

**CITY OF ALBUQUERQUE**

**LANDMARKS AND URBAN CONSERVATION COMMISSION**

**LUC RESOLUTION 2005-001**

**RECOMMENDING LANDMARK DESIGNATION OF THE EL VADO MOTEL/AUTO COURT**

**WHEREAS**, *Section 14-12-7* Revised Ordinances of Albuquerque, 1994; Criteria for Landmark Designation specifies that real property in the City of Albuquerque may be designated a landmark if it has historical or other cultural significance or integrity, is suitable for preservation, has educational significance, AND

**WHEREAS**, the El Vado Motel (Auto Court) is historically significant because:

a. Section 12-14-7(A): El Vado has historic significance rooted in its architecture and its associations with automobile tourism on U.S. Highway 66.

b. Section 12-14-7(A)3: El Vado portrays the environment of a group of people (lodging operators and automobile tourists) in an era of history (Late Depression/World War II/Post-War Period) characterized by a distinctive architectural style (Spanish-Pueblo Revival).

c. Section 14-12-7(A)4: El Vado embodies the distinctive characteristics of a type and method of construction.

d. Section 14-12-7(A)10: El Vado Auto Court/Motel was listed in both the State Register of Cultural Properties and National Register of Historic Places in 1993.

e. Section 14-12-7(A)8 Preservation of the El Vado Auto Court/Motel is critical because of its relationship to already designated landmarks; AND

**WHEREAS**, City staff has caused the historical significance of the property to be documented and an application has been made to this Board for a recommendation as to whether the property should be designated as a historic landmark, AND

**WHEREAS**, on December 14, 2005, the Landmarks and Urban Conservation Commission of the City of Albuquerque, voted to approve the application submitted as Project #1004369, 05-LUC-10637 (incorporated herein by reference) AND

**WHEREAS**, City staff has prepared an economic analysis of the economic impact of the landmark designation on the El Vado, AND

**WHEREAS**, City staff has ordered an appraisal of the El Vado such appraisal to address the value of the El Vado both with and without landmark designation, which appraisal has not been completed, AND

**WHEREAS**, on December 14, 2005 the Landmarks and Urban Conservation Commission of the City of Albuquerque adopted additional findings in support of the application which findings are submitted to the City Council herewith,

**NOW, THEREFORE**, the Landmarks and Urban Conservation Commission of the City of Albuquerque resolves that:

1. The Commission recommends to the City Council of the City of Albuquerque that the El Vado Motel (Auto Court) be designated as a local historic landmark pursuant to *Section 14-12-7* Revised Ordinances of Albuquerque, 1994; provided that that City Council finds that the economic analysis and appraisal satisfy the requirements of the ordinance,
2. The particular features that should be preserved include:

All three buildings in the complex;

Spanish-Pueblo Revival styling in the form of buttressed walls with curvilinear parapets, projecting vigas, wood posts and beams, and doors and windows recessed in the adobe bearing walls;

The court space between the buildings and its openness to Central Avenue; and

The El Vado Motel pole sign at the Central Avenue frontage.

The following types of features shall be preserved and restored if possible:

Pattern and proportion of openings in exterior walls;

Wood windows and doors that remain or whose design is documented in photographs or drawings of the building;

Characteristic interior features and finishes such as exposed vigas and plaster walls;

Open carports between room units.

3. New construction may be approved on the premises if it is compatible in scale, style, and material with the historic buildings. Carports may be enclosed to increase heated space, provided that their original openings remain evident and at least one carport remains open for historic interpretation purposes.

Draft development guidelines in accordance with 2 and 3 above are forwarded herewith to the City Council.

**Address and general location:** 2500 Central Ave. SW at the Southwest corner of New York Avenue and Central Ave. SW Albuquerque New Mexico.

**Legal Description:** Tract 36, block 3, Lots 24-39, Westpark Addition, City of Albuquerque, County of Bernalillo, New Mexico.

**PASSED AND ADOPTED** this 14th day of December, 2005.

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William A. Dodge, Chairman  
Landmarks and Urban Conservation Commission