

City of Albuquerque  
Planning Department  
Landmarks and Urban Conservation  
P.O. Box 1293  
Albuquerque, New Mexico 87103



Landmarks & Urban  
Conservation Commission

Date: January 10, 2013

## CERTIFICATE OF APPROPRIATENESS 13-1

Project #1009545/12-LUCC-50060

**Todd Stringer, agent for All-Rite Construction,** requests approval of a Certificate of Appropriateness for alterations at 312-314 Mesa SE described as the so. 42 ft. of the no. 87 ft. of Lots 7&8, Block 72 of the Terrace Addition, in the Silver Hill Historic Overlay Zone, zoned SU2/DR. (K-15)

On January 10, 2013 the Landmarks and Urban Conservation STAFF **APPROVED** Project #1009545/12-LUCC-50060, based on the following findings:

### FINDINGS:

1. This application is a request for a Certificate of Appropriateness for alterations at 312 Mesa SE described as the so. 42 ft. of the no. 87 ft. of Lots 7&8, Block 72 of the Terrace Addition, in the Silver Hill Historic Overlay Zone, zoned SU2/DR.
2. The subject property contains a flat roofed southwest vernacular duplex residential building built in 1927. The building is designated as contributing to the Silver Hill historic district.
3. The proposal includes several repairs and improvements to the building.
4. The existing double hung wood windows are to be rehabilitated and new wood or anodized metal storm windows will be installed. Deteriorated wood trim and casings will be replaced as necessary to match existing.
5. The existing awnings over the windows are constructed at an unusual angle that obstructs the view through the windows. The existing awnings will be reconstructed at a more appropriate pitch, similar to the pitch at the front entrance. The existing metal roofing material will be reused. A new awning will be added to replace a missing awning on the south façade using "Decra Villa" metal roofing tiles that are close to the older metal roofing in appearance.
6. At the rear of the building, on the east façade, two new wood "French" type doors will be installed in existing window openings, replacing the sash windows. New

awnings will also be constructed over these new doors. This new feature will provide access to the rear yard, where a new wood deck will be constructed. This new feature is not visible from the street.

7. A new wood fence will be constructed on the south, north and east property line, beginning at approximately the mid point of the building where side doors to the units are located. The new fence will provide security and privacy for the private areas of the property.
8. The building will receive a new coat of cementitious stucco.
9. The existing front steps are damaged and structurally deficient. The front stairs will be repaired to their current appearance. If this repair is not feasible, an alternative design is proposed as described in Condition 1 below.
10. The Comprehensive Zoning Code §14-16-2-28 and the Landmarks and Urban Conservation Ordinance §14-12-8 state 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. §14-12-8(B) provides criteria for approval of a Certificate of Appropriateness.
11. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. §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”*.
12. The Development Guidelines for the Silver Hill Historic Overlay Zone are applicable to this request.
13. The majority of the proposed work constitutes repair and maintenance.
14. The request complies with the guidelines for Contributing buildings: Doors and Windows. The position, number, size and arrangement of the historic windows and doors are to be retained. The new doors are located on a rear façade of the building. It is proposed that the original windows be rehabilitated, or replaced with windows that match the originals in size, proportion, operation and material. Storm windows are appropriate for energy conservation.
15. The request complies with the guidelines for Contributing buildings: Details and Ornamentation. The awnings are stylistic features and will be retained.
16. The request complies with the guidelines for Contributing buildings: Porches and Stoops. While the existing front stoop is not necessarily a character-defining feature of this building, it is proposed that it be repaired as is. If replacement is warranted due to structural deficiencies, a new stoop is proposed that is in character with the historic building in scale, materials and detailing, per Condition 1 below.

17. This request complies with LUCC Ordinance sections 14-12-8-(B)(1), (B)(2), (B)(4) and (B)(6) because it complies with the development guidelines and the designation ordinance.

**CONDITIONS:**

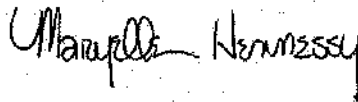
1. If the applicant determines that the existing front stoop is structurally unsound and beyond repair, a new stoop may be constructed per Options B and C on the submittal. These alternative designs include symmetrical side entry steps with cement wing walls with metal railings.
2. Replacement of the existing wood sash windows with new performance clad wood windows or new double glazed sashes is an acceptable alternative if preferred by the applicant. Replacement windows or sashes are subject to review and approval by LUCC staff.
3. Applicant is responsible for acquiring any and all additional City of Albuquerque department review and/or permits required for implementation of this project.

---

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff designated by the Mayor relative to a Certificate of Appropriateness may appeal the decision to the Commission (LUCC). The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date of determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.



---

Maryellen Hennessy  
Senior Planner, Landmarks and Urban Conservation

CC by e mail: **Gordon Reiselt**  
1515 Silver SE/87106

e-mail: [gr@nmcounsel.com](mailto:gr@nmcounsel.com)

Elizabeth Doak  
1606 Silver SE/87106

[elizcdoak@aol.com](mailto:elizcdoak@aol.com)