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1 areas that are suitable for preservation and that have historical, architectural,  
2 and cultural significance; and

3 WHEREAS, the Landmarks Commission, on December 14, 2022,  
4 recommended that the City Council approve an HPO zone on the portion of the  
5 East End Addition containing the 1000 block of Virginia St. NE, including Lots  
6 1-7 & 18-23, Block 25 & 26, of the East End Addition, an area of approximately  
7 2.72 acres and zoned R-1C; and

8 WHEREAS, the East End Addition is a rare and limited cultural resource for  
9 the City of Albuquerque and for the State of New Mexico, as it was the first  
10 African-American suburb in Albuquerque; and

11 WHEREAS, in 1938, Henry Outley, a trustee and member of the Fraternal  
12 Aid Society, a black businessman’s association, platted land that the  
13 organization owned into a proposed subdivision of 144 acres and named it the  
14 East End Addition; and

15 WHEREAS, the East End Addition was developed after Henry Outley’s  
16 death, and his adopted daughter, Virginia Ballou, was instrumental in  
17 constructing fifteen homes on Virginia Street and six on Vermont Street  
18 between 1950 and 1955; and

19 WHEREAS, the original East End Addition homes were designed and built  
20 by J.S. Jones, a black architect and builder, and were largely purchased by  
21 African-American families; and

22 WHEREAS, many subsequent homes built in the 1960s were also owned by  
23 African-Americans; and

24 WHEREAS, the East End Addition was a small close-knit neighborhood  
25 where families knew and looked out for each other, and the neighborhood  
26 retained many of its original inhabitants for over forty years; and

27 WHEREAS, although in the last two decades it has become more racially  
28 mixed, it still retains its sense of closeness and community; and

29 WHEREAS, creating an HPO zone in the East End Addition furthers Goals  
30 and Policies in Chapter 4 Community Identity and Chapter 11 Heritage  
31 Conservation of the Albuquerque/Bernalillo County Comprehensive Plan to  
32 create a quality urban environment and visually pleasing built environment  
33 that perpetuates the traditions of identifiable, individual, but integrated

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1 communities within the metropolitan area, while providing variety and  
2 maximum choice in housing, transportation, work areas, and lifestyles; and

3 WHEREAS, the 10 homes are single-story pueblo or ranch style set back an  
4 equal distance from the street with carports or 1-car garages and picture  
5 windows in the front; and

6 WHEREAS, front yards are unfenced, and rear yards are separated by  
7 cinderblock walls; and

8 WHEREAS, designating an HPO zone on East End Addition would serve to  
9 protect and acknowledge the cultural significance of this small but significant  
10 area of the city; and

11 WHEREAS, the East End Addition has no protections from demolition,  
12 inappropriate additions or character destroying repairs, and an HPO zone will  
13 help preserve this important historic asset for the immediate community and  
14 the city at large; and

15 WHEREAS, the request will preserve and enhance the East End Addition  
16 through the protections afforded by the HPO zone, which will help strengthen  
17 the area's sense of identity.

18 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
19 ALBUQUERQUE:

20 SECTION 1: The Official Zoning Map is amended to designate a new  
21 Historic Protection Overlay zone for the East End Addition within the  
22 boundary shown in Exhibit A.

23 SECTION 2: The Integrated Development Ordinance is amended to add a  
24 new Historic Protection Overlay zone for the East End Addition in Section 14-  
25 16-3-5, with text as shown in Exhibit A.

26 SECTION 3: SEVERABILITY CLAUSE. If any section, paragraph,  
27 sentence, clause, word or phrase of this ordinance is for any reason held to be  
28 invalid or unenforceable by any court of competent jurisdiction, such decision  
29 shall not affect the validity of the remaining provisions of this ordinance. The  
30 Council hereby declares that it would have passed this ordinance and each  
31 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
32 any provision being declared unconstitutional or otherwise invalid.

1 SECTION 4: COMPILATION. This ordinance shall not be incorporated in  
2 and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

3 SECTION 5: EFFECTIVE DATE. This ordinance shall take effect at the time  
4 of the 2022 IDO Annual Update or January 31<sup>st</sup>, 2024; whichever comes first.  
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# Exhibit A



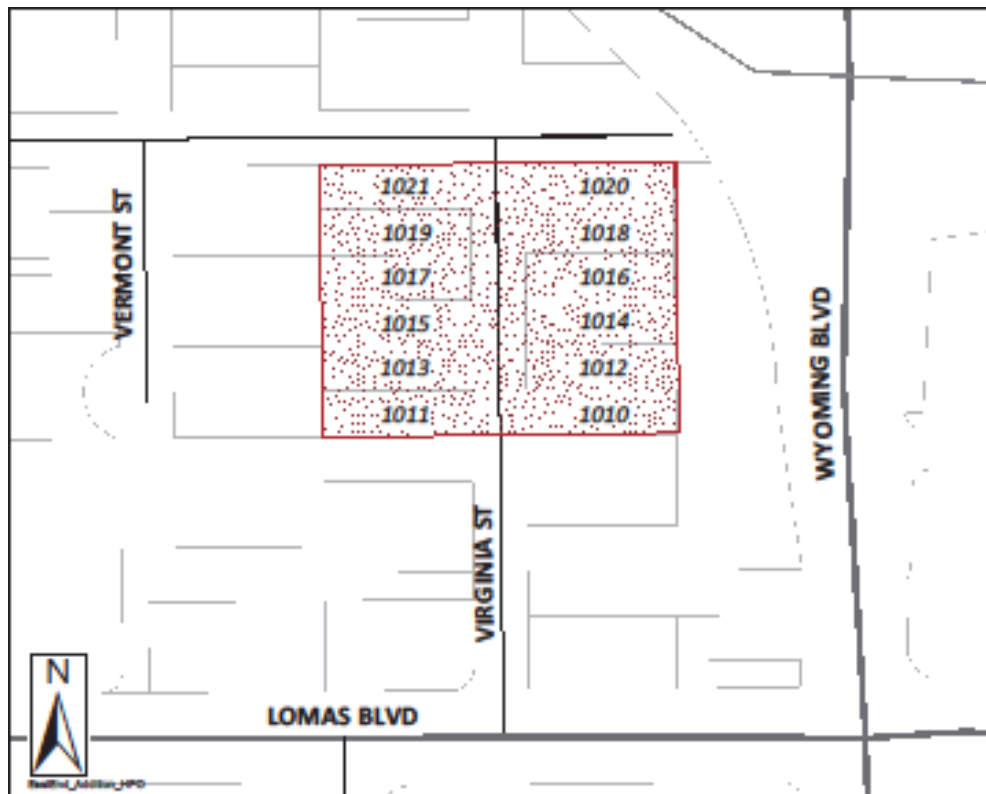
**EAST END ADDITION** 

# Exhibit A

## 3-5(H) EAST END ADDITION – HPO-2

### 3-5(H)(1) Applicability

The HPO-2 standards and guidelines apply in the following mapped area.



### 3-5(H)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-2 zone are found in the East End Addition Neighborhood Handbook and Historic Protection Overlay Design Guidelines and are available online: <https://www.cabq.gov/planning/codes-policies-regulations/historic-standardsand-guidelines>.

### 3-5(H)(3) Cross-references

3-5(H)(3)(a) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(H)(3)(b) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(H)(3)(c) Subsection 14-16-6-5(F)(3) (Sign Review in HPOs).



Mayor Timothy M. Keller

**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

**INTER-OFFICE MEMORANDUM**

February 14, 2023

**TO:** Pat Davis, President, City Council

**FROM:** Timothy M. Keller, Mayor *TMK*

**SUBJECT:** SI-2022-02108\_PR-2022-007874\_East End Addition

**The Landmarks Commission recommends approval to designate the East End Addition as a Historic Protection Overlay (HPO) zone for Lots 1-7 & 18-23, Block 25 & 26, located on Virginia Street NE, between Lomas Blvd NE and Marble Avenue NE, approximately 2.72 acres, zoned R-1A. Leslie Naji, Principal Planner.**

The attached Ordinance will apply a Historic Protection Overlay Zone to a portion of the East End Addition. The Landmarks Commission recommended the overlay zone designation to the City Council by unanimous vote on December 14, 2022. Enclosed with this request, are the Planning Department reports on the application.

The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee, and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The East End Addition was developed after Henry Outley's death, and his adopted daughter, Virginia Ballou, was instrumental in constructing fifteen homes on Virginia Street and six on Vermont Street constructed between 1950 and 1955.

The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico, as it was the first African-American suburb in Albuquerque. The East End Addition is at risk of losing its historic fabric and character due to the amount of homes that have been demolished over the years. The introduction of the HPO on the remaining portion of Virginia Street from the 1950-1955 development period would require a review for demolitions, approval for exterior changes to properties, and a hearing for new




construction would be necessary to review for appropriateness and compatibility.

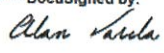
The overlay zone would not change any permissive, conditional, or prohibited uses of the underlying zoning, but the overlay zone applies to the standards of the Integrated Development Ordinance (IDO 14-16-3-5(E)) to redevelopment proposals.

Title/Subject of Legislation: SI-2022-02108\_PR-2022-007874 – The Landmarks Commission recommends approval to City Council to designate a Historic Protection Overlay Zone over a portion of the East End Addition, zoned R-1. Leslie Naji, Principal Planner.

Approved:   
\_\_\_\_\_  
Lawrence Rael Date  
Chief Administrative Officer

Approved as to Legal Form:   
DocuSigned by: 2/23/2023 | 1:25 PM MST  
1A21D96D32C74EE  
\_\_\_\_\_  
Lauren Keefe Date  
City Attorney

Recommended:

DocuSigned by:   
947D8BB6FF4C443 2/23/2023 | 10:15 AM MST  
\_\_\_\_\_  
Alan Varela Date  
Planning Director

## Cover Analysis

### **1. What is it?**

This is to designate the East End Addition as a Historic Protection Overlay Zone.

### **2. What will this piece of legislation do?**

By applying the Historic Protection Overlay to the East End Addition, the properties will be subject to the Landmarks Commission. The ordinance requires design review and approval of alterations, demolitions, and new development by the Landmarks Commission or its staff.

### **3. Why is this project needed?**

This is an application requesting a Historic Protection Overlay Zone for the East End Addition. The request furthers the City's historic preservation goals, and implements adopted plans and policies.

The Historic Protection Overlay Zone designation and subsequent development guidelines will help to conserve the history, character and architecture of this neighborhood.

### **4. How much will it cost and what is the funding source?**

No cost is involved.

### **5. Is there a revenue source associated with this Plan? If so, what level of income is projected?**

No.

**FISCAL IMPACT ANALYSIS**

TITLE: APPLYING THE HISTORIC OVERLAY ZONE TO THE EAST END ADDITION; IDENTIFYING THE DISTINCTIVE CULTURAL SIGNIFICANCE OF THE AREA AND PROVIDING GENERAL PRESERVATION GUIDELINES. R: O: FUND: DEPT: Planning

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2023	Fiscal Years 2024	2025	Total
Base Salary/Wages	-	-	-	-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				
Property	-	-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[x] Estimated revenues not affected				
[ ] Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH				
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created

**COMMENTS:** This is a request for a historic protection overlay (HPO) zone designation for the East End Addition, which is located on Virginia Street between Lomas Blvd NE and Marble Avenue NE. The legal description is Lots 1-7 & 18-23, Block 25 & 26, East End Addition and is approximately 2.72-acres and zoned R-1A. The request would recognize the East End Addition as having historic and cultural significance to the City and provides controls to prevent inappropriate alteration or unnecessary demolition in the future. Design reviews would be conducted in accordance with development guidelines adopted specifically for this zone. Approved projects would be issued a Certificate of Appropriateness that would certify the proposed development to be within substantial compliance with the guidelines. The HPO designation would not have any fiscal impacts to the City.

**COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:**

PREPARED BY:

DocuSigned by:  
*Debbie Dembrowski* 2/21/2023 | 10:32 AM MST  
FISCAL ANALYST

APPROVED:

DocuSigned by:  
*Alan Kula* 2/21/2023 | 11:41 AM MST  
DIRECTOR (date)

REVIEWED BY:

DocuSigned by:  
*Haiyan Zhao* 2/23/2023 | 11:38 AM MST  
EXECUTIVE BUDGET ANALYST

DocuSigned by:

*Barbara* 2/23/2023 | 12:03 PM MST  
BUDGET OFFICER (date)

DocuSigned by:

*Christina B...* 2/23/2023 | 12:03 PM MST  
CITY ECONOMIST

**TABLE OF CONTENTS**  
**Designation of portions of the East End Addition as a Historic Protection Overlay**  
**PR-2022-007874**  
**SI-2022-02108**

PAGE(S)

NOTICE OF DECISION, DECEMBER 14, 2022.....	1 - 4
STAFF REPORT LANDMARKS COMMISSION, DECEMBER 14, 2022.....	5 - 84
LANDMARKS COMMISSION MINUTES, DECEMBER 14, 2022.....	85 - 97
ADDITIONAL INFORMATION.....	98 – 101



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: December 14, 2022

## OFFICIAL NOTIFICATION OF DECISION

**PR-2022-007874**  
**SI-2022-02108**  
**Designation of portions of the East End**  
**Addition as a Historic Protection Overlay**

City of Albuquerque, Planning Department, requests approval of a Designation of Historic Protection Overlay for a portion of the East End Addition, described as Lots 1-7 & 18-23, Blocks 25 & 26 East End Addition (J-19)

On December 14, 2022 the Landmarks Commission voted to APPROVE **Project # PR-2022-007874/SI-2022-02108**, based on the following Findings and Conditions of Approval.

1. This application is a request for Designation of the East End Addition as a Historic Protection Overlay Zone, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition.
2. The subject site is approximately 2.72 acres.
3. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque.
4. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
5. The IDO Section 14-16-6-7(C)(3)(a) states that an application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.
6. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It remained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still



retains its sense of closeness and community. There are very few identified African-American historic places in New Mexico and none, except for the East End Addition, in the City of Albuquerque.

7. The request furthers the following Goals and policies from Chapter 4: Community Identity pertaining to character, identity and design, and neighborhoods.

- A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

The request would contribute to enhancing, protecting, and preserving the East End Addition community. The East End Addition is characterized by one-story pueblo and ranch style homes that are set back and equal distance from the street. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.

- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The application of an HPO will help protect the identity and cohesiveness of the East End Addition by ensuring that the existing character of building design will remain unchanged. If approved, proposals will have to be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The application of an HPO will help maintain and preserve the unique qualities of the East End Addition. The East End Addition is important for its' long history and contributions to the history of the City of Albuquerque. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighbourhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. The East End Addition will be protected from inappropriate additions and future demolitions will require review.

The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.

- 8. The request furthers the following Goals and policies from Chapter 11: Heritage Assets pertaining to historic assets.

- A. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The East End Addition has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

The request will preserve and enhance the East End Addition as the protections afforded by the HPO will help strengthen the areas sense of identity.

***RECOMMENDATION - Case SI-2022-02108 / Project # PR-2022-007874, December 14, 2022.***

**APPROVAL of SI-2022-02108 / Project # PR-2022-007874, an application for Landmarks Commission recommendation of an HPO designation for the East End Addition, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition, based on the preceding (8) Findings & Conditions of Approval.**

### **Recommended Conditions of Approval**

1. This is a recommendation to City Council which is the decision-making body in this action.
2. LC staff shall provide guidelines for the HPO within 60 days of approval by City Council.

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 may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) 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 the 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.

ALL CASES THAT RECEIVED APPROVAL ON **December 14, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **December 29, 2022**.

*Silvia Bolivar*

---

Silvia Bolivar, PLA, ASLA  
Planner, Landmarks Commission



Agenda Item: 5  
 Case # SI-2022-02108  
 Project # PR-2022-007874  
 Hearing Date: December 14, 2022

*Staff Report*

<b><i>Applicant</i></b>	City of Albuquerque, Planning Department
<b><i>Request</i></b>	Designation of the East End Addition as a Historic Protection Overlay (HPO) Zone
<b><i>Legal Description</i></b>	Lots 1-7 & 18-23, Block 25 & 26, East End Addition
<b><i>Address/Location</i></b>	on Virginia Street NE between Lomas Blvd NE and Marble Ave NE
<b><i>Size</i></b>	Approx. 2.72 acres
<b><i>Zoning</i></b>	R-1
<b><i>Historic Location</i></b>	

***Staff Recommendation***

***APPROVAL of Case # SI-2022-02108, PR-2022-007874, a request Designating the East End Addition as a Historic Protection Overlay (HPO) Zone, based on the Findings beginning on page 11 and subject to the conditions on page 13.***

Silvia Bolivar, PLA ASLA  
 Historic Preservation Planner

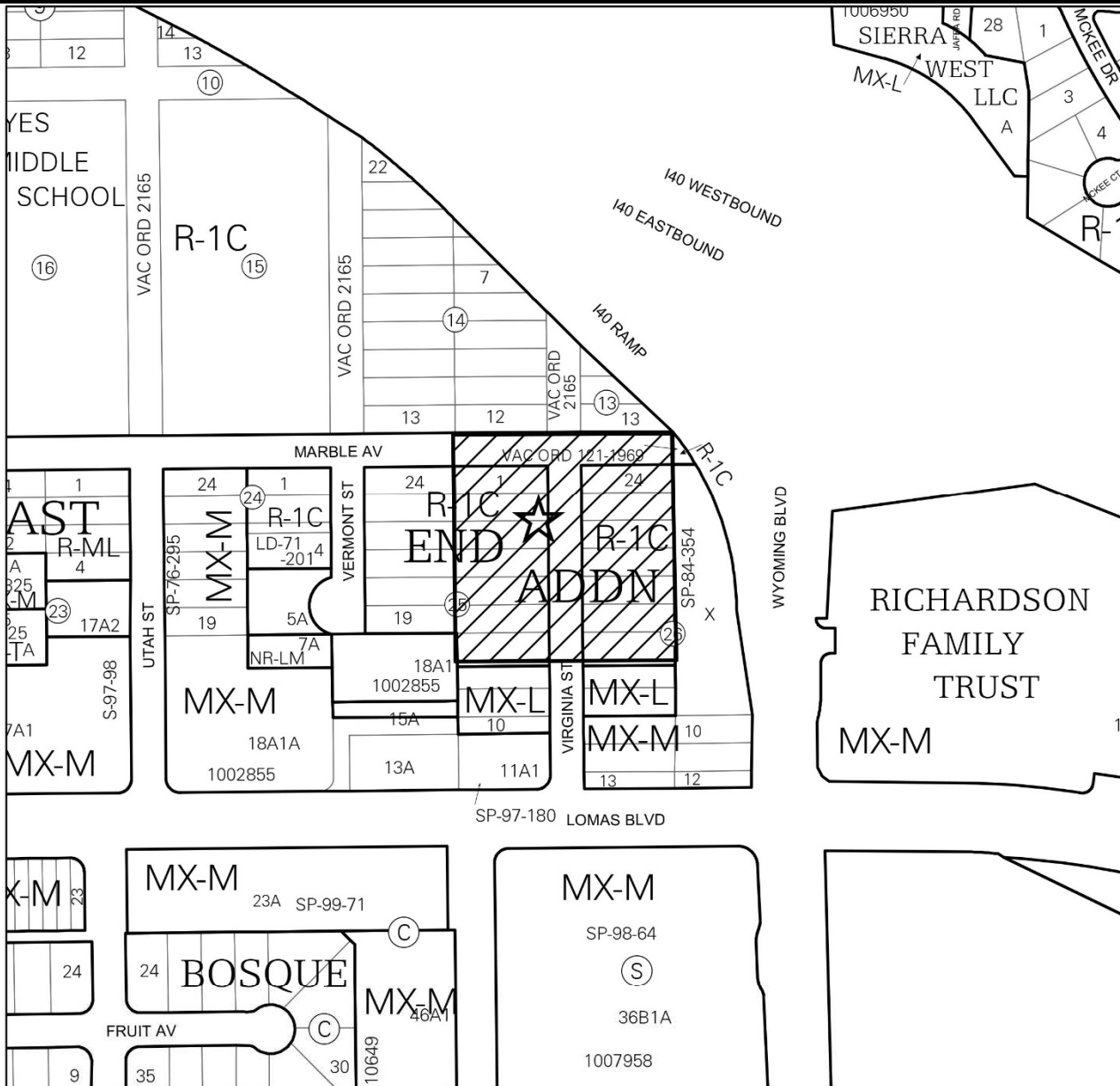
***Summary of Analysis***

This application is for a recommendation to designate a small portion of the East End Addition (development from 1950-1955) as a Historic Protection Overlay Zone. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque. The East End Addition is at risk of losing its historic fabric and character due to the amount of homes that have been demolished over the years. The introduction of an HPO in the area will help preserve the character of the community while demolition requests and new construction would be reviewed for appropriateness and compatibility.

This request was reviewed against IDO Section 14-16-6-7(C), procedures for Adoption or Amendment of Historic Designation and the Albuquerque and Bernalillo County Comprehensive Plan.

## **Table of Contents**

Reference Maps.....	3
I.    Area Character.....	6
II.   History and Context.....	6
III.  Analysis.....	7
IV.  Neighborhood Notifications .....	10
V.   Conclusions.....	10
Findings.....	11
Conditions for Approval.....	13
Photographs.....	14
Appendix.....	16



**IDO ZONING MAP**

Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:  
12/14/2022  
Project Number:  
PR-2022-007874  
Case Numbers:  
SI-2022-02108

Zone Atlas Page:  
J-19



**LAND USE MAP**

Note: Gray shading indicates County.

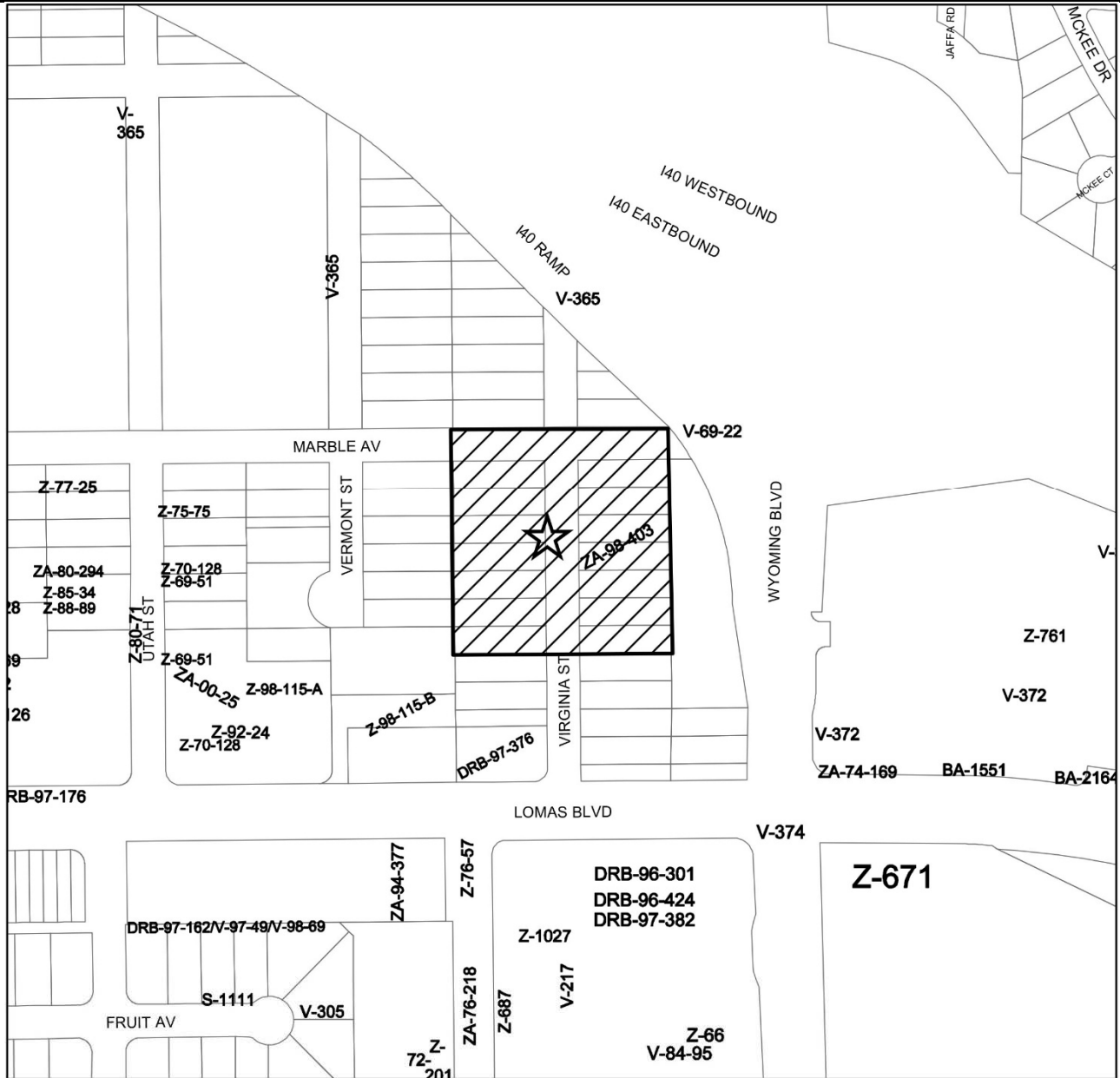
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
  - MULT | Multi-family
  - COMM | Commercial Retail
  - CMSV | Commercial Services
  - OFC | Office
  - IND | Industrial
  - INSMED | Institutional / Medical
  - ED | Educational
  - APRT | Airport
  - TRANS | Transportation
  - AGRI | Agriculture
  - PARK | Parks and Open Space
  - DRNG | Drainage
  - VAC | Vacant
  - UTIL | Utilities
  - CMTY | Community
  - KAFB | Kirtland Air Force Base



1 inch = 250 feet

Hearing Date:  
12/14/2022  
Project Number:  
PR-2022-007874  
Case Numbers:  
SI-2022-02108

Zone Atlas Page:  
J-19



**HISTORY MAP**

Note: Gray shading indicates County.

1 inch = 250 feet

Hearing Date:  
12/14/2022

Project Number:  
PR-2022-007874

Case Numbers:  
SI-2022-02108

Zone Atlas Page:  
J-19



**SUMMARY OF REQUEST**

<b>Request</b>	<i>Designation of the East End Addition as an HPO</i>
<b>Historic Location</b>	<i>East End Addition</i>

**I AREA HISTORY AND CHARACTER**

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

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1	Southwestern style, Post WWII Ranch-Plan home, Post WWII Pueblo-Revival, Territorial Revival Style	Contributing; Neutral; residential, commercial

**II INTRODUCTION**

***Proposal and History***

The application is for a recommendation to designate a small portion of the East End Addition (located on Virginia Street between Lomas Boulevard NE and Marble Avenue NE) as a Historic Protection Overlay Zone. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque. The East End Addition is at risk of losing its historic fabric and character due to the amount of homes that have been demolished over the years. The introduction of an HPO in the area will help preserve the character of the community while demolitions and new construction would be reviewed for appropriateness and compatibility.

***Context***

The East End Addition is a small enclave of residential homes on the block of Virginia Street, between Lomas Boulevard NE and Marble Avenue NE. The neighbourhood was built between 1950 and 1972 with two final homes added in the 1980s. Several of the homes have been demolished over the years due to changing land uses.

The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman’s association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania in the west and Wyoming in the east; Lomas in the south and Constitution to the north. Fifteen acres on its northwestern border were assigned to a never-built War Mother’s

Memorial Hospital and 2.4 acres, owned by Julian Dallas, sat south of the hospital. Two full city blocks in the center of the subdivision were set aside for use as a park. Outley and his partners, envisioned this land at the eastern edge of the city as a suburb for African-American families. The Fraternal Aid Association knew that Albuquerque was growing eastward and that someday the East End Addition would be in the heart of the city.

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico. The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Virginia Ballou's partner, an African-American contractor from Phoenix, Arizona.

The second wave of homes on Vermont were built between 1961 and 1972 by several construction firms. Two final homes on Vermont completed the neighbourhood. One was built in 1982 and one was relocated from the University Heights Addition in 1984.

The East End Addition is reminiscent of hundreds of residential streets in the Northeast Heights of Albuquerque. The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighbourhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, in the City of Albuquerque other than the East End Addition.

## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III ANALYSIS***

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

#### ***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code.

The Integrated Development Ordinance Part 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation. Part 14-16-6-7(C)(3)(a) provides Review and Decision Criteria for Adoption or Amendment of an HPO Zone.

### 6-7(C)(3) Review and Decision Criteria

6-7(C)(3)(a) An application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.

Virginia Street in the East End Addition meets the requirements of an HPO as:

.... The area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objected united by past events or united aesthetically by plan or physical development.

*The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It remained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.*

*The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, except for the East End Addition, in the City of Albuquerque.*

*The East End Addition represents the national and local experience of African-Americans in the Twentieth Century and reflects the vital part that African-American women played as community organizers and activities.*

*The introduction of an HPO on the remaining portion of Virginia Street from the 1950-1955 development period would require review for demolitions, approval for exterior changes to properties, and a hearing for new construction would be required to review for appropriateness. Furthermore, goals and policies from the Albuquerque & Bernalillo County (ABC) Comprehensive Plan would be furthered, specifically in the areas of Community Identity and Heritage Conservation.*

### ***Albuquerque-Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Areas of Consistency are intended to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

#### Chapter 4: Community Identity

A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

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*The request would contribute to enhancing, protecting, and preserving the East End Addition community. The East End Addition is characterized by one-story Pueblo and Ranch style homes that are set back and equal distance from the street. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.*

- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

*An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.*

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

*The application of an HPO will help protect the identity and cohesiveness of the East End Addition by ensuring that the existing character of building design will remain unchanged. If approved, proposals will have to be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.*

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

*The application of an HPO will help maintain and preserve the unique qualities of the East End Addition. The East End Addition is important for its' long history and contributions to the history of the City of Albuquerque. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighbourhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.*

*The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.*

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

*HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. The East End Addition will be protected from inappropriate additions and future demolitions will require review.*

*The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.*

#### Chapter 11: Heritage Conservation

- A. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

*The East End Addition has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.*

*The request will preserve and enhance the East End Addition as the protections afforded by the HPO will help strengthen the areas sense of identity.*

#### **IV. Neighborhood Notification**

The applicant notified the Winrock South NA, South Los Altos NA, Inez NA, La Mesa Community Improvement Association, Snow Heights NA, Mark Twain NA, Indian Moon NA, North Eastern Association of Residents, District 6 Coalition of Neighborhood Associations, Trumbull Village Association, ABQ Park NA, and Jerry Cline Park NA. Neighboring properties within 100 ft., excluding public rights of way were notified by mail. The requisite sign was posted at the property giving notification of this application.

Staff received one telephone call concerning the proposal but they were primarily asking for clarification. After much discussion, the property owner stated that they would be in support of the request.

A community meeting was not requested. On November 18, 2022, Staff conducted public outreach and distributed flyers to the property owners that are included in this request (see attachments). Staff was able to speak to two property owners and received one telephone call in support.

#### **V. Conclusions**

As discussed in the analysis above, the project meets the criteria for recommendation of Designation of a Historic Protection Overlay Zone for the East End Addition. Final decision is to made by City Council.

***FINDINGS for APPROVAL of a request for Designation of the East End Addition as a Historic Protection Overlay Zone. Case SI-2022-02108, Project #PR-2022-007874, December 14, 2022.***

1. This application is a request for Designation of the East End Addition as a Historic Protection Overlay Zone, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition.
2. The subject site is approximately 2.72 acres.
3. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and for the State of New Mexico as it was the first African-American suburb in Albuquerque.
4. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
5. The IDO Section 14-16-6-7(C)(3)(a) states that an application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.
6. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It remained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community. There are very few identified African-American historic places in New Mexico and none, except for the East End Addition, in the City of Albuquerque.
7. The request furthers the following Goals and policies from Chapter 4: Community Identity pertaining to character, identity and design, and neighborhoods.
  - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct community.

The request would contribute to enhancing, protecting, and preserving the East End Addition community. The East End Addition is characterized by one-story pueblo and ranch style homes that are set back and equal distance from the street. The HPO would allow for review of future development, demolitions, and alterations to the existing structures that would further protect and preserve the distinct community.

- B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO

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provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turn-around.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The application of an HPO will help protect the identity and cohesiveness of the East End Addition by ensuring that the existing character of building design will remain unchanged. If approved, proposals will have to be reviewed by design professionals who can assist residents with design proposals and larger developments will be required to be reviewed for suitability of building design and scale.

- D. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The application of an HPO will help maintain and preserve the unique qualities of the East End Addition. The East End Addition is important for its' long history and contributions to the history of the City of Albuquerque. The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighbourhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. Although in the last two decades it has become more racially mixed, it still retains its sense of closeness and community.

The homes are one-story pueblo or ranch style and set back an equal distance from the streets. They have carports or one car garages and picture windows in the front. Front yards are unfenced; rear yards are separated by cinder block fences.

- E. Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. The East End Addition will be protected from inappropriate additions and future demolitions will require review.

The request would enhance, protect, and preserve the neighborhood and traditional community by clarifying standards and regulations that will improve the implementation of the original goals and policies of the Integrated Development Ordinance.

8. The request furthers the following Goals and policies from Chapter 11: Heritage Assets pertaining to historic assets.

- A. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

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The East End Addition has no protections from demolition, inappropriate additions or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

The request will preserve and enhance the East End Addition as the protections afforded by the HPO will help strengthen the areas sense of identity.

***RECOMMENDATION - Case SI-2022-02108 / Project # PR-2022-007874, December 14, 2022.***

**APPROVAL of SI-2022-02108 / Project # PR-2022-007874, an application for Landmarks Commission recommendation of an HPO designation for the East End Addition, described as Lots 1-7 & 18-23, Block 25 & 26, East End Addition, based on the preceding (8) Findings & Conditions of Approval.**

**Recommended Conditions of Approval**

1. This is a recommendation to City Council which is the decision-making body in this action.
2. LC staff shall provide guidelines for the HPO within 60 days of approval by City Council.

Silvia Bolivar, PLA, ASLA  
Historic Preservation Planner  
**Urban Design and Development Division**



**PHOTOGRAPHS**

Various homes in the East End Addition









Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input checked="" type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>City of Albuquerque - Planning Department</b>		Phone: <b>(505) 924-3927</b>
Address: <b>600 2nd St. NW</b>		Email: <b>lnaji@cabq.gov</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners: <b>Multiple</b>

### BRIEF DESCRIPTION OF REQUEST

**Designation of East End Addition as a Historic Protection Overlay**

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>1-7 &amp; 18-23</b>	Block: <b>25 &amp; 26</b>	Unit:
Subdivision/Addition: <b>East End Addition</b>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>J-19</b>	Existing Zoning: <b>R-1</b>	Proposed Zoning:
# of Existing Lots: <b>12</b>	# of Proposed Lots:	Total Area of Site (acres): <b>2.72</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>Virginia St.</b>	Between: <b>Lomas Ave.</b>	and: <b>Marble Ave.</b>
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: <b>11.7.2022</b>
Printed Name: <b>Leslie Najj</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date: <b>December 14, 2022</b>				Fee Total:	
Staff Signature:			Date:	Project #	

**Form L: Historic Preservation and Landmarks Commission (LC)**

**Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures: <b>10</b>		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures: <b>0</b>		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

**INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**DEMOLITION OUTSIDE OF HPO Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)


**HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)


**ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

Signature: 	Date: <b>11.7.2022</b>
Printed Name: <b>Leslie Naji</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	





Landmarks Commission

Dear LC Chair Dudley:

The City of Albuquerque Planning Department, Historic Preservation unit, is proposing the application of a Historic Preservation Overlay Zone (HPO), for a small portion of the East End Addition. The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania to the west and Wyoming to the east; Lomas to the south and Constitution to the north.

PO Box 1293

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico.

Albuquerque

The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Ballou's business partner, an African-American contractor from Phoenix, Arizona. Of those initial 16 homes, only 10 survive.

NM 87103

Historic Protection Overlay Zones are a means by which the historic quality and character of a community can be protected. An HPO reviews both exterior changes to existing properties and new construction. New construction is reviewed for appropriateness and compatibility with the surrounding area. No property is required to change existing construction which is permitted by rights as it stands.

www.cabq.gov

The IDO criteria for Adoption or Amendment of an HPO Zone, 14-16-6-7(C)(3)(a), are:

***Adoption or Amendment of an HPO Zone An application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development. An HPO zone may also comprise individual elements separated geographically but linked by association or history, provided that any of the following criteria is met:***

- 1. Embodies the distinctive characteristics of a type, period, or method of construction.**
- 2. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural type.**
- 3. Has yielded, or is likely to yield, information important in history or prehistory.**
- 4. Possesses high artistic values.**
- 5. Has a relationship to designated landmarks or HPO zone that makes the area's preservation critical.**

Virginia Street in the East End Addition meets the requirements for an HPO as:

***...the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development.***

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, save this, in the city of Albuquerque.

For these unique and important aspects of the growth and development of the East End Addition, the City of Albuquerque would like to place a Historic Protection Overlay Zone over the remaining portion of Virginia St. from the 1950-55 development. An HPO would require review for any further demolitions, approval for exterior changes to properties and a public hearing for new construction to be reviewed for appropriateness. It would also provide design assistance and guidance to property owners for future work.

Designation of the East End Addition as an HPO will also promote the goals and policies of the Albuquerque and Bernalillo County Comprehensive plan in the area of Heritage Conservation.

## **CHAPTER 11: HERITAGE CONSERVATION**

### **Goal 11.2 Historic Assets**

***Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.***

This small portion of Virginia Street has no protections from demolition, inappropriate additions, or character destroying repairs. An HPO is necessary for preserving this important historic asset, for the immediate community and the city at large.

***Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.***

An HPO is a tool the City has to direct quality and historically appropriate development. Many repairs and projects in the area are small, not necessarily requiring any review. An HPO provides that review as well as notification to the neighborhood of proposed projects. The review is nominally obtrusive, usually with a quick turnaround.

***Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.***

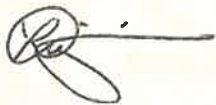
Creating an HPO for East End Addition/Virginia St. would ensure that proposals are reviewed by design professional who can assist residents in appropriate design and review new construction for suitability of design and scale within the limits of underlying zoning.

***Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.***

HPOs are all about enhancing, protecting and preserving neighborhoods, especially those with unique character and histories. The East End Addition is a living history of the strengths and struggles of the African American community of Albuquerque in the mid-20<sup>th</sup> century.

It is important to be able to see the work of a community and not be limited to read about it as something that happened.

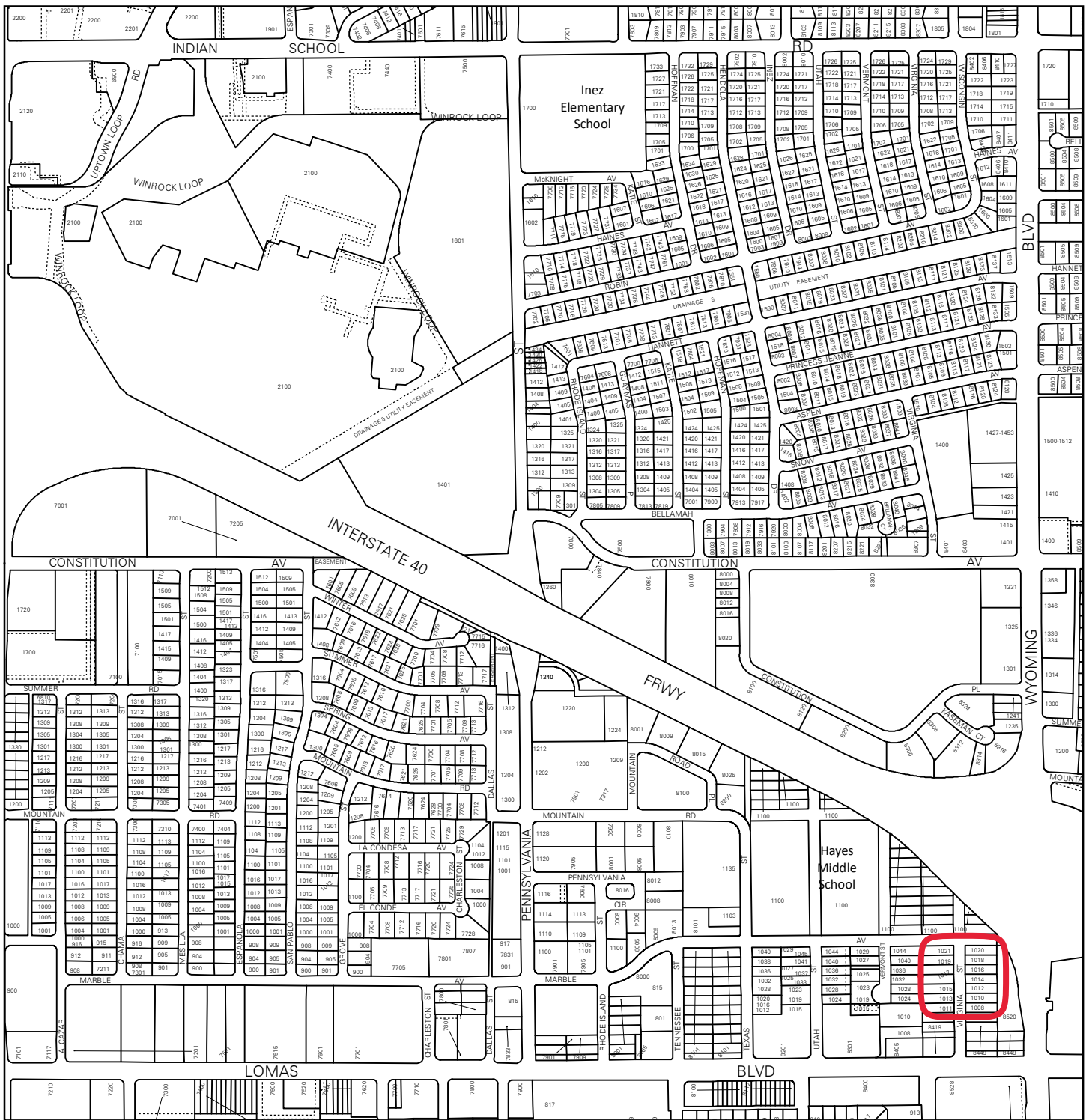
Sincerely,



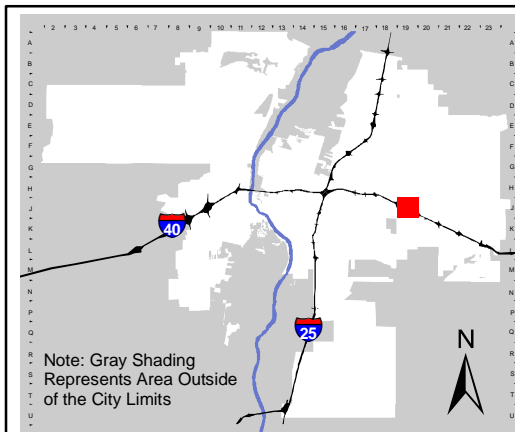
**ONE  
ALBUQUE  
RQUE** planning

**LESLIE NAJI**  
senior planner,  
landmarks commission  
o 505.924.3927  
e lnaji@cabq.gov  
cabq.gov/planning





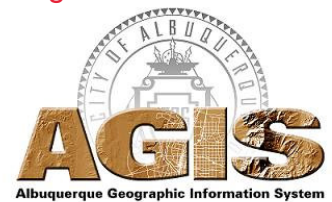
For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



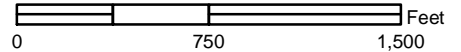
Address Map Page: **Site: 1008-1021 Virginia St. NE**

# J-19-Z

Map Amended through:  
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.





# NOTIFICATIONS

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**To:** [Naji, Leslie](#)  
**Cc:** [Office of Neighborhood Coordination](#)  
**Subject:** Public Notice Inquiry Sheet Submission  
**Date:** Monday, September 26, 2022 2:41:42 PM  
**Attachments:** [EEAddition\\_J-19-Z.pdf](#)

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**[ EXTERNAL ]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Leslie Stratford Naji

Telephone Number

5059243927

Email Address

lnaji@cabq.gov

Company Name

City of Albuquerque

Company Address

600 2nd St NW, 3rd floor

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Portion of East End Addition south of Marble St and North of Lomas.

Physical address of subject site:

600 2nd St NW

Subject site cross streets:

3rd floor

Other subject site identifiers:

This site is located on the following zone atlas page:

J19

Captcha

x

From: [Carmona, Dalaina L.](#)  
 To: [Neil, Leslie](#)  
 Subject: 1010-1021 Virginia St NE Public Notice Inquiry Sheet Submission  
 Date: Monday, September 26, 2022 4:17:32 PM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE	Albuquerque	NM	87123		5058037736
South Los Altos NA	Jim	Ahrend	notices@slanam.org	304 General Bradley NE	Albuquerque	NM	87123	6319874131	
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	idalialt@gmail.com	PO Box 8653	Albuquerque	NM	87198	5055503868	
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com	639 Dallas Street NE	Albuquerque	NM	87108	5054140085	
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	NM	87110		5053897840
Indian Moon NA	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
Indian Moon NA	Ronald	Zawistoski	ronzawis@abq.com	8910 Princess Jeanne NE	Albuquerque	NM	87112	5054530905	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519	
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE	Albuquerque	NM	87112	5052288516	
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@wilsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedaydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE	Albuquerque	NM	87108	5056046761	5056046761
Trumbull Village Association	Alyce	Ice	alyceice@gmail.com	6902 4th Street NE	Los Ranchos	NM	87107	5053150188	5053150188
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314	
ABQ Park NA	Tiffany	Mojarro	tiffany.m1274@gmail.com	7504 Sky Court Circle NE	Albuquerque	NM	87110	5053632643	
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA	Danielle	Boardman	danielle.e.boardman@outlook.com	1001 Grove Street NE	Albuquerque	NM	87110		5059805216

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



**Dalaina L. Carmona**  
 Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102

505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Monday, September 26, 2022 1:42 PM  
**To:** Naji, Leslie <[lnaji@cabq.gov](mailto:lnaji@cabq.gov)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Leslie Stratford Naji

Telephone Number

5059243927

Email Address

[lnaji@cabq.gov](mailto:lnaji@cabq.gov)

Company Name

City of Albuquerque

Company Address

600 2nd St NW, 3rd floor

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Portion of East End Addition south of Marble St and North of Lomas.

Physical address of subject site:

1010-1021 Virginia St NE

Subject site cross streets:

Other subject site identifiers:

This site is located on the following zone atlas page:

J19

Captcha

x

**From:** [Naji, Leslie](#)  
**To:** [sdmartos91@gmail.com](mailto:sdmartos91@gmail.com); [notices@slananm.org](mailto:notices@slananm.org); [donna.yetter3@gmail.com](mailto:donna.yetter3@gmail.com); [yemaya@swcp.com](mailto:yemaya@swcp.com); [idalait@gmail.com](mailto:idalait@gmail.com); [dayna.mares76@gmail.com](mailto:dayna.mares76@gmail.com); [laurasmigi@aol.com](mailto:laurasmigi@aol.com); [bjdniels@msn.com](mailto:bjdniels@msn.com); [bardean12@comcast.net](mailto:bardean12@comcast.net); [joel.c.wooldridge@gmail.com](mailto:joel.c.wooldridge@gmail.com); [Lynne Martin](#); [pronzawis@abq.com](mailto:pronzawis@abq.com); [matt.bohnhoff@gmail.com](mailto:matt.bohnhoff@gmail.com); [ndpressley@msn.com](mailto:ndpressley@msn.com); [info@willsonstudio.com](mailto:info@willsonstudio.com); [mandy@theremedydayspa.com](mailto:mandy@theremedydayspa.com); [landry54@msn.com](mailto:landry54@msn.com); [alyceice@gmail.com](mailto:alyceice@gmail.com); [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com); [tiffany.m1274@gmail.com](mailto:tiffany.m1274@gmail.com); [ericshirley@comcast.net](mailto:ericshirley@comcast.net); [danielle.e.boardman@outlook.com](mailto:danielle.e.boardman@outlook.com)  
**Subject:** meeting request for HPO application  
**Date:** Friday, September 30, 2022 9:29:00 AM  
**Attachments:** [Neighborhood Meeting Inquiry Sheet Submission.pdf](#)  
[EEAddition\\_J-19-Z.pdf](#)  
[image005.png](#)  
[image006.png](#)

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Greetings-

The city of Albuquerque Planning Department/Historic Preservation Unit would like to offer a community meeting to discuss the placement of a Historic Protection Overlay zone for East End Addition. The attached documents show the boundary of the area and give information on requested a facilitated meeting.

You have 15 days in which to request such a meeting.

I hope to hear from interested parties.

Sincerely,



**LESLIE NAJI**  
senior planner,  
landmarks commission  
o 505.924.3927  
e [lnaji@cabq.gov](mailto:lnaji@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 9.30.2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: per email

Name of NA Representative\*: per email

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: per email

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Inaji@cabq.gov

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:  
\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 1011-1021 Virginia St NE  
Location Description East End Addition
2. Property Owner\* multiple
3. Agent/Applicant\* [if applicable] City of Albuquerque/Historic Preservation
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Historic Protection Overlay** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

**To apply an HPO (Historic Protection Overlay) zone over the area of the East End Addition**

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
**Inaji@cabq.gov (505) 924-3927**

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>5\*</sup> **J-19** \_\_\_\_\_
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)  Variance(s)  Waiver(s)
 Explanation:  
**None**


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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] \_\_\_\_\_
    - b. IDO Zone District   R-1  \_\_\_\_\_
    - c. Overlay Zone(s) [if applicable]   being requested  \_\_\_\_\_
    - d. Center or Corridor Area [if applicable] \_\_\_\_\_
  - 2. Current Land Use(s) [vacant, if none]   residential  \_\_\_\_\_
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



**From:** [Naji, Leslie](#)  
**To:** [sdmartos91@gmail.com](#); [notices@slananm.org](#); [donna.yetter3@gmail.com](#); [yemaya@swcp.com](#); [idalialt@gmail.com](#); [dayna.mares76@gmail.com](#); [laurasmigi@aol.com](#); [bjdniels@msn.com](#); [bardean12@comcast.net](#); [joel.c.wooldridge@gmail.com](#); [Lynne Martin](#); [pronzawis@abq.com](#); [matt.bohnhoff@gmail.com](#); [ndpressley@msn.com](#); [info@willsonstudio.com](#); [mandy@theremedyspa.com](#); [landry54](#); [alyceice@gmail.com](#); [shirleylockyer@gmail.com](#); [tiffany.m1274@gmail.com](#); [ericshirley@comcast.net](#); [danielle.e.boardman@outlook.com](#)  
**Cc:** [Naji, Leslie](#)  
**Subject:** Landmarks Commission Hearing regarding HPO for East End Addition  
**Date:** Tuesday, November 8, 2022 1:03:22 PM  
**Attachments:** [Letter to NA.pdf](#)  
[4b\\_Emailed-Mailed-Notice-PolicyDecisions-11.8.pdf.pdf](#)  
[J-19-Z EFA.pdf](#)  
[image003.png](#)

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Dear Neighborhood Association Representative:

You are receiving this letter because your neighborhood association is within one mile of the portion of the East End Addition encompassing Virginia St NE between Lomas and Marble streets. The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania on the west and Wyoming on the east; Lomas on the south and Constitution on the north.

This application for an HPO will be heard by the Landmarks Commission on December 14, 2022 at 3:00 PM. The hearing will be held via Zoom at <https://cabq.zoom.us/j/2269592859>. The public will have an opportunity to speak, either for or against the proposal at the hearing.

Comment and concerns can be sent to planning staff at [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov) and [lnaji@cabq.gov](mailto:lnaji@cabq.gov).



LESLIE NAJI  
senior planner,  
landmarks commission  
o 505.824.3927  
e [lnaji@cabq.gov](mailto:lnaji@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)



TO: Neighborhood Associations in and around East End Addition  
FROM: City of Albuquerque Planning Department, Historic Preservation  
RE: Designating East End Addition as a Historic Protection Overlay Zone

November 8, 2022

Dear Neighborhood Association Representative:

You are receiving this letter because your neighborhood association is within one mile of the portion of the East End Addition encompassing Virginia St NE between Lomas and Marble streets. The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition. The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania on the west and Wyoming on the east; Lomas on the south and Constitution on the north.

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico.

The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Ballou's business partner, an African-American contractor from Phoenix, Arizona. Of those initial 16 homes, only 10 survive.

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African- American historic places in New Mexico and none, save this, in the city of Albuquerque.

For these unique and important aspects of the growth and development of the East End Addition, the City of Albuquerque would like to place a Historic Protection Overlay Zone over

PO Box 1293

Albuquerque

NM 87103

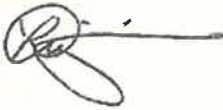
[www.cabq.gov](http://www.cabq.gov)

the remaining portion of Virginia St. from the 1950-55 development. An HPO would require review for any further demolitions, approval for exterior changes to properties and a public hearing for new construction to be reviewed for appropriateness. It would also provide design assistance and guidance to property owners for future work.

This application for an HPO will be heard by the Landmarks Commission on December 14, 2022 at 3:00 PM. The hearing will be held via Zoom at <https://cabq.zoom.us/j/2269592859>. The public will have an opportunity to speak, either for or against the proposal at the hearing.

Comment and concerns can be sent to planning staff at [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov) and [lnaji@cabq.gov](mailto:lnaji@cabq.gov).

Sincerely,



**LESLIE NAJI**  
senior planner,  
landmarks commission  
o 505.924.3927  
e [lnaji@cabq.gov](mailto:lnaji@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice\*: 11.8.22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Multiple - per mailing

Name of NA Representative\*: Multiple - per mailing

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: per emailing

### Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 1008-1021 Virginia St. NE  
Location Description Virginia St. NE between Lomas and Marble.
2. Property Owner\* Multiple
3. Agent/Applicant\* *[if applicable]* City of Albuquerque/Historic Preservation
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Zoning Map Amendment
  - Other: Adoption or Amendment of Historic Designation

Summary of project/request<sup>2</sup>:

Designation of the East End Addition as an HPO - Historic Protection Overlay Zone

5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: December 14, 2022 / 3:00 PM

Location\*<sup>3</sup>: via Zoom <https://cabq.zoom.us/j/2269592859>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

\_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal meeting was offered but not requested.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 2.72 acres
  - 2. IDO Zone District R-1
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Residential

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

TO: Property Owners of the Virginia Ave. East End Addition

FROM: City of Albuquerque Planning Department, Historic Preservation

RE: Designating East End Addition as a Historic Protection Overlay Zone

November 7, 2022

Dear Property Owner:

You are receiving this letter because your property, located on Virginia St. NE, is part of a historically significant area in the history and development of Albuquerque. The East End Addition was originally the vision of the Fraternal Aid Society, a black businessman's association. In 1938, Henry Outley, a trustee and member of the Fraternal Aid Society, platted land the organization owned into a proposed subdivision of 144 acres and named it the East End Addition.<sup>1</sup> The subdivision spanned seven city blocks east-west and four city blocks north-south. It abutted present-day Pennsylvania in the west and Wyoming in the east; Lomas in the south and Constitution in the north.

The East End Addition was finally developed after Outley's death by his adoptive daughter, Virginia Ballou, an African-American businesswoman, as affordable and quality housing for African-Americans in the Northeast Heights of Albuquerque, New Mexico.

The first 22 homes, 16 on Virginia and 6 on Vermont, were constructed between 1950 and 1955 by J.S. Jones, Ballou's business partner, an African-American contractor from Phoenix, Arizona. Of those initial 16 homes, only 10 survive.

The original East End Addition homes, built by Ballou and Jones, were largely purchased by African-American families. Many of the subsequent homes built in the 1960s were also owned by African-Americans. The East End Addition was a small close-knit neighborhood where families knew and looked out for each other. It retained many of its original inhabitants for over forty years. The East End Addition is a rare and limited cultural resource for the City of Albuquerque and the State of New Mexico. There are very few identified African-American historic places in New Mexico and none, save this, in the city of Albuquerque.

For these unique and important aspects of the growth and development of the East End Addition, the City of Albuquerque would like to place a Historic Protection Overlay Zone over the remaining portion of Virginia St. from the 1950-55 development. An HPO would require review for any further demolitions, approval for exterior changes to properties and a public hearing for new construction to be reviewed for appropriateness. It would also provide design assistance and guidance to property owners for future work.

This application for an HPO will be heard by the Landmarks Commission on December 14, 2022 at 3:00 PM. The hearing will be held via Zoom at <https://cabq.zoom.us/j/2269592859>. The public will have an opportunity to speak, either for or against the proposal at the hearing.

Comment and concerns can be sent to planning staff at [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov) and [lnaji@cabq.gov](mailto:lnaji@cabq.gov).

Sincerely,



**LESLIE NAJI**  
senior planner,  
landmarks commission  
o 505.924.3927  
e [lnaji@cabq.gov](mailto:lnaji@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 11.8.22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Multiple - per mailing

Mailing Address\*: Multiple - per mailing

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* Properties along Virginia St. from 1008-1021  
Location Description East End Addition/Virginia St, between Lomas and Marble.
2. Property Owner\* Multiple - per mailing
3. Agent/Applicant\* [if applicable] City of Albuquerque Planning Dept.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: Adoption or Amendment of Historic Designation

Summary of project/request<sup>1\*</sup>:

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5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 14, 2022 / 3:00 PM

Location\*<sup>2</sup>: Zoom meeting: <https://cabq.zoom.us/j/2269592859>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found<sup>\*3</sup>:

\_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> J-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

Explanation<sup>\*</sup>:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal meeting was offered but not requested.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 2.72 acres
  2. IDO Zone District R-1
  3. Overlay Zone(s) [if applicable] NA
  4. Center or Corridor Area [if applicable] NA
- Current Land Use(s) [vacant, if none] residential
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

# Historic Protection Overlays



## FREQUENTLY ASKED QUESTIONS

### **What is a Historic Protection Overlay Zone?**

A Historic Protection Overlay (HPO) zone is a zoning layer placed on top of the base zoning district that serves to protect unique features of a residential neighborhood. The zoning overlay is tailor-made to each neighborhood and reflects the special qualities of that place. The development standards protect elements visible from the public right-of-way and may vary from setbacks and building massing to distinct architectural features to special natural or environmental characteristics. An HPO also serves to facilitate compatible development or redevelopment.

### **What changes will happen when a neighborhood has an HPO?**

The purpose of an HPO is to maintain the existing setting and features of a neighborhood that give it its special character. A property owner will not have to change or alter the property due to the designation. If the owner wants to make changes that are addressed in the historic design guidelines, plans will be reviewed by city staff to ensure that any exterior alterations are compatible with the existing neighborhood character.

### **Who will decide how the guidelines will affect my property?**

Design and Development Guidelines are proposed by planning staff and approved by the Landmarks Commission. Guidelines set out criteria for evaluation of exterior changes to existing properties and for new construction. Such guidelines draw upon the historically significant characteristics of the individual community or HPO. The City serves to help property owners comply with the goals of the development guidelines.

### **How will an HPO help a neighborhood?**

One of the goals of an HPO is to stabilize and enhance neighborhood character by providing a clear plan and set of design guidelines that accurately reflect the neighborhood as a cohesive unit. By establishing a higher standard of development, HPOs typically stabilize property values and encourage quality new development and reinvestment in the area that is consistent with the existing neighborhood scale. Increased neighborhood pride, resident involvement, and a greater sense of community often result from this recognition as a unique and special place.

### **How are neighborhood boundaries defined?**

Boundaries should reflect a cohesive built environment that represents common characteristics and the setting of the neighborhood. Boundaries can be as small as one block face and may be altered in the same manner that they are created.

### **Will being an HPO make me change the appearance of my property or rehabilitate it right now?**

No. Property owners are not required to alter their properties upon designation. If, however, an owner wishes to alter property after designation, the owner would be required to follow any applicable HPO guidelines.

### **What sorts of things can the guidelines regulate?**

Items such as, but not limited to: building height, massing, elevation features, building materials, roofline and pitch, window styles, setbacks, garage entrance location, driveways, fences and walls, lighting, signage, and new construction for both primary and accessory structures, require a certificate of appropriateness. Demolitions are also reviewed.

# Historic Protection Overlays



## **What sorts of things are not regulated by the guidelines?**

Interior alterations, routine maintenance or repair of any structure or site feature, exterior paint colors and types of land uses permitted by the underlying zoning district.

## **Is there a design committee review or public hearing for alterations or for new construction?**

Yes. All initial review for a Certificate of Appropriateness is done by staff and the general public is not involved in the review process. New construction or projects requiring a building permit are required to be reviewed by the Landmarks Commission at a public hearing. Hearings are held the second Wednesday of each month when there are applications.

## **How long will review take and will there be a fee?**

General Certificates of Appropriateness (CofA) minor are reviewed within a day of receipt. There is a 15-day appeal period following any city staff decision after which the CofA is issued. Currently the fee for such reviews is \$55. Major alterations and new construction require a CofA Major and a public hearing. This requires a submittal one month before the hearing and an application fee of \$135. Decisions of the Landmarks Commission are made at the hearing.

## **Can an HPO be used to exclude certain types of housing?**

No. An HPO is used to maintain the character, setting and identity of a neighborhood and to promote quality, respectful investment. If a parcel is currently zoned for multi-family, an HPO will not change that current land use.

## **Will an HPO downzone my property or change its land use?**

No, the existing base zone will remain unchanged. Any vacant parcels will also maintain the range of uses permitted by the underlying zoning. The HPO may affect some dimensional standards but not the use.



047

Owner	Owner Address	Owner Address 2	SITUS Address
G3 INVESTORS LLC C/O EDWARD GARCIA	PO BOX 26207	ALBUQUERQUE NM 87125-6207	WYOMING BLVD NE
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	1011 VIRGINIA ST NE
WALKER PRINCESS COLEMAN & DAVID EARL	1019 VIRGINIA ST NE	ALBUQUERQUE NM 87110-7921	1019 VIRGINIA ST NE
WASHINGTON JANICE	10600 MOONBEAM CT NE	ALBUQUERQUE NM 87111-5035	1016 VIRGINIA NE
GACUSAN MICHAEL ADELBERT GALANGA	1021 VIRGINIA ST NE	ALBUQUERQUE NM 87110-7921	1021 VIRGINIA ST NE
PHILLIPS RUBIN J TR PHILLIPS RVT TR & PHILLIPS I	17009 GISELE DR NE	ALBUQUERQUE NM 87109-6901	1018 VIRGINIA ST NE
LANDER GLEN D & MARCIA L	1017 VIRGINIA NE	ALBUQUERQUE NM 87110	1017 VIRGINIA ST NE
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	1009 VIRGINIA ST NE
C DEBACA JOSHUA	1032 VERMONT ST NE	ALBUQUERQUE NM 87110-7918	1032 VERMONT NE
G3 INVESTORS LLC	PO BOX 26207	ALBUQUERQUE NM 87110	1008 VIRGINIA NE
HEIGHTS CLUB INC	8520 MARBLE AVE NE	ALBUQUERQUE NM 87110-7943	8520 MARBLE AV NE
BARTH RONDA NELSON	1044 VERMONT ST NE	ALBUQUERQUE NM 87110	1044 VERMONT ST NE
ESPINOSA BARNEY	PO BOX 25192	ALBUQUERQUE NM 87125-0192	1014 VIRGINIA NE
MACDONALD LINDA L	1013 VIRGINIA ST NE	ALBUQUERQUE NM 87110-7921	1013 VIRGINIA ST NE
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	1100 TEXAS NE
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	1008 VERMONT ST NE
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	1010 VERMONT ST NE
G3 INVESTORS LLC	PO BOX 26207	ALBUQUERQUE NM 87110	1006 VIRGINIA NE
G3 INVESTORS LLC ATTN: EDWARD T GARCIA	PO BOX 26027	ALBUQUERQUE NM 87125-6027	1012 VIRGINIA ST NE
GARCIA ANTHONY & BATTAGLIA AVA M	1701 BLUFFSIDE DR NW	ALBUQUERQUE NM 87105-1002	1020 VIRGINIA ST NE
EAST END HOLDINGS LLC	PO BOX 26207	ALBUQUERQUE NM 87125-6207	1005 VIRGINIA ST NE
G3 INVESTORS LLC	PO BOX 26207	ALBUQUERQUE NM 87125	1010 VIRGINIA NE
WIGGINS CAROL M RVL T	1036 VERMONT AVE NE	ALBUQUERQUE NM 87110	1036 VERMONT ST NE
DICKSON BONNIE C	1040 VERMONT ST NE	ALBUQUERQUE NM 87110-7918	1040 VERMONT ST NE
SPENCER CLIFTON DALE	1020 VERMONT AVE NE	ALBUQUERQUE NM 87110	1020 VERMONT ST NE
MINTER ELIZABETH	PO BOX 37045	ALBUQUERQUE NM 87176-7045	1028 VERMONT ST NE
VEGA JESUS M	1015 VIRGINIA ST NE	ALBUQUERQUE NM 87110-7921	1015 VIRGINIA ST NE

# 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 November 29, 2022 To December 14, 2022

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.

 11.7.22  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11.7.22,   
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_



# ATTACHMENTS

# Black Developer Was Ahead Of Her Time



A young Virginia Outley Glover poses with her brother Edward and parents, Florida and Henry Outley.

Henry Outley was a man of vision. His granddaughter Brenda Dabney vividly remembers visiting him at the old boxcar that served as a shelter on his ranch land on Albuquerque's then-barren East Mesa where Lomas and Wyoming now intersect. There was nothing but open space from his property east all the

Virginia Glover Outley Ballou drew up plans to build new homes for African-Americans beyond the empty fringes of the growing city on the land left to her by her father.

"But it was very hard for my mom to get funding," Dabney says. "She had to sell some of the parcels of land to get started. Then it was hard for her to get buyers. I think she was trying to create a place for Blacks to get new housing. But people did not want Albuquerque to have a segregated section of town. So I know she had some opposition from her own people."

Did that opposition spring naturally from the African-American community? Or was it fomented in part by large, established developers and contractors building in the same area who wanted to keep it White? For years Dabney has carried the impression from her mother that it was more the latter, a move to paint the Black, female, pioneering developer as one trying to enrich herself at the expense of her people by creating an isolated Black enclave out in the tullees without shopping or services.

"Not having their support was something she had to contend with," Dabney says. "It was hard for them to see that she was offering them nice homes in an area that one day would be the center of activity."

Despite the resistance, Roy Palmer and his wife, who were then renting an apartment from the Outley family on Arno NE, signed the first purchase agreement. A grand opening was held to celebrate and the development began to take shape.

"My mother used to tell me that she had the knowledge but she was before her time," Dabney says. "She was a woman, she was Black, and she was squeezed out of a lot of opportunities. She used to say that deals were made on the country club golf course, and of course she wasn't allowed to go there."

Some of her mother's property was condemned for reasons Dabney does not know, some of it she had to sell to support the construction of more homes, and more was lost to rising taxes and insufficient cash flow. Over the course of time the initial plans for approximately twenty-four blocks of housing and a two-block park, stretching all the way from Lomas north to Interstate 40, from Pennsylvania to Wyoming, shrank to just two city blocks and twenty-four homes along Virginia and Vermont NE.

"The city started growing in that direction, but my mom lost everything," Dabney says. "She just couldn't keep up with the taxes. She said she felt she was really squeezed out by forces she had no control over."

Ironically, a federally funded study a few years ago recognized the Dale Bellamah Corporation for being one of the only developers building integrated housing in the 1950s when in fact its East Mesa developments were integrated only thanks to the pioneering work of Virginia Outley Glover Ballou.

way to the Sandias, as well as a good deal of undeveloped property west between him and the encroaching city. Yet he told the little girl: "Someday this will all be houses and businesses. And superhighways will carry people along without any stoplights. And you will be able to shop at many businesses all under one roof."

His words didn't mean all that much to little Brenda in 1948. But when she looks back she's astounded at how accurate her grandfather's vision was. Today the area is bisected by Interstate 40 and jammed with new and used car dealerships, strip shopping centers, and homes.

Henry Outley was African-American. He was a custodian at the Albuquerque Airport and the Santa Fe Railroad depot. And he bequeathed his land to his adopted daughter Virginia, Brenda's mother. With the help of J.S. Jones, an African-American contractor from Arizona, Virginia went forward in the face of enormous obstacles and controversy to develop a portion of the property for African-American home buyers in the early 1950s when such things just were not done.

"The eastern edge of the city limits at that time was the fairgrounds at Louisiana," Dabney recalls of her youth. "Dirt streets started where San Pedro is."

Around the turn of the century, Albuquerque's African-American population was pretty much centered west of Broadway--around Marquette, First, and Second Streets. Blacks were not welcome in the exclusive Huning Highlands area to the east until word came down that a slaughterhouse was to be built on South Broadway.

In subsequent decades the Black community became dispersed, but by the early 1950s real estate agents knew which neighborhoods were appropriate to show new arrivals. In order to give Blacks an alternative to the South Broadway area or the Kirtland Addition,

Brenda Dabney  
(4 Joseph)  
824 Landmark St. NW  
836-3627

re: East End Addition.

New Mexico Designer/Builder Nov., 1996



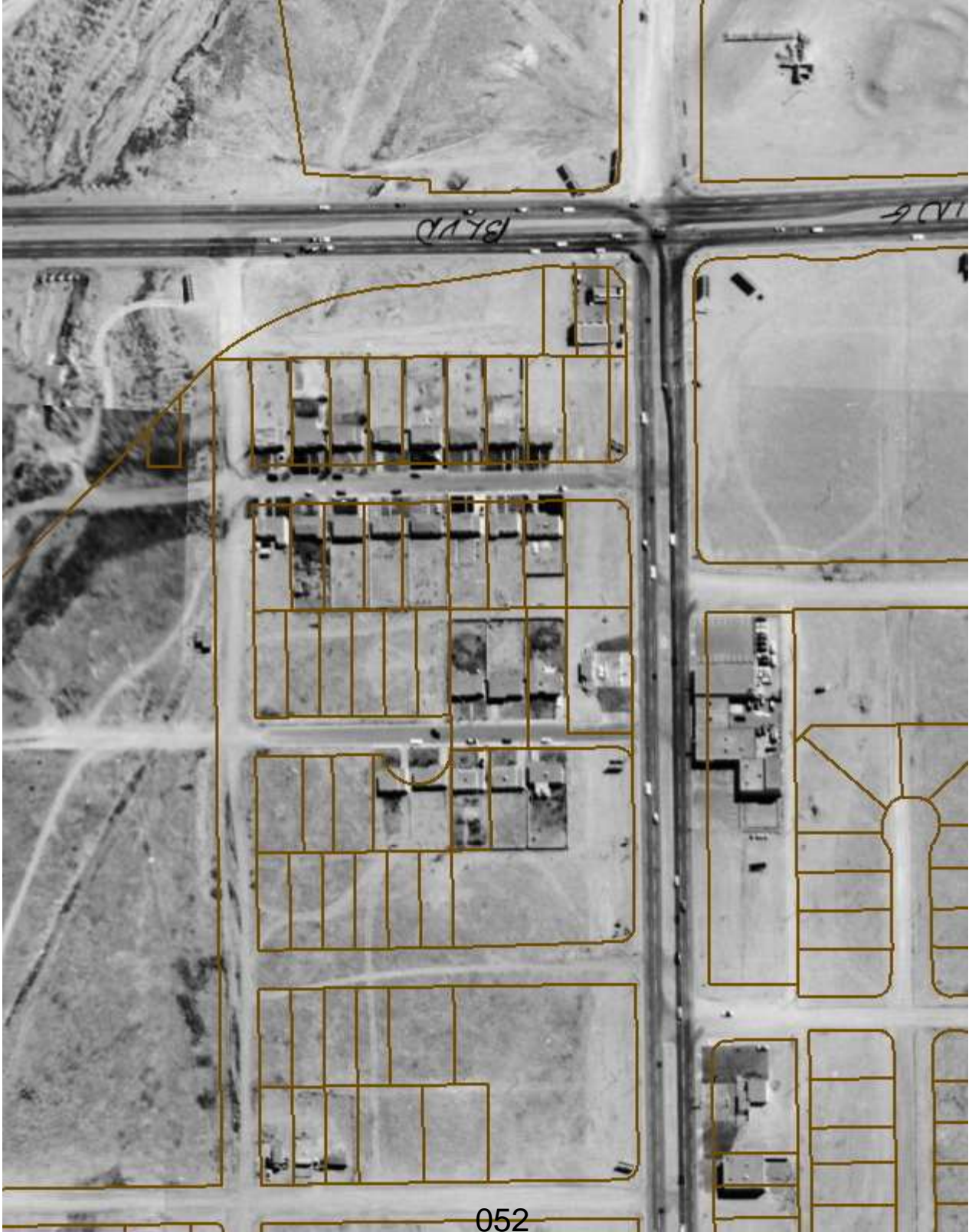


# City of Albuquerque



## Legend

- Bernalillo County Parcels
- Municipal Limits
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED



## Notes

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

454 Feet

227

0

1: 2,724

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 8/20/2020

052

# ON ASSIGNMENT

## Recalling Blackdom, New Mexico and Other Tales of the Past

### Honoring Black History Month with Rubin and Myrtle Phillips

Rubin N. Phillips will sit you down at his kitchen table, serve you iced water from a tray and tell you a story. He'll talk about some hurtful things, but in a soft-natured, sincere way suitable to a preacher or a high school guidance counselor. He'll tell you he's not an angry man, even though you might say he should be.

And while Ruben talks, his wife Myrtle sits at the same kitchen table sorting through photographs and legal papers that tell the partial history of Blackdom, New Mexico.

That's what we're all supposed to be talking about.

But first Ruben tells how he hopped a train from Clovis to Santa Fe to enlist in the military and fight for his country in World War II—how he talked the military recruiter into letting him join the Navy, even though the government preferred for black men to be in the Army.

After the war, he sojourned for a time, taking jobs with the railroad in various parts of the country, knowing all along that his heart was with "the people" in southern New Mexico. That's why he returned to



Homesteaders of Blackdom, digged up the dirt to lay 2000

Clovis, intending to stay for good.

He'll tell you how he thought the G.I. bill would build him a house, only to discover that folks with his skin color encountered so many obstacles that "you just gave up trying." Hoping to escape the racism in Clovis, he moved to Albuquerque in 1945 but couldn't get a local bank to lend him money to build his own place, although he had a good job.

He'll tell you how he couldn't get a white contractor to work for him even when he offered to pay cash.

All the while, he'll tell you he's not bitter about the bigotry he's encountered in his life. He'll tell you, "we're all human beings," and then swear the United States is a great country that's made a lot of progress since his younger days. He'll owe his triumphs to the Lord and give thanks that he moved his family to Albuquerque, where the schools were "more progressive in comparison."

"I had to be a leader for my family, teach them that you got to keep going," he says.

Mr. Phillips turns 84 next month, and along with his wife Myrtle, 88, invited me

1018 Virginia Ave 206-69235

to their home—the one Ruben eventually built in 1950 near Lomas and Virginia NE—to talk about their connection to Blackdom, one of the first towns settled by black pioneers in New Mexico back in 1903.

As it happened, Rubin's story was an unexpected bonus.

Myrtle's grandparents were Kentucky homesteaders who helped establish the town some 17 miles south of Roswell on a landscape as barren as any you'll find in New Mexico.

Myrtle has always known the property she inherited many years ago is worthless to a realtor. But the land's value has nothing to do with money and everything to do with sustaining a true connection to history of black pioneers moving westward, she says.

"Our grandfather walked there from Kentucky, and had to work to get money along the way," she says. "He was looking for opportunity, but also had to just think about surviving."

Other than an old windmill, there's not much in their photos taken in May 2000 to remember the town by. The pictures capture the terrain well enough, but other than the remains of a rock foundation in what looks to be the town square, nothing in the snapshots attests to a once thriving community with 300 residents.

When asked if the homesteaders chose to settle in such a sparse area because they were unwelcome any closer to the artesian wells and fertile Pecos River valley near Roswell, Myrtle just nods her head in agreement.

By the time Myrtle was born in 1914, her parents had already moved closer to Roswell and most of the town's residents had moved on to other parts of the state looking for more fertile land. Myrtle's parents moved their five children to Albuquerque in 1922 to "the last house on south Walter," also to get away from segregated schools. Unfortunately it wasn't far enough away from the institutional racism that placed her and another black girl at the end of the line during her commencement ceremony at Albuquerque High School in 1932.

"But that was a long time ago," Myrtle says, and then spreads her file maps and boxes filled with some of Blackdom's last remaining archives onto the table. In addition to photocopies of the original deeds, pictures of her grandparents and plot maps x-ing the squares where her family settled, Myrtle keeps a box labeled "artifacts" that's full of tin cans, pottery shards, and small pieces of adobe she's collected there. She shows me a shiny blue chunk from an old plate.

"See they had some nice things," she says.



Rubin and Myrtle Phillips

For decades, Myrtle and Rubin have honored the memories of Blackdom's pioneers by returning once a year. They are the benefactors of the land, paying the annual property taxes for all the descendants, many of whom they've lost touch with.

"We just kinda keep things alive, you might say," says Rubin. "Just kinda pay respects to the past."

Despite the scarce water supply, during its heyday Blackdom was home to 25 families with a post office, schoolhouse, country store and church in the Town Square. But by 1920 many settlers moved on as the shallow wells dried up and most of the town members moved to El Vado, just south of Las Cruces, where "they discovered you could grow anything from cotton to pecans," says Rubin.

Once Vado became integrated some decades later and many of the original transplants died or moved away, the number of folks who knew Blackdom's history declined, and many of the family records were lost forever.

Myrtle admits she can't recall the names of many other surviving descendants, but says she hopes to see at least one soon. She says she heard recently that Hobart Boyer, the 80-something grandson of Henry Boyer, Blackdom's original founder, still works as a crossing guard near Gibson in southeast Albuquerque.

"I need to call him," she says, and with that carefully places the relics of the past neatly back into the proper folders.

"You see, it's important to be close to history and family, especially when you get up in age," adds Rubin.

—Tim McGivern

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Weekly Alibi Vol. 11 No. 9 2002 Albuquerque NM

January 13, 2004

**Interviewer: Michael Anne Sullivan**

Interviewing: Oscar Jones regarding the East End Addition, Albuquerque, New Mexico

**Mr. Jones, would you like to tell me how you came to Albuquerque and how you got a home here in the East End Addition?**

**Were you born here?** No, I came here in 1937. **What year were you born?** 1920.

**Where were you born.** Texas. **Where in Texas.** Caldwell.

**What brought here?** I had an uncle out here. **Your uncles name was?** Nolan Jones. **Did you work here? What job did you do?** I'm a dry cleaner. **Did you open a store right away?** No, I was just 17 years old, I started to work with Hull Cleaners, 8462 Central. **Was that a black owned business?** No, it was owned by an Anglo lady, Ruth Hull. **How did you come to get your own cleaners?** Well after I had worked for her until 1942 I went into the service. **The Army, the Navy?** Army. **What did you do in the Army?** Truck Driver. **And then, when you were discharged?** I came back here to work for Ruth Hull; I worked for her until 1947. I ended buying a dry cleaners. The first one was 1609 Broadway and the next store was at 826 Bridge. **Had you moved stores or did you open more than one?** I had more than one at one time. **How many did you have?** I had three at one time. The third store was at 1500 Bridge.

**How did you become interested in this area or come to buy a home in the East End Addition?** Well I came right by this house. You got a contract from Phoenix, AZ to come here and build for Virginia Ballou. **Did you know Virginia?** We were neighbors before World War II. **Did you live on Arno?** Yes, 316 Arno. **I have been talking to Brenda, her daughter, a lot so I know a little bit about her.** Brenda was a very active girl too I'm pretty sure. I don't think she had any kids.

**Did you know Henry Outley?** I did. **Were you involved in the group of men that owned the property?** No but I knew all of them. I lived at 316 Stover, it was a rooming house at that time. **Tell me a little bit about that group of men.** Mr. Outley was the dentist. There were some others too. The three gentlemen who owned this property out here were Mr. Cornelia Outley, Dr. Lewis, and Rev. Miller. They owned from Pennsylvania to Wyoming and from Lomas to Constitution. **Did they all live on that property, or just Henry Outley.** No, it was just land, there were no homes on it? **What were their plans for it?** Homes, churches, a hospital. Anna Kaseman Hospital is right on Dr. Lewis' land.

**Were Dr. Lewis and Rev. Young alive when the homes were finally built? What happened to their portion of the land? They had relatives. Dr. Lewis had two sons. So the land kind of got split up a little bit? It did. What about Rev. Young, did he have any? Rev. Young had a son and step-daughters.**

**When the homes were built, when you got the contractor from Phoenix, had you already bought property or did you buy a home already built? This house was built for you. Who did you purchase the land from? Virginia had the property. She built the first houses at 1006. She ran out of money. She got Jones and Harry to buy in. He built these houses for the veterans, black veterans because we couldn't buy houses any place else. There were 14 GI's and two civilians. Did you try to buy houses in other parts of the city? They wouldn't even talk to you. I've heard that a couple of times from other people. Was it hard to get financing. No, it wasn't hard to get financing cause Jones had financing in Phoenix and Houston. Mine came out of Houston. That wasn't Mr. Jones' company was it called Gulf Coast Investment? It was OK, I was curious about that. I have been doing a little research down at Records and I saw Southwest Construction, that was his own. So Mr. Jones, Southwest Construction actually bought the land and built the houses. He and Virginia, I don't know. She owned the land and he built the houses. They must have had some business arrangement. I'm sure they did.**

**Tell me a little bit about living here, the neighborhood when you first moved in. When I first moved in, it wasn't a neighborhood. It wasn't? No. How many homes were up? There was just one, Virginias' she had built with all the money. When we came out, there wasn't anything out here, just land. Brenda talks about an opening, she can remember the development had an opening day. Do you remember that or do you know what she's referring to. No I don't. I don't know what year she'd be speaking of. When your home was built how many other homes were there? Just Virginia's. Yes, Virginia's and he started on this side of the street. My house was one of the first. When it was built he asked if I was going to move in when he built this one here because he needed a place to stay. It was just the wife and I at that time and he stayed in that room right there. Oh really. Because Albuquerque after World War II if you didn't know some old person you didn't have a place to stay. Were the hotels segregated? There weren't any hotels here at that time. There was two \_\_\_\_\_ and \_\_\_\_\_ those were the two hotels in Albuquerque at that time.**

**The 14 GI's and the two civilians you said bought homes and the two civilians, did you know any of them? Did you serve with any of them? I knew them all. The first house that Virginia built, Sgt. Love bought that house. Can you tell me any of the other names? The next house there Mr. Atkins who was employed down at Santa Fe shops. What kind of a store was that? That was the railroad. The next house was Mac Murray. He was a close friend from World War II. Was he married to Synovia? No, his first wife, this was before she died. Synovia was his second wife. Where did**



**Mr. Murray work?** He was a mail carrier. The next one was Oscar Howard, he was a mailman too. The next one was Mr. Lynch, he was a railroad man. But also he was a service man. Mr. Lynch, he was a GI. **Did he work?** He was a GI. **At Kirtland?** Yes Rubin Phillips was at 1018. 1020 my brother-in-law, Claire D. Mangran. **That's an interesting name, it almost sounds French.** Let's start on the other side of the street. **Okay.** The other side was James Robinson. The next house was Mr. Leggins. I don't know what he did, he might have been a sales guy. He probably came here from somewhere else. The next house was Wes Barnett; next was Thomas, Mr. And Mrs. Thomas; next one was Bob Clayton. Then there was Mr. Goldhouse who was very prosperous. He was a legend. He was Navy. **Was he African American as well?** English. Next was Mr. Bryant, Mr. And Mrs. Bryant. He was \_\_\_\_\_

\_\_\_\_\_ **Really, wow!** Next was Mr. Marvin Middenbauer who was a civilian; he worked at the shop. **He worked at the railroad? Now did any of these World War II veterans worked at the railroad or have other occupations?** They all \_\_\_\_\_. **Morgans? Was there anyone else on this block?** That should be all of them.

**Do you remember any of the people on Vermont Street?** Yes. There was James Smith. **Mr. Smith was?** He was a Navy man. **The Jewells?** Yes, Thomas Sr. **What did Thomas Sr. do?** He was a school teacher. Then there was a fellow by the name of Jones. He was a GI.

(There was some dialogue right here which I was not able to decipher)

**How many homes were on Vermont? Same? 16 homes?**

No, I guess that's about the last of it. It's hard to remember. **It's hard for me and I'm not that old.**

(More dialogue which I was not able to decipher)

**Did you know a man Samuel Shalit?** No. He was on one of the early deeds in this are. I was just curious. I think Mr. Outley died that he kind of divided up the property between Virginia and her husband, John Franklin, Katie Durand, who was Virginia's mother and then his wife Florida. All those names were on deeds and I was just curious.

**Was all that right before World War II?** No it was about 1949, 1948 maybe? Virginia built her place in 1949. I think probably Henry probably died in 1947-1948 and then the property changed hands and there were all these names on descriptions of the East End. There weren't homes, there were just parcels. A lot of them did that after leaving the Army, they got their parcels. Albuquerque Gravel used to be right there.



**Now all those people in the neighborhood, did their children go to the same schools? They all went to Hayes School. Do you know when Hayes was built? No I don't, that's when the squabbling started, after they got in high school. They went to different high schools? Ya, that's what Rubin told me, he said that he moved up here from Clovis because the schools down there were segregated and the schools up here were not. He wanted his children to go to school here.**

**Have you been married? I'm on my third wife. Will you tell me a little bit about yourself, your history. Well my first wife died about a month after I got out of the service. What was her name? Her name was Marcelle. She died 18 days after I left Pearl Harbor. Then I married Bernice; we got married in 1946. She was a Walker, a big family, they lived on 12<sup>th</sup> Street. She died in 1978; she died of pleurisy. . She was a young woman when she died. She was about 32 years. Your third wife? That was Vivian. Did you and Vivian have any children? Vivian has a son. What's her sons's name? Lawton. He's about 22 years. She's a jewel, everybody loves her. Is she a good cook? Good cook. She don't know how to turn anyone down.**

**Do you belong to the same church as Rubin does? No, I'm not a Baptist. I go to the Old Black Church of the State. On Gibson? Now all these families that initially lived here, did they come to worship in the same place or not necessarily. There were probably 20 different denominations.**

**Did Vivian work in your store with you? Sure. She ran it, I retired. I bet if you had three at one time you had to have some help. I have had a lot of help over the years. Really. Oh dear. I retired and she won't quit. When I called you the other day you were down there. I go down there and help her. It's like my home. I don't mind going down and working. I can't sit here, I gotta move.**

**Did you and Bernice have any children? No.**

**You were 17 when you grew up in Texas? Tell me about your mom and dad. My mother died in 1937. What was her name? Ida. Her maiden name was Johnson but she married Richard Jones. And your fathers name? Chester. What did your father do? He was a farmer. So you grew up on a farm? Yes. Chester, what did he grow? He grew everything. Really? Cotton, corn, all kind of food, everything. Did you have livestock? We had livestock of all kinds cow, pigs, chickens, ducks; you name it. That was in Caldwell? Yes Is it pretty there?. Well I still have land there. You do? Whose on the land? Well my brother's on the side of it, we got mostly cousins and like that. How many brothers and sisters did you have? There were 11 of us; 7 of us are living now. Wow. The youngest is 70 and the oldest is 93. The youngest one is how old? 70, that's my brother, my baby brother. What's his name? Burke. What does Burke do? He was in the service, when he got out he worked Civil Service. Where does he live in San Francisco? Down by the ball park. Really, oh my gosh... that**

ball park is so lovely? It is. I love that ball park. I grew up in California. I grew up in Fresno. My family were farmers too, in the San Joaquin Valley, my great grandpa. My people came from Texas too. Whereabouts. San Antonio. My grandfather moved to Los Angeles during the war and worked in an airplane factory. So was my wife, cause she was working during World War II out at the Megovich, that's where she was. This was one of the civilian companies but one of the ones that built planes. I can never remember it but it was one of the ones that built planes. He was a mechanic. Then when the war was over land was really, really inexpensive and that's when they moved inland and bought some land there.

When I came here all these gentlemen were trying to sell these lots and we came out here and looked. We went back to town and said "No way". Because it was so far out? Ya it was so far out! When we moved out here, we came out here one evening and you couldn't see a house on this side of the street except mine. You had to take a stick and do this to the tumbleweeds so you could find your garage door. There were about this high. Where was the nearest settled part of town? On the other side of the fairgrounds, down by Washington. Wow, that's far away. Did this area kind of fill in quickly after you came? They started building. Where was the closest grocery store? My wife went to the grocery store, I don't know where she went! She bought the groceries downtown when we came out here. Safeway was right down on 4th and Mountain Road, it was downtown. You bought your groceries downtown and then you came out here.

You know Brenda told me something, I wonder if you know anything about it? She said the NAACP tried to sue her mother. Do you remember anything about that?. She doesn't have a very clear memory of it, do you? Virginia had a restaurant down on Arno and she named it Aunt Brenda's Café and they thought it was kind of \_\_\_\_\_ and they didn't approve of it.

You don't remember anything about them not approving of this neighborhood? Brenda's recollection is that they thought because they were developed black people that it was kind of like segregation. It could be something that she doesn't quite remember correctly. They didn't want us out here, but by the gentlemen owning this land they couldn't prohibit. If they hadn't owned the land I could have never lived here. They had all kinds of stipulations in the law at that time. They kept a record of those things. What kind of things? \_\_\_\_\_ Well there was a lot of things. Were there restaurants that were overtly you couldn't go in? Oh yeah, sure. Did they have signs or was it just known? They had signs. During that time before World War II they put up signs in restaurants "No coloreds allowed". Tingley was governor at that time and he made them take them down. He said, "You can refuse them but you can't advertise no service to them, you have to tell them in person". Did you think Tingley was an advocate for African Americans? Yes, him and Mr.

Moore, they were very nice. **When civil rights heated up across the country, were there any kinds of demonstrations here in Albuquerque? No.**

**Rubin talk about the 4<sup>th</sup> of July parties you had out here.** Oh yeah, we had them out there in the backyard for years and years until Mr. Phillips and I got too old. He and I promoted it every year, until two years ago. Sure did. We'd have it again but we're too old. **You guys aren't too old.** When you get to be 84 years old and older it makes a lot of difference.

**For how many years was this primarily an African American neighborhood? When did people start moving out and different kinds of people moved in? Did people tend to live in these homes for a long time?** Well yeah, most of us lived here a long time but what happened after they built this neighborhood, it got to the place that you could buy a house any place you wanted to. Now Phillips and myself, and a few others are the only first owners left. All the young ones have moved way out. Clayton, Palmers, all those young people that were out here at one time, there in town a lot of them but they all moved out. That's what happened. This got built up and then a house was for sale and the young people, black and white, if they wanted to sell a house they would and go on about their business; they didn't care who you were. I had an apartment on Texas and during that time when they were segregated, blacks was in my apartment and I went there and I found whites in my apartment. Do you know how they got in? GI's out at Kirkland let them have it. **Oh, they sublet it?** Ya, that's what they did. I had white tenants before I knew it, ya I did. That's what happened. **Do you still own the apartments on Texas? Ya When did you buy those?** About '52 I guess. But that's what happened, how things got integrated, the GI's. When they got ready to go they would sell anything they had to anybody that wanted to buy it. They really broke the barrier, the GI's did. World War II is the reason we had so many black GI's. The army couldn't send them to the South, they sent them West. Albuquerque was more tolerant.

**When did the car dealerships start going in on Lomas? They've been there for a long time. So earlier than the 60's. Were they there in the 60's? No I don't think so. 70's probably?**

**Have you added any rooms to your house?** When I bought this house it was only two bedrooms and now it's twice that size. **When all the homes were built did they look similar?** They did at that. That's the bedroom there, down here is the master bedroom and there wasn't anything on the other side. **You added a bath and a den. Would you be able to draw a floor plan for me, a layout of your house.** No you can go look if you want to. **Let me draw this room first, this was the original living room?**  
(Walked through house with Mr. Jones while he explained the layout)

December 12, 2003

**Interviewer: Michael Anne Sullivan**

**Interviewing: Brenda Dabney regarding her mother, Virginia Ballou, who developed single family houses in the East End Addition, Albuquerque, New Mexico**

**Brenda why don't you start by telling me what you remember about your mom.**

Michael, when you asked me I started thinking what are the things I remember most about her and I think one of the things I remember most is her strength. She was a very strong woman and a very determined woman. She was also a very spiritual woman; she had a lot of faith. She was ambitious, she always had goals which she wanted to meet in life. She had a map and she put up her goals and her things she wanted to do. I have always known her to be a goal setter.

She read a lot, she always read to learn; I don't remember her doing much recreational reading. She read a lot for self-improvement, self-knowledge or something she wanted to know more about.

She was also very people oriented; she loved people. She was in the people business in her restaurant and of course I grew up in that business. She always stressed the importance of the customer being first and being cordial to them, trying to give them the best service. She set very high standards for that.

**Can you tell us the name of the restaurant?** It was called Brenda's Barbecue. It started out being called Brenda's Dinner Bell and it was named after me. I was her firstborn child and I shared this with some people and they said "Well you must be very strong because my mom had lost a couple of babies before she had me and I came through". She always made me feel I was special all my life. She always made me feel I was very, very special and I think because she waited four years before she had me and she was so thrilled to have this baby. She was opening up a restaurant and there was man next door to her on North Broadway, the corner of Broadway and Tijeras. There was man opening up a doughnut store right next to her; he and his wife had had a baby and he said you know we are going to name my shop after our baby, Jill. It became Jill's Bakery and when I was growing up it was a big bakery. When my mother shared that story with me I told her I think Jill brought her parents better luck than I brought you because my mother didn't have a big restaurant like Jill's, which became a big bakery.

She later moved it to Arno (Street) and she decided to specialize. She had different types of food and it was called Brenda's Dinner Bell and then she decided to specialize in barbecue. She had met a man from Louisiana and he became a cook in the restaurant. He had a recipe and he shared it with her. She made it her own; she kept toiling with it and toiling with it until she came up with her own sauce. It's a Louisiana style sauce, more vinegary and spicy than the Texas type which is usually sweeter. Anyway, she came up with the sauce and he helped her come up with a menu. I can't remember how long he was there but it was a great length of time. My mom learned a lot from him and she seemed to really appreciate him. He left but I don't know why. He was there, he did his job and he left. She continued on in the business.

When she was a young girl her father, her adopted father Henry Outley, had planted a seed in her. He had this dream of being a land developer and developing a community in the pocket of Albuquerque and he had a ranch, which was out where Wyoming, Lomas and the freeway come together. He had a ranch right in that little area there. I remember going out to the ranch with him and we'd take walks looking for jackrabbits. He would say to me, one day this is all going to be homes and schools and hospitals and there's going to be shopping centers here; everything will be under one roof. You'll be able to buy your groceries there, go to the cleaners, you can buy shoes, you can buy clothes, you can buy toys; everything will be under one roof! That was our mall today, that's how I visualize as our mall. He'd talk about those things as if he could see them out there. I remember listening to him and hear him say that when I was a kid.

He talked about super highways. There will be super highways which will take you from one end of town to the other, or you can go to Arizona and you can go to Texas and you won't have to have all these stop lights. That's our freeway system. I guess he was a visionary because he saw all that. He was a reader too.

One thing as I think back about my family they were very self-educated people. They may not have had a formal education; my mother did graduate from high school and she went on to business college. Her family made sure she had a way to make a living. She went to Browning Secretary School and she had wanted to go to college. In fact she had an opportunity.

There was a family that she used to go and help out at their house with light housekeeping. The woman was an invalid and she would take care of the woman and give her her medications and her meals. She did some light housekeeping, she was just a young girl. This family grew to love her. This was their summer home; I guess you call them Snowbirds. They came out here in the winter and would go back to New York in the spring and summer. They were the Phillips, that was the last name. They wanted to take her with them and educate her because Mr. Phillips really appreciated the relationship which my mom had developed with his wife who was an invalid.

He spoke to my grandmother and my grandmother had a fit! She wasn't going to let her daughter go away to college clear across the world to another state as far as New York! She said no, I don't think so. My mother said she was very disappointed because she would have had a different life if she had gone. Not that this life was so bad but more doors would have been open to her and she would have been college educated.

I guess she planted the seed in me. I think she tried in all of us and two of us managed to get our degrees. It was very important to her for us to have our degrees. She was person who prized education. She was continually studying, always reading, taking notes and discussing with people. She was a self educated person. As far as I know, she continued until she passed away.

She always had lots of books. In my house I had five sets of encyclopedias; I didn't even value that. When I started selling encyclopedias, I saw that some families don't have anything. I thought my mom was really something. She wanted to make sure we had resources at home. I had thesauruses and dictionaries. I didn't use all that stuff like I could have, I just took it for granted. I remember once when I was in college and there was a book on reserve. You had to go to the library, check it out, you could only use it in the library, they only had so many copies of it and one day I came home and I was so upset because they were case studies. We had a little study, I was looking in the study and there was that book. We had a copy of it on our shelf, I felt so rich! My goodness, I don't have to go to the library and check out that book. I didn't even know why she had it, they were case histories and I was taking a sociology course and we had to read about these case histories. There I had it right in our house! By that time I had spent quite a few hours in the library! I didn't even know I had this and I remember telling her. She said "Oh Brenda, every time I could I bought resources for you". I had so much fun, I look back now and I didn't take advantage of everything I had. She knew the advantage of having good resources and good books. If you were a salesman and you came selling books she usually bought, She bought the classics. She bought abbreviated books for us. Reader's Digest had a lot of those abbreviated books and she just wanted us and herself to be well read. She wasn't much of a recreational reader but she was definitely read a lot of self-help and self-improvement, information reading.

**Do you know how long Outley lived in Albuquerque? Do you know where he came from before?** From what I gathered he came from Arizona and when I was kid I used to think he came from Florida because his wife, I called her Big Mama, her name was Florida just like the state and I always thought she must have come from Florida!. He came from Arizona and I don't know anything beyond that. I don't know why he came to Albuquerque. He worked for the Santa Fe Railroad. He always acted like an educated man. I don't know if he had a degree or not. He talked very well with good diction, he presented himself like a gentleman. He was always dressed. Years later I found out he was a custodian. He left his work dressed. I guess he would change when got there and

change when he came back. I don't know. He always went to Chicago and I don't know why but he went to Chicago on a regular basis and I'd like to know why he did that. He was always very neat.

**Do you think he had family there?** I was always under the impression it was business.

He say I've got to go to Chicago on business and he'd always come back with his pockets filled with Marshall Field candy. I didn't know who Marshall Field was, I thought it was a person. When I got older I discovered it was a department store in Chicago and I didn't know that. He would say, "I brought you some Marshall Fields candy". He'd let me reach in his pockets, my favorite was the lemon drops and their mints. They had these chocolate mints which were out of this world. I didn't know it was a department store for years. He was gone, passed on, I learned more about Chicago and that it had a store named Marshall Fields. I guess he would say that and I thought it was person because they came in little brown bags. He'd have the candy wrapped up in little brown bags in his pockets.

Anyway, he would call them business trips and he would come and go and I don't quite know what he was doing. He may have gone there twice but to me it seemed like quite a few times. I'm not sure on the number of times.

Anyway, he had this dream, it wasn't just his dream. There were a group of other black men who were sharing this dream with him. There was a doctor, a lawyer who didn't practice law here but he had a degree in law, there was a business man named Mr. Davis. There was Dr. Lewis, Mr. Davis, my grandfather. I'm not sure who else was involved. Oh, I think it was Mr. Blair. Anyway they had a businessmen's group and they met and they were going to develop this east end addition as they called it.

**So did they all have an interest in the land? Did they buy it jointly?** I'm not sure how that came about. I'm not sure whether they, I'm not sure. But I remember they would meet. I remember the meetings. I remember, you know, I remember going with my grandfather, playing with the kids at whoever's house we were at. You know, outside while the gentlemen met and I remember my mom, Mr. Davis, the businessman who owned a filling station and a car repair shop on South Broadway and he also worked as a bailiff downtown in the courts. Mr. Davis was very similar to my grandfather. Even though he ran a gas station his uniform was always impeccable. Mrs. Davis starched everything. He always look nice. It was a Texaco station and you think about when they used to have the Texaco hour and they would have those guys standing there and he looked just like them. His uniform was always just immaculate. It was a dark green with a red star on it. Then when he would get through he would dress in his nice clothes and he always looked very much a gentlemen. He was very similar to my grandfather. One time he told me, "You know, I have to tell about your mother. She was quite a young lady when she was coming up. We had a group together, this businessmen's group and she was our secretary. When we were making all these plans and your grandfather brought



her in and said you know, Virginia is going to become a secretary, she's going to secretarial school and she is going to be our official secretary. He said, and that lady she was just such a smart young woman. I just admired her because she had an interest as if she was a part of it". He said that she did all the typing, he was complimenting on her business-like attitude. She was a businesslike person.

That was something when she had her restaurant, she really emphasized with all of us that worked there that you maintained a professional demeanor. You maintain a professional attitude. That was very, very important to her. He said the same thing about her when she worked for them. I guess she was about 15 or 16 when she became their secretary. That's what he said. Yeah, that's young.

My grandfather knew he was going to send her secretarial school. She went and she graduated from there. She learned a lot. She was always talking about Mrs. Browning, how much she learned from her. Mrs. Browning owned the secretarial school at the time and my mom felt that she had good training.

**Do you know how old she was when she went to secretarial school?** Probably right out of high school. 17 - 18 years old. She married my dad in 1940, she graduated from Albuquerque High School in 1939.

**So she went to secretarial school when she was married?** No, I don't know. Maybe she did. She graduated from high school in 1939, married my father in 1940. Yep, I guess she did. You know I never even thought about that but I guess she did.

**You know, usually women get married and they don't continue their education.** Looking back at my type of family life, my mother was always business like. I was born into the world knowing her as a business woman. She had a restaurant. My dad worked for the railroad but he was in support of her. He worked at the restaurant but she was the boss. He did the barbecuing and the errands and lots of stuff like that but my mom ran the restaurant. I mean that was her restaurant.

**When did she open it? After she went to secretarial school? While she was going to secretarial school?** It had to be after I was born in 1943. Maybe she opened in 1944, 1945, something like that. You know. But I'll have to look at that and see. She opened up this business and like I said she opened it up on Broadway and later moved it to Arno. When she moved to Arno she specialized after she'd been there for a while. I have a picture and I can still see them in my mind - Brenda's Dinner Bell and then another sign that said Brenda's Barbecue. So she switched gears there somewhere.

After this man and I don't remember his name but I can see him, a large man. **The man from Louisiana?** The man from Louisiana, yes. He taught her about the barbecue business. He stayed in a room attached to the restaurant. The restaurant was actually

an old house, which had been converted to the restaurant. And so, one of the rooms on side where the restroom was the office and next to that she built an extra room like a family room. That's where we stayed. She had people who worked for her off and on stay in that room too. So this man stayed there. I don't know if she had him come in temporarily or what the deal was but he was there and then he was gone. He taught her a lot while he was there.

The seed, my grandfather's seed, was planted in her. Of course, she was in on the ground floor because she was their secretary. She knew a lot about it and that's probably where she bought into it. She wasn't just well you know "I'm going to fulfill this dream of my dad's. She bought into it because she was right there when things being discussed".

**You don't happen to have those notes she took do you? I've never seen them, those notes. Never. Do you know what kind of things the gentlemen talked about at the meetings or how they advanced that dream before your mother finally took it over?** Well, I put some of that together myself in my own mind by when I found the map, you know. But you have a map. Because I remember them talking about a hospital, and I remember, and I don't. I can't say I remember the gentlemen talking about it. I may have heard my grandfather, my mother discussing the plans for a woman and children's hospital and a park and things like that.

And then I noticed that the on that map the names of the streets were after the members of the families. He had the streets named after members of his family and some of the other people.

**What were all the streets that you remember?** There was Orlando, that was my mother's brother; Samuel was on there, Edward was on there, Virginia, Katie and you know what, Katie still exists. I didn't know that but I worked with a teacher at school and one day she didn't have a ride home and I said "I'll take you home, tell me where you live. She said I live on Katie Street. When I took her home. I said, this is Katie street. After a few days I thought about and I said you know I think that street was name after my grandmother. **Now was it in the same neighborhood?** Yes, it's right over there near Anna Kaseman (Hospital). Isn't that something? I should really look and see how many other names are still there.

**You know it would be interesting to see if maybe Vermont and Utah and those streets were originally named after your family.** Vermont was Edward and it became Vermont. Virginia was the other way, Mr. Phillips pointed that out to me. I always thought Virginia stayed and they just kept it. That was the story that I always heard but Mr. Phillips one day, that's not what happened and he knows better than I because he bought a home way out there. He says Virginia was going the other way, it wasn't even going north - south, it was going east - west. He showed me on the map. The only thing

I can think of is that they took that name and put it where Virginia is today because it would fall right in line with the states. Since the city was moving out that way and they were using state names, Pennsylvania, Vermont, Virginia, Wyoming all just fit. I always took the story that it was named after my mother and that Vermont was named after Edward, that was her brother, and they changed that to Vermont and they kept Virginia but Mr. Phillips said no, I don't think that's the way it happened and there is a switch and I see that now. I guess it was just the story in my family that the street was named after her and it came down from the east end addition. And I didn't know that Katie existed but it's right in line. It runs north - south and I would have never known that if I hadn't volunteered to take that woman home that day. It's right over there, there's a park and then there's Constitution and Anna Kaseman's right in there. See, right across the freeway is east end addition. I think there's a connection there.

**Wasn't the East End Addition originally a much bigger piece of land?** Oh yeah, and it crossed the freeway, I mean there was no freeway. But Katie is still over there. I thought that it was interesting. I've never it on the roster or anything, you know you never pay attention unless you have something to do with someone. I don't anyway. But I had never really looked at her address until I had to take her home. I said you know I think that street was name after my grandmother. It's right there where it could have been.

**I'm curious you called Henry Outley's land a ranch, did he raised any crops or cattle or anything like that or was it just a larger piece of property?** They had fruit trees out there and there was a big garden. I don't remember any animals but there were other people out there who had ranches.

There was another family we used to go visit, Mr. And Mrs. Rowe, a Henry or Harry Rowe. **Were they African American?** They were African American. She did not look African American, I did not think was African American. I used to think she was a white woman. And I thought she's married to that black man, he was very, very dark. **Were there any other African American families that you know of?** There might have been, I don't know. I just knew that family. I remember that she had fruit trees and she had animals and we go over to her ranch. Her name was Rowe and she had this homemade butter, she had my favorite homemade apricot jam. It was out of this world. I would just live for that. I was a kid but I remember that. I would go to Mrs. Rowes and I thought "she's going to have some of her rolls", you know. Maybe it was Henry Rowe, maybe that was his name; I think, I'm not sure. She was a very fair complected African American woman and she had a lot of reddish hair, about the color of yours. She lots of freckles and she was a kind of a masculine acting woman.

She ran this ranch, she was tough. She was a good cook too. Mr. Rowe was tall and lanky and very laid back. It seems to me he had an accent and I wonder if he was from the islands. They had a son. **When you say the islands?** Like Jamaica. He reminded me of those people. He didn't look like African Americans here. And he was thin and

lanky and didn't look like he had much energy and she was a tall woman and she was fleshy. Let's put it that way, she wasn't a thin woman. She was strong. I can remember seeing her with that old hat on but just as gracious when you would go to her house and she was always glad to see us when we'd go out to visit them. They had a son, I remember him. I always thought he was very good looking but he was much older than me. He was a teenager when I was a little girl but I remember him being very handsome.

They had lots of fruit trees, much more than we had. Lots and lots of fruit trees. She'd go out there and talk about what was going on with her animals and stuff. We'd walk around and she'd share things. Hmm, I hadn't thought about that in a long time. But anyway, they were out there and I don't know who else was out there but they were ranches so you weren't right next door to people. There would be some distance between places. I remember now she was over northwest of us, that's where her ranch was and what reminds me of that community is going out to Edgewood.

I went out there for some gathering and I thought this reminds me of when we used to go out to the east end. You would just drive on this flat land and people were so far and few between and that's the way it was out there in those days because it was out of town. The state fair was out of town and that was actually the end of the city. The city limits were right there where Louisiana is, it actually was probably where San Pedro is because the fairgrounds were outside the city limits.

Lomas was a dirt road. It wasn't even Lomas it was just a dirt road that took us to the ranch. If you turned and went north you would go to the Rowe's. There were other families out here but I don't remember who they were. I have no recollection.

**The last time you spoke you said that Henry and his wife came to live with your mom, or your grandmother.** No, when my mother married and they became elderly they moved in with her. See she lived with them, they raised her in their home on Iron, no that's not right, it will come to me.

**So the ranch wasn't their primary residence?** Oh no, that was just a place to go on the weekends. **Was there a home there?** Uh huh, it was a boxcar. **Okay, they had a home in town and then they had the ranch.** Okay. And I want to say there might have been animals because there were some pens but I don't remember animals being in there. I don't know. No, he had a home in the city and it was on ———, anyway it will come to me.

That was where he raised my mom and my uncle Edward. It was down in the Barelac community. That's where it was and we used to go there all the time. My mom would say that's where I grew up, in that house right there. It was a big huge home and they had roomers, it was a rooming house. A lot of the men from the railroad would stay there because you couldn't find places to stay and they would just keep rooms there. They'd

be in and out on the railroad and they would come and stay. That was a good business for them, the railroad men coming in and out.

My grandmother had a room. She moved in with them when she went through a divorce and she came back from Texas or Louisiana, I don't know where but anyway she didn't have any place to live and they told "You come live with us." They took her and treated her like she was there own daughter. She had these two little children. They said "Don't worry about them, we'll take care of them while you work". She took a job at the Santa Fe Laundry. During the day she left her children in their care and they raised. This went on until my grandmother remarried.

My mother was about 15 or 16 when my grandmother remarried. Let me see, she remarried in about 1936 or 1937. She said she was 16 when her mother remarried to Mr. Duncan, Samuel Duncan. **You said she graduated from high school in 1939 so in 1936 she might have been 16.** Out of that union came Orlando, and Sammy. And by that time my mom had married and bought her first home at 410 Arno, she brought in the Outleys to live with her because they were getting elderly. They no longer were on Stover, that's the street and so she brought them in to live with us.

I had a room and I remember they took over the room and I moved in with my brothers. I had to share a room with them. They had bunk beds. Johnny was born then too. They lived in my room.

**Do you remember, did you still go out to the ranch? Do you remember the ranch at that time?** Uh huh, while they were living with us we used to go to the ranch. I don't remember them living on Stover. My recollection was that they weren't living with us when we first moved into the house because I had my own room, I remember having that room and then I remember having to move so they could move in. **How old were you then?** I was four or five, something like that and they moved in. I'm judging it on my brother who is four years younger than me and had the bedroom with the bunk beds and I moved into his room and he is four years younger than me. I had to be at least four or five. I didn't have that room very long and I had it decorated so pretty. It was just gorgeous, it was a beautiful room but then I had to leave it and move into a boys room which wasn't pretty at all. But then they moved in and Big Mama started taking care of us.

My grandfather, that's when I know he would go to Chicago and he would come back with his pockets you know and he would sit on the porch and talk a lot and listen to the radio. I remember, we didn't have TV so we would sit by the radio and listen to programs with them there. I don't know how long that was, it must not have been a very long time to me it was a long time because it seemed to me they were there for a very long time but they may not have been. But anyway. **And did they live with you until they died?** Yes, they lived with us until they died. **Do you remember what year that was?** No, I

don't. It might have been 1947, that was when Patrick was born. I don't know. I'd have to look that up.

**Do you remember when your mother first started to have actually have the homes built or financed?** I remember she made some trips to Arizona and I don't know where she came up with Mr. Jones, Mr. John Jones, but he was a contractor and he had built a lot of homes in the Phoenix area and also we made a visit and we stayed in their home. It was a very beautiful home and his wife was a very beautiful woman. They looked very prosperous, they looked like they were doing very well. I enjoyed going to stay in their home.

**Do you remember how old you were?** Seven, eight, something like that. Anyway, let me see, I might have been younger. Let me put it in perspective. Gosh a lot must have happened because my brother Johnny is six years my junior, he was born when the Joneses were staying with us in Albuquerque and my mother asked them to be his god parents, that had to be in 1949 because that's when he was born and they were living with us. In my grandfather's room. They stayed with us when they were in Albuquerque. They would go back to Arizona, they would go back and forth.

**Was your grandfather still alive then?** No he was not because they were in the same bedroom that my grandfather occupied. That's where they would stay when they came to town.

**I guess the thing that I was trying to figure out was if your mother was working with Henry on this and then he died or if she kind of took it over.** I think she kind of took it over after he died. That's the impression that I've always had but I'm not sure. That is the impression that I've always had, he was in charge while he was alive but when he died she took over.

I remember we went around looking at the homes that he built in Arizona; it was quite a development. This is interesting to me, he had built a big home, like a fortress it looked like a castle for a movie star, Louis Jordan. He was black jazz singer and Mr. Jordan had this money at the time and he had this huge place built. That was his pride and joy and he wanted to take us when they were having their big party to celebrate, he wanted my parents to be in Arizona. Of course I couldn't go, I had to stay home with the baby sitter.

My parents went and I remember my mother was so impressed by that place and they were talking about and I wanted to see it so bad because they would just talk about it and it sounded so grand. I remember going past it and seeing it from the car but I never went in it. It looked like a castle. It was just gorgeous.

**Do you know today what area it is in?** Oh I don't know what area, it is right over where

Mr. Jones built up. That area still exists. The Black Muslims bought it. **Bought that huge home?** It was Elijah Muhammad's southwestern home. Do you know who Elijah Muhammad is? He is the founder and leader of the Black Muslims in the United States. He bought it because it looks like a castle, it's huge. He built a wall all around it because you know they are very private people. As far as I know it is still run by the Muslims.

January 12, 2004

**Interviewer:** Michael Anne Sullivan

**Interviewing:** Rubin Phillips, Myrtle Phillips, and Thelma Jackson  
about the East End Addition, Albuquerque, New Mexico

**Rubin, maybe you can just start by generally telling me how you came to Albuquerque, how you came to buy a home here, anything about the history of living here, about the neighborhood.**

This neighborhood when I first heard about it was in 1938. I was living in Clovis at the time and I was always coming to Albuquerque because I was a railroader.

**What did you do on the railroad?** Well I was a brakeman and holder. I was a holder to help people go where they wanted to go and by being the brakeman occasionally I'd throw switches for the passenger trains. In those days the train was somewhat like the plane people now. You got to stand in line or whatever, that's the way the trains used to be. People could hardly get a seat on the train because it was so crowded so that was my job. I eventually departed from the trains and worked in the Santa Fe shops. I was a machinist at the Santa Fe shops.

After the Santa Fe I decided I wanted something a little bit better and I took on the Standard Oil Company. **What did you do for the Standard Oil Company?** I took all the orders and everything and my place at 5200 South Broadway before the Standard Oil Chevron Company. I retired from the railroad company and retired from Standard Oil Company and I volunteered to go in the service and I was in the Navy. **What year did you enter the Navy?** 1943. I gave to President Roosevelt because President Roosevelt was in during this time but he passed on and President Truman took over and he got me discharged and I got out on points, Navy discharge. That's about it. **When you were in the Navy, what did you do?** I was an officer. Here is my discharge from the United States Navy. **A cook. Yeah, I did all of that. You were discharged March 22, 1946. Were you stationed in San Pedro, oh that's just the Separation Center. Where were you stationed?** Oh, I was stationed in Bainbridge, MD and I was in Miami, FL and helped patrol the Atlantic. I was on the USPC boat. That is about all I can give you unless I pull out some papers. **We'll just carry on with the interview and maybe at the end you can check what boat you were on.**

**After you were discharged did you come back to Albuquerque?** Oh yes, I came back to, no I came back to Clovis. **You were married to Myrtle during your tour in the Navy. No. My deceased wife passed. They have all of that the courthouse here in Albuquerque. Is Myrtle your second wife?** Yes Third? Ya, that's right. **Where did**



**you meet Myrtle and when were you married?** I met Myrtle here in Albuquerque in 1967; we got married in 1968 I think.

**When you returned to Clovis and then how did you get to Albuquerque?** Well I was transferred from Clovis to Albuquerque because there is a reason for all of that. I don't know if you want the reason for all of that. **Sure.** The reason for it Clovis in those days was more or less ruled by Texas. It was segregated so the schools were all based because of segregation and my wife and I would come to Albuquerque occasionally because we could come on the train pass. Albuquerque never had segregated schools. We wanted our kids to grow up being tolerant toward humanity, toward people. During those days Albuquerque was in a better position to have the youngsters grow up intelligent rather than being segregated from this and segregated from that. .So we're still working on just a little bit of it with people coming in that are used to being segregated and they're trying to change it away from being segregated regardless of their nationality. We fell in love with Albuquerque and that's reason that we are in Albuquerque today. My kids raised their kids born here in Albuquerque and others born in Clovis. So they grew up in more or less segregated lives. So that's the reason we came to Albuquerque. Right now we have even the churches are integrated which they should be and everything is integrated. So that helps the human lives movement being a person who knows how to treat people with respect regardless of their nationality, they are people. So under the segregated lives people talk from their heart. Religion would teach them, you be here, I don't want you over here, I don't want you over there, I don't want you up there. So we found Albuquerque to be the best place to raise our kids and that's why we are in Albuquerque.

**Now Myrtle when did you and Thelma come and what brought you to Albuquerque?** The same thing, schools. We came from Roswell.

**Were you married previously as well. Yes. Okay, who was your first husband?** Pickett. **That's his last name?** Yes, Sherman. **And I don't mean to be really personal but did he die or did you divorce him?** Divorce. **So you and Sherman moved here also. We got married here. You got married here so you met him here.** **Did you have children when you moved up here?** No, I never had any children of my own. When I married Phil I became the mother of seven. **Oh my. That was the easy way. Maybe not. She has a family. Yes she does, absolutely.**

**Did you work when you came to Albuquerque?** Well I was with the kids. As I grew older I did work and one time I worked as a school nurse. **Did you have family in Albuquerque when you first moved here?** Yes. We moved here from Roswell. **Did your father or mother work here in Albuquerque?** Oh yeah, my father had a business. **What was your fathers business?** Well, he had several. At first he had a restaurant on West Silver. **What was it called?** I don't remember, I was just a kid. At that time he sold barbecue. After that he had a city scavenger contract. Well he was an

entrepreneur, he was in several business. **Sounds like you went to school here?** Yes, I graduated from Albuquerque High in 1931. There were five kids in my family.

**When you bought this house, what year was that?** In 1943 and I moved into it in 1949. **So did you buy the property first.** Yes. **Can you tell me a little bit about how that was, I have been digging in the city records to try and figure out exactly what happened and I understand that** Give me just a second. **Sure.** In the beginning this area here was nothing but jackrabbits and snakes and prairie dogs. It didn't involve anything. This street here, Virginia, was Edwards. **OK.** This was called the East End Addition. And now it's Virginia Street. Virginia Street should be in this map. **It says Virgie right there but that's not quite Virginia.** Right here is the elementary school. **Oh, that's the elementary school now, ok.** Mr. Outley, he homesteaded all of this and that's the reason I'm in the heights because of him homesteading, Mr. Outley. **So is this your home around in here?** Let's see here, I'm not positive, maybe. Is it Virginia on there? **Yeah it's Edwards, so it would be that.** This would be Virginia Street right here. **Did Mr. Outley sell you property first without a house on it and then you had the house built.** No, yeah I had the house built. I was just trying to think. It could have been a contract saying the city could build a house. They sent to Arizona wasn't it and they had a contract with a black contractor come and do that. **J. S. Jones you think his name was?** Yeah I believe it was. This house here was finished, we had black contractors finish this and then the others, well we had to send to Arizona to a guy, he was a black contractor. That's what we're talking about. Oh yes, he came and finished building the neighborhood. This map here is from 1938, let's see here. **Yeah there it is, 1938. Were you with Rubin when he, no, so you moved into this house.** I thought I had that other map, I had it here last night didn't I? This was the wife of most of the kids, I mean the mother... **Alright, so that is Ernestine? Okay.**

**As I said I was doing some research in the county records and the original deed to your home was bought from the Southwest Construction Company and I wondered if that was J S Jones. Apparently they bought the land from Virginia Ballou, she must have then given to Henry Outley when he passed. Let me finish because I bought this land, in those days it was hard to get a loan in New Mexico anyway, so to buy this house - Gulf Coast Investment Company I think out of Houston and so I paid off the house. Why was it hard to get a loan? Well they , it was prejudice. Ya that's what it really was. So it was much more difficult to get a loan? Especially to live out in the heights, it would have easy if I had been living in the old part of town. They was trying to, it was segregated; the blacks lived in one area, they didn't particularly want us to live in the heights. I think that was the reason I had to go by the way of the Gulf Coast Investment Co in Texas. Did you attempt to get loans from other places in town first? No, because I used to come over here and they would take me all over town showing me houses. The town was growing and they were building houses and I still couldn't get one. It so happened in this area, because of Mr. Outley, I didn't have any problem.**

But right now Albuquerque's more intelligent and you can buy any place you want to if you have the money. It's just whatever you want to do, if you have the money. It's intelligent now. It is probably more intelligent than Chicago, even New York and Texas. Texas is still behind. So Albuquerque is really intelligent and you won't realize until you go about. Everybody is just walking around and being people. There is a lot of history behind New Mexico now, because I don't know of anything that's acting up in New Mexico; I think it's a wonderful place. Now one reason this area is wonderful is because it's better than any other you might say neighborhood in Albuquerque. It's better because we are in a respectable neighborhood. It has true religion and we respect each other. We don't live a fearful life in this area. In a lot of communities people are fighting and killing up each other, stealing from each other and it is just pitiful. I mean right here in Albuquerque some of the neighborhoods. But this neighborhood is a good religious neighborhood mostly because of true religion. We talk to each other and when people move into this neighborhood what colors of neighborhood you are moving into and they say, "Well I can be like that". And they do, regardless of nationalities. The only think we have now drug (?) problems, they are dealing, dealing like everything. The neighborhood looks different from how it used to look when I was out here. All through here was loaded with people and now pretty soon it's going to be loaded with cars. But that's because the city is growing so you don't know where you are at times but it is still a neighborhood where you don't have to live in fear. You don't live in fear, you just live with your windows up, the door can be open or whatever. That's the kind of neighborhood and then, other neighborhoods I'm telling you, believe me, you don't know who might try to steal something. We don't have that, we never did have it. And when someone is moving, believe me, we want to know about them.

**Now when you first moved in here, how many other homes were built?** It was loaded with homes. **So it was these two blocks?** We had this block with nothing but homes and next block over was nothing but homes. Now you can count, I there is only about six homes. Maybe that many and it may not be. That's just the way it is. Times are just getting to be different. When I moved out here we didn't have Winrock, we didn't have something like it. We didn't have hospitals. It was just different. Now you have everything. It is a complete different city compared to how it used to be. It's just a big city, it really is. So that's about it.

**When you moved in here was it primarily black families or was it mixed?** It was black families and like I said it was good religious are, it was better than any area/neighborhood pf any of the places in Albuquerque. This area was because it was a good religious place. People would talk and go out together. Go to church together and just a wonderful kind of a neighborhood you could feel good in.

**What church did you belong to, was there like one major church that most families joined?** I belonged and I still belong to, the University Church of Christ. You've probably heard of the Church of Christ. We receive bulletins every Sunday, that's me

there, that's my name there Rubin Phillips. It is the University of Christ. They have a lot of Churches of Christ here in the city of Albuquerque but we belong to the University Church of Christ. It's down by the university. **Do you know what streets it's on, I was just curious?** I don't think it tells you that. **No that's a prayer study that will be in someone's home.** Pine and Gold, it's one block west of University.

**Have you made a lot of changes to your home since you first moved in? Have you added rooms?** Yeah, because this is part of the home that was already built. **If I drew a floor plan of the original house, what would it look like?** (Mr. Phillips walked through rooms, explaining the layout of the original house.) **Did you originally own all the land?** I could still build something if I wanted to, I have enough land. **How much land did you buy originally?** See I let my son have my trust to read over and I have the deeds and everything in that. I had forgotten that he was suppose to come out today and you could have seen that. **That's OK, I can actually get copies of that.** It's quite a house now, I didn't know it was so different.

**Let's see if there's anything else, I don't want to keep you from your lunch.** Now you just take your time because this is history and I'm glad to participate because I'm sure you need something to go by and I'm doing all I can to get you the information you want. So anything you can think of ...

**The other thing that would be helpful would be if you can remember any people who lived here when you first moved who no longer live here.** Let's see, when we first moved in most of them have passed on. The lawyer passed on. When you first moved in there wasn't hardly anyone here. There wasn't anybody, if I can remember I was about the first one to move in and have a house built. Then I think Mrs. Grant (William and Theresa (?) Grant. She and her husband moved. **Do they still live there?** Oh no, they passed on. And the Maynards have passed on. Did I tell you the Morgans? Of course their kids are still living. And let's see here, Oscar Jones is still here. Myrtle Brown(?), right across the street, she's a lawyer but the people who lived there first was \_\_\_\_\_. The Bagarelli's, they have passed on. The Clayton's, they used to live but they passed. The Bullhart's, ya they have passed on. It was a complete neighborhood.

**Did you have joint celebrations or anything like that? Annual parties or anything like that?** Every year we had a gathering on the 4<sup>th</sup> of July. I guess it discontinued because it was getting down too low. It was discontinued in 1999. We used to have big parties. **Oh yeah, would you do all the cooking?** Everybody did. Everyone would bring their food. We always had a big 4<sup>th</sup> of July. We got to where we kind of ignored it; we wanted to enjoy our family. We wanted to go places on the holiday so we discontinued it in 1999. **Was there a lot of visiting at Christmas or anything like that?** Oh we had decorations, luminario and everything.

**Tell me a little bit about the Home Circle Club? It was organized in 1914, February. Its purpose was? Is it still operating? It is still operating. It was like a community club, it worked to uplift them. Do you have your scrapbook still? I haven't looked at it in so long I wouldn't know where it is. My mind comes and goes, mostly goes... We're off a little bit, quite a bit.**

**Thelma was just telling me today that she wished she was dead. Oh that's too bad.**

**That's my daughter coming. She has a wheelchair. She \_\_\_\_\_ in '92. I can't believe it, you guys don't look that old to me.**

**I have had several people come by and want some information. The first time they ever seen this map. Actually I do have a copy of that map, I found it down in the city. Oh you found a copy? In the maps, there's a map section and I looked up the East End Addition and this is the first map.**

**What about that War Mother's Memorial Hospital; was there a hospital there? (Rubin reading from map) 15 acres. Was it just something Henry Outlee planned? Probably. Anna Kaseman (Hospital) is right across the freeway. I wonder. Brenda told me that these were kids in her family, these names. Or actually, Katie was her grandmother. I was named after her. Ya, her grandmother Katie Duran. Florida is Henry Outley's wife and she said some of the other names were named after children in the family.**

**Do you know anything about or did you know Virginia Ballou very well. Virginia Ballou, she passed on; Brenda's mother. Ya, I remember her very, very well. What kind of a woman was she? Oh, very nice. I remember her, she was just a little thing. Did she work pretty hard to get these homes built? Do you remember anything about that? Yes, she was a nice person.**

June 14, 2004

**Interviewer: Michael Anne Sullivan**

**Interviewing: Bobbie and Tommy Jewell, Sr.**  
about the East End Addition, Albuquerque, New Mexico

**You guys can start and tell me what year you bought your home.** In 1962.  
**Was that home one of the ones J. S. Jones built?** No. Brenda's parent along with several groups at that time bought the land and it came available that they were going to put in homes. Why he was building was so African American veterans could buy homes. I was able to buy a home. They couldn't get anyone in this area to build so that got Jones from Phoenix. He came and agreed to build. He built the homes there on Virginia, both sides and Vermont on the west side. I think he went three fourths of the way. On the east side there were about three or four homes. Ours was the last one. That's as far as he built. We originally lived on Cutler, 7512 Cutler and we had talked with a builder, Mr. Ashgrove who had some property on Pennsylvania. What he did, there was a lady named Mother Young who had a home on Pennsylvania and he was trying to get that property. He traded those two houses that he built and the lots to Mother Young for the property on Pennsylvania. Her husband was Reverend Young and we didn't get to meet Reverend Young because he passed away. Anyway he was going to build these two homes for Mother Young and so then he agreed to build our house while he was over there building homes. Ours was 1020 Vermont.

**How did you acquire 1020 Vermont, did you purchase the land first?** It was a lot.  
**Who did you buy it from?** Did he own the lots? He acquired the lots from some way. I don't remember who he acquired it from I know he had a couple of them because I've seen his name. Ours was one of them. So in exchange for that we traded our house on Cutler and he would build us a home on Vermont. **You owned a home on Cutler?** We were paying for it. **So you traded that for the home on Vermont; was it difficult in 1961 to find homes in the city any more.** Very much. We came here in 1954 as a teacher at the Albuquerque Indian School. **Where did you come from?** Tucson, AZ. and I had taken the exam because they were looking for teachers at that time for the Indian Service. I took it and passed it and they sent for me to come here. I came by myself first, the last of October, 1954 and taught a week. Meanwhile my purpose was to find a place to stay so I could bring the family down. At that time it was very difficult there were two black realtors; one was Mr. and Mrs. E. S. Foster and the other one was James Lewis. During that week that I was here teaching, in the afternoons I would go in to visit them and tell them I was moving my family here and I was a teacher at the Indian School and we were looking for a place to stay.

At that time they didn't have homes available; they had several places to rent. We

rented one over on Edith. I went to Arizona and got the family and we stayed there about a month and later we moved over to Arno. I don't recall the address but Mrs. Monroe was the owner and she had a little place out back and we rented that for several months, two or three months, from the early part of '55. Mrs. Foster helped us find a place and we moved to Paradise Lane. We stayed there until the Fosters were able to contact and we took the land at 7512 Cutler. He was trying to sell it because he had rooms somewhere else. They negotiated and we were able to get the house.

**Was that an area where they were African American families?** We were the first. **How was that? I mean were you welcomed?** There was a neighbor, Mrs. Poland, that said if we had to go anywhere she would babysit the children. She babysat Tommy and Mattie, we didn't have Michelle. She kept them while I worked. We're still friends. **That's nice.** Another lady came across the street and brought a pie. There was no disturbance in the neighborhood at all. This ought to be written up. We stayed there until time to move to Vermont. **Was Vermont primarily an African American neighborhood?** Right, both of the streets at the time as I mentioned, the idea of them building homes first was for African Americans veterans who were coming back and had no places to buy homes. This opened an area that they were able to buy in. Oscar Jones built the first residences in the area. At that time it was completely African American. Both streets as far as the homes he built.

**When you moved there did you have friends already there?** In fact, it was club from the church we belonged called The Dukes and Duchesses. It was a private club. It didn't have anything to do with the church. **A social club? Can you tell me more about that, do you know anything about the history of it?** It was in operation when we moved over there. Bessie Franklin, she's gone away, and Carrie Hanks, they were talking and said, "Oh, we should organize a club", and they did. **What kind of things....**We used to have a potluck, we used to have dances and go places together. We went to Carlsbad Caverns, sort of like a caravan. We went to the Ice Caves out of Grants. We went above Santa Fe, Bandelier, National Forest. We just did things like that. We had lots of fun. **Was there any other aspect to it? There was another social club that a lot of women belonged to that Brenda has told me about and they had like scholarship funds?** No this was strictly for fun.

**Did you tend to belong to the same churches as the neighbors?** The church that we came to when we left Tucson, the pastor there had been here. It was the Afro American B&B Church, at that time it was located in Santa Fe on Arnold. He had been our pastor in Tucson and this is how we got in contact with the Fosters. He told us to be sure and contact them, they were realtors and would help us find a place. The church that we were attending, the pastor's son we were all classmates, we went to college together. In fact he taught a year after he graduated from the University of Arizona. He taught at Eloy and I taught Murano which is about 20 miles west of Tucson. He was about 80 - 100 miles south so he stayed during and came home on



the weekends. I could take the bus back and forth. When we came here this is how we affiliated with the church here.

She asked a question about most of the ladies - most of them were Baptist. We were Methodist and there was only about two or three neighbors who were Methodist, the rest of them were Baptist. **Is there just one Baptist Church?** At that time \_\_\_\_\_ was the main church. A lot of them belonged to the church on Texas. It was organized when we moved in '61 by Reverend Brown, it was his first church.

**How about schools, did your children all attend the same schools?** When we first moved our oldest daughter, May, attended the elementary school on Indian School Road and Pennsylvania. That's where we lived, over there on 7512 Cutler so our kids were at Inez Elementary School. **What high school did they attend?** Then we moved here and they attended Hayes Embudo at that time. **They did, so Hayes was there.** It was an elementary and a junior high at that time. Embudo was built by the time Michelle went to school. The other two had to attend LaMesa for a while and then they came back to Hayes. The high school that Tommy went to was Manzano even after we moved on this side. The line was on Lomas and the kids that live on that side go to Manzano and the ones that live on this side go to Highland. He never wanted to change and so he didn't. I think he only had a year left. Michelle started at Highland when we moved over here.

**Did you still remain pretty close friends with your neighbors over there?** Yes, even after we moved here in 71'. **Why did you move here, was it a bigger house?** Yes, it was a bigger house. **Those houses are pretty small over there.** We needed more space. The bedrooms here were twice as big as over there. We needed the family room and the dining room here. **When you moved in 1971 did you still think that neighborhood was primarily African American?** Slowly it began to change. Down at the corner there was an Anglo. Before that the Carters, they were when we moved there. He married her while he was in the service in Germany, and they came back, he had the home. **When you bought this house did you see a huge difference or any difference in trying to find homes? Did you feel like it wasn't as big an issue anymore? Or did you still think it was difficult?** We had this house built. **Oh you did.** We are blessed to have two homes built for us. **How did you acquire this home then.** We bought the lot from Rogers Electric Company. They owned this lot and we bought it. Then Homes by Marilyn built this house, this little house as a favor for Mrs. Foster. Usually they build houses in Four Hills and they agreed to build us a little. They called it a little house. It was a husband and wife team. The husband built all the extravagant homes up there. The wife she was the one that built ours. In this area here it was integrated right next door at that time, Craig Jones. **Now when you moved here since J. S. Jones was from Phoenix, are you familiar**



with him? I didn't know him but he had a cousin/nephew that we went to school together in Phoenix. I'm from Phoenix. Oh you are. I went to school with Jones' relatives. As I was doing a little research on him, I know he built in a number of areas in Phoenix. A professor at the university, I guess ASU, had written a little bit about him and he actually thought he went to Los Angeles after he left Phoenix. He did know he came here. He lived here for a number of years when he built these homes. I don't know if he lived here or just went back and forth. Maybe he just stayed here when he worked here. I know he stayed on Arno Street with some people. He built homes here until 1955 or 1951, that's quite a while. I have a cousin who lives in Phoenix, she lives in Tempe and she plans cruises and every time they would have a cruise over there she would call and invite us, and we would go. We went on a cruise one time with Jones' sister and she was a principal. These people were all like retired teachers, my cousin was a retired teacher so that's why we kind of fit in with that group. She was secretary of the building company and she came over; she was a lot of fun. So he had quite a long period of time that he built homes? I know that he built a lot in Phoenix. She (the sister) used to come over here, she knew Brenda and matter of fact she's godmother to one of Brenda's children. They still maintained their home in Phoenix. What they did after that I don't know. She still lives there, she retired there from being a principal. I don't know what happened to the brothers. They had sort of an enterprise, he was building construction and they had brothers that went into insurance.

That's something I was curious about, how hard was it to get mortgages? I just thought find someone to show you home but then you also had to get financing. I know a lot of the residents on the East End got financing from a company called Gulf Coast which was out of Texas. I was wondering what your experience with that was. We didn't have any problem because Marilyn fixed everything for us. When we moved over there Ashcraft, Smirk and Company contacted us. It was an Albuquerque Company. Then when we moved over here and built this Homes by Marilyn, Marilyn contacted a mortgage company and we had no problems. We had a good down payment and I think we put down \$10,000 and that was a lot of money in those days, back in 1971, that was a lot of money. Therefore we didn't have any trouble. We had a small payment, like \$156.00 per a month. That just wasn't anything, it was very nominal.

Now you said you worked too Bobbie, where did you work? Were you a teacher as well. No I'm not a teacher, I took a course in data processing and I worked for Albuquerque Public Schools in the Data Processing Center for a number of years, until 1980, then I retired.

Did you both grow up in Phoenix? She didn't, I grew up in Phoenix. I (Bobbie) grew up in Yuma. Was your family there for a long time? I (Tommy) was actually born in Milwaukee WI. My mother had TB and at that time the doctor recommended that we

move to a drier climate so that's how we ended up in Arizona. She passed, she had a brother and sister but they died soon after they were born. Meanwhile, Daddy got to Phoenix and got a job with the railroad for 40 or 50 years. In fact, he had a stroke on the job. He retired and didn't know what to do. He retired once and they let him come back to work. He just didn't know what to do, the routine for year after year and he didn't have any outlet. Going to church was the only thing he did. He went back to work and had a stroke. He fell on the ground in the railroad station, they called an ambulance and they rushed him to Tucson to the hospital. His blood pressure was over 200. They brought it down and when I got the word he was still in the hospital. I called the hospital from school and the nurse said "Well, you don't need to come down, he's doing fine. He'll be going home". He did then. They put him on the bus and he got back home. Before then he called me, said he was doing fine and not to worry about him. The next day he was going to hospital to pay the bill and a neighbor noticed his car never moved. The neighbor knew his habits and knew that he never left his car outside, he called the police to come out and found him gone. He was 68. That's an easy way to go, he didn't suffer a lot.

**Bobbie, how about your family?** My grandfather, Rufus Deeds, homesteaded 240 acres in the Yuma Valley. He was sharecropping in Oklahoma, the crop failed and the man came to take everything and probably put him in jail so he ran off. He had heard that there was land available in Yuma, AZ and he went there and homesteaded land. He worked a year or two and he went back to Oklahoma and got his family and moved them there. There weren't too many blacks, or any blacks, in Yuma. **Did he actually pay money for the land or did he homestead it in the traditional way that you stake a claim?** He stayed on it and farmed and improved it. **That's great, that's an incredible story. When you came here did you feel that this as a better place than Tucson or was it just where you got a job. Did you feel that it was less segregated or more segregated?** Well when we came here we felt that Tucson school system was going to complete integration, high school was but the elementary school wasn't integrated. So was Phoenix, I went to a segregated school in Phoenix. We felt that it wasn't as prejudice in Albuquerque as it was in Arizona. We still feel that way, that Albuquerque is a better place for minority groups than Arizona. Our children do so well, our son is Judge Tommy Jewell and I don't think he would have gone that far in Arizona. Our daughter, Michelle, has a very good job; she is a supervisor Taxation and Revenue; I don't know exactly what her title is but she is a supervisor. They have always gone to integrated schools. The oldest one, Manny Jean, has a good job in Houston, she works in the main office of Continental Airlines and she's like a audits the tickets. That piece of paper they give you goes into her office and they have to account for every piece of paper to balance the budget, she's an auditor in the main office of Continental Airlines. Although she doesn't have a degree, she has a very, very good job. **Did Judge Jewell go to school here? Did he go to UNM?** He went to law school. He graduated from Manzano, got a football scholarship, went to Highland for one year and they cut off football. He was able to get his scholarship

extended to New Mexico State. He got his Bachelor's degree at New Mexico State and went to law school at UNM.

Michelle went to Highland High School and went to Portales, Eastern New Mexico. She finished in three years and made Who's Who in America because she kind of had straight A's. She did her study in Finance, she interned at Colorado State and worked in a bank there for a while. She got her degree and then came back here. She got a job at First Interstate.

(They showed Michael Anne Sullivan a picture or plaque or something). We celebrated 50 years. **So Bobbie you went to the University of Arizona as well?** Yes. That's where we met. **You worked for the Bureau of Indian Affairs.** That's how I got here. **You said that but I thought maybe you switched over and worked for APS.** I do now as a substitute teacher. **Thank you for showing me that. Did you guys have a big bash, a big wedding anniversary party?** Yes That's fun.

**What was your subject in school, what do you teach?** I taught in elementary at the Indian School so I taught all the subjects, math, social studies and language arts. I taught the third year program where they introduce vocations. It was a five year program. The kids tried to get as much English as they could for the first few grades and then choose a vocation at the end. **So what kind of vocations?** For the girls they had waitress, nursing and various others. The boys had bakery, service station attendant, mechanic sheet metal and farming. The school across the river, SIPI, that was our farm. **Where was the Indian School?** 12<sup>th</sup> and Menaul. **So it's the Menaul School.** No, no it's further down. Do you know where the Indian Culture Center, across the street is a vacant lot, they tore it down. **Was it mostly kids from the reservation?** It was all kids from the reservation, it was a boarding school. **Did you ever have to stay the night or anything.** Part of our duty was chaperoning the kids back to the reservation after graduation. We took them on buses. In August, when the school was getting ready to open up we went the night before and chaperoned them back into town. Meanwhile the day school round up the kids and brought them to the day schools there. We had to bathe them and delouse them to bring them to town. **Now did you love teaching there, was there a reason you didn't want to teach in the public schools.** When we first came there weren't any black teachers. Mr. Press Street, he wasn't a teacher but he was the first African American person to work at APS system. **What year was that?** We got here in '54 and it was before that. I knew him in Phoenix, his finished his graduate work I think at New Mexico State, taught here one year and I know he came to Phoenix and taught a year. He was a counselor in the early 50's. The first African American teachers that came from Mrs. Loftus was first and she was hired right from the Indian School. The schools were integrated but they didn't have any black teachers. After Tom had been there for years and years, he decided to retire. **I wondered if it was hard to get a job with APS and then when you could get a job I wondered if there was a reason why you didn't choose to teach there?** I had too much time in, I put in 27 years. **It was a federal job right?** It was better than

APS at the time, it paid better. I remember the salary, it was \$4,750 yearly. I started as a GS 7, and your retired as a? GS 9. Plus see now I maintain my medical as a substitute teacher, I'm not penalized like the people who have not worked before because there were no benefits. They take out Social Security and you still get hospitalization plus we are Army(?) employees. **How often do you substitute teach?** I used to go every day but I cut down and I only work two days a week. The teachers know me and sometimes they ask me to take their classes.

# EAST END ADDITION

## HISTORIC PROTECTION OVERLAY

The Planning Department Historic Preservation would like to place a historic Protection Overlay (HPO) over the 1000 block of Virginia St NE. The reason for requesting this is to protect and acknowledge the historic importance of the remaining portion of the East End Addition.

As there are now only 10 of the original houses developed by Virginia Outley Ballou remaining, it is believed it is important to have protection to preserve those houses. It is also important to save the history of the early growth of the East End Addition.

A public hearing with the Landmarks Commission is scheduled via Zoom at 3 PM, December 14, 2022. That meeting can be accessed via:

Members of the public may attend via the web at this address:

<https://cabq.zoom.us/j/2269592859>

or by calling the following number: 1-301-715-8592 and entering Meeting ID:

226 959 2859

We would like to have your feedback and comments concerning this action. Should you and/or your neighbors like a personal meeting, staff would be please to arrange that. Please feel free to call or email staff to discuss this action or to ask questions. We can be reached at:

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**CHAIR DUDLEY:** So, with that we'll move on to Item number 5, which is project number PR-2022-007874, SI-2022-02108. This is the city of Albuquerque Planning Department's request for approval of a designation of historic protection overlay for the portion of the East End Addition described as lots, 1-7 and 18–21, blocks 25 and 26 in Albuquerque's East End addition. Ms. Bolivar, are you presenting on this?

**MS BOLIVAR:** Yes, I am thank you. Good afternoon, Chair Commissioners and members of the public. The application is for a recommendation to designate a small portion of the East End addition as a historic protection overlay zone. The request would be for lots, 1- 7 and 18-23, of blocks 25 and 26.

The East end addition is at risk of losing its historic fabric and character due to the amount of homes that have been demolished over the years. The introduction of an HPO in the area will help preserve the character of the community, while demolition requests, and new construction would be reviewed for appropriateness and compatibility. The homes of the East End addition are one story pueblo or rent style, and are set back in equal distance from the street. The East End addition was a small, close, knit neighborhood where families knew and looked out for each other. Many of the original inhabitants remain for over 40 years, although in the last 2 decades it has become more racially mixed, but still retains its sense of closeness and community. The introduction of an HPO on the remaining portion of Virginia Street from the 1950 to 1955 development period would require review for demolitions, approval for exterior changes, to properties, and hearing for new construction would be required to review for appropriateness. The request would allow for the goals and policies from the Albuquerque Bernalillo County Comprehensive plan to be further specifically in the areas of community identity and heritage conservation. The applicant notified the required neighborhood associations of property owners within 100 feet, excluding the public right-of-way. The requisite sign was posted on the property. Giving notification of this application. Staff received one phone call concerning the proposal, but they were primarily asking for clarification. The community meeting was not requested. On November 18, 2022, staff conducted public outreach and distributed fliers to the property owners that are included in this request. Staff was able to speak to 2 property owners and received one telephone call and support. The request was reviewed against IDO section 14-16-6-7(C). Procedures for adoption or amendment of historic designation, and the Albuquerque Bernalillo County Comprehensive plan. Regarding case SI-2022-02108, project number PR-2022-007874, staff concludes that a recommendation be made to City Council, which is the decision making body in this area. With that I stand for questions.

**CHAIR DUDLEY:** Thank you, Ms. Bolivar. So, Commissioners, do you have any questions or clarification you request of Ms. Bolivar? Commissioner Gamelsky.

**COMMISSIONER GAMELSKY:** Yeah, thank you, madam. Chair. Ms. Bolivar, I read the application, and within the documents I received there were attachments. Are the attachments actually part of the application, because I did not see them referenced within the application? With all the written doc that you wrote. So, I'm not sure how the attachments fall into play in supporting the actual application.

**MS BOLIVAR:** The attachments are part ..., thank you for the question, Commissioner Gamelsky. The attachments are part of the application.

**COMMISSIONER GAMELSKY:** Okay. And then in the application for the IDO, 3-5 A, purpose you know for including these properties within the HPO it lists a series of questions. What characteristics listed are attributed to the East End addition so as far as on the purpose, I did not see that specifically addressed within the application. So, maybe I missed it. So, I'm asking is that something that's required, or what?

**MS BOLIVAR:** No. Well, the purpose is to protect and enhance the structures and areas is what we're trying to do. But does it have to be specifically stated in the application? I believe not. But perhaps Ms. Naji, would be able to answer that question when she makes her presentation.

**COMMISSIONER GAMELSKY:** Okay. And then why is the proposed HPO not extended to the West? For the properties on Vermont Street. As well as to the East, say to the heights center as well? Because when I look at the properties on Vermont I didn't see much difference as to what's on Virginia.

**MS BOLIVAR:** Thank you, Commissioner. I believe the introduction for the HPO. For the remaining portion on Virginia Street is because of the period of development from 1950 to 1955, as opposed to the other street that the development was later.

**COMMISSIONER GAMELSKY:** So, you're saying Vermont is not part of the HPO, but it was plotted back to the same time. Isn't that correct?

**MS BOLIVAR:** I would not be able to answer that question. Perhaps. Ms. Naji will.

**COMMISSIONER GAMELSKY:** And then so, I think I heard, and I read there was, there was no meeting, but was there ever an effort to just say, let's have a meeting to invite the residents to come out?

**MS BOLIVAR:** Notification was submitted, the paperwork was submitted. It's part of the application to see if they wanted to have a meeting, but nobody reached out, saying that they didn't that they did want to have a meeting. We, as staff, we send out the paperwork, but if we do not hear a response it's not required. I mean it's not required. In order to proceed, and on the eighteenth of November we distributed flyers making an extra effort to do community outreaching.

**COMMISSIONER GAMELSKY:** Okay. And then I have 2 more items here. In your, in the application there's a form L, and a list on the list as contributing structures that there are 10 of them. I wasn't following what that is about.

**MS BOLIVAR:** Because there are 10 properties on Virginia Street that are part of this request. Everything else has been demolished.

**COMMISSIONER GAMELSKY:** But they're not currently contributing, are they?  
They would be if this is an HPO, but they're not currently contributing. Is that right?

**MS BOLIVAR:** Because we don't have an HPO, They're just part of the East End addition.

**COMMISSIONER GAMELSKY:** Okay, Well, just to... I'm bringing up these points just because I I want this application to be as strong as possible when it moves on. I don't want to see any opportunities, for nay sayers's to shoot it down. So, I just want to make sure that you know that the foundation is made more solid and reinforced wherever it can. And that's why my questions. Thank you very much.

**MS BOLIVAR:** I appreciate that.

**COMMISSIONER MCKINNEY:** Yes, just... thank you, chairman. Just a question for staff on that and it was brought up about the contributing it indicated 10. There are 11 houses. There's 6 on the west side, and 5, as I viewed it on the on the east side a total of 11, and i'm wondering are all of those, would be considered to be contributing, or one was left out, or there was no plan showing or photo showing the houses that within the proposed district that we're addressing. I went to Google Earth and looked at it, and then I've also been by the site. I'm just wondering about do all the houses there would be proposed to be contributing or not?

**MS BOLIVAR:** I believe so, thank you Commissioner McKinney.

**COMMISSIONER MCKINNEY:** Okay. So that would be 11 instead of 10. Then is that correct?

**MS BOLIVAR:** I'll defer that question to Ms. Naji to present as part of our presentation.

**COMMISSIONER MCKINNEY:** Okay, thank you!

**CHAIR DUDLEY:** Okay, so it sounds like both of you, Ms. Naji, and Ms. Bolivar are presenting on this matter. Should we move on to Ms. Naji before we finish up questions?

**MS NAJI:** I think that would be suitable.

**CHAIR DUDLEY:** Okay. Great.

**MS NAJI:** So, let me get back to you here. So, the way we sort of work this, I filed the application and had Ms. Bolivar do the analysis for you. Just to clarify some points, and I do appreciate the Commissioner Gamelsky points in terms of making this the strongest application, and I think we do have the opportunity to beef up some of the documentation before it goes to City Council. If the Landmarks Commission will you know, allow us that leeway. Just in terms of additional documentation, But the East End addition is limited to these 10 properties. Because since whatever Google Earth you're looking at, Commissioner



McKinney was taken, they've lost another building. A lot of effort was made to try and prevent that demolition by staff. At the end of the day we were not able to prevent the owner from tearing it down. That was very unfortunate, because it really eats away at that eastern side. The reason why we are looking at just this block is because, yes, a lot was the East End addition. The East End addition was 144 acres. Only these 2 blocks that is, the property to the east of Virginia Street is not residential. It's some sort of a sports club. It was not developed by Ms. Belue. And so we, when we look at what was actually able to be developed, it was just the 2 blocks of Virginia and Vermont, but not all of Vermont and Vermont was not built under the original developer's care. So Ms. Belue, who was the one who worked to actually develop the area constructed, I think, 4 houses on Vermont, all of which have been demolished. And then there were, I think, 16 that were on Virginia Street, of which we have 10. And so, while both of those streets had a sense of community at one time changes that were made because of the advancement of the car dealership resulted in a Cul-de-sac being placed on Vermont. Which is really isolated it from the community that's on Virginia Street. It doesn't flow through the houses were built by a later, or different builders in the late fifties, some in the early sixties. They've had major renovations and additions added on to them, so that the integrity of the buildings is definitely in question. One of the properties there was even relocated from University Heights. So, it doesn't have that same sense of integrity that we have on Virginia Street, and that's why we are looking at this small area because of its integrity. It's integrity, and what it can, the story it can still tell. And that's the reason we are pushing for this. I know work is was made on this many years ago. I know. I see that at Ed Boles is here on this zoom, and he's the one who did the original footwork in terms of trying to get this as a historic district. And hopefully, that's something that we can move forward with that. If we get past the this stage, so we can make those submittals to the State and for the National Register, because there's very little of the African American history to hold in New Mexico. There's not areas that express those hopes and dreams, and that initiative to be where they are. There's, some other places in New Mexico, but not really in Albuquerque. We feel like it is, it is most imperative that we get this with these protections. Because, even though we're looking for a demolition review in in the future. It could be very hard without any sort of special designation for this area. It doesn't, you know it's been chipped away at, and we need to get a halt to that. And to get this area with a little more designation, and just the appreciation, so that people know the story there. I don't want it to just be a footnote in a book. Yeah, I want it to be a place that that still remains that we can reference.

**CHAIR DUDLEY:** Thank you, Ms. Najj. Commissioners, are there any questions of Ms. Bolivar or Ms. Najj on the presentation they just provided? Commissioner Gamelsky.

**COMMISSIONER GAMELSKY:** Yes, thank you, Chairman. So, Ms. Najj, just to clarify the structures on Virginia are the only ones being included because they're the ones that were constructed by the original developer builder of the East End area, whereas the buildings, the houses along Vermont, even though they were part of that original planning action in creating this whole big area of the Eastern addition, but because they weren't constructed by that family. You're saying that it's, they are not to be, the structures along Vermont are not to be included. Is that about right?

**MS NAJI:** That is one aspect of why it is not included. There is that, there is the fact that they lack the integrity, because not all the houses are even, were even built there. One has been relocated a structural relocation of a bungalow, this is the sense of community, because of the Cul-de-sac there rather isolates it, and the changes to the houses that are there have been much more extreme. Second stories have been added, additions to the fronts, the backs, the sides. So, you don't get that same sense of the of the architecture of that area. So, it's a combination of factors only one of which is the original builder and developer of the property.

**CHAIR DUDLEY:** Commissioners Any other questions before we open it up to other interested parties who wish to speak. All right, not seeing any further questions by the commission. Mr. Salas, it looks like we have at least one person who wishes to speak. I'll let you call on people as you see them.

**MR SALAS:** Yes, Chair Commissioners the speaker that wishes to speak is Roz.

**ROZ:** Yes, can you hear me.

**CHAIR DUDLEY:** We can hear you. We just hear it echo.

**ROZ:** (inaudible)

**CHAIR DUDLEY:** Thank you. Ms. Roz.

**COMMISSIONER GAMELSKY:** Madam Chair, can you restate what Ms. Roz just said? I just heard a lot of echo.

**CHAIR DUDLEY:** that that's not really our practice Commissioner Gamelsky. She says she's not in favor, and she said that the letter didn't suggest that she needed to reply ahead of this meeting today. And that's a general jest. Mr. Salas, would you like to call the next person?

**MR SALAS:** Chair and Commissioners, the next speaker is Pastor Walker.

**MR WALKER:** Good afternoon to each of you. My name is Pastor David Walker. I reside at 1019 Virginia St., northeast. Which is one of the 10 houses that are located in this East End addition. Personally, I wanted to share with you all that the history is very important to connect us to the significant milestones of our past. In front of my home If you were to drive by you would see a sign which says black history matters. It appears to me that when we look at society as a whole, not only here in Albuquerque, but across the United States. It appears to me that we live in a time when the integrity of our rights legacy as a people are slowly being eradicated. Which is why I think it's very important that we conserve the history, or the historical nature of this community that was developed by African American citizens of the Albuquerque area in the early 1950's. Knowing that Historical Preservation is a conversation of our past about our future. I personally feel that by designating this area as a historic preservation on all protection

of the overlay zone. It will help us to retain the historical significance of the original developers, and the homeowners that live in this area. Questions that I have is what if any restrictions will be placed on the homeowners in the in the future when it comes to improvement of these existing homes. I have a question is, will a... for example, will a historic preservation architect have to approve any additions. improvements of renovations? These homes are not very large homes. Most, if not all of them are no bigger than 3-bedroom homes. Many of the people that are living in this area, families are bigger than they were when the original owners lived in this area. So, I asked these questions basically because my plan for the future to add, in addition, much needed space to our home. My wife's grandmother, was one of the original, if not the first in this area. And, so I question that because we are in a need to add on to our home. Well, and so my question is being designated with this protection will I have to require any permits? Besides, the original permits needed for improvement. Or would I have to, obtain additional permits before I can do any improvement for construction on this home? But I truly believe again, that is very important, that we not only preserve the history as Ms. Leslie stated. There's, not very many areas in the State of New Mexico that are designated historical preservation, especially those that were developed by African Americans, and my concern is, if we don't preserve this area as was stated by others, to be honest ill just put it this way those car dealerships are trying to buy out as much property in this area as they possibly can. If you move over to a couple of streets to the east, those dealerships are from Lomas all the way to Marble street. And I feel that if we don't do anything to protect ourselves and the original developers of this area, they will soon eventually offer some a substantial amount that is a much greater than what their houses worth, and they will soon buy them out in before we know it. This area would be gone. So, I just wanted to share that with you. Thank you for the privilege of your time.

**CHAIR DUDLEY:** Thank you, Pastor Walker.

**MR SALAS:** Chair and Commissioner. The next speaker is going to be MR WASHINGTON.

**CHAIR DUDLEY:** Let me just add, before you start, Mr. Washington, I will. What we'll do is answer your questions. We'll have Staff answer your questions at the end of this period of hearing from interested parties. You can start now, Mr. Washington. You're muted right now.

**MR WASHINGTON:** I appreciate what Pastor Walker has said. I also am a pastor the local church in the Albuquerque area, and my wife was a long-time resident of the Virginia area. She was born there, as a matter of fact and so we still own that property, and you know we feel that making the East End addition and historical protection zone is the last opportunity that African-Americans will have to leave a permanent mark in Albuquerque. Not only in the northeast height, but it looks like in the whole city of Albuquerque. And so, we are definitely in favor of that. This is most significant. We consider the fact that both the City of Albuquerque and probably most of the state of New Mexico, have done little to memorialize the achievements of African Americans. in the city in this State. And so this is really significant that we try to preserve this and now the city of Albuquerque it looks like with some influence from the dealerships or alumnus, are considering the destruction of the low evidence that remains of the achievements of African Americans in the northeast heights, especially in the city of Albuquerque in

general. So, this is an important a significant part of Albuquerque to us it would be a great travesty for such a thing to happen that would be a stain on the city of Albuquerque in regards to what it thinks about the contribution of African Americans over the years. If this was not, considered to be in an historical site for preservation. And so, designate the East End Addition to be an historical protection dome, however small it might be would go a long way and rectifying the ill of overlooking the contribution of the in the city of Albuquerque in the past, and I've lived in Albuquerque for 58 years. I came here in 1964, and worked for Sandia Labs for 30 years. And so, I have a very strong attachment to Albuquerque, a very strong attachment to this area being a property owner, and I think it' be a really a big mistake for this for this protection not to go through because of as I say, it is also is pastor Walker said its probably some pressure by the car dealerships. To a demos this area so they can use it. It's more important to Albuquerque that this remains as a testimony to the achievements of African Americans in the City of Albuquerque; that then it is to give dealership a few more lots to sell cars on. I think it's more important to the city than the than the to do is to take it over. So, we are totally in favor of that we also have some questions like Pastor Walker did about what the requirements would be for homeowners, so far as making modification, and upgrades, and so forth which is something that we plan on going to also make to our property. But we would like to know also what those restrictions would be?

**CHAIR DUDLEY:** Thank you. Pastor Washington.

**MR SALAS:** Chair and Commissioners. The next speaker is going to be Princess Coleman.

**MS COLEMAN:** Good afternoon. My name is Princess Coleman, 1019 Virginia Street, northeast. 1019, Virginia Street, northeast, was the first home built on the Gender Street by Ms. Belue. These are the other homes that we here the McMurray's, the Drones, the Robertson, the Atkins, the Palmers, the Bryants, the Phillips, the Bullhort's and Morgan's. That's how close this neighborhood was there and we continue to take pride in this neighborhood. We continue to have a collective effort to keep our neighborhood to be a viable part of this community. The vision of this neighborhood was to have middle income African-American homes here, and that tradition continued for a number of years. Now we are proud to say that we are a multicultural neighborhood there where we know everyone's name. We are 100% in favor of this become a historical landmark designation. It's important to know that the late Mr. Phillips, and the late Mr. Jones, we're instrumental in keeping the hope alive of this neighborhood along with my grandmother, the late Princess Bryant. So, the legacy is here. The blueprint is here. We just need the commission to have the right word. the vision that we already had under the leadership of Ms. Belue. We hope that the Commission will 100% put their vote behind this historical landmark in the memory of Miss McMurray, and the memory of Mr. Jones, in the memory of the Robinsons, in the memory of the Atkins, in the memory of the Palmers, of the memory of Princess Bryant, of the memory of the Phillips, in the memory of the Bull Horse family, and the memory of the Morgan's. Thank you.

**CHAIR DUDLEY:** Thank you, Ms. Coleman. Mr. Salas, do we have anyone else who wishes to speak on the matter?

**MR SALAS:** Chair of Commissioners, nobody else has signed up to speak. If anybody else wishes to speak, please say so now.

**CHAIR DUDLEY:** Okay. So, next we have an opportunity for Staff to respond to the comments that we've heard right now and then we will close the floor for Commissioner discussion.

**MS NAJI:** Thank you. Chair Dudley and Commissioners, in answer to your questions, yes, to have an HPO it gives you protections from demolition. It also comes with a responsibility which is if you do want to make exterior changes to your property. If you want to make your additions. If you want to change out your windows if you want to build a carport. You can do these things, but you need to get a certificate of appropriateness from our office. It's something that you would do before you apply for your building permit, or bought your windows. To which we like to think that we are there as an instrument to help you make those positive the changes to your property so that your additions, the windows, that they maintain the same character of the community. We, you know we don't, agree to additions to the front. We want to maintain the front set back so that your streetscape will maintain the same feel to it. And that's a lot of what's happened on Virginia Street I mean not Virginia, Vermont where there were, you know, people have made additions and large additions, and you kind of lose the sense of what the original housing was. We don't prevent you from making those additions, but we'll help you to make them compatible and appropriate for your original house and to the community that we're trying to preserve. I can answer any specific questions you might have concerning that as well.

**MR WALKER:** I have a question if you don't mind. You mentioned the certificate that is needed for additional, and you included windows. Windows that are in some of these houses are the original windows. Those windows are not comparable to the windows of today. So are you saying that the windows will have to be original single pain windows, and not weather-related windows?

**MS NAJI:** No, I'm saying that if you want to, say you wanted to come just for everyone's information. The original houses have the steel casement windows for the most part. So, what we would do is we would look at what your alternatives are in terms of how to make either to put storm windows. There's, different varieties that you can do with the storm windows, or for replacing the windows, but for looking to maintain the same look of the original windows. So, one of the things that that we find most problematic are the sliding windows. It came a little bit later than when your property was built. So, we would look for a window that would give you the same, at least the grid that you would have with the casement windows that may currently be on your house, but it doesn't have to be a single pain steel casement window anymore. But we would go over it with you to see what's the best solution for your windows.

**MR WALKER:** And that would include even additions to the house and not going forward into the front. But what about the rear of the home, can it be?

**MS NAJI:** Yeah. So, there's I mean we would still review it. You know, so that it's you know, in keeping with the with the original property as best we can. And for most things that come out, it's a small

application. If you wanted to make an addition over 200 square feet. That would have to go to this Commission for approval, though.

**MR WALKER:** Okay. So that's basically, what you saying. Everything would have to be going through this Commission?

**MS NAJI:** No windows wouldn't, smaller changes that you might make onto the property. But if you put an addition over 200 square feet, that would.

**CHAIR DUDLEY:** Okay, just to clarify what Ms. Naji is saying. If it's a certain type of change Staff has the authorization to talk through that with property owners and approve it without going to the Commission. And much like you saw in the earlier case, if it's not viewed by this street, the public right of way your opportunities to change what's in the rear of the property are much greater than because you're not compromising the front of your property has currently. It looks like we've got 2 more questions of staff. We are still in the staff response phase. Commissioner Gamelsky, do you have questions of staff?

**COMMISSIONER GAMELSKY:** I do not. I do not have a question of staff, but I would like to pose a question to some of the presenters from the neighborhood. To Pastor Washington, to Pastor Walker and to Ms. Coleman. May I do that?

**CHAIR DUDLEY:** Yes, the floor is still open.

**COMMISSIONER GAMELSKY:** Thank you. Well, my question is a response to what I heard and basically what I heard is the is that there's the pressure from the dealership. So, given the pressure from the dealerships. What is your opinion about expanding the HPO to include the properties along Vermont? That's a question I pose to Pastor Washington, Pastor Walker and Ms. Coleman, thank you.

**MR WALKER:** I'll speak first. If you don't mind. I would have no objection to including that street in that area. I realized that it was not a part on some of those homes were, and they had been demolished. And so, it's not considered because of some of the improvements to the home. But I think this entire area must receive some type of protection from those again, those dealerships whom I am speaking from my personal viewpoint, that I can observe that are buying not only the majority of the area in this section. But down throughout the entire street from Louisiana up into Wyoming. I observe that call it deal Dealerships are buying up a majority of the property. and they're extending their lots further north because they, other dealerships are next door. So, the only place that they can improve or add additional land is to the north. So, I would have no objections, for now. I Just think this area must be protected for the citizens of for the homeowners in this area.

**COMMISSIONER GAMELSKY:** Thank you. Pastor.

**MR WASHINGTON:** Yeah, you know. We agree with what Pastor Walker said, we have no objection to Vermont being included as part of the historical protection area for the same reason that, he stated.

**CHAIR DUDLEY:** And, it looks like we have agreement for Ms. Coleman. Do you want to add anything?

**MS COLEMAN:** I agree,

**CHAIR DUDLEY:** Okay. So, we also have a hand up from Ms. Roz. Do you have a question, Ms. Roz, of Ms. Naji, or Ms. Bolivar from there staff for this response?

**MS ROZ:** Well, I do not agree with including Vermont. That is my property, that is my street. (inaudible)

**CHAIR DUDLEY:** Thank you, Ms. Roz. Let's let Ms. Naji respond to the question about the fence and your other points.

**MS NAJI:** I do want to clarify to Ms. Roz, that whether you're in a historic district or not you. You do need to have a permit to build a fence on your property. So, you make sure you get that. You just wouldn't need a certificate of appropriateness. But regarding the idea of extending the HPO to include Vermont I think I just double-check the map none of the houses on Vermont that are still remaining were built before 1960. I'm not sure how late they were built, but none of them were on the ground in 1959. If you look at them the styles of the architecture are very different. They Don't maintain the same sense of cohesiveness that we have on Virginia, and I think if we what we ultimately would like to do is to get State national designation for Virginia as a historic district beyond just the HPO. Usually we do it the other way around, but in this case we're starting at this point, and I think it is very important to realize that that these in order to get a district designation, we have to maintain the integrity of the properties none of the properties on Vermont would qualify within a historic district, because of when they were built for the changes that have taken place on them. On Virginia Street we have another alternative, and therefore I think it is important that the closeness of that street and of the character of those existing properties is the best way to go for protecting that community and for moving forward with any sort of designation in the future.

**CHAIR DUDLEY:** Thank you, Ms. Naji. So, unless there's anything else that Ms. Bolivar wants to add, we're going to close the floor and have the commission speak and vote.

**MS BOLIVAR:** Thank you chair. I have nothing else to add.

**CHAIR DUDLEY:** Okay, thank you. Well, thank you all for your comments and your questions. And with that we're going to close the floor and move into commissioner discussion. And well, so Vice Chair Austin, would you like to start?

**COMMISSIONER AUSTIN:** I would like to start first. I would like to commend Ms. Coleman, Pastor Walker, and Pastor Washington, to understand how important this is to maintaining a true history of



Albuquerque. I think this is a excuse me, as I'm moving my computer. I think this is a, is a great idea. Believe me, the commission I'm sure all of us, understand that to maintain a complete history, not the history of the wealthy, but the history of the people is so important, and I absolutely support without question this issue.

**CHAIR DUDLEY:** Thank you, Vice Chair. Commissioner Bello.

**COMMISSIONER BELLO:** I happen to be a historian who works on topics, related history and memory. I'm using that to cite myself as an authority, but certainly to cite my interest, and I strongly, strongly support the preservation. 150 of this vestige of the African American experience in Albuquerque. It's an underrepresented experience, and it's very important to preserve material tangible places like this, where people can, can experience it physically, directly, and not through pages in a history book, or through some other secondhand way of doing it, and we never know when we preserve these things. We never know how that significance grows and changes over time. So, I think it's really, really important that we preserve this as to the concerns expressed by Pastors Wilson in Washington, and others about what they can do with their properties. I live in the fourth ward overlay zone here in downtown, and we have to get the approval for appropriateness, etc. It's not as onerous as it sounds, and it's really, it's necessary to be able, if you want to preserve the historic significance of structures, or of a neighborhood or of an area. It's really one of the things that you have to do. You have to be able to keep an eye on how things evolve in those, in those particular areas. So, and it's not as horrible as it sounds. It's usually something that you can work with planning on and get a lot of support for improvements, etc. And so, anyway, I'm starting to wander up, I strongly support this from the perspective of preserving an example of, or something tangible about, the African American experience here in Albuquerque.

**CHAIR DUDLEY:** Thank you, Commissioner. Commissioner Gamelsky.

**COMMISSIONER GAMELSKY:** Thank you, Madam Chair. I just want to ask a question of staff. Though my question is unrelated, but related to this application, and that is as staff looked at the Kirkland Addition as an HPO. Given the long history of black Americans in that area. And just I think it's worth bringing it up, because there's other parts of the city that do have a history of African-American black residents here. Thank you.

**CHAIR DUDLEY:** We've closed the floor on this one, and I know I know that was a point of contention in our last commission. So, if we're, if we're adhering to the rules, let's talk about that in other business, because that is a separate matter. And what we have to vote on now is the specific zone that was identified in this in the staff report around Virginia Ave. Commissioner McKinney. Go ahead.

**COMMISSIONER MCKINNEY:** Thank you. First, I would like to thank Ed Boles, and what he has done previously. concerning this, and also to Leslie and staff. This is this is a very important HPO, that needs to be accomplished, and Ed knows that I can be very verbose, and I think Leslie, starting to understand that too. Some of the background the Albuquerque Museum, housed an exhibit starting last January, and it

went through July, I believe and it was called facing the rising sun, and in that there are only according to that exhibit. I think that's and it did not include the Kirkland, and I understand Kirkland, and I have some friends in Kirkland back in 1965, and I know that's another development. But what the exhibit which I think, was championed by Rita PAL Drell, and I think some of you know Rita was starting with in New Mexico with the Homestead Act was blacked them which was a 1907 or 1908, not only a subdivision, but a black town south of Roswell. Which lasted until the twenties. It's somewhat controversial about not only drought, but other things that cause the demise of it. It's now listed as a ghost town many of those individuals we were black moved to Vado, south of Los Angeles and north of El Paso, which is still a viable black community area, if you will. The only other one that was listed in this exhibit was the East End addition quite extensive with what they went through. I think one of the things, and I shared that with Leslie was one of the photographs was a 1958 plat of the area, with the interstate penciled or inked in showing what it did to this 144 acres. And if we're paying tribute to people. I really think that Henry Outley, who put together the 144 acres should be included in that that it was his stepdaughter that proceeded in 1950, with the development and with the builder from Arizona, Just a little background history. This is extremely important, and it has certainly I am certainly in in favor full favor of this being an HPO, and with that I'll get off my sob.

**CHAIR DUDLEY:** Thank you, Commissioner. Commissioner Palmer, do you have any comments?

**COMMISSIONER PALMER:** Yeah, I would like to commend the planning department for recognizing this area, and it's historic importance. It's not easy to see what this area contributed to the history of Albuquerque, and I appreciate the fact that you want to maintain the architectural integrity of the neighborhood in order to highlight the fact that it was truly a community. I am in favor of usan Palmer: designating this as a historic under the purview. I historic protection overlay

**CHAIR DUDLEY:** Commissioner Gamelsky. Did you have any other comments?

**COMMISSIONER GAMELSKY:** Only that I would reiterate that I wholeheartedly support this Hbo and I and Staff has done a great job. But I think, for my comments I made earlier. It' be good to improve the foundation and the application, so that there's no reason whatsoever that any naysayers could say no down the road I totally support it. And I'll just add that I also am in support of the HPO. I'm very glad to see that you all who are very strongly tied to the neighborhood, are in support of preserving it and telling the story. So, I appreciate your all, all of your work on this matter and all your time today.

**CHAIR DUDLEY:** Would any commissioners like to make a motion. Commissioner Bello, you're muted.

**COMMISSIONER BELLO:** Sorry about that. I'd like to make a motion. I'm case number SI-2022-02108, Project Number PR-2022-007874, I move that we approve the project as presented and and moved to make this an historical protection overlay?

**LC Hearing December 14, 2022**

**Project # PR-2022-007874**

**SI-2022-02108**– Designation of portions of the East End Addition as a Historic Protection Overlay

Page 13 of 13

**CHAIR DUDLEY:** Do we have a second? Seconded by Commissioner McKinney. Commissioner Palmer, how do you vote?

**COMMISSIONER PALMER:** In favor.

**CHAIR DUDLEY:** Vice Chair Austin?

**COMMISSIONER AUSTIN:** Sorry, in favor.

**CHAIR DUDLEY:** Commissioner Gamelsky.

**COMMISSIONER GAMELSKY:** In favor.

**CHAIR DUDLEY:** And I also am in favor. So, the motion passes. Thank you



**LANDMARKS COMMISSION**

**AGENDA**

**WEDNESDY DECEMBER 14, 2022**

**3:00 P.M.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference**

**Members of the public may attend via the web at this address:**

<https://cabq.zoom.us/j/2269592859>

**or by calling the following number: 1-301-715-8592 and entering Meeting ID:**

**226 959 2859**

**MEMBERS**

**Rosie Dudley – Chair**

**Lauren Austin – Vice Chair**

**Joe McKinney – Damon Maddox**

**Lee Gamelsky - Robert Bello - Susan Palmer**

Due to the number of cases and the time required for each, a time limit shall be imposed on all parties in interest to each case. Limits are necessary so that the LC may give the last case on the agenda the same attention given the first. Limits shall be as follows:

Staff Report:	Five Minutes
Applicant:	Ten Minutes
Other Interested Parties	Two Minutes Each
Applicant Rebuttal:	Five Minutes
Staff Rebuttal	Five Minutes
Floor Closed:	Commissioners' discussion and vote

1. Call to Order: **3:00**
2. Additions and/or Changes to the Agenda.
3. Approval of the November 9, 2022 Minutes.

<b>4. PR-2022-007873</b> <b>SI-2022-02107</b> <b>Application for Certificate of Appropriateness</b>	Strata Design, agent for Majdah alQuhtani-Dphrepaulezz, requests approval of a Certificate of Appropriateness for Alterations at 920 Lomas Boulevard NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition (J-13-Z).
<b>5. PR-2022-007874</b> <b>SI-2022-02108</b> <b>Designation of portions of the East End Addition as a Historic Protection Overlay</b>	City of Albuquerque, Planning Department, requests approval of a Designation of Historic Protection Overlay for a portion of the East End Addition, described as Lots 1-7 & 18-23, Blocks 25 & 26 East End Addition (J-19)

6. Other Business:

## 7. Adjourn

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact the Planning Department, at 924-3860(VOICE) or TTY users may access the voice number via the New Mexico Relay Network by calling 1-800-659-8331.

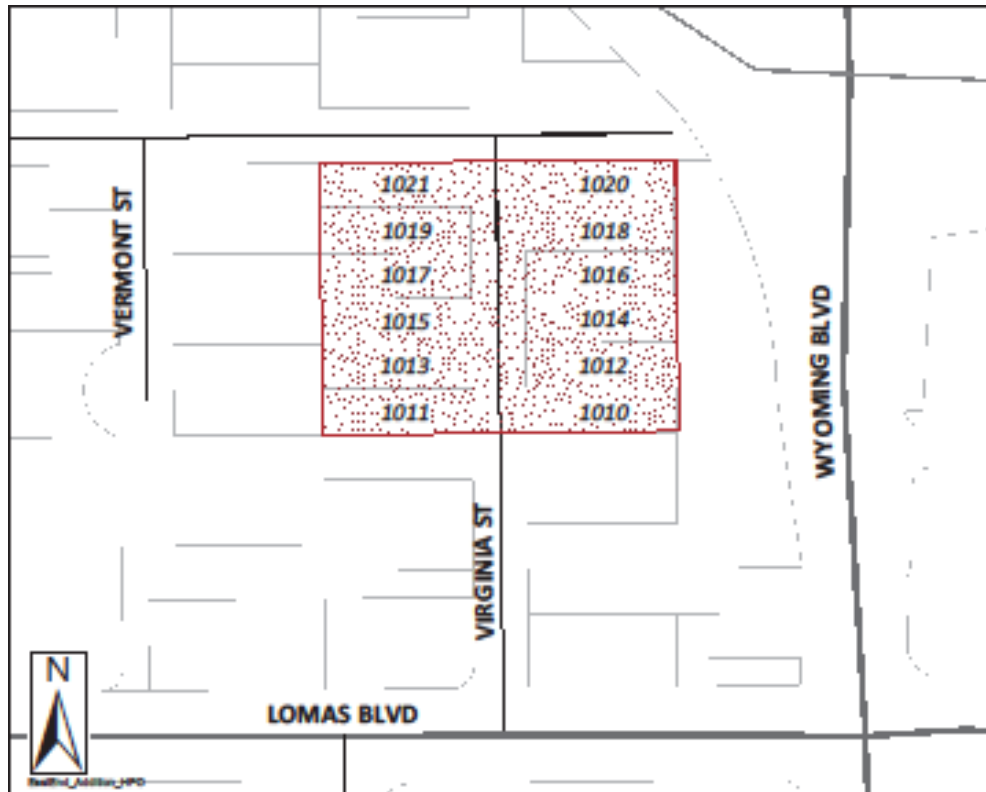
**NOTICES OF DECISION** will be mailed only to the applicant or agent. All other interested parties can view and print a copy of the decision at the following website or a hard copy is available at our office on the 3<sup>rd</sup> floor, City Planning.  
[www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets](http://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets)

# Exhibit A

## 3-5(H) EAST END ADDITION – HPO-2

### 3-5(H)(1) Applicability

The HPO-2 standards and guidelines apply in the following mapped area.



### 3-5(H)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-2 zone are found in the East End Addition Neighborhood Handbook and Historic Protection Overlay Design Guidelines and are available online: <https://www.cabq.gov/planning/codes-policies-regulations/historic-standardsand-guidelines>.

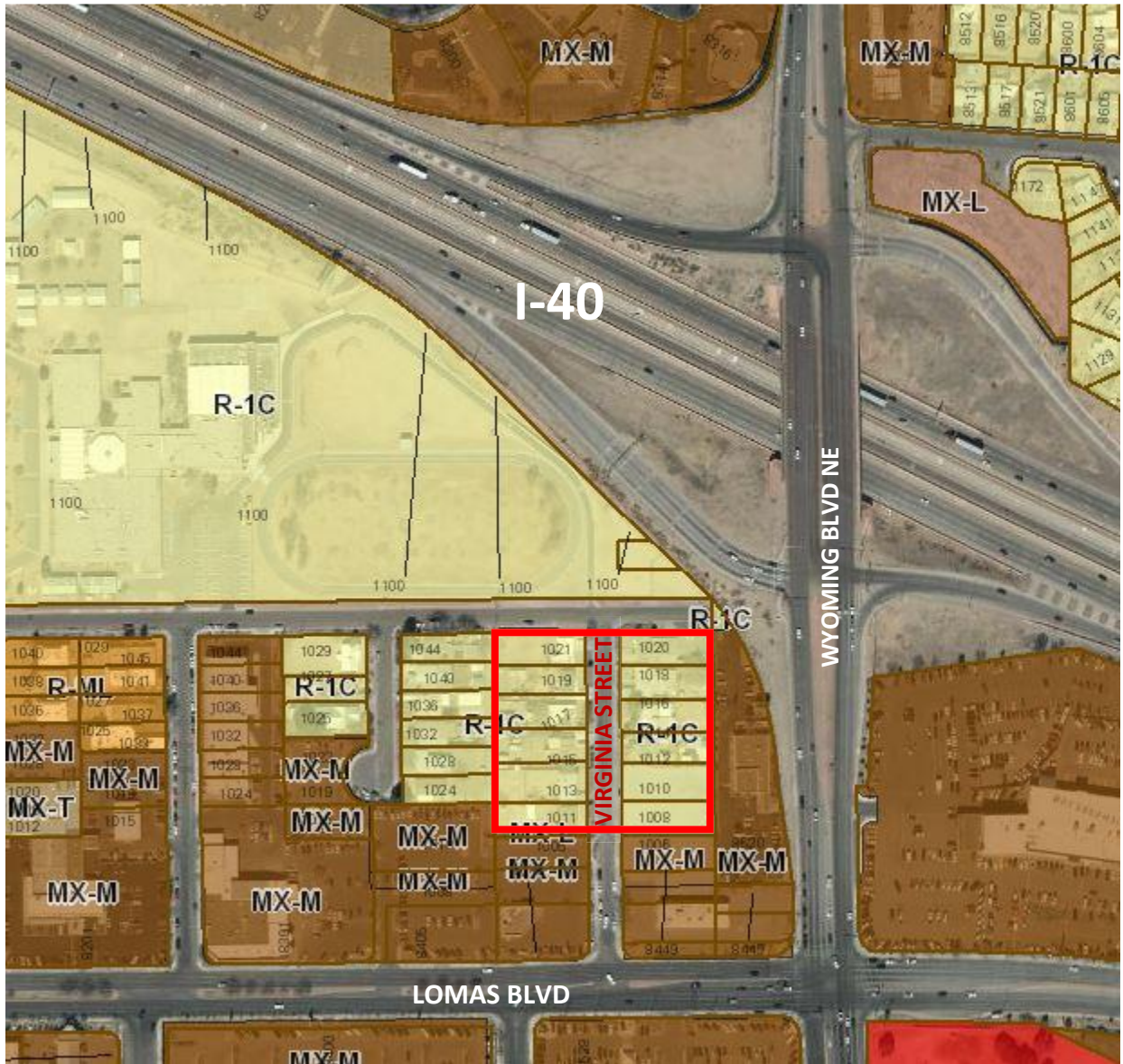
### 3-5(H)(3) Cross-references

3-5(H)(3)(a) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(H)(3)(b) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(H)(3)(c) Subsection 14-16-6-5(F)(3) (Sign Review in HPOs).

# Exhibit A.1



**EAST END ADDITION** 