 3 4

Style pueblo revival Roof flat with curved edge parapet



Date 8/25 estimate Fenestration metal casement vertical opening



Source:

Significance

District:	Non-Dist.	Exterior Details	Additional:
Local	Nat. Sig.		
Contrib.	State Sig.		
NonContrib.	Local Sig.		
Intrusive	NonContrib		

Neutral

prominent entry wing screen colored

Degree of Remodeling Condition

Minor	moderate	drastic	good	fair	deteriorating
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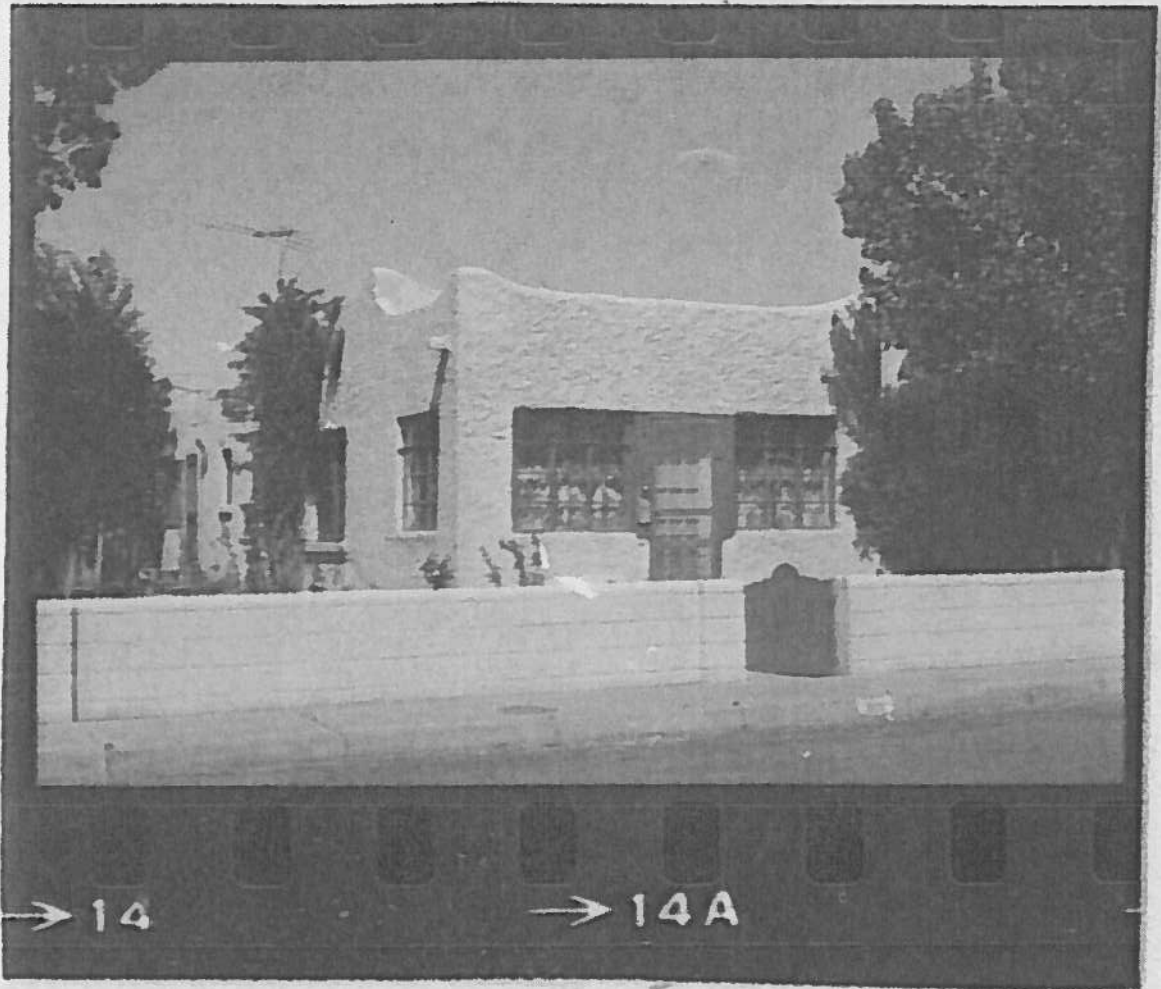
Outbuildings (sheds, alley houses, etc.): Other Comments

well landscaped

Surroundings: Contributing Non-Contributing

Urban Design Notes:

Date: 5-79 By: KB A-1



Film roll # / negative#

2 / 14

District
Code

Map Code

A-2-13

§ 14-16-2-25 H-1 HISTORIC OLD TOWN ZONE.

This zone endeavors to preserve and promote the educational, cultural, and general welfare of the public through the preservation and protection of the traditional architectural character of historic old Albuquerque.

(A) *Architectural Styles.* The City Council finds and declares that the Spanish Colonial, Territorial, or Western Victorian architectural styles of building and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Historic Old Town Zone.

(B) *Permissive Uses.*

- (1) Uses permissive in the R-2 zone, except wireless telecommunications facilities.
- (2) Institution.
 - (a) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
 - (b) Club.
 - (c) Library.
 - (d) Museum.
 - (e) Wedding chapel, including related sales and services, but excluding receptions.
- (3) Manufacturing and creating, through handcrafted methods, of arts and crafts objects, including furniture and cabinets.
- (4) Office.
- (5) Parking lot, as regulated in the O-1 zone and meeting the landscaping standards of § 14-16-3-10 of this Zoning Code, with the following additional provisions:
 - (a) At least 15% of the ground area of parking lots (including driveways) shall be devoted to landscaping.
 - (b) Additional provisions adopted by the Landmarks and Urban Conservation Commission for the H-1 Historic Old Town Zone, including the requirements of the Rio Grande Boulevard Corridor Plan regarding off-street parking areas, shall also apply to parking lots.
 - (c) Any existing parking lots must come into compliance with landscaping and other site development requirements within one year of the date of adoption of these requirements.
 - (d) Landscaping plans showing all parking lot improvements must be reviewed and approved by the Landmarks and Urban Conservation Commission.

- (6) Retail sales of the following goods, plus incidental retailing of related goods and incidental services or repair, either indoors or outdoors, provided that any outdoor retail activity except parking and retail activities listed below at (6)(i), (l), (m), (n), (o) and (p), is contained within a private patio or porch that is completely enclosed by a solid wall that is a minimum of six feet in height and the interior of which is not directly visible or accessible to the general public other than by the main entrance of the business:
- (a) Alcoholic drinks for consumption on the premises, provided:
1. At least 60% of revenue from the establishment is from food service excluding the sale of alcoholic liquors. Upon application for annual license renewal to the State Department of Alcoholic Beverage Control the license holder shall certify to the City that not less than 60% of gross sales from the preceding 12 months operation of the establishment is derived from food services. The license holder shall submit an annual report prepared and signed by a Certified Public Accountant to the City Treasurer on the sales of the establishment containing the annual gross sales figures, separating the gross sales figures into two categories:
 - a. Food services sales; and
 - b. Alcoholic liquors sales.
 2. Alcoholic liquors may be served and consumed either indoors or outdoors, but only at a table or booth in conjunction with ordering and consuming a full service meal and only as further restricted below. For the purpose of this Zoning Code, the term FULL SERVICE MEAL shall constitute what one would normally consume as a meal. No consumption of alcoholic liquors shall be allowed in a lounge or waiting area. Outdoor service and consumption of alcohol shall only occur within areas enclosed by permanent rigid screening that is a minimum of three feet in height and which clearly demarcates the area in which alcohol is being served or consumed as separated from public areas.
 - a. Alcoholic liquor may be served and consumed outdoors only if the alcoholic liquors have been stored and prepared indoors, and only when such consumption of alcoholic liquors would not be injurious to any adjacent property or the Historic Old Town Area.
 - b. The determination of lack of injury shall be made by that City Hearing Officer defined at § 13-2-2 ROA 1994.
 3. No alcoholic liquors shall be sold before 11:00 a.m. All sales of alcoholic liquors shall cease at the time food sales and service in the establishment cease, except that in no event shall alcoholic liquors be sold after 11:00 p.m.
 4. No sign in the H-1 zone shall refer to the serving of alcoholic liquors except by the use of the word "drinks."
- (b) Antiques.
- (c) Arts and crafts objects, supplies, plus their incidental creation provided there is little or no reproduction of identical objects.
- (d) Bicycles and bicycling accessories

- (e) Books, magazines, newspapers, stationery, except adult book store.
- (f) Clothing, shoes, dry goods.
- (g) Cosmetics, notions, hobby supplies.
- (h) Flowers and plants.
- (i) Food and non-alcoholic drink for consumption on premises or off, but not drive-in facility; on-premises consumption may be outdoors if the food and non-alcoholic drinks have been prepared indoors.
- (j) Furniture, household furnishings.
- (k) Jewelry.
- (l) Outdoor sales and related display of "handcrafted items" (as defined in § 13-3-2-4) provided the installation is on specified portions of the public sidewalk including porch along the east side of San Felipe Street, N.W., as permitted by Chapter 13, Article 3, Part 2, Old Town Solicitations.
- (m) Outdoor sales and related display on public right of way for the San Felipe de Neri Fiesta (traditionally the first weekend in June) are not restricted by this Zoning Code.
- (n) Other retail sales at special events as defined in § 13-3-2-4 of the City Code.
- (o) Limited outdoor demonstrations of retail goods, provided:
 - 1. An outdoor demonstration is limited to a person demonstrating the creation retail goods that are handcrafted (as defined in § 13-3-2-4), the use of tables or other functional items associated with the demonstration and the display of items created on the day of the demonstration; and
 - 2. An outdoor demonstration is limited to an outdoor area on the private premises of the indoor business space; and
 - 3. A demonstration shall not be conducted on or obstruct the public right-of-way; and
 - 4. A demonstration shall not obstruct any entrance to a business space; and
 - 5. All sales shall be conducted entirely indoors within the business space; and
 - 6. A demonstration of retail goods shall be limited to one demonstration on a premises at any given time; and
 - 7. A demonstration may include a sign noting the name of the demonstrator and not to exceed three square feet in area.
- (p) Limited outdoor display of retail goods in accordance with section (o)(2 through 6) above and further provided:
 - 1. The display of retail goods on tables, cases, racks, kiosks, boards, or blankets is prohibited; and

2. The display of retail goods on second story railings is prohibited; and
 3. The area of any one surface of an individual item displayed shall not be smaller than six inches by six inches; and
 4. The area of any one surface of an individual item or the total (cumulative) surface area of more than one item displayed by any one business shall not be greater than 15 square feet; and
 5. Any alteration to the exterior of any structure in association with outdoor display is subject to a Certificate of Appropriateness as set forth in the provisions for the H-1 Zone.
 6. This subsection shall not apply to special use permits for outdoor retailing as set forth in the H-1 Zone provisions; and
 7. The display of chili ristras is not restricted by this Zoning Code. For the purpose of this subsection, a CHILI RISTRA is defined as a string or cord on which natural, unadorned chile peppers (*Capsicum annum*) are threaded or tied.
- (7) Services.
- (a) Barber, beauty.
 - (b) Bicycle rental and related service (maintenance and minor repairs) and storage, provided there is no outdoor activity, including service, display or storage except as provided in § 14-16-2-25(B)(6) of this Zoning Code.
 - (c) Day care center.
 - (d) Hotel, motel.
 - (e) Instruction in music, dance, fine arts, or crafts.
 - (f) Interior decorating.
 - (g) Photographer's studio, except adult photo studio.
 - (h) Tailoring, dressmaking.
 - (i) Theater, except adult theater.
 - (j) Outdoor theatrical performances under such terms and conditions as authorized by the Mayor or his designee.
 - (k) Persons engaged in a street performance as defined at § 12-2-28(C) ROA 1994. Exception: Street performances shall not be permitted in the Old Town Plaza Park or the streets immediately surrounding the Old Town Plaza including the sidewalks on both sides of the streets and the sidewalk occupied by the Old Town Portal Market, whether or not vendors are present.
- (8) Sign, off-premise, as provided in § 14-16-3-5 of this Zoning Code, as provided in the H-1 specific development guidelines which may be adopted, and further provided:

- (a) Location. No farther than 20 feet from:
1. The intersection point of the public right-of-way lines of two streets or alleys; or
 2. The intersection of public right-of-way and a parking lot with over 20 automobile and light truck parking spaces.
- (b) Size. The sign area relating to any one business shall not exceed one-half square foot.
- (c) Height. Sign height shall not exceed ten feet.
- (d) Illumination. No sign that flashes or blinks shall be permitted. No visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering) shall be permitted as part of any sign.
- (e) Motion. No sign shall move. No streamers shall be permitted.
- (f) Lettering. No business sign shall have more than one style of lettering as specified by the H-1 specific development guidelines and filed at the Planning Division. A sign shall not have more than two colors. No character shall be over 1.5 inches high.
- (9) Sign, on-premise, as in § 14-16-3-5 of this Zoning Code as provided in the H-1 specific development guidelines which may be adopted and further provided:
- (a) Location.
1. All signs attached to a structure fronting on Old Town Plaza or within a 150 foot radius of the exterior boundaries of the Plaza Park shall be wall signs or canopy signs.
 2. Business not fronting on Old Town Plaza and not within a 150 foot radius of the exterior boundaries of the Plaza Park may have free-standing or projecting signs, provided the Planning Director finds such sign type and plan reasonable and necessary for visibility.
- (b) Number. No more than two signs are permitted for any one business except that a business having frontage on two or more streets will be allowed a total of three signs. A composite group of small signs integrated into one framed unit shall be considered as one sign.
- (c) Size.
1. No wall sign's area shall exceed eight square feet except that a wall sign on a facade abutting an arterial or collector street or a wall sign on a front facade that is wholly visible from an arterial street shall not exceed 16 square feet.
 2. No non-wall sign's area shall exceed three square feet on each of one or two sides. $60 \times 60 = 2,8 \text{ sq ft.}$
- (d) Height. No sign shall exceed the height of the facade, eaves, or fire wall of a building, whichever is lower. Variance to this regulation may be approved with a minimal showing of exceptionality based on its appropriateness as determined by the Landmarks and Urban Conservation Commission.

- (e) Illumination. No sign that flashes or blinks shall be permitted. No visible bulbs, neon tubing, luminous paints, or plastics (with the exception of vinyl lettering) shall be permitted as part of any sign.
- (f) Motion. No sign shall move. No streamer shall be permitted.
- (g) Exceptions.
 - 1. Standard copyrighted signs offering information on incidental services or recommendations, e.g., AAA or Visa, are permitted in addition to normal sign allowances, provided:
 - a. They conform to all provisions contained in this section.
 - b. They are inside a window.
 - c. No sign's area shall exceed 16 square inches.
 - 2. Non-internally lit signs indicating "open" and "closed" are permitted in addition to normal sign allowances if they are less than 1.5 square feet in area.
 - 3. Premises with two or more buildings, at least one of which does not front directly on the public right-of-way, are permitted an additional sign indicating the name and address of the complex and listing individual businesses located within the complex. Sign height shall not exceed ten feet above grade. The sign area relating to any one business shall not exceed one-half square foot, plus 20% of the area of the sign relating to individual businesses may be used for the name and address of the general premises. The total sign area shall in no case exceed 20 square feet. Only wall signs or free-standing signs are permitted; free-standing signs cannot be located closer than 150 feet to the exterior boundaries of the Plaza Park. Additional signs in this category may be approved by the Landmarks and Urban Conservation Commission for premises with more than one entry from the public right-of-way or adjacent property where the Commission determines that there is not reasonable public notice of businesses on the premises without such additional signs. On-premises signs performing the function described here may be allowed with fewer restrictions if they are one of the two or three signs that each business is allowed in all cases.
 - 4. Restaurants serving food prepared on premises for consumption on or off premises are permitted an additional wall sign of up to six square feet displaying a restaurant menu and indicating the name and hours of operation of the restaurant. This new language increases the space allowed for the display of menus.
 - 5. General information signs that describe the availability of certain amenities such as shopping, dining, parking, snacking and restrooms are allowed. Such signs shall not have any direct reference to any business. Such signs may be placed at various strategic places around Old Town on city owned property. Such general information signs would be placed by the city and then maintained by the Old Town Merchants Association.
 - 6. A sign in association with an outdoor demonstration as provided in subsection (o)(7) above.

(C) Conditional Uses.

- (1) Outdoor display of retail goods exceeding an area of 15 square feet on any one surface.

(D) Specific Development Guidelines. The Landmarks and Urban Conservation Commission shall with all due speed approve specific development guidelines for the H-1 zone at a public meeting duly advertised and publicized area-wide. The specific development guidelines shall establish criteria and standards for evaluation of applications for Certificates of Appropriateness in the H-1 zone and shall specify the types of applications for a Certificate of Appropriateness which may be approved by the Planning Director. The specific development guidelines shall be consistent with the provisions of this Zoning Code. The guidelines may be amended by the Landmarks and Urban Conservation Commission at a public hearing duly advertised and publicized area-wide at any time. Specific development guidelines shall be adopted or amended only after receiving a recommendation on the proposal from the Planning Commission.

(E) Special Approval Required.

- (1) Any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission.
- (2) A Certificate of Appropriateness shall also be required for any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place within 300 feet of the H-1 zone excluding public right of way. However, land zoned R-1 is excluded from this requirement. Procedures for applications for Certificates of Appropriateness shall be the same as those established by Chapter 14, Article 12, Landmarks and Urban Conservation, for HO Historic Overlay Zones. The applications shall be evaluated according to the criteria established by Chapter 14, Article 12, Landmarks and Urban Conservation, and the standards for architectural style and visual character in the H-1 Historic Zone. This requirement shall apply until such time as the HO Historic Overlay Zone has been applied to the area around the H-1 zone. Thereafter, the requirements for the HO Historic Overlay Zone shall apply and the boundaries shall be as established by the HO Historic Overlay Zone.
- (3) Approval of Certificates of Appropriateness shall be by the Landmarks and Urban Conservation Commission unless the adopted special development guidelines authorize the Planning Director to make the decision.

(F) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code. However, the Landmarks and Urban Conservation Commission may require lower structure height where such is found appropriate to the scale of the immediate area.

(G) Lot Size. No requirements.

(H) Setback. The Landmarks and Urban Conservation Commission may require setbacks up to but not exceeding those specified in the R-1 zone where such are found important to the scale and character of the immediate area.

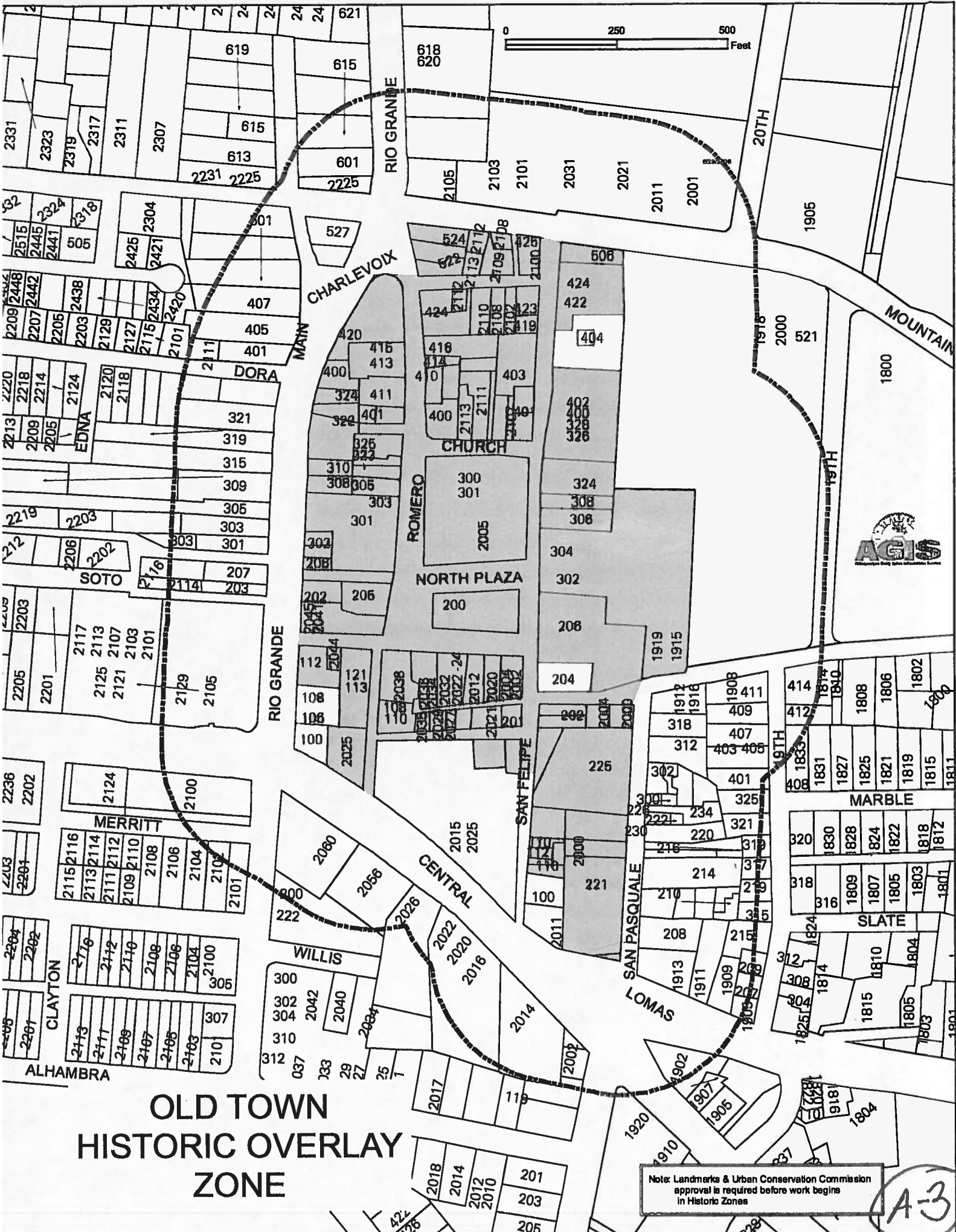
(I) Density. A floor area ratio of 0.75 is the maximum permitted.

(J) Off-Street Parking. None, except one properly paved off-street loading space of at least 9 by 25 feet shall be provided for every commercially-used premises; however, such parking space is required only to the extent on-premise ground space is available.

(K) Special Use Permits for Outdoor Retailing.

- (1) Special use permits for outdoor retailing on land other than public right of way may be granted. The provisions of § 14-16-4-2 of this Zoning Code govern the process of approving or voiding such special use permits, with the exception of the identity of the decision maker and the criteria for decision, which are as provided below in this division (J).
- (2) The Landmarks and Urban Conservation Commission holds the hearing and makes the decision on granting a special use permit for outdoor retailing. The Commission may impose conditions necessary to meet the stated criteria for granting special use permits.
- (3) Criteria for decision are that a special use permit for outdoor retailing shall be approved if and only if, in the circumstances of the particular case and under the conditions of the Certificate of Appropriateness, the outdoor retailing is found to meet all the following criteria:
 - (a) It is restricted to outdoor sales and display of "handcrafted items" (as defined in § 13-3-2-4) and non-mass-produced bread;
 - (b) It is at a historically validated location, as evidenced by its having been occupied by outdoor retailing on most summer days since July 1, 1973; the space of the retailing activity shall be no larger than has generally been used during this period, and may be restricted to a smaller space;
 - (c) The appearance of the outdoor retailing shall be controlled by a Certificate of Appropriateness approved at the same time the special use permit is granted, or as such certificate may subsequently be amended; and
 - (d) The retailing will not be injurious to the adjacent property and uses or to the historic Old Town area.

(74 Code, § 7-14-33) (Ord. 80-1975; Am. Ord. 26-1977; Am. Ord. 21-1978; Am. Ord. 22-1980; Am. Ord. 69-1980; Am. Ord. 70-1980; Am. Ord. 68-1983; Am. Ord. 104-1983; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 40-1990; Am. Ord. 10-1992; Am. Ord. 47-1993; Am. Ord. 36-1995; Am. Ord. 5-1997; Am. Ord. 9-1999; Am. Ord. 21-2006; Am. Ord. 31-2007; Am. Ord. 38-2007; Am. Ord. 19-2010; Am. Ord. 24-2011)



OLD TOWN HISTORIC OVERLAY ZONE

Note: Landmarks & Urban Conservation Commission approval is required before work begins in Historic Zones

A-3

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Daniel Solares Jr. (Studio Southwest Architects Inc.) PHONE: 505-843-9639
 ADDRESS: 2101 Mountain Road NW FAX: 505-843-9683
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 APPLICANT: Daniel and Stacey Cole PHONE: (323) 422-9269
 ADDRESS: 1850 Coldwater Canyon Drive FAX: _____
 CITY: Beverly Hills STATE CA ZIP 90210 E-MAIL: dsolares@studioswarch.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Existing Adobe residence to be restored and the later master bedroom addition at the rear of property to be demolished and the footprint rebuilt. The existing single story apartments built of CMU (circa 1960's) will be demolished and replaced with two new 2 story condos with tucked under parking and a Casita Option. The existing buildings character will be refreshed and the new structure will be designed to reflect the existing character of house as well. (e.g. parapets, color of stucco and matching glazing).

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. 6 - 7 Block: 1 Unit: _____
 Subdiv/Addn/TBKA: ROEHL'S GARDEN ADDITION
 Existing Zoning: R-2 Proposed zoning: SU-1 PRD MRGCD Map No 38
 Zone Atlas page(s): J-13-z UPC Code: _____

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: 2 Total site area (acres): .16
 LOCATION OF PROPERTY BY STREETS: On or Near: 315 19th Street, NW Albuquerque, NM 87104
 Between: Lomas Ave and Slate Ave

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 11/25/14

SIGNATURE Daniel Solares Jr. DATE 12/9/14
 Daniel Solares Jr. (SSWA) agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>14 LUCC - 5m63</u>	<u>COA</u>		<u>\$35.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$10.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>AOV</u>		<u>\$35.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$80.00</u>

Hearing date Jan. 14, 2014
 Staff signature & Date [Signature] 12-10-14 Project # 1010325

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:**
- Historic Old Town
 - Historic Old Town Buffer Zone
 - Huring Highland
 - Fourth Ward
 - Eighth & Forrester
 - City Landmark
 - HH-Edo UCOZ

- Type of Request:**
- Alteration
 - New Construction
 - Sign (Please read the note below)*
 - Relocation
 - Demolition
 - National Register Nomination Review
 - City Landmark Designation
 - City Overlay Designation
 - Other _____

Number and Classification of structures on property:

- #_ Significant Structures
- #_ Contributing Structures
- #_ Noncontributing Structures
- #3 Unclassified Structures

- Does this request involve a residential property?
 Yes No
- Are tax credits or preservation loan funds applied for in connection with this proposal?
 Yes 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.

Daniel Solares Jr
 Applicant name (print)
DWS Dec 10, 14
 Applicant signature/date

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

Application case numbers

14 LUCC-50063

Form revised October 2007

[Signature] 12-10-14

Dev Review Division signature/date

PROJECT# 1010325

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) 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.

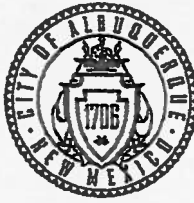
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Tom Sluigi
(Applicant or Agent)

Dec 10, 14
(Date)

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

DRB PROJECT NUMBER: 1010325



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.

December 9, 2014

Daniel Solares, Jr.
Studio Southwest Architects
2101 Mountain Road NW
505-843-9639/Fax: 505-843-9683

Dear Daniel:

Thank you for your inquiry of December 9, 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 6 & 7, BLOCK 1, ROEHLS GARDEN, LOCATED AT 315 19TH STREET NW/87104 BETWEEN LOMAS BOULEVARD NW AND SLATE AVENUE 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:

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

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@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 12/09/14 Time Entered: 11:20 a.m. Rep. Initials: siw

"ATTACHMENT A"

Daniel Solares, Jr.
Studio Southwest Architects
2101 Mountain Road NW
505-843-9639/Fax: 505-843-9683
Zone Map: J-13

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)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

Kathy Hiatt

110 San Felipe St. NW/87104 715-1609 (c)

Jim Hoffsis

2012 South Plaza St. NW/87104 242-7204 (w)

***President of NA/HOA**

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 Street, Apt. No., or PO Box No. **2012 S PEARL ST NW**
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 Street, Apt. No., or PO Box No. **110 SAN FELIPE ST NW**
 City, State, ZIP+4

7011 0470 0002 2443 2349

December 10, 2014

Downtown N.A. (SMA) "R"
Attention: Reba Eagles
c/o Original Medicine Acupuncture
916 19th Street NW
Albuquerque, NM 87104

Studio Southwest Architects is seeking the following at the LUCC hearing on January 14th, 2015 for the property located at 315 19th Street NW between Lomas Avenue and Slate Avenue. Lot 6 & 7, Subdivision: Roels Garden ADDN x L7, Zone Map J-13-Z.

We are requesting the following:

- LUCC – Certificate of Appropriateness
- Demolition of uninhabitable single story apartment units
- Demolition and reconstruction of fences along the property line
- The renovation consists of minor exterior modifications of an existing adobe single family home.
- New constructing of (2) two-story condos replacing the apartments

The site is located on page J-13-Z of the Zoning Atlas (see attached page).

If you have any questions please contact us to request information.

Contact Information:
Daniel Solares, Project Manager
Studio Southwest Architects, Inc.
2101 Mountain Road NW
Albuquerque, NM 87104
505 843-9639

Thank you,

Daniel Solares Jr.
Studio Southwest Architects, Inc.

Agents for
Daniel and Stacey Cole
Property owners of 315 19th Street NW

Attachment: Zone Atlas Map

December 10, 2014

Downtown N.A. (SMA) "R"
Attention: Robert Bello
1424 Roma NW
Albuquerque, NM 87104

Studio Southwest Architects is seeking the following at the LUCC hearing on January 14th, 2015 for the property located at 315 19th Street NW between Lomas Avenue and Slate Avenue. Lot 6 & 7, Subdivision: Roels Garden ADDN x L7, Zone Map J-13-Z.

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The site is located on page J-13-Z of the Zoning Atlas (see attached page).

If you have any questions please contact us to request information.

Contact Information:
Daniel Solares, Project Manager
Studio Southwest Architects, Inc.
2101 Mountain Road NW
Albuquerque, NM 87104
505 843-9639

Thank you,

Daniel Solares Jr.
Studio Southwest Architects, Inc.

Agents for
Daniel and Stacey Cole
Property owners of 315 19th Street NW

Attachment: Zone Atlas Map

December 10, 2014

Historic Old Town Property Owners Association
Attention: Kathy Hiatt
110 San Felipe St. NW
Albuquerque, NM 87104

Studio Southwest Architects is seeking the following at the LUCC hearing on January 14th, 2015 for the property located at 315 19th Street NW between Lomas Avenue and Slate Avenue. Lot 6 & 7, Subdivision: Roels Garden ADDN x L7, Zone Map J-13-Z.

We are requesting the following:

- LUCC – Certificate of Appropriateness
- Demolition of uninhabitable single story apartment units
- Demolition and reconstruction of fences along the property line
- The renovation consists of minor exterior modifications of an existing adobe single family home.
- New constructing of (2) two-story condos replacing the apartments

The site is located on page J-13-Z of the Zoning Atlas (see attached page).

If you have any questions please contact us to request information.

Contact Information:
Daniel Solares, Project Manager
Studio Southwest Architects, Inc.
2101 Mountain Road NW
Albuquerque, NM 87104
505 843-9639

Thank you,

Daniel Solares Jr.
Studio Southwest Architects, Inc.

Agents for
Daniel and Stacey Cole
Property owners of 315 19th Street NW

Attachment: Zone Atlas Map

December 10, 2014

Historic Old Town Property Owners Association
Attention: Jim Hoffsis
2012 South Plaza St. NW
Albuquerque, NM 87104

Studio Southwest Architects is seeking the following at the LUCC hearing on January 14th, 2015 for the property located at 315 19th Street NW between Lomas Avenue and Slate Avenue. Lot 6 & 7, Subdivision: Roels Garden ADDN x L7, Zone Map J-13-Z.

We are requesting the following:

- LUCC – Certificate of Appropriateness
- Demolition of uninhabitable single story apartment units
- Demolition and reconstruction of fences along the property line
- The renovation consists of minor exterior modifications of an existing adobe single family home.
- New constructing of (2) two-story condos replacing the apartments

The site is located on page J-13-Z of the Zoning Atlas (see attached page).

If you have any questions please contact us to request information.

Contact Information:
Daniel Solares, Project Manager
Studio Southwest Architects, Inc.
2101 Mountain Road NW
Albuquerque, NM 87104
505 843-9639

Thank you,

Daniel Solares Jr.
Studio Southwest Architects, Inc.

Agents for
Daniel and Stacey Cole
Property owners of 315 19th Street NW

Attachment: Zone Atlas Map



December 8, 2014

JAMES CLARK, CHAIRMAN
LANDMARKS AND URBAN CONSERVATION COMMISSION
600 2ND ST NW
ALBUQUERQUE NM 87102-2265

Studio Southwest
Architects Inc.

Landmarks and Urban Conservation Commission – City of Albuquerque

Re: Request for a Certificate of Appropriateness for the exterior alterations, proposed demolition and new construction at 315 19th Street NW, within the Historic Old Town Buffer Zone (300 foot transition zone).

Dear Mr. Clark:

As the authorized submitting agent for property owner Daniel & Stacey Cole, Studio Southwest Architects (Studio SW) is requesting your consideration for a Certificate of Appropriateness for the exterior alterations of an existing adobe structure (circa 1924), the demolition of uninhabitable structure (circa 1960s), the demolition and construction of fences along all property lines, and the proposed construction of two new two-story townhomes. The new family residences will be located at 315 19th Street NW, Albuquerque, New Mexico in Old Town Albuquerque. The property includes Lot 6 and 7, block 1 Roehl's Garden, zoning map J-13-Z. The existing adobe residence is on Lot 7 and the proposed townhomes are on Lot 6. The existing adobe residence and the existing apartments are not contributing structures in the Historic Old Town Buffer Zone (300 foot transition zone).

Existing Conditions

The proposed project is located on the west side of 19th Street between and Lomas Avenue and Old Town Road, zoned R2. The neighborhood is a combination of renovated adobe structures and new construction with elements and characteristics of adobe construction. The existing lot contains two structures. One of the existing structures is an adobe structure (circa 1924), 998 sq. ft., with a small unreinforced concrete masonry addition, 350 sq. ft., attached to the west side of the structure not visible from the street. The masonry addition is in poor condition and pulling away from the original structure with large visible cracks indicating structural failure. Over half of the original wood windows have been removed in the original structure and replaced with either steel casement or nonfunctioning or missing aluminum windows. The original exterior cement plaster is falling off in many locations. Edges at the exterior corners are extremely fragile and the existing wire mesh is exposed, rusting, and deteriorating. The main entry door is not original and two of the entries are missing doors all together along the south elevation. Two structural engineers have independently recommended removing the masonry addition along with the front porch and rebuilding them due to sever structural deficiencies.

Studio SW is proposing the second structure, 977 sq. ft., be demolished. It was built circa 1960s and has deteriorated to the point that it is uninhabitable. Currently, the roof is collapsing and a tarp spans most of the structure's roof in an effort to prevent further failure from water intrusion. The structure is built with a combination of concrete masonry units, wood, and an old adobe wall sitting directly on the property line shared with the neighbor to the west. Our two independent engineers have recommended the removal of the structure. The existing structure was divided up into three or four one-bedroom or studio apartments. Doors, windows, roof sections, and floors are missing, exposing the interior to the elements and potential vagrants.

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com



James Clark
December 8, 2014
Page 2

Studio SW is also proposing to demolish a makeshift garage/covered structure, 216 sq. ft. It is constructed of what we have determined to be used wood scraps and wood members supporting the roof structure without a proper concrete footing. The structure is located to the rear of the property on the west property line and shares the fence at the property line as an enclosing rear wall.

Proposed Modifications

The existing adobe structure (circa 1924) is in poor condition and will be completely rehabilitated. Studio SW is proposing minor modifications to the exterior of the existing structure and no increase to the building footprint, although the later 60's addition, to west of the original structure, will be demolished and the footprint rebuilt. Windows will be replaced in a similar style to the original double-hung wood windows. Exterior doors will be replaced with wood doors with glazing and painted to match the wood windows. In addition, two new additional pairs of French doors are proposed on the south elevation leading to a proposed deck. The existing adobe residence will be restuccoed and the color finish will match the existing color.

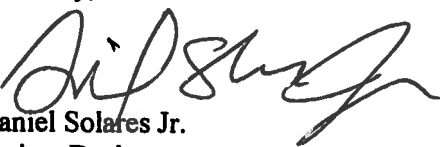
A new two-story townhouse building, Unit A at 1,653 sq. ft. and Unit B at 1626 sq. ft. with a common wall between, is proposed and will be built on the side of the proposed demolished structure. The new structure will share common elements with the existing restored family home (e.g. shape of parapets, windows, paint, plaster finish, doors, and awnings). In addition, two balconies/patio decks at the west and east elevations are proposed. The east patio decks will be built of wood and cement plaster finish. The west balconies will be built of steel and cantilevered overlooking the rear yard.

All existing fences and walls along the property line will be demolished and new fences and walls built along the property line. The new 3'-0" high wall along east property line facing 19th Street will also contain a sliding 3'-0" steel gate allowing the occupants to park their cars and enclose the yard.

Studio SW will apply to the zoning hearing examiner (ZHE) for the required variances to the underlying R-2 zoning of the property. The ZHE variance hearing will be scheduled after the LUCC review and approval process. A replat will be required for the property prior to the building permit and Studio SW anticipates initiating the replat following the ZHE variance hearing.

Thank you very much for your consideration.

Sincerely,


Daniel Solares Jr.
Project Designer

File: p:\1405 cole residence\14-support documents\lucc\1405 lucc description.doc

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