



Landmarks Commission



Agenda Item: 5
Case # SI-2020-00003
Project # PR-2019-002579
February 12, 2020

Staff Report

<i>Agent</i>	
<i>Applicant</i>	JMP Works LLC
<i>Request</i>	Certificate of Appropriateness for New Construction
<i>Legal Description</i>	Lot 26 Coronado Place Addition
<i>Address/Location</i>	1027 Forrester St. NW
<i>Size</i>	0.34 Acres
<i>Zoning</i>	R-1A
<i>Historic Location</i>	Eighth & Forrester Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2020-00003 Project # PR-2019-002579, a request for a Certificate of Appropriateness for new construction, based on the Findings beginning on page 14 and subject to the conditions on page 15.

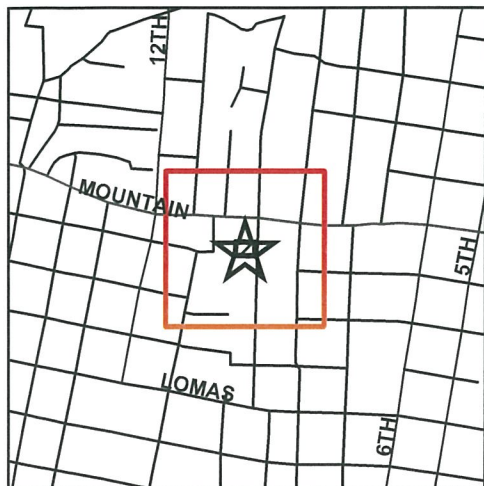
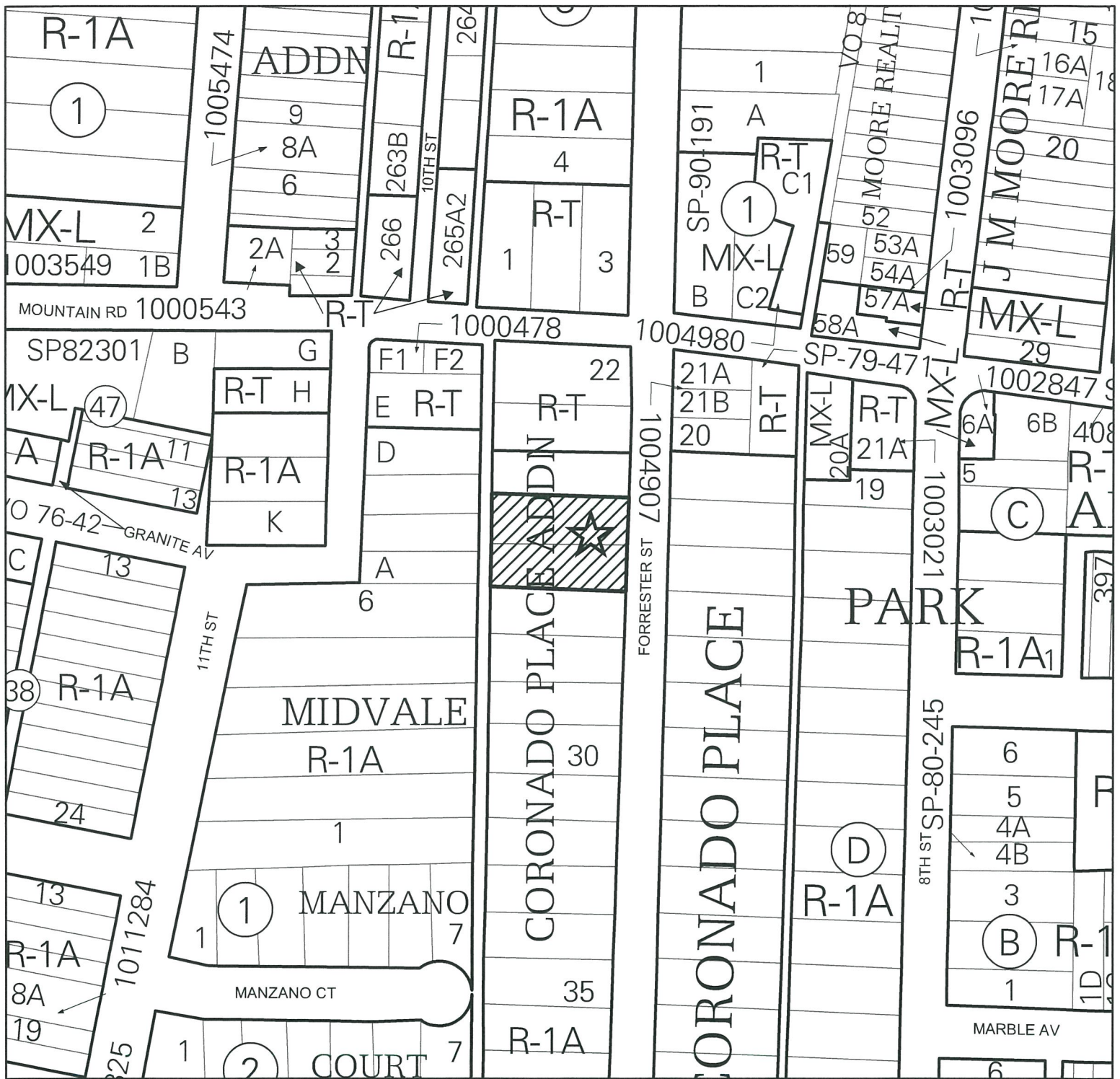
Leslie Naji
Historic Preservation Planner

Summary of Analysis

The application for a Certificate of Appropriateness is for new construction. The project site is a vacant lot in the 8th and Forrester HPO. The site was originally a large hipped box house with multiple additions that was lost to fire in the early 1980s. The lot has been vacant and poorly maintained since that time.

The site has recently been purchased and a 2500 square foot, two-story house with rear garage is proposed for the site. The proposed building utilizes a modern format while incorporating gabled roofs, single story front element and traditional stucco finish.

This request was reviewed against the relevant guidelines for the Eighth & Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, staff considers the proposal consistent with the guidelines and the criteria.



IDO ZONING MAP

Note: Gray shading indicates County.



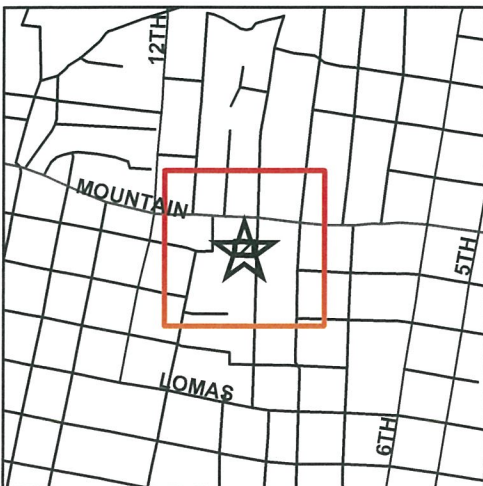
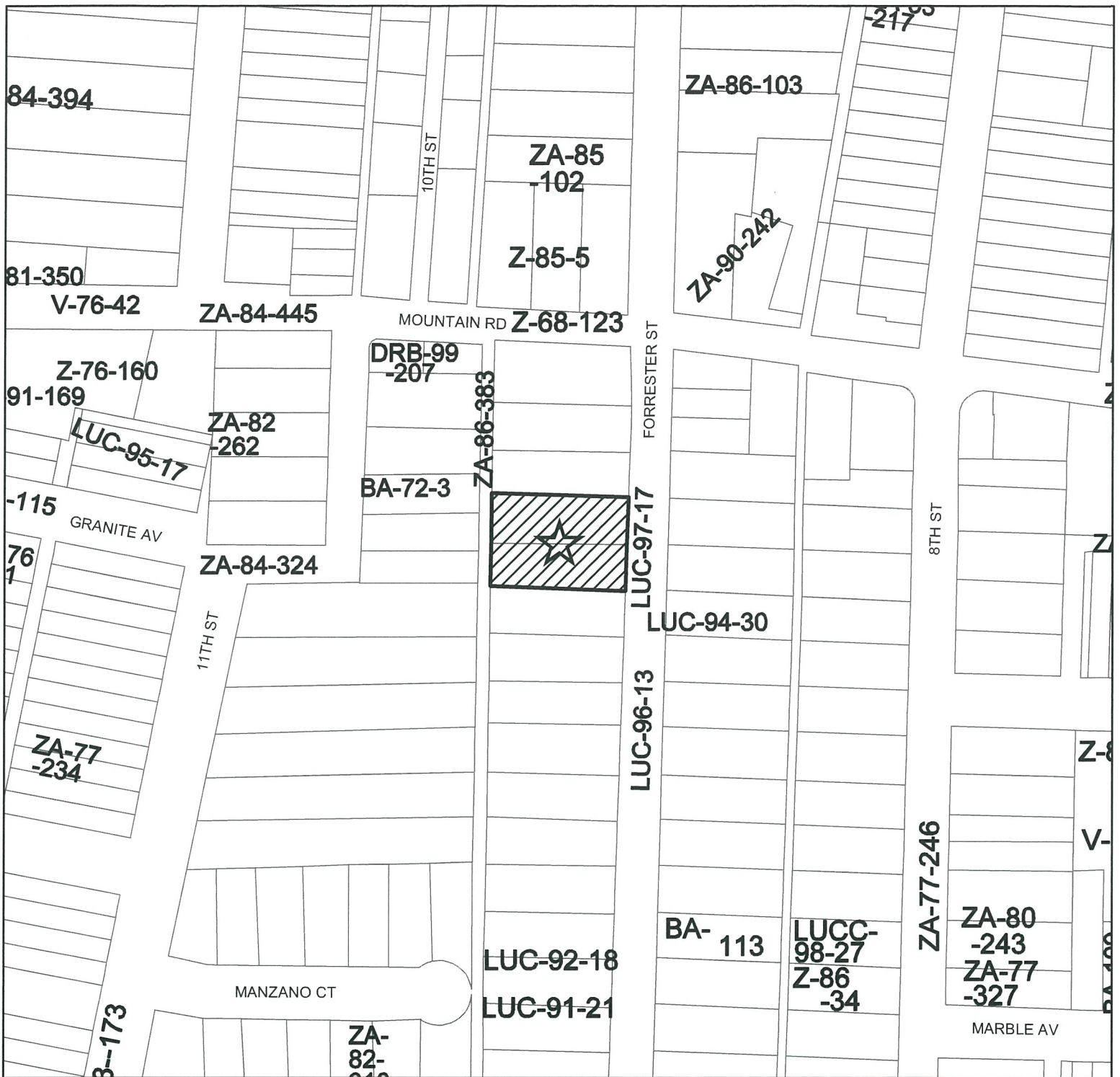
1 inch = 150 feet

Hearing Date:
2/12/2020

Project Number:
PR-2019-002579

Case Numbers:
SI-2020-00003

Zone Map Page:
J-13 & J-14



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
2/12/2020

Project Number:

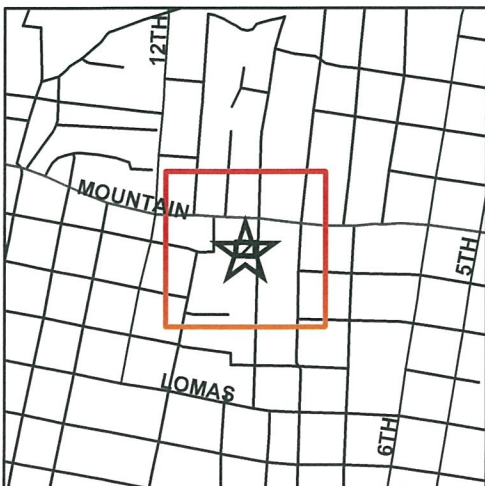
PR-2019-002579

Case Numbers:

SI-2020-00003

Zone Map Page:

J-13 & J-14



LAND USE MAP

Note: Gray shading indicates County.

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

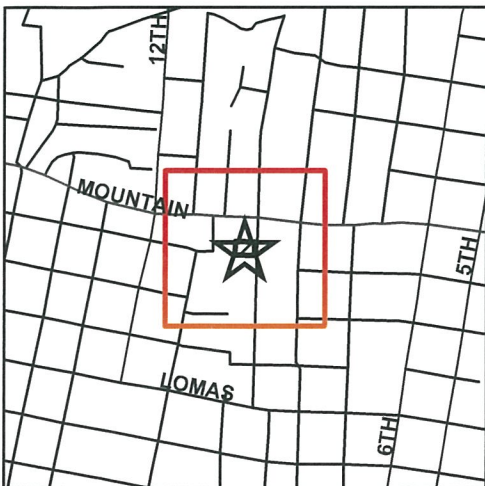
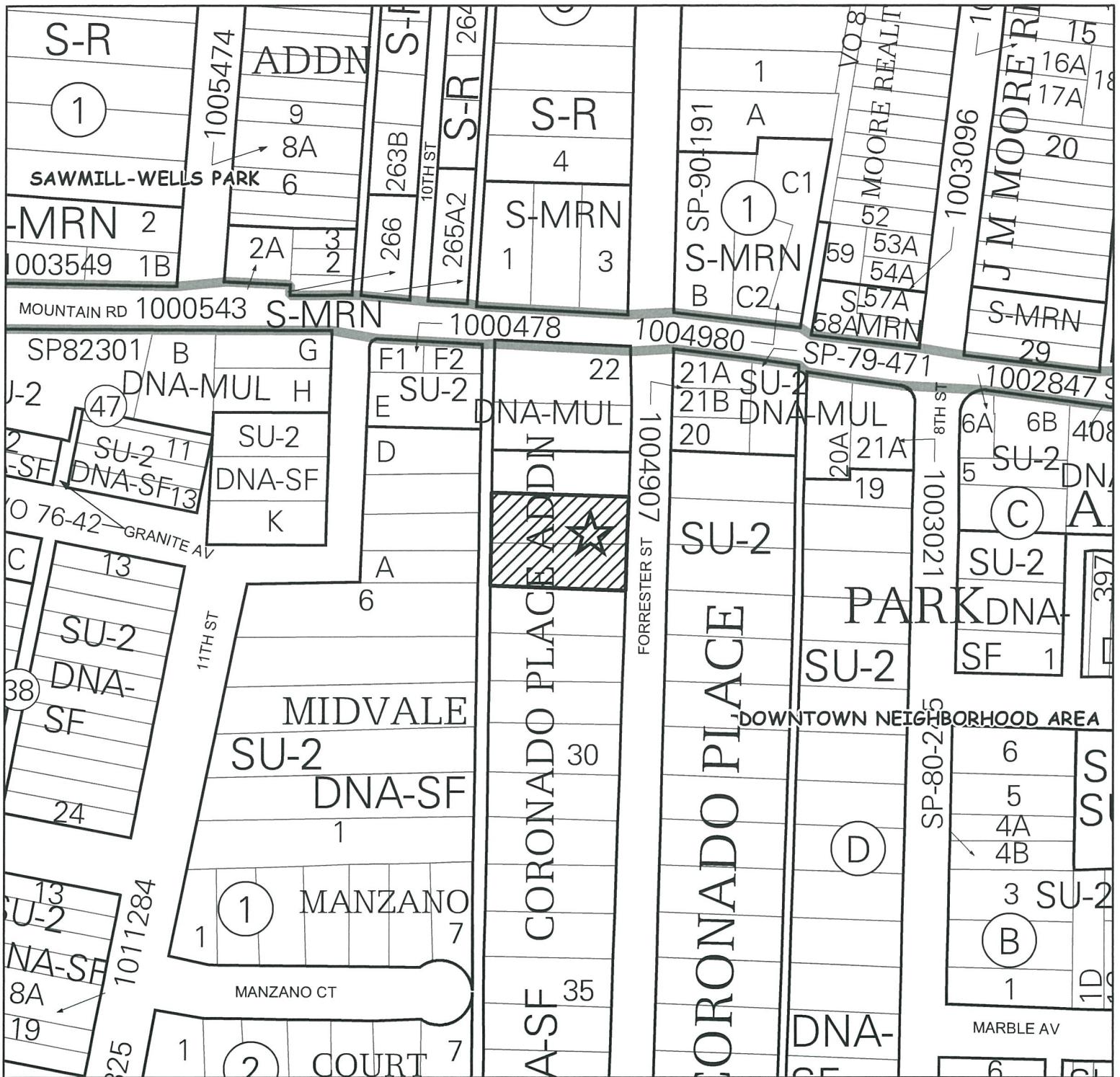


1 inch = 150 feet

Hearing Date:
2/12/2020

Project Number:
PR-2019-002579
Case Numbers:
SI-2020-00003

Zone Map Page:
J-13 & J-14



OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
2/12/2020

Project Number:

PR-2019-002579

Case Numbers:

SI-2020-00003

Zone Map Page:

J-13 & J-14

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for New Construction</i>
Historic Location	<i>Eighth & Forrester Historic Preservation Overlay Zone</i>

I AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
Site to the North	1	Gabled roof, Modified Bungalow, 1907 Flat roofed additions surround original house.	Non-contributing Residential
Site to the South	1 ½	Hipped & gabled, Hipped Box, 1908	Contributing Residential
Sites to the East	1 ½	Hipped, Bungalow and Cottage, 1910	Contributing Residential
Site to the West	1	Flat, Pueblo, 1923	NA Residential

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for new construction at 1025 Forrester St. NW. The subject site was a single lot including 1027 Forrester which had a large two-story hipped box house located at 1027 and a garage to the rear of 1025 Forrester. At the time of initial historic inventories conducted in 1979, the house was described as “the one eye sore on the block. Neither yard nor house kept up.” Subsequently, some time in the 1980s, the house was demolished and the garage was converted into two small apartments. The yard continued to be unmaintained and has been a frustration to neighbours for years.

This proposal for new construction includes a single-family house with a rear garage accessible from the alley. The proposed house is single story for the front 20 feet, then goes up to two stories

for the remaining 50 feet. The overall design is similar in mass to other houses in the neighbourhood, but with a contemporary expression including an asymmetrical gabled roof, corrugated metal roofing (changed to asphalt shingles) and ribbon windows.

After reviewing the original application, there were a number of elements which were counter to Eighth and Forrester guidelines. Alternative designs have been submitted in an attempt to address those issues when possible. Some of these changes will be reviewed within this staff report.

Context

The Eighth and Forrester Historic District is described in the State and National Register nomination written in 1980 as “a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decade of the twentieth century.” The nomination also states: “Developed and largely built up in the first decade of the twentieth century, the Eighth Street/Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alteration or intrusion. The district is most important for its architecture, for its small, simple and attractive houses, scaled-down version of styles popular in the period between 1901 and 1925.”

Simple cottages are the predominant form in this district. A few larger houses, described as late adaptations of the Queen Anne style, are larger primarily by comparison with the simple cottages. They would not be considered large in other historic neighborhoods, such as the Fourth Ward Historic District. There are a number of southwestern revival styles built between 1922 and 1929, and these houses resemble the earlier cottages in their modest size and ornamentation.

The nomination states that “...the real strength of the area lies in the small houses, simple in form and restrained in detail, which make up the almost unbroken context of these streets. Preserved by relative isolation imposed by the street pattern and by the lack of money for grandiose re-modeling throughout the years, these buildings keep the feeling and visual dimensions of a lower-middle class district in the early years of the twentieth century.” The Eighth and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

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 and the property was zoned R-1A

The property is located within the Eighth and Forrester Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (G) identifies standards and guidelines for HPO 2: Eighth & Forrester.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposal continues to promote the single-family residential character of the Eighth and Forrester historic district. A full analysis of the Guidelines follows.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Subject to a number of design amendments, the proposed structure will not detract from the overall character of the HPO. It will be apparent that it is a new construction and not an original house of the neighborhood. This is considered appropriate for infill construction in historic districts.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Not Applicable

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not Applicable

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The new building is of contemporary design and has made efforts to incorporate stylized neighborhood elements into the design. The use of gabled roofs, stucco exterior, and a single-story front element, help to incorporate the new house into the neighborhood while, simultaneously acknowledging that it is a new house of the 21st. century. This is an aspect that will help historians in the future understand the growth of the neighborhood.

Resolution -46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Eighth and Forrester Historic Overlay Zone and the subject property contained therein, excluding references to the Fourth Ward Historic Overlay Zone.

Contained within this resolution are general guidelines, from which the specific Eighth and Forrester Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states “Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size.”

Subject to minor design amendment, the proposal is consistent with the designation ordinance. Not being an addition to an existing structure, many of these points do not apply specifically. There is a use of traditional materials and front door orientation that matches existing houses.

New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

Those Guidelines relating to New Buildings and Site features and Streetscapes (parking areas and driveways) are relevant to this proposal.

POLICY

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block.
 - Break large masses into smaller segments similar to other buildings.
 - The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

The street front mass of the building is similar to those of the neighborhood with a single-story projection. This is in keeping with houses to the north and south of the project site. The majority of houses on Forrester St. are single story hipped boxes with scattered one to one and a half story gabled bungalows with gabled or hipped dormers. There is one two story house on the southeast corner of Forrester and Mountain which is a new flat roofed adobe style house and another Queen Ann style house at the northwest corner of Forrester and Slate. The single story element goes back 15 feet, at which point the building rises to a second story.

Windows, doors, front porch and roof extensions all provide a sense of scale with the single-story front being what is most seen from the pedestrian level.

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
 - Building materials of traditional dimensions
 - One-story porches
 - Solid to void ratios that are similar to traditional buildings.
 - Windows should be recessed and similar in size to surrounding buildings.

While the sense of human scale is evident, with a single-story front, window recesses are not evident and the proportions and placement of windows are not in keeping with those typical in the neighborhood. (The applicant has submitted an alternative showing windows to be recessed.)

Windows should be recessed a minimum of 4 inches to provide depth and shadow similar to traditional houses in the neighborhood. The proportions and rhythm of windows are undermined by the use of ribbon windows along the upper level of the front elevation. Such windows would be appropriate for a mid-century infill project but do not reflect the character of 8th & Forrester.

3. Design the front elevation to appear similar in scale to contributing buildings on the block.
 - On a two-story building there should be a one-story element such as a porch.

The overall scale of the building is considerably larger than the traditionally small houses within the 8th and Forrester Historic District. The applicant has created a one-story element at the front elevation which brings the scale down and makes it more in keeping with the neighborhood.

4. Infill construction should enhance the pedestrian character of the district.
 - Entrances to new buildings shall be oriented towards the street.
 - Maintain patterns of window and door proportions and placement found in the vicinity.
 - Maintain the front setback most common on the block.
 - The space between adjacent buildings should be the same as the average space between other buildings on the block.
 - Parking and garages should be located towards the rear of the property whenever possible.

Currently, the lot is vacant with dirt and weeds. The addition of a new house along Forrester St. would improve the pedestrian experience. The entrance to the house faces the street, although there is a proposed privacy screen along the front edge of the porch between the door and the sidewalk.

The large front window combination is not very different from the pattern of screened-in front porches that predominate Forrester St. On the upper level, the group of ribbon windows across the front does not maintain the window patterns of the neighborhood, nor is it necessary for the functioning of the interior space. Second-story windows to the south are large double windows which do not reflect the rhythm or proportion of the, predominantly sash, windows of the neighborhood; however, being to the side, they do not have a negative affect on the neighborhood character.

The front setback is consistent with the majority of houses on the block. Side setbacks within the lot are consistent with the majority of properties as well.

A garage with rear alley access is proposed. As this is available and practical, it is considered to be the preferred location of resident parking. The proposed curb cut from Forrester with a front yard parking pad is not in keeping with the neighborhood or the IDO. (The applicant has removed the front curb cut and drive pad.)

5. Use building forms that are similar to those of contributing buildings on the block.
 - Rectangular masses are the typical building form.

The building uses rectangular massing and has an asymmetrical gabled roof for the two-story portion of the house. There are projections of the two-story element that break up large expanses.

6. Use roof forms that are similar to contributing buildings on the block.
 - Hip and gabled roofs are appropriate in most settings.

- Flat roofs should be used only where appropriate to the context and should have a parapet.

The single-story portion of the building which is the street front presentation, has a shed roof rising from south to north. Such a roof profile is inconsistent with the style of houses in 8th and Forrester Historic District and should be reconsidered.

The majority of houses within 8th and Forrester have rather steep hipped roofs. There are also a number of gabled roofs and dormers. The asymmetrical gabled roof used for the second floor, though not utilized in any historic architecture nearby, allows a modern twist without being totally out of character for the neighborhood. The same cannot be said for the proposed shed roof. It is the element closest to the street and fails to incorporate any of the neighborhood character. (The applicant has removed the shed roof and replaced it with a low-pitched gable roof. The new roof is appropriate for the neighborhood.)

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

- The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap).
- Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials.
- Wood is the preferred choice for window and doors. Metal window frames are discouraged other than exterior cladding for wood windows.
- Roofing materials shall be similar in appearance to other buildings in the district.

The proposal has a number of materials shown, including stucco, fiber cement panels (placed both horizontally and vertically), and corrugated metal roofing. The stucco is most suitable to the neighborhood, with many properties being of stucco already. The horizontally placed fiber cement panels used for a front shading device are unique but not out of character; however, the use of the same material vertically looks more like a barn than a house and is not utilized elsewhere in the district.

The proposed roof is corrugated metal. Such metal roofing- corrugated, standing seam- are not permissible in the 8th & Forrester HPO. A metal roof resembling tiles has been approved by the Landmark Commission; otherwise, the roofing material will need to be changed to an asphalt shingle. (The applicant has changed the roof material to asphalt shingles.)

Window materials are not specified nor the operating mechanisms. This needs to be clarified.

8. Imitation of older historic styles is discouraged.

- Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
- Incorporate details and ornamentation found on historic buildings within the context of new construction.

The new building does not try to imitate historic styles. Although it may not be everyone's preferred architecture, the gabled roofs and single-story element to the front of the house, shows an attempt fit into the neighborhood while expressing its point in time as a part of the ongoing history of the 8th and Forrester Historic District.

9. Contemporary interpretations of traditional detail are encouraged.

- New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with the historic buildings.

While contemporary interpretation is permissible within the HPOs, elements of this project as mentioned previously, have over-reached the level of compatibility. Door and windows show no use of trim, nor are there railings at the balcony.

10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

See below

POLICY

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.

Guidelines

Accessory Buildings

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

Not Applicable

2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.

-
- New garages and accessory buildings should complement the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building should inspire design for new garages with building details derived from the main building.

The new garage is similar to many garages in the neighborhood. Accessible from the alley, the garage door has no impact on the neighborhood character. It is a subordinate structure to the house and is finished with the same materials.

3. Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

The garage utilizes the same stucco finish as the house and is subordinate to the main house.

4. New garages and accessory buildings should complement the historic resource.
 - Accessory buildings must be subordinate to the main building.
 - The main building should inspire design for new garages with building details derived from the main building.
 - Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

The proposed garage is a simple, flat roofed structure with over head door facing the alley and one door and high window to the north and east respectively. It is similar in style and size to many garages within the HPO. The stucco finish will match the house.

5. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

The new garage is to the rear of the property, behind the house.

6. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

Access to the garage is through the alley, therefore, the addition of a curb cut and parking pad in the front setback is unnecessary. The location would require relocation of a utility pole which may or may not be possible. It is acknowledged that many houses in the neighborhood have garages but this lot does not. If approval for the utility pole relocation is granted then the driveway should extend to the side of the house so cars would not be parked in the front yard setback.

7. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.
- Stamped metal or vinyl are not considered to be appropriate materials.
 - Two single doors on two car garages are preferable to a single door. This presents a less “blank” appearance.

The garage door will not be seen from the street.

8. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

Not Applicable

8. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

Not Applicable

POLICY

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

Parking (Planting) Strips

5. Maintain the planting strip.

Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.

City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994)

There is no notation concerning the planting strip between the sidewalk and the street. It is worth reminding the applicant that this strip must remain as a soft landscaping area.

Fences and Free-Standing Walls

6. Preserve historic fences and yard walls when feasible.

- Replace only those portions that are deteriorated beyond repair.

Not Applicable

7. When constructing new fences, use materials that appear similar to those used historically.

- Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
- Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
- A painted wood picket fence is an appropriate replacement in most locations.
- A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
- Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
- Vinyl and other synthetic fencing is reviewed on a case-by -case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.
- The use of extruded vinyl fencing material is not permitted in the front yard.
- Cellular vinyl fencing may be appropriate if painted.

Not Applicable

8. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.

- Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
- A front yard fence should not obscure the character defining features of the house.

Not Applicable

Parking areas and driveways

18. Avoid large expanses of parking

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.

- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

Access to the garage is through the alley, therefore, the addition of a curb cut and parking pad in the front setback is unnecessary. The location would require relocation of a utility pole which may or may not be possible. It is acknowledged that many houses in the neighborhood have garages but this lot does not. If approval for the utility pole relocation is granted then the driveway should extend to the side of the house so cars would not be parked in the front yard setback.

19. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

Not Applicable

Neighborhood Notification

The applicant notified the Downtown Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. Several comments from the neighborhood have been received. All have been opposed to the proposed design. (See Attachment A)

Conclusions

As discussed in the analysis above and subject to design amendments, the project complies with the applicable guidelines for the Eighth and Forrester Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction- Case SI-2020-00003 / Project # PR-2019-002579, February 12, 2020.

1. This application is a request for a Certificate of Appropriateness for new construction at 1025 Forrester St NW, a vacant property in the 8th & Forrester Historic Protection Overlay Zone.
2. The subject site is approximately 0.34 acres.
3. The proposal includes a 2500 square foot two-story house with a single-story flat roofed garage of 500 square feet, to the rear of the property.
4. Section 14-16-3-5(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located”*.
6. Subject to conditions of approval, the proposed project is consistent with designation ordinance R-46-1991. Subject to Condition 3(a)-(f), the proposed work complies with a number of the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.
7. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

The character of the neighbor hood will not be significantly damaged or impaired by the addition of this house. Though it will be noticeable as new property, its massing and materials will assist in the proposal blending in to the neighborhood.

8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.”*

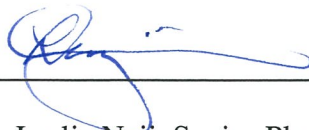
RECOMMENDATION

Case SI-2020-00003 / Project # PR-2019-002579, February 12, 2020.

APPROVAL of *Case SI-2020-00003 / Project # PR-2019-002579*, an application for a Certificate of Appropriateness for new construction, located at 1025 Forrester, described as Lot 26, Block 0000, Coronado Place Addition, a property in the Eighth and Forrester Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following conditions.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon the following design amendments:
 - a) Windows to be recessed a minimum of 4 inches
 - b) Removal of ribbon windows to be replaced with more appropriate window proportions
 - c) Reconfiguration of single-story roof to remove side sloping shed roof
 - d) Removal of vertical fiber cement panels
 - e) Replacement of roof material with shingles
 - f) Submission of full door and window schedule for approval
3. Applicant shall provide LC staff with drawings detailing the required design amendments.



Leslie Naji, Senior Planner
Urban Design and Development Division

Attachments

A) Neighborhood Comments

Landmarks and Urban Conservation Commission
c/o Leslie Naji, Albuquerque City Planning

Felice Garcia
1024 Forrester Ave NW

RE: 1027 Forrester Ave
JMP Works LLC Proposal

Dear Landmark & Urban Conservation Commission,

I have lived at 1024 Forrester Ave. NW for 22 years. As many of our neighbors, I have worked to improve my home over the years. We have made conscious efforts to adhere to the design guidelines for the Eighth Street/Forrester Historic District to preserve the historic nature and design characteristics of our homes and the neighborhood.

I am happy to have homes replace a dirt lot, but the design and size of the proposed project at 1025/1027 Forrester does not meet many of the requirements for New Buildings in the New Town Neighborhoods Development Guidelines. The project is directly across the street from my home and will be one of two homes as the property consists of two building lots. I visited the Albuquerque Planning Department and reviewed the plans for the first project. The new building planned does not appear similar in scale to other buildings on the street. There is no entry porch or visible doorway to reduce the perceived mass of the two-story building. The front elevation is not similar to any building on the block. The windows are not recessed, nor do they resemble others in the neighborhood. The front door is shielded by a cement product that is not similar to traditional materials. There does not appear to be any incorporated decorative elements to lend compatibility with the historic district.

The zoning and design requirements for the Eighth Street & Forrester Avenue Historic District are well known and JMP Works LLC should be aware of those guidelines. The design and size of the proposed project for 1027 Forrester Ave. does not reflect reference to the guidelines, the character of the street nor

convey any attempt to “maintain harmony within the historic context” of the neighborhood.

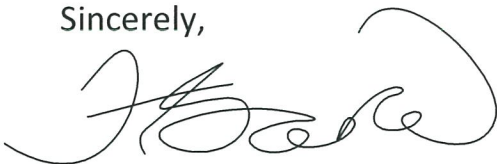
Two homes have been built on Forrester since 1990 and both were fully capable of meeting the requirements of the Guidelines. They are examples of modern homes that blend well within the district. They are located at 1003 and 1005 Forrester. I have included photos of those homes.

This proposed project, while may be welcomed in other areas of Albuquerque, in its current design does not meet the Guidelines for New Buildings in the Eighth Street & Forrester Historic District and does not reinforce the basic visual characteristics of the area.

The architect/developer/builder recently built 3 homes on 14th St. NW, approximately 5 blocks west of Forrester Ave. Though outside this historic overlay district, I have included photos of those homes as examples of the building styles the builder favors. It is starkly apparent they are not compatible with their surrounding buildings and how they significantly interrupt the harmony of the neighborhood characteristics.

I urge the Albuquerque Landmarks and Urban Conservation Committee who is tasked with preserving the Eighth Street & Forrester Historic district to not approve this proposal as it has been submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Felice Garcia', with a large, stylized flourish at the end.

Felice Garcia

Attachments:





Naji, Leslie

From: Molly Krause <mol@hotyoga-abq.com>
Sent: Wednesday, February 5, 2020 4:57 PM
To: Naji, Leslie
Cc: Joshua Krause
Subject: new plans for Forrester

Hi Ms. Naji,

I'm writing concerning the new property plans for a home on our street. My family lives at 912 Forrester NW, Albuquerque NM 87102. We have been made aware of a new building that does not align with the historic guidelines to which we have all been adherent to on Forrester Ave.

My current home underwent a renovation in 2017. Before any construction occurred, we were required to submit plans for approval to the historic preservation committee and modify anything that was not in accordance with their strict guidelines. Several of my neighbors have experienced the same, with a couple of plans denied altogether.

It is my firm belief as a ten year resident of this neighborhood that all structures, new and existing, are held to the same building standards.

Best,
Molly Krause

--

Molly Krause
Co-director, Hot Yoga Downtown Albuquerque
505-400-0034

=====
This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Joshua Krause <joshcolinkrause@gmail.com>
Sent: Wednesday, February 5, 2020 11:24 AM
To: Naji, Leslie; Molly Krause
Subject: 1025/1027 Forrester Proposal

Hello Ms. Naji,

My family and I live at 912 Forrester Ave NW, Albuquerque, NM 87102. We are highly concerned about the proposed plan for 1025/1027 Forrester. There are two principal reasons:

1. We and all of our neighbors were drawn to this neighborhood by the historic nature of the block. The proposed plans do not fit among the other homes in any regard.
2. As part of the downtown historic district, for years we and our neighbors have worked with the city on our home renovations to meet historic standards. It seems that this new builder, who from what I understand does not plan to live here himself, is exempt from the same standards that we are held to and want to be held to.

Thank you for your time. I am happy to clarify and expound if needed.

Thanks,
Josh Krause
912 Forrester Ave NW, Albuquerque, NM 87102
505-573-7850

=====
This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Tamara Righettini <trighettini1@yahoo.com>
Sent: Wednesday, February 5, 2020 8:36 AM
To: Naji, Leslie
Subject: 1025/1027 Forrester development

Landmarks and Urban Conservation Commission

c/o Albuquerque City Planning Dept./Leslie Naji

Reference:

New Building Permit Request for 1025/1027 Forrester Ave NW

By JMP Woks LLC

Dear Commissioners,

I am a resident of Forrester Avenue. I live at 902 Forrester NW which is an historic contributing property in the 8th and Forrester Overlay Zone. As a resident of this zone I have been made to comply with the rules of preservation outlined in that guide when remodeling my own house. While the rules are sometimes frustrating to comply with, I acknowledge that their existence is essential in maintaining the look of our beautiful historic street.

The proposed building referenced above does not appear to fit in with these guidelines which state "New buildings should not appear so different that they interrupt the harmony of the neighborhood".

While I am pleased that the dirt lot at 1025/1027 will be developed, I would hope that the new structure would fit in more with our existing historic properties.

I request that the certificate of appropriateness not be approved until the builder is able to provide a more appropriate design that will get along well with our existing historic homes.

Thank you for your consideration.

Sincerely,

Tamara Righettini

=====

This message has been analyzed by Deep Discovery Email Inspector.

Landmarks and Urban Conservation Commission
c/o Albuquerque City Planning Dept. /Lesie Naji

Reference:

New Building Permit Request for 1025/1027 Forrester Ave NW
By JMP Works LLC

Dear Commissioners:

I reside at 1024 Forrester Ave NW and have since 1991 when I purchased my single family home. The site of the proposed project is directly across the street from my residence, a contributing property in the Historic Overlay Zone.

I visited the Albuquerque Planning Department and had the opportunity to review the plans on file for the project. While I welcome the concept of a new single family residence on the site I feel the proposed plan is unsuitable under the 8th Street/Forrester Neighborhood Guidelines covering new buildings in this historic district. The current proposal does not comport with the Policy statement found at page 73 of The New Towns Neighborhood Guidelines for the Huning Highland, Fourth Ward and 8th & Forrester Historic Overlay Zones, nor a significant number of the 10 enumerated Guidelines which follow the Policy statement also on page 73 and 74. I trust that your Commission will evaluate the proposed project and insist that the plans be modified within the spirit of those Guidelines.

I would ask that the Commission consider how the design and implementation of the project will look to residents 100 years from now. This is a historic district and many of the contributing properties have been here for a century. The zoning and design expectations for new buildings in this neighborhood are different than they are for all but a few neighborhoods in Albuquerque. It's not a secret, it is explicit with the purchase of any property in the district. The architect and developer who purchased this property knew what he was agreeing to. The way that this commission views its role and purpose in making decisions should always be so informed. Please insist upon upholding the unique character of this neighborhood as it evolves and you help shape that evolution.

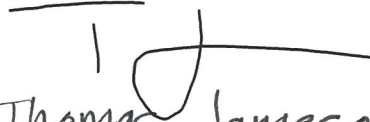
The current design plan for 1027 does not appear to address scale and massing as is required under the Guidelines. At 2400 square feet with a 500 square foot garage the project is quite a bit larger than almost all of the homes in the neighborhood. As a result, this structure and the structure that will certainly be built just to the South of it will visually stand out in their size in relation to the neighborhood. From the street view, the proposed design is quite dissimilar to any other homes in the neighborhood. The windows do not appear to be recessed nor similar in size nor proportion to surrounding buildings. The guidelines also suggest that ornamentation and details found on historic buildings in the neighborhood should be used within the context of the project. What are those?

The owner/architect/developer of the project also purchased the adjoining property and the design on file does not indicate the proposed space between it and the future building that will be just to the South of it. How will the two properties interact with one another and with the neighborhood? This is important in the evaluation of the project. They are likely to be the two biggest houses in the entire 8th Street/Forrester neighborhood.

In closing, I would like to emphasize the language from the introduction to the Guidelines, which states, "New buildings should not appear so "different" that they interrupt the harmony of the neighborhood.". The current design does appear to be one that will interrupt the harmony of Forrester/8th Street and not blend with the historic character and scale of the neighborhood. We the residents of the neighborhood are depending on this Commission to uphold the design guidelines established for this unique neighborhood. Please do not approve

the current proposal and issue a certificate of appropriateness until the plan reflects a more thoughtful design.

Sincerely,



Thomas Jameson

Naji, Leslie

From: Brad Otis <brad.otis@outlook.com>
Sent: Wednesday, February 5, 2020 9:27 AM
To: Naji, Leslie
Subject: New Houses at 1025/1027 Forrester Proposal

Leslie –

As you know I live on Forrester and when we renovated our house we were required to follow the LUCC rules carefully. For a new-comer in the neighborhood I thought it was restrictive but manageable. Now that I have lived in the hood for 8 or more years I have come to value the LUCC approval process. The neighborhood is unique and we need to preserve it.

For my project at 1004 Forrester, I worked with you on getting LUCC approval. Input from the commissioners was good and very manageable.

I have been informed of the designs proposed for 1025 /1027 Forrester. Those designs seriously clash with the style of houses in the historic overlay. I would be shocked to find that the LUCC would approve such designs. If the LUCC needs community input, then here is some. Please log that I vigorously oppose such designs in the 8th and Forrester Historic Overlay. The builder needs to submit a design that complies with the LUCC criteria.

Twenty or more years ago a house fire ended up burning down two houses on Forrester. The replacement houses were so well designed to fit into the style of the neighborhood that most people wouldn't notice that those two houses are relatively modern. The LUCC needs to ensure that the new houses at 1025 and 1027 fit into the neighborhood style seamlessly.

Thanks.

Brad Otis
Phone: (505) 322-8389
Address: 903 Forrester Ave NW, Albuquerque NM 87102

=====
This message has been analyzed by Deep Discovery Email Inspector.

ANN BERKLEY RODGERS
1022 Forrester, NW
Albuquerque, NM 87102

February 6, 2020

By e-mail to: lnaji@cabq.gov,
City of Albuquerque
Landmarks and Urban Conservation Commission

Re: Proposed New Structure at 1027 Forrester, NW to be heard on February 12, 2020.

Dear Commissioners,

I am a resident of the Eighth Street/Forrester Historic District, and have lived in the District since 1983. As with other property owners, I have made renovations to my home, but always in keeping with the design guidelines established to preserve and protect the character of the District. While walking in the neighborhood, I was thoroughly dismayed and disgusted by the new homes built on 14th Street by this developer (Attachment A). The work destroyed the character of the block. I understand that the 14th Street area is not in an historic district, though, and therefore fair game for this kind of destructive activity. I was thankful that Forrester Street was in the Historic District where this kind of destruction is not SUPPOSED to be allowed. Now this same developer seeks to destroy what the City and the home owners on the street have worked to preserve for decades.

I am also an attorney who works on a daily basis with the federal and state laws protecting historic properties. Although I work and cannot visit city offices during working hours, I have seen the proposal for construction at 1027 Forrester, NW, and cannot see how, in any way, it meets the guidelines for new construction in the District.¹

As noted in the Guidelines:

The City of Albuquerque Landmarks and Urban Conservation Ordinance was adopted by the City Council in 1978. The purpose of the ordinance is to “preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archaeological, or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by

¹ This points out a serious flaw in the City’s process for consideration of these matters. There is no on-line access to a proposal until AFTER the staff report is submitted to the Commission. This effectively denies many people adequate notice and a meaningful opportunity to be heard; it effectively denies due process to all but those who have the luxury of taking time off from work to visit City offices to review proposals.

protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.”

New Town Neighborhoods Development Guidelines were developed as a tool to implement this ordinance; they are not just paper. The Guidelines reflect a conscious decision by the City of Albuquerque to preserve the historic flavor and ambiance of historic districts. “As wise stewards of our cultural properties we recognize that change occurs over time. We can be respectful in our treatment of our neighborhoods and historic buildings and protect their character or ‘spirit of place’ through our planning processes” (emphasis added).

The Guidelines that apply to new buildings in the Districts repeatedly require buildings to appear similar in scale to other buildings, and be designed to reinforce a sense of human scale, with porches, solid to void ratios similar to contributing properties. To maintain the sense of the streetscape, it is essential that the front setback most common on the block be maintained. Exterior materials should complement those materials found on contributing buildings in the neighborhood. Another important factor is that the Guidelines for Site Features and Streetscape prohibit paving in the front yard setback other than for driveways, and existing trees in the planting strip are not to be removed.

The Guidelines point out that Scale and Massing is important when considering new construction in an historic district. Scale refers not only to building elements within buildings, but also between neighboring houses and the street. Massing refers to the overall size and shape of the building and the concept of adjoining units in scale with other elements of the neighborhood. “Though the size and architectural styles of the houses within individual neighborhoods varies greatly, even between adjoining properties, they maintain a relatively consistent scale and massing and setback from the street that unifies them. To fit within their historic context, alterations and new construction should respect and maintain the scale and massing that defines the existing neighborhood” (Emphasis added).

The proposal now before the Commission fails to respect, much less maintain the scale and massing in the Eighth Street/Forrester Historic District. The proposal does not, in fact, meet any of the Guidelines so as to maintain the unique character of the Eight Street/Forrester Historic District. While there are many neighborhoods in the City where this proposal would actually complement existing buildings, here it is a jarring disconnect.

The Eighth Street/Forrester Historic District “is relatively unscarred by substantial modern alterations or intrusions,” and that is what makes it relatively unique in Albuquerque. n It is not filled with massive homes; rather the simple homes of working-class folk, “best described as cottage style,” built between 1901 and 1925. The majority of homes have an average of 1500 square feet. The proposal for 1027 Forrester calls for a home of just over 2,400 square feet with a garage adding an additional 500 square feet of building mass. Together this is

twice the size of most of the homes in the District. Full two-story homes number less than 5 in the District. In other instances a “second story” is actually built out attic space with dormers, so that from the street, it does not appear to be a two-story home. The proposal for 1027 Forrester consists of a massive, uninteresting two story concrete block covered with two colors of stucco and some charcoal grey accents. Admittedly there is a single story shallow entry way but the fiber cement panels used to hide the doorway from the street are totally inconsistent with the character that the District was created to preserve. They do nothing to give this massive concrete box a human scale.

Since most of the homes in the District were built before central heating and swamp coolers, most have sash windows, with noticeably more on the south, west and east sides and fewer, smaller windows on the north side. Roofs tend to overhang substantially to block the sun in the summer. Most of the homes have a front porch, although many have been enclosed. Picket fencing separates many of the homes from the sidewalk. The homes are set back a minimum of ten feet and sometimes fifteen feet from the sidewalk. The elevations provided with the 1027 Forrester Proposal do not establish that these basic architectural elements are met. There are no measurements given to ensure that the 10-15 foot setback is maintained. The “screen wall perspective” and original proposal show no fence, just more concrete walls and what appears to be a paved or concrete slab front yard. There is no indication that the existing trees in the planting strip are maintained. The windows as shown on “Front Elevation with Design Amendments – Exhibit B” do not reflect the ratio of voids to solids in the contributing properties on the street. . The roof overhang is minimal and is asymmetrical – a design element that is jarringly out of sync with the rest of the homes on the street.

While I fully understand that new construction should not attempt to imitate older historic styles, and that new home construction tends to have more square footage than older homes, the character that makes this District worthy of preservation should not be tossed out. In fact a previous project involving the two new homes on Forrester was fully capable of meeting the requirements of the Guidelines and meeting the needs of modern housing. The two homes are located at 1003 (built in 1991 – Attachment B) and 1005 Forrester (built in 1993 – Attachment C).

Based on the foregoing, I urge the Commission not to issue a certificate of appropriateness for the 1027 Forrester Project.

Sincerely,

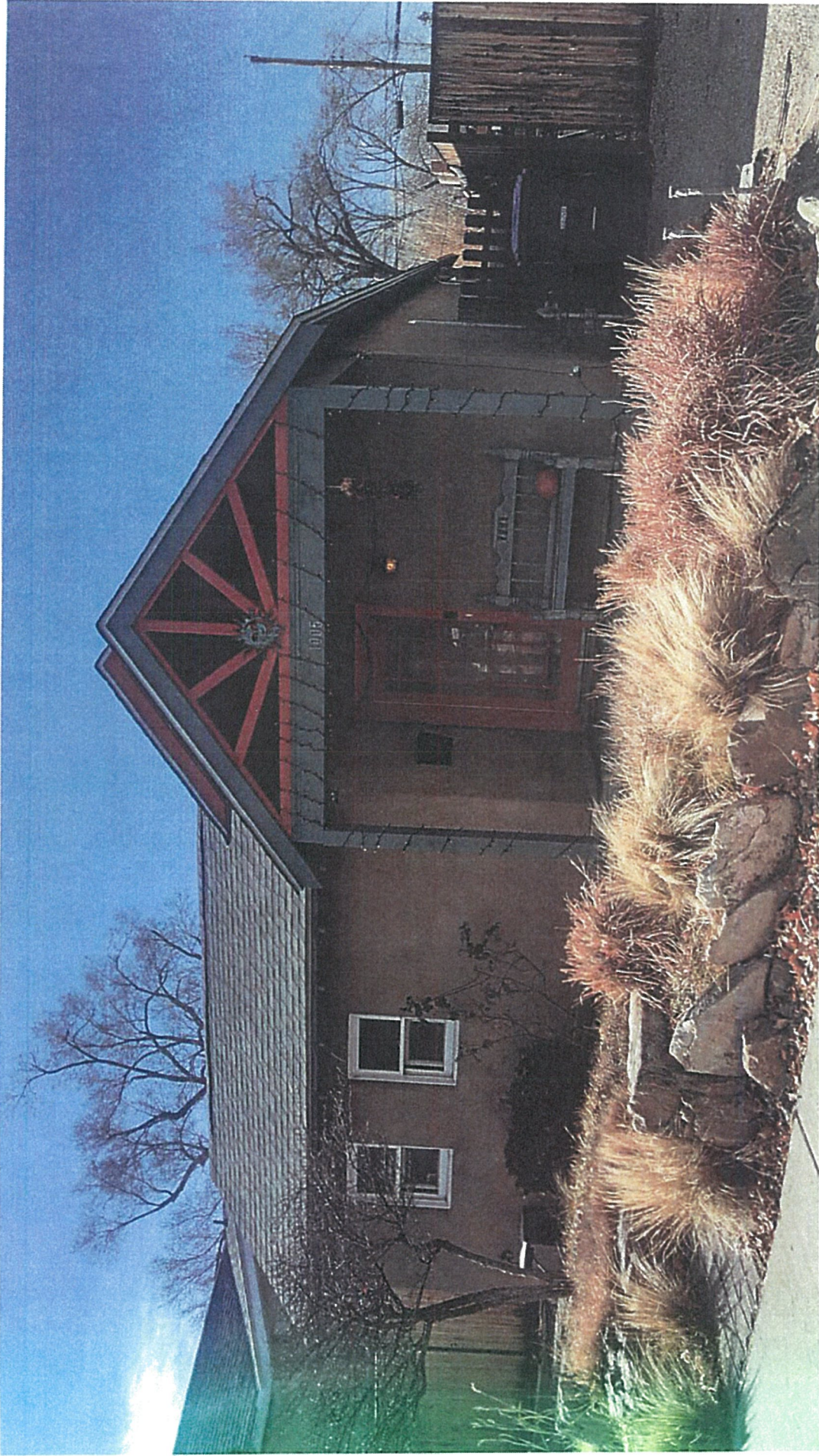

Ann Berkley Rodgers



Attachment A



Attachment B



Attachment C



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	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: JMP WORKS LLC / ED PASCHICH	Phone: 263-0141
Address: PO BOX 25142	Email: Edwardp@smep.com
City: ABQ.	State: NM
Professional/Agent (if any):	Phone:
Address:	Email:
City:	State:
Proprietary Interest in Site:	List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

PR-2019-002579 - New single family house

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

Lot or Tract No.: 24	Block: 000	Unit:
Subdivision/Addition: Coronado Place Addition	MRCGD Map No.:	UPC Code: 101405801627734717
Zone Atlas Page(s): J 14	Existing Zoning: R-1A	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.34

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **1027 Forrester** Between: **Mountain** and: **Slate**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR - 2019 - 002579

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2020-00003	COA - major	\$195.00
-	-	-
-	-	-

Meeting/Hearing Date: February 12, 2020	Fee Total: \$195.00
Staff Signature:	Date: 1-7-2020
	Project # PR-2019-002579

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 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 checked="" type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Old Town – HPO-5
Contributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Residential Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Unclassified Structures:			

***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)

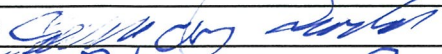
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 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)

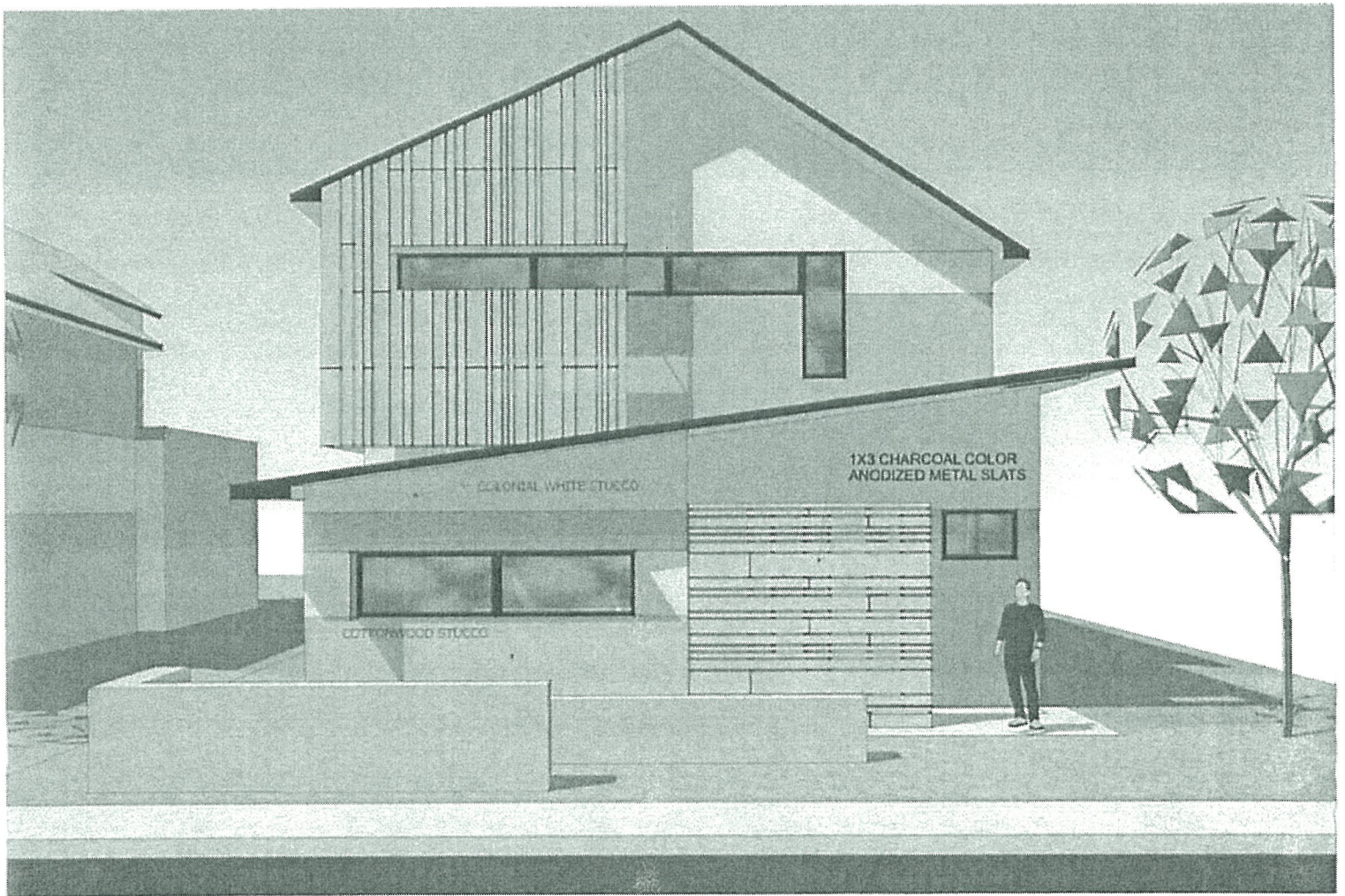
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 1-7-20
Printed Name: EDWARD O. PASCHICH	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
PR-2019-062579	SI-2020-00003	
	-	
	-	
Staff Signature: 		
Date: 1-7-2020		

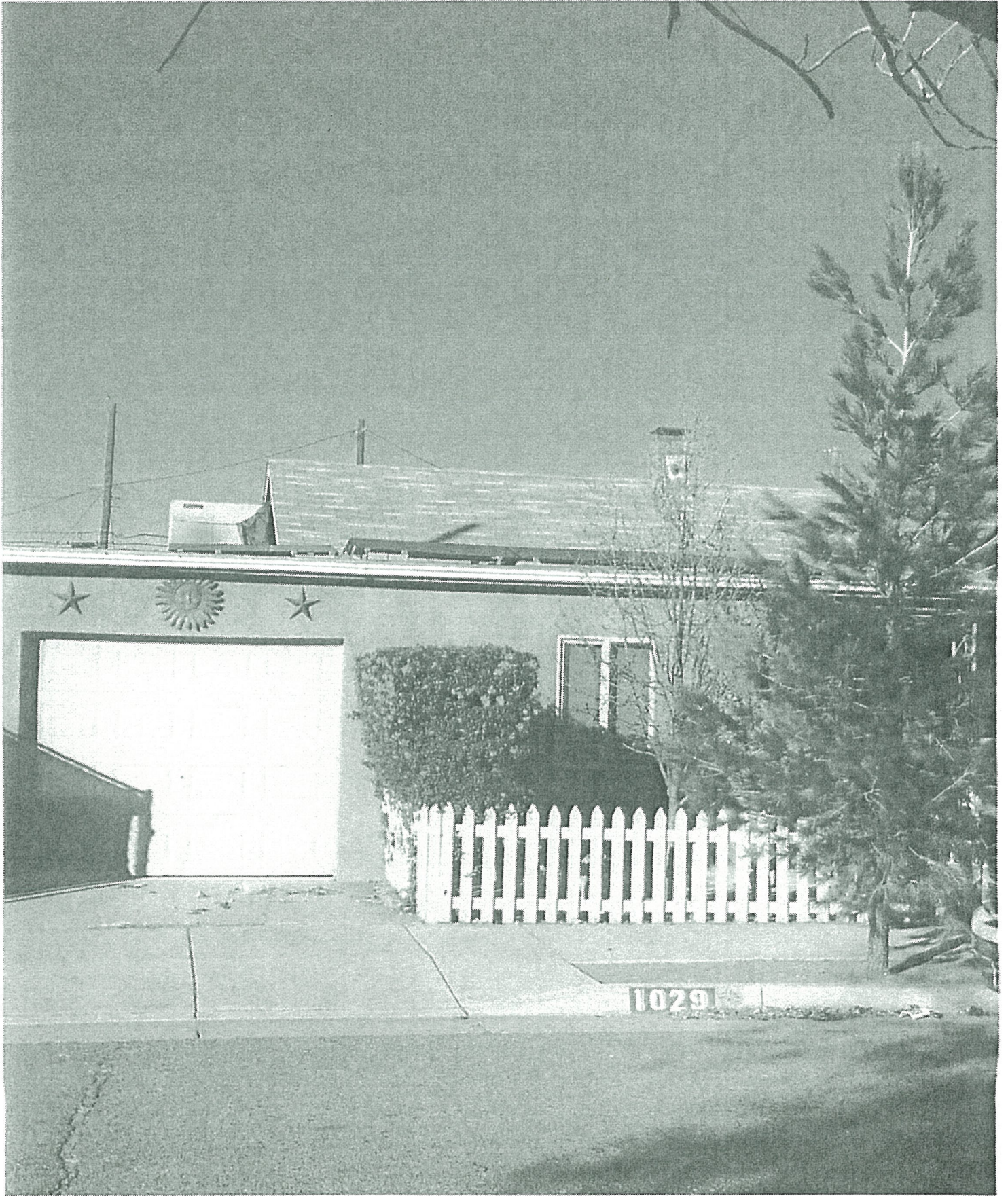
1027 Forrester
JMP Works LLC.
ORIGINAL PROPOSAL



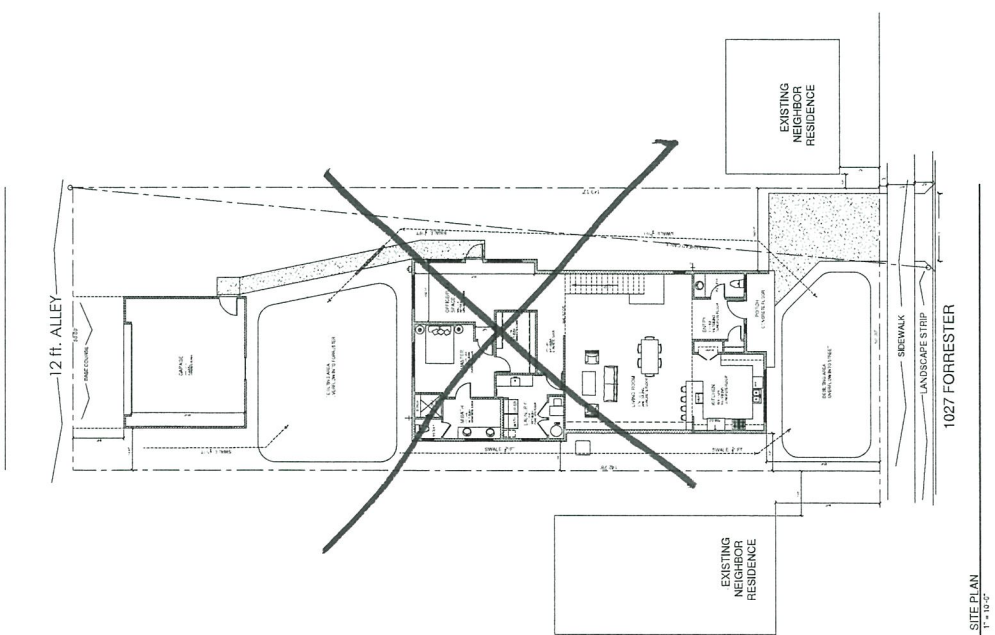
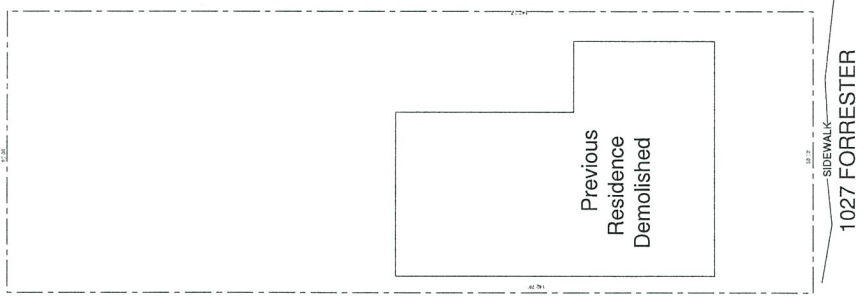
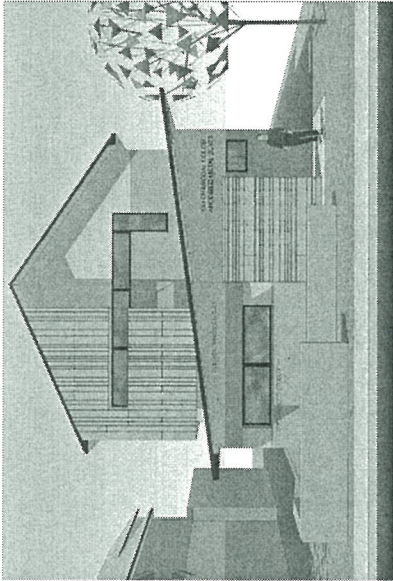
1023 Forrester



1029 Forrester



AREA BREAKDOWNS:
 UPSTAIRS 653 SF
 DOWNSTAIRS 1825 SF
 GARAGE 305 SF



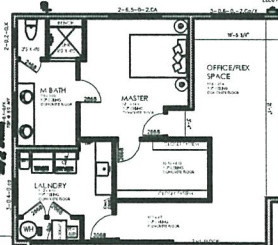
SHEET INDEX

A1	SITE PLAN / COVER
A2	FOUNDATION PLAN
A3	FLOOR PLAN
A4	2ND FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	FRAMING PLAN
A8	FRAMING DETAILS
A9	BUILDING SECTIONS
A10	ELECTRICAL PLAN

12 ft. ALLEY

EXISTING STORAGE / SHOP

STORMWATER POND @ 6in. DEEP



LIVING ROOM

KITCHEN

BATH

MASTER

OFFICE/REAR SPACE

LAUNDRY

PORCH CONCRETE FLOOR

STAIRS

EXISTING NEIGHBOR RESIDENCE

EXISTING NEIGHBOR RESIDENCE

STORMWATER DESILTING POND @ 4" DEEP

1023 FORRESTER

1025 FORRESTER

1029 FORRESTER

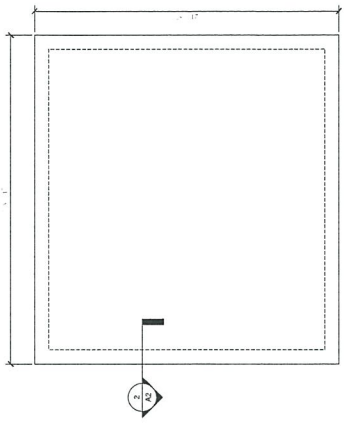
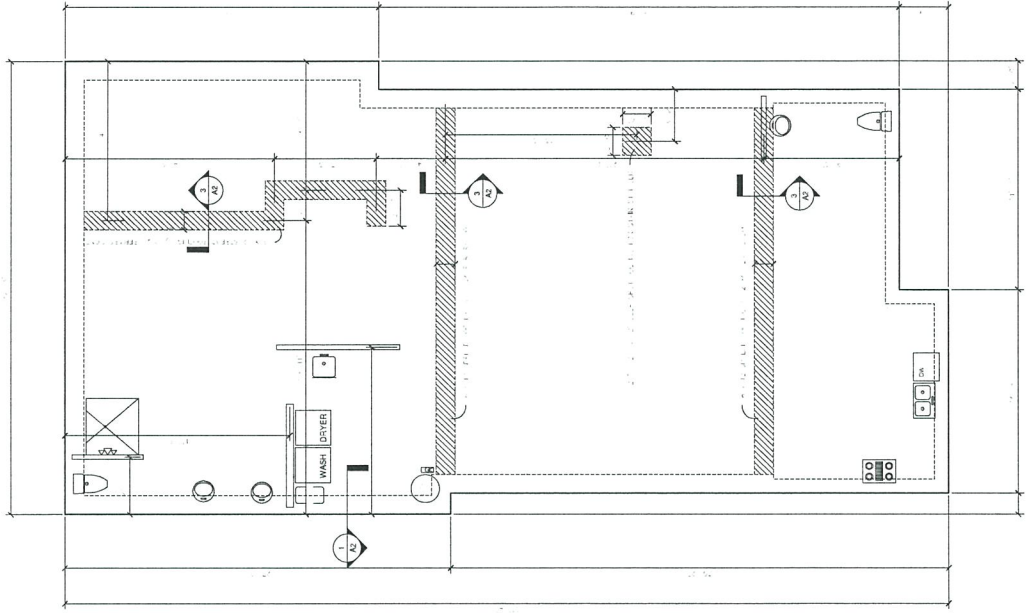
1027 FORRESTER

SIDEWALK

LANDSCAPE STRIP

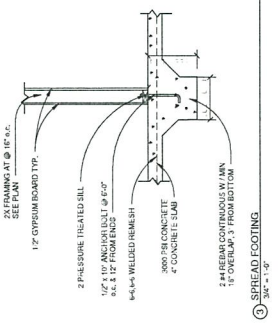
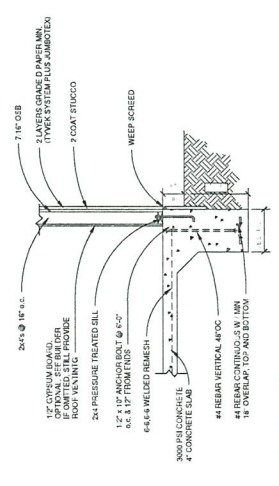
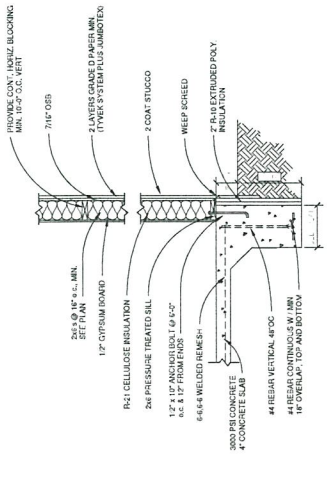
FOUNDATION NOTES

- ALL CONCRETE TO BE 2500 PSI UNLESS NOTED OTHERWISE
- ALL SLABS TO BE 4" THICK CONCRETE ON COMPACTED GRADE
- PROVIDE 1/2" DIAMETER X 18" ANCHOR BOLTS AT 6'-0" O.C. AND WITHIN 12" OF ENDS AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS AND INTERIOR BRIDGE WALLS
- ALL REBAR SPICES TO BE 40 BAR DIAMETERS AND HAVE CONCRETE COVERAGE OF 3" MIN.
- FOOTINGS TO EXTEND A MINIMUM OF 12" INTO UNDISTURBED EARTH.
- DIMENSIONS TO SPREAD FOOTINGS ARE TO CENTER OF FOOTING / CENTER OF WALL
- DIMENSIONS TO PLUMBING WALLS ARE TO CENTER OF WALL
- LAUNDRY PLUMBING WALL IS 2X6 FRAMING. OTHER PLUMBING WALLS ARE 2X4 FRAMING UNLESS NOTED OTHERWISE
- DIMENSIONS TO EXTERIOR OF HEATED FOUNDATION INSULATION
- DIMENSIONS TO EXTERIOR OF WALL HEATING / Z RIGID CONCRETE STEM WALL
- SPREAD FOOTINGS ARE 18" DEEP. 18" AS ANCHOR BOLTS AT INTERIOR BRIDGE WALLS AND AT BEARING WALLS



HOUSE FOUNDATION
 1/4" = 1'-0"

GARAGE FOUNDATION
 1/4" = 1'-0"



1027 Forrester NW

FLOOR PLAN

FOR CONSTRUCTION
A3

GENERAL NOTES

INTERIOR DIMENSIONS ARE TO FACE OF STUD
 EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING

UNLESS CENTERED OR OTHERWISE NOTED, INTERIOR DOOR OPENINGS START 3" FROM ADJ. WALL.

ALL GLASS TO COMPLY TO CURRENT CODE UNLESS OTHERWISE NOTED. GLASS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED. GLASS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED. GLASS SHALL BE 1/2" MIN. THICK UNLESS OTHERWISE NOTED.

HAZARDOUS LOCATIONS ADJACENT TO TUB SHOWERS AND WITHIN 24" ARC OF DOORS. BEDROOMS MUST HAVE EGRESS WINDOWS AND A MINIMUM SILL HEIGHT OF 44".

PROVIDE DOOR VIEWER IN MAIN OR FRONT ENTRY DOOR WITH A VIEW OF NOT LESS THAN 180 DEGREES THROUGH WINDOWS OR VIEWPORT.

PROVIDE OPERABLE WINDOWS OR EXHAUST FAN TO OUTSIDE IN ALL TOILET ROOMS. CLEARANCE FOR TOILETS TO BE MIN. 30" MIN. WITH 21" CLR. MIN. IN FRONT OF FIXTURE.

EXTERIOR WINDOWS SHALL HAVE U VALUES OF .35 MAX.

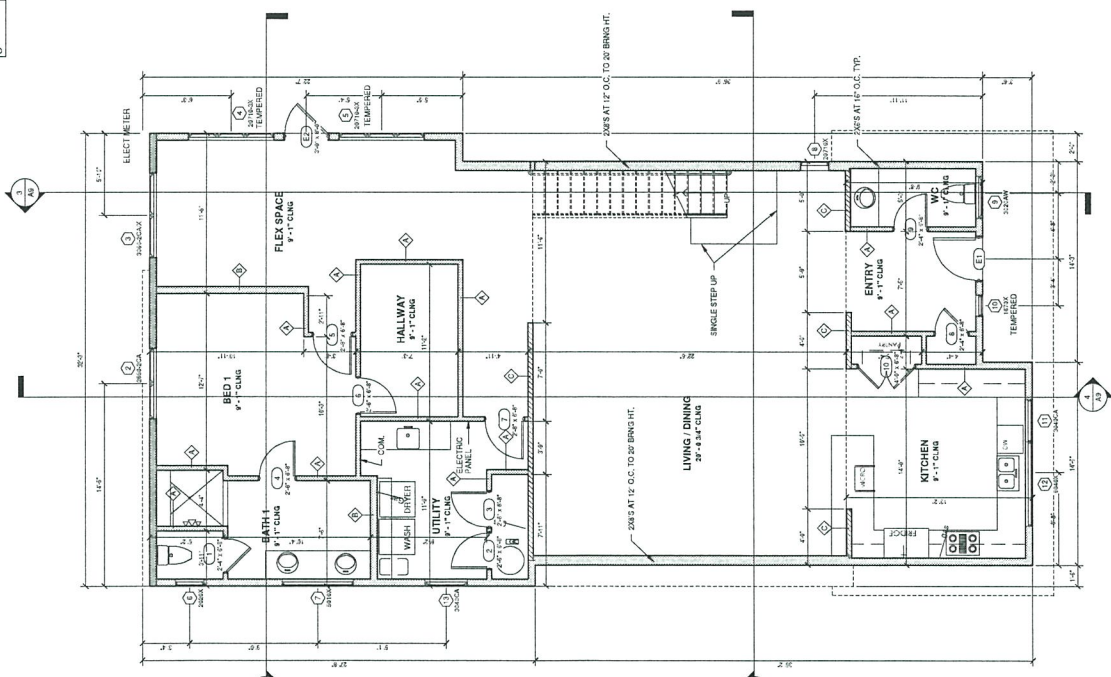
PROVIDE LANDINGS AT EXTERIOR DOORS UNLESS OTHERWISE NOTED. LANDINGS SHALL BE THE WIDTH OF THE DOOR BY 3 MIN.

-LANDINGS SHALL BE 7'-3/4" MAX. BELOW THE FINISH FLOOR.

-SLOPE TO DRAIN MAX. 2%.

-LANDINGS SHALL BE OF EXTERIOR PAVING OR DECKING.

WALL TYPES	Type	Comments
A	2x4's at 16" o.c.	
B	2x6's at 12" o.c.	
C	2x4's at 16" o.c. show wall, see bracing plan.	



2 CAR GARAGE
 14'-0" x 11'-0"

1st FLOOR PLAN
 16'-11 1/2" x 32'-0"

Mark	Head Height	Width	Height	Sill Height	Description	Comments	Level
1	8'-0"	4'-0"	2'-0"	15'-0"	4020AW		LVL 1
2	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA		LVL 1
3	8'-0"	6'-0"	6'-0"	2'-0"	3600-2CA	tempered	LVL 1
4	8'-0"	6'-0"	7'-10"	0'-2"	20710-3X	tempered	LVL 1
5	8'-0"	2'-0"	7'-10"	0'-2"	20710-3X	tempered	LVL 1
6	8'-0"	2'-0"	7'-0"	0'-2"	2020X		LVL 1
7	8'-0"	2'-0"	7'-0"	0'-2"	2020X		LVL 1
8	8'-0"	3'-0"	2'-0"	0'-2"	3020AW		LVL 1
9	8'-0"	3'-0"	2'-0"	0'-2"	3020AW		LVL 1
10	8'-0"	1'-6"	7'-0"	1'-0"	1670X	tempered	LVL 1
11	8'-0"	3'-0"	4'-0"	4'-0"	3040CA		LVL 1
12	8'-0"	3'-0"	4'-0"	4'-0"	6040X		LVL 1
13	8'-0"	3'-0"	4'-0"	4'-0"	3040CA		LVL 1
14	8'-0"	3'-0"	4'-0"	4'-0"	3040CA		LVL 1
15	8'-0"	2'-0"	2'-0"	6'-0"	2020X		LVL 2
16	8'-0"	5'-0"	1'-0"	7'-0"	5010X		LVL 2
17	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA		LVL 2
18	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA		LVL 2
19	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA		LVL 2
20	8'-0"	3'-0"	5'-0"	3'-0"	3050X		LVL 2
21	8'-0"	3'-0"	5'-0"	3'-0"	3050X		LVL 2
22	8'-0"	3'-0"	5'-0"	3'-0"	3050X		LVL 2
23	8'-0"	3'-0"	5'-0"	3'-0"	3050X		LVL 2
24	8'-0"	5'-0"	2'-0"	6'-0"	5020X		LVL 2
25	8'-0"	5'-0"	2'-0"	6'-0"	5020X		LVL 2
26	8'-0"	5'-0"	2'-0"	6'-0"	5020X		LVL 2
27	8'-0"	2'-0"	5'-0"	3'-0"	2020X		LVL 2
28	8'-0"	2'-0"	6'-0"	2'-0"	1480X		LVL 2

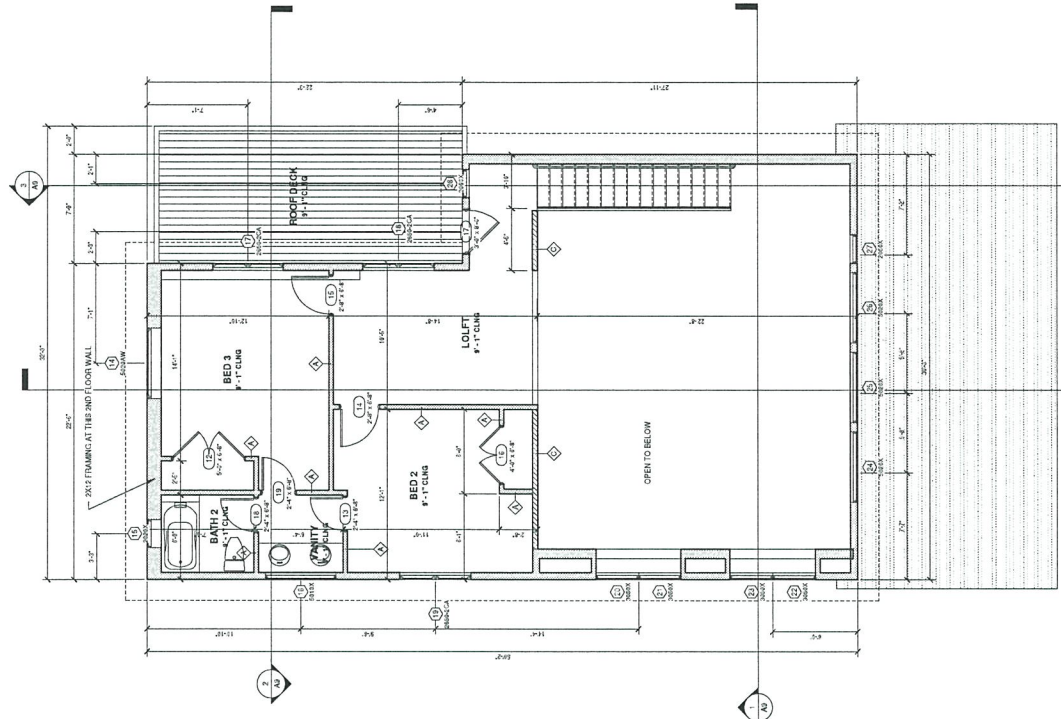
Mark	Width	Height	Assembly Description	Level	Comments
1	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	
2	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	
3	2'-6"	6'-8"	Interior Doors with Frames	LVL 1	
4	2'-6"	6'-8"	Interior Doors with Frames	LVL 1	
5	2'-6"	6'-8"	Interior Doors with Frames	LVL 1	
6	2'-6"	6'-8"	Interior Doors with Frames	LVL 1	
7	2'-6"	6'-8"	Interior Doors with Frames	LVL 1	
8	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	
9	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	
10	4'-0"	6'-8"	Interior Doors with Frames	LVL 1	
E1	3'-0"	8'-0"	Glazed Doors & Entrances	LVL 1	FRONT
E2	3'-0"	8'-0"	Glazed Doors & Entrances	LVL 1	GLAZED
E3	3'-0"	8'-0"	Glazed Doors with Frames	LVL 1	GLAZED
E4	3'-0"	8'-0"	Glazed Doors with Frames	LVL 1	GLAZED
11	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	EXTERIOR
12	2'-4"	6'-8"	Interior Doors with Frames	LVL 1	
13	2'-4"	6'-8"	Interior Doors with Frames	LVL 2	
14	2'-8"	6'-8"	Interior Doors with Frames	LVL 2	
15	2'-8"	6'-8"	Interior Doors with Frames	LVL 2	
16	4'-0"	6'-8"	Interior Doors with Frames	LVL 2	
17	2'-4"	6'-8"	Interior Doors with Frames	LVL 2	
18	2'-4"	6'-8"	Interior Doors with Frames	LVL 2	
19	2'-4"	6'-8"	Interior Doors with Frames	LVL 2	

NOT
 ALL EGRESS WINDOWS MUST HAVE CLEAR OPENING
 MIN. 20" x 20" CLEARANCE
 MIN. 20" x 20" CLEARANCE

GENERAL NOTES

INTERIOR DIMENSIONS ARE TO FACE OF STUD SHEATHING
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING
UNLESS CENTERED OR OTHERWISE NOTED, INTERIOR DOOR OPENINGS START 3" FROM ADJ. WALL.
ALL GLASS TO COMPLY TO CURRENT CODE FOR LEAKAGE, SOUND ATTENUATION, AND HAZARD RESISTANCE. GLASS IN TUB-SHOWER AND WITHIN 24" ARC OF DOORS, ALL BEDROOMS MUST HAVE EGRESS WINDOWS AND A MINIMUM SILL HEIGHT OF 44".
PROVIDE DOOR VIEWER IN MAIN OR FRONT ENTRY DOOR WITH A VIEW OF NOT LESS THAN 180 DEGREES THROUGH WINDOWS OR VIEWPORT.
PROVIDE OPERABLE WINDOWS OR EXHAUST FAN TO OUTSIDE IN ALL TOILET ROOMS.
CLEARANCE FOR TOILETS TO BE MIN. 30" WIDE WITH 21" CLR. MIN. IN FRONT OF FIN FLOOR.
EXTERIOR WINDOWS SHALL HAVE U VALUES OF .35 MAX.
PROVIDE LANDINGS AT EXTERIOR DOORS AND WINDOWS. LANDINGS SHALL BE THE WIDTH OF THE DOOR BY 3 MIN.
LANDINGS SHALL BE 7'-3/4" MAX. BELOW THE FIN FLOOR.
SLOPE TO URNAN MAX. 2%
LANDINGS SHALL BE OF EXTERIOR PAVING OR DECKING

Type Mark	Type Comments
A	2x4's at 16" O.C.
B	2x6's at 16" O.C.
C	2x4's at 16" O.C. shear wall, see bracing plan.

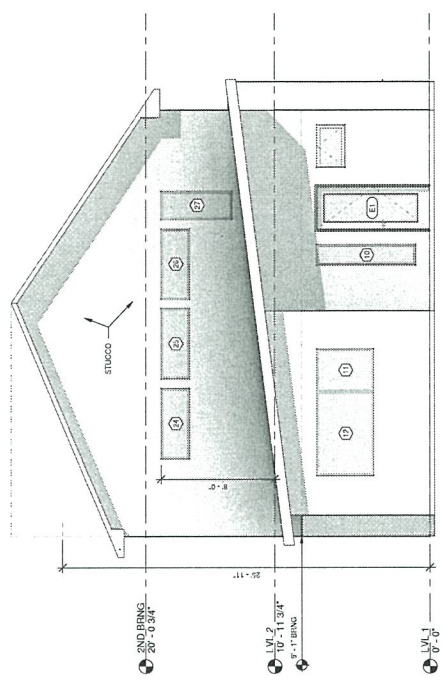
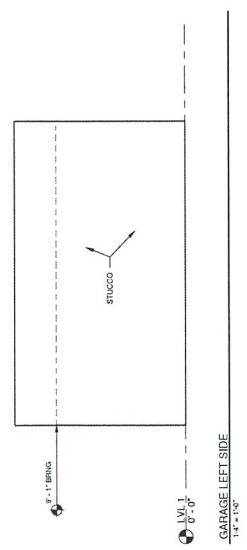
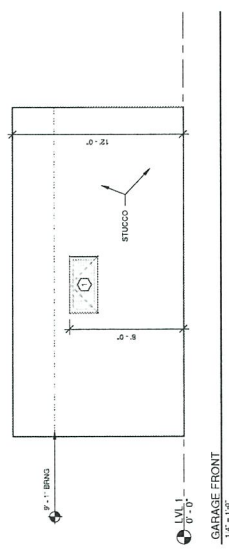


2ND FLOOR PLAN
14'-11/8"

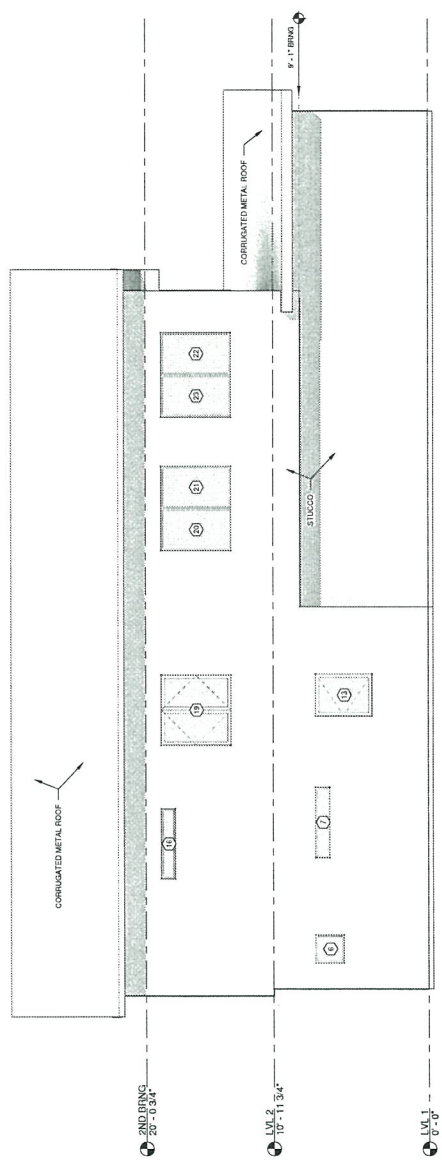
WINDOW SCHEDULE						
Mark	Head Height	Width	Height	Sill Height	Description	Level
1	8'-0"	4'-0"	6'-0"	16'-0"	6550AW	LVL 1
2	8'-0"	6'-0"	6'-0"	3'-0"	2650-2CA	LVL 1
3	8'-0"	6'-0"	6'-0"	2'-0"	2650-2CA	LVL 1
4	8'-0"	6'-0"	7'-10"	0'-2"	20710-3X	LVL 1
5	8'-0"	6'-0"	7'-10"	0'-2"	20710-3X	tempered LVL 1
6	8'-0"	2'-0"	2'-0"	6'-0"	2020X	LVL 1
7	8'-0"	5'-0"	1'-0"	7'-0"	5010X	LVL 1
8	8'-0"	3'-0"	2'-0"	6'-0"	3020AW	LVL 1
9	8'-0"	3'-0"	2'-0"	6'-0"	3020AW	LVL 1
10	8'-0"	3'-0"	2'-0"	6'-0"	3020AW	LVL 1
11	8'-0"	3'-0"	4'-0"	4'-0"	3040CA	LVL 1
12	8'-0"	3'-0"	4'-0"	4'-0"	3040CA	LVL 1
13	8'-0"	3'-0"	4'-0"	4'-0"	3040CA	LVL 1
14	8'-0"	5'-0"	2'-0"	6'-0"	5020AW	LVL 2
15	8'-0"	5'-0"	2'-0"	6'-0"	5020AW	LVL 2
16	8'-0"	5'-0"	1'-0"	7'-0"	5010X	LVL 2
17	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA	LVL 2
18	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA	LVL 2
19	8'-0"	5'-0"	5'-0"	3'-0"	2650-2CA	LVL 2
20	8'-0"	3'-0"	5'-0"	3'-0"	3020X	LVL 2
21	8'-0"	3'-0"	5'-0"	3'-0"	3020X	LVL 2
22	8'-0"	3'-0"	5'-0"	3'-0"	3020X	LVL 2
23	8'-0"	3'-0"	5'-0"	3'-0"	3020X	LVL 2
24	8'-0"	5'-0"	2'-0"	6'-0"	5020X	LVL 2
25	8'-0"	5'-0"	2'-0"	6'-0"	5020X	LVL 2
26	8'-0"	5'-0"	2'-0"	6'-0"	5020X	LVL 2
27	8'-0"	2'-0"	5'-0"	3'-0"	2020X	LVL 2
28	8'-0"	2'-0"	6'-0"	2'-0"	2020X	LVL 2

DOORS SCHEDULE						
Mark	Width	Height	Assembly	Description	Level	Comments
1	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
2	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
3	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
4	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
5	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
6	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
7	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
8	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
9	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
10	2'-4"	6'-8"		Interior Doors with Frames	LVL 1	
E1	3'-0"	8'-0"		Glazed Doors & Entrances	LVL 1	FRONT
E2	3'-0"	8'-0"		Glazed Doors & Entrances	LVL 1	GLAZED
E3	3'-0"	8'-0"		Glazed Doors with Frames	LVL 1	EXTERIOR
E4	16'-0"	7'-0"		Overhead Doors & Pick-up Cribbles	LVL 1	
13	2'-4"	6'-8"		Interior Doors with Frames	LVL 2	
14	2'-4"	6'-8"		Interior Doors with Frames	LVL 2	
15	2'-4"	6'-8"		Interior Doors with Frames	LVL 2	
16	4'-0"	6'-8"		Interior Doors with Frames	LVL 2	
17	3'-0"	6'-8"		Glazed Doors & Entrances	LVL 2	
18	3'-0"	6'-8"		Glazed Doors with Frames	LVL 2	
19	2'-4"	6'-8"		Interior Doors with Frames	LVL 2	

NOTES:
1. ALL EGRESS WINDOWS MUST HAVE 5 7/8" MIN. CLEARANCE.
2. ALL EGRESS WINDOWS MUST HAVE 5 7/8" MIN. CLEARANCE.
3. ALL EGRESS WINDOWS MUST HAVE 5 7/8" MIN. CLEARANCE.

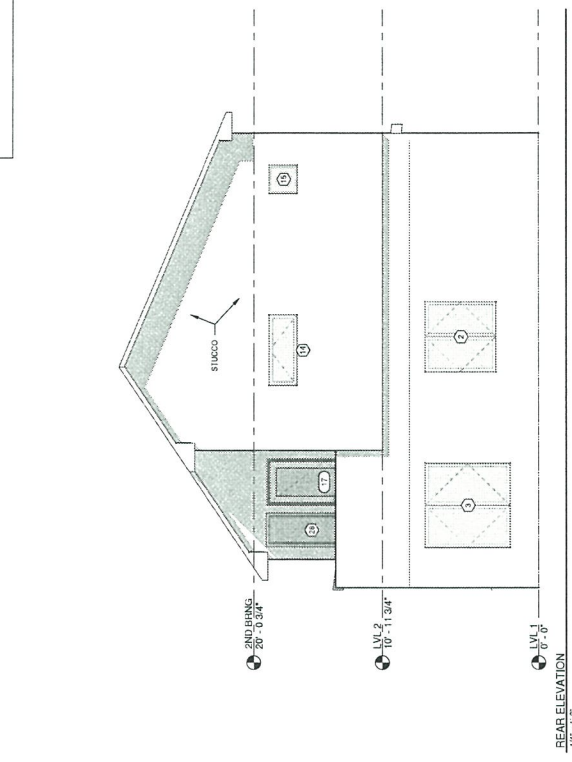


FRONT ELEVATION
 1/4" = 1'-0"

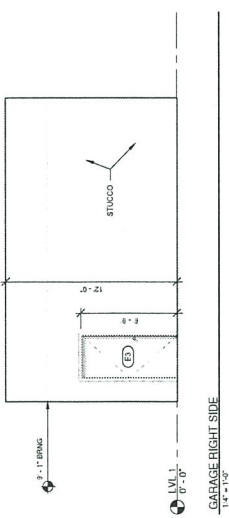


LEFT ELEVATION
 1/4" = 1'-0"

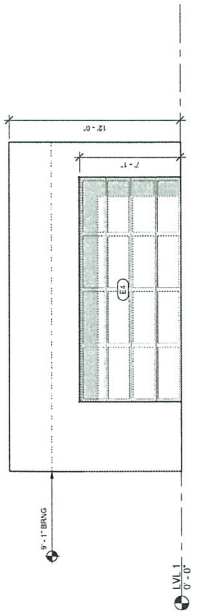
9292019



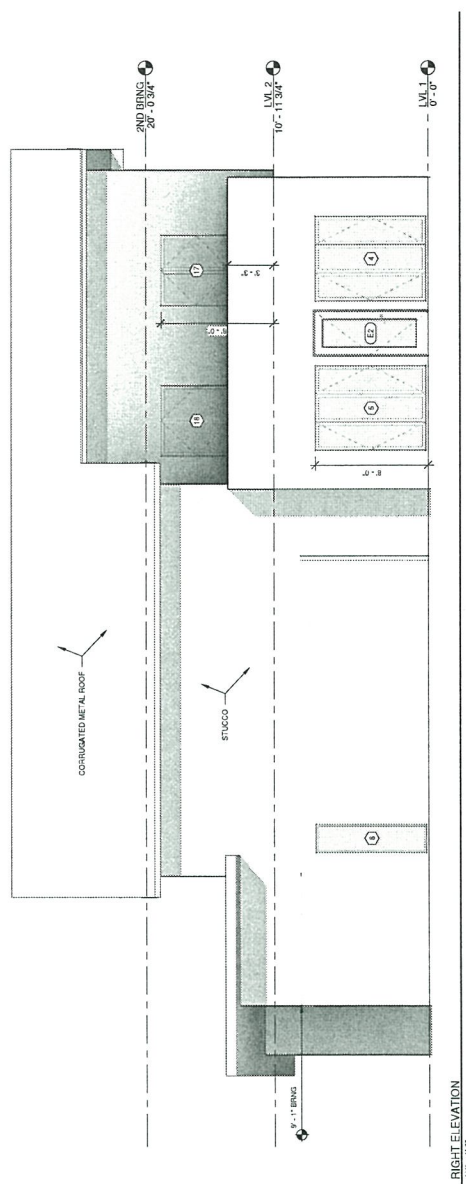
REAR ELEVATION
 1/4" = 1'-0"



GARAGE RIGHT SIDE
 1/4" = 1'-0"



GARAGE REAR SIDE
 1/4" = 1'-0"

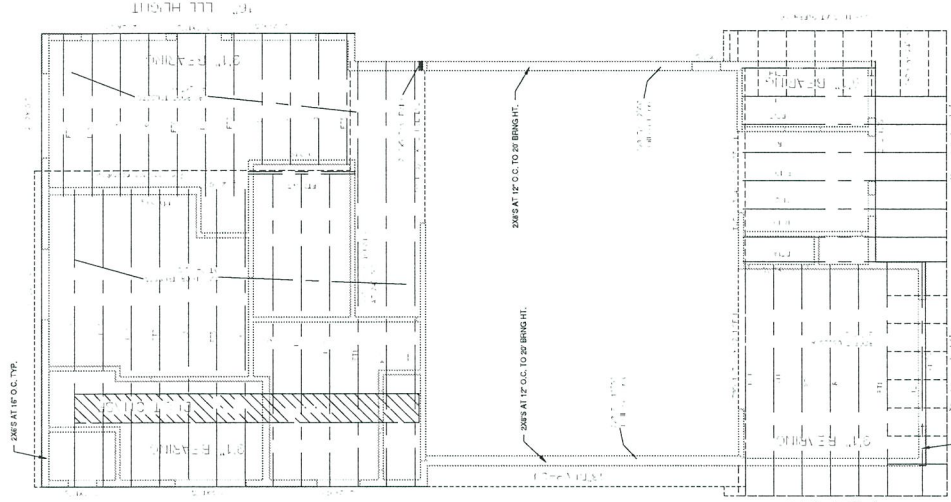


RIGHT ELEVATION
 1/4" = 1'-0"

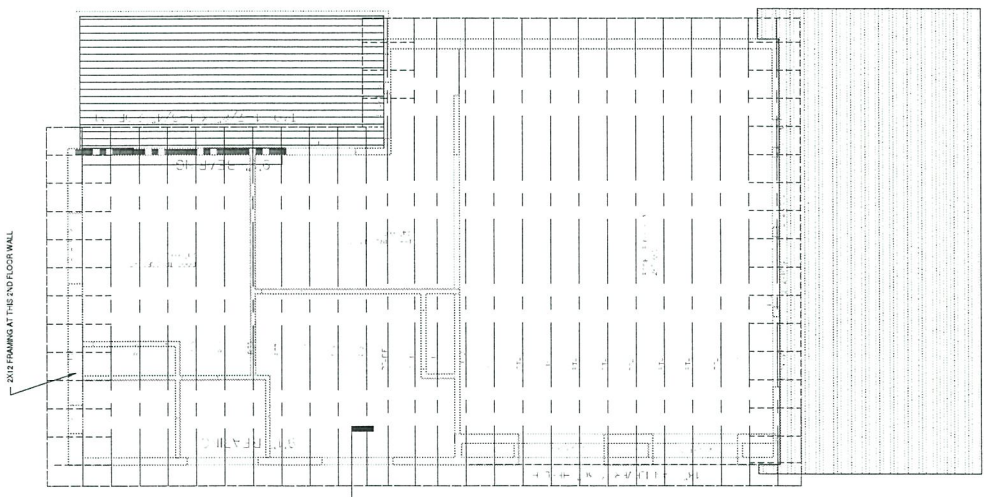
8/23/2019

FRAMING NOTES
 WALL SHEATHING TO BE 1/2" OSB CONT.
 EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
 INTERIOR DIMENSIONS ARE TO FACE OF STUD.
 FRAMING TO BE #2 GRADE PINE
 NON-LOAD BEARING HEADERS MORE THAN 4" TO BE
 2" x 26'S
 ROOF SLOPE TO BE MINIMUM 1/4"12 ON FLAT ROOFS.
 OVERFRAMING SHALL BE 2X6'S AT 24" O.C.
 PROVIDE REGLETS AT ALL ROOF TO BASE OF
 STUCCO WALL CONNECTIONS
 BLOCK WALLS OVER 10' HT. AT MIN. 10' O.C.

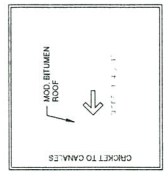
ROOF VENTING
 HOUSE:
 PROVIDE CONT. EAVE AND CONT. RIDGE
 VENTING AND/OR TOP OF GABLE VENTS
 CHIMNEYS:
 PROVIDE 9"14" STUCCO VENTS AT INTERIOR
 OF PARAPET SPACED EVENLY



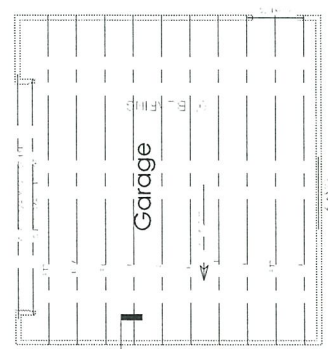
1ST FLOOR FRAMING PLAN
 1/4" = 1'-0"



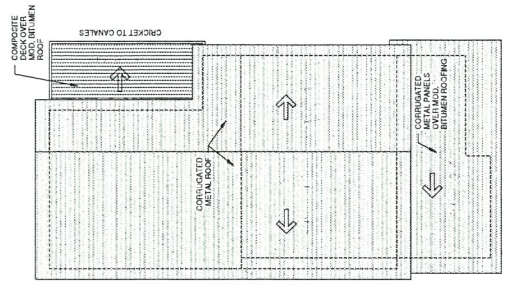
2ND FLOOR FRAMING PLAN
 1/4" = 1'-0"



GARAGE ROOF
 1/8" = 1'-0"



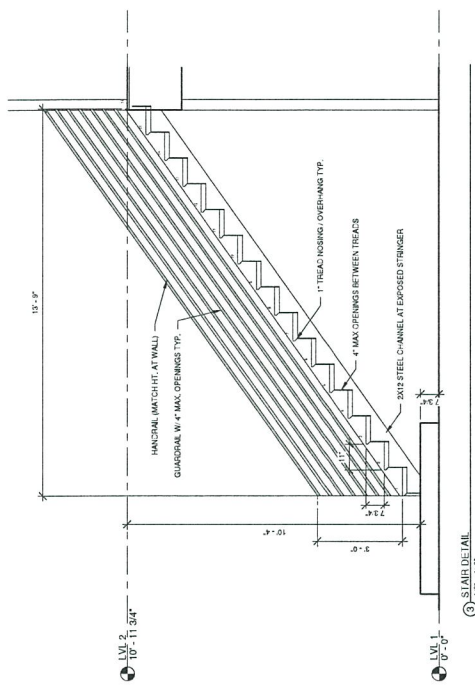
GARAGE FRAMING
 1/8" = 1'-0"



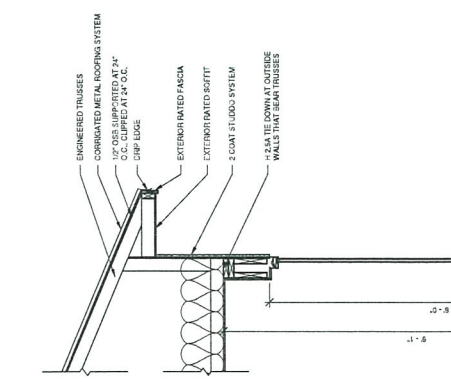
ROOF PLAN
 1/8" = 1'-0"

BRACING NOTES

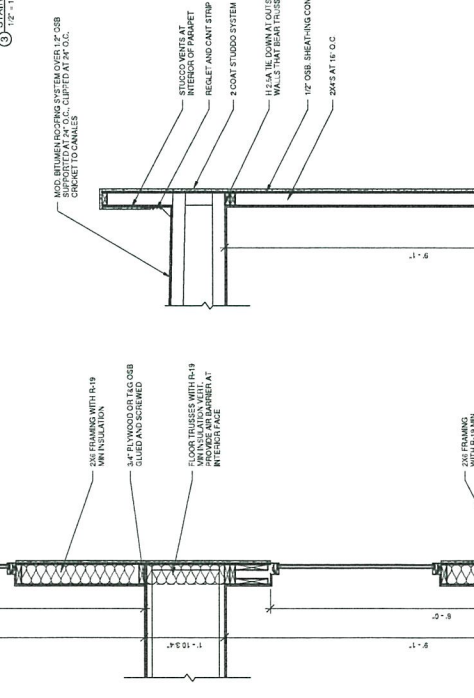
- PROVIDE WSP BRACING WHERE INDICATED
- WALLS SHALL BE SHEATHED AT ONE SIDE WITH 1/2" OSB. PLACE NAILS OR EQUIVALENT STAPLES 6" O.C. EDGES, 12" O.C. FIELD
- GAP PANEL EDGES PER NM STATE CODE
- BLOCK HORIZ. PANEL JOINTS PER RB02.10.10
- PROVIDE 1/2 GYP. BD. AT OTHER SIDE



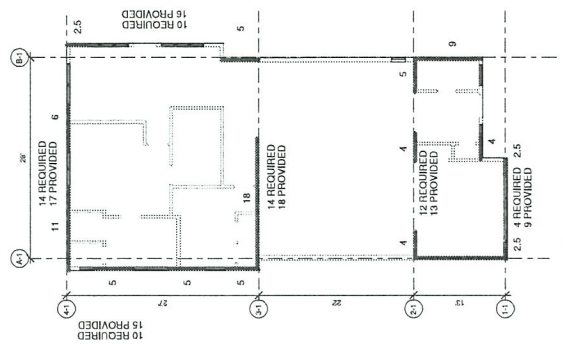
3 STAIR DETAIL
1'-0" x 1'-0 1/4"



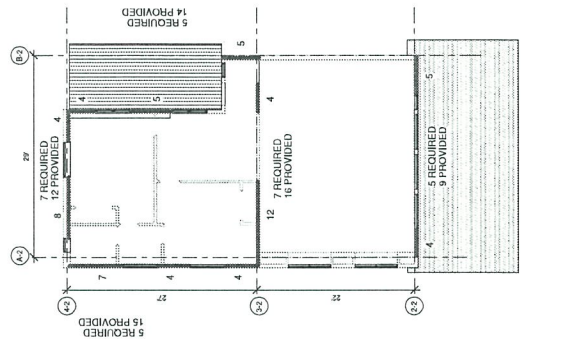
1 2ND STORY WALL SECTION
9'-1" x 1'-10 3/4"



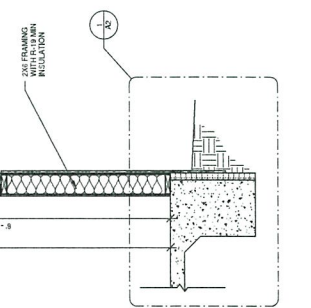
2 GARAGE WALL SECTION
9'-2" x 1'-10 3/4"



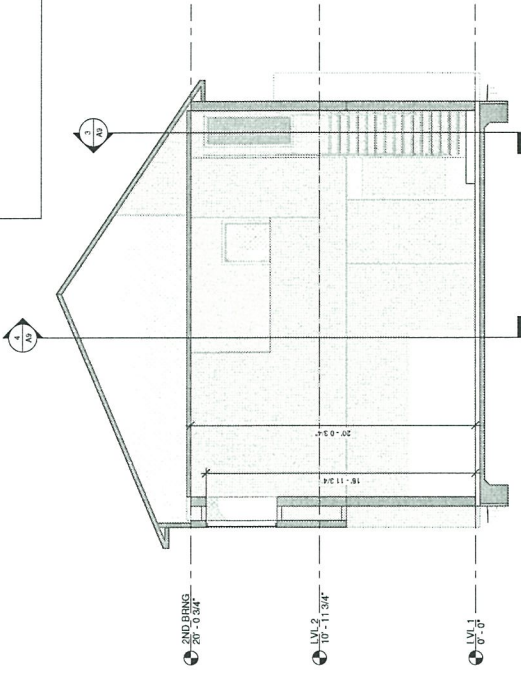
1ST FLOOR BRACING
18' x 18'



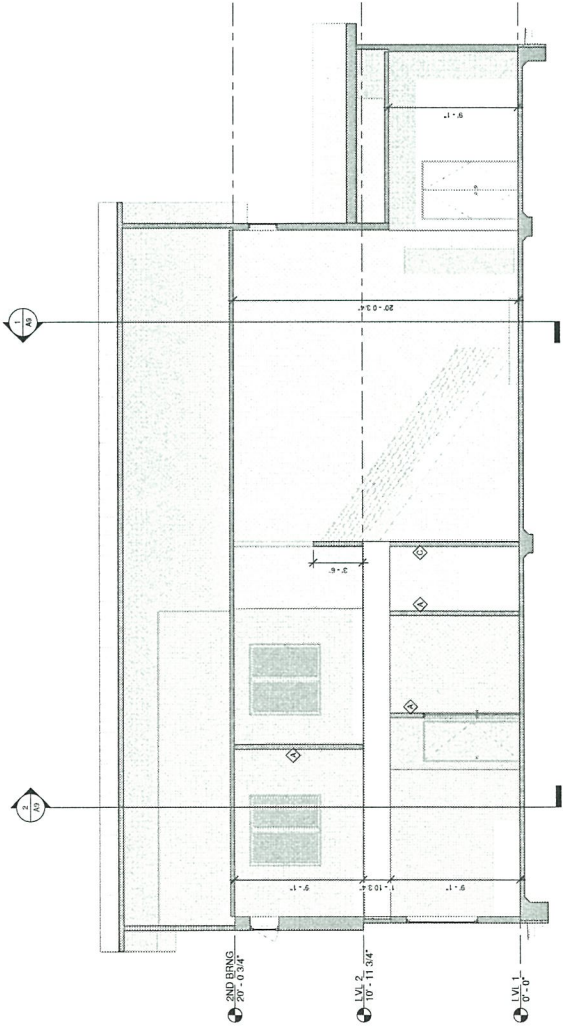
2ND FLOOR BRACING
18' x 12'



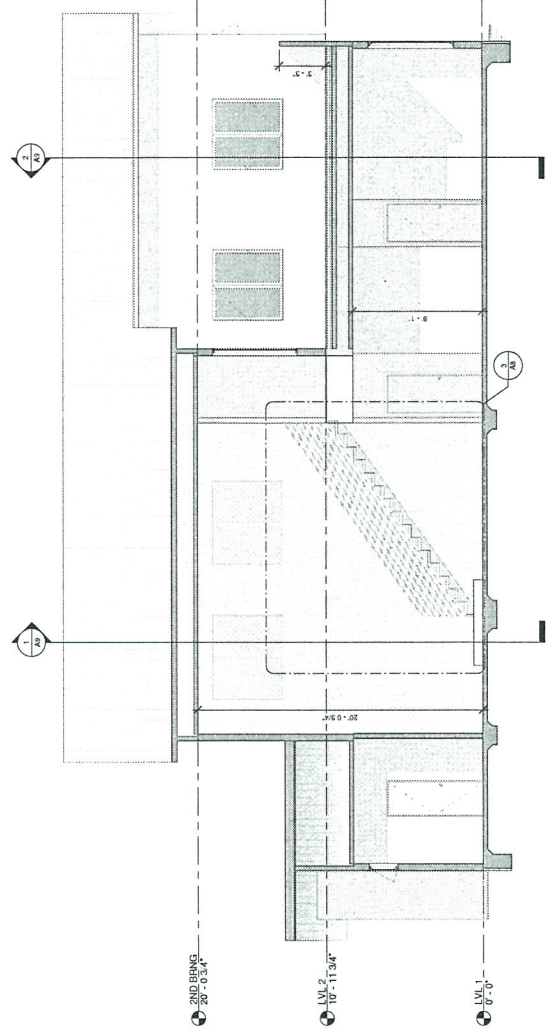
3 3RD STORY WALL SECTION
9'-1" x 1'-10 3/4"



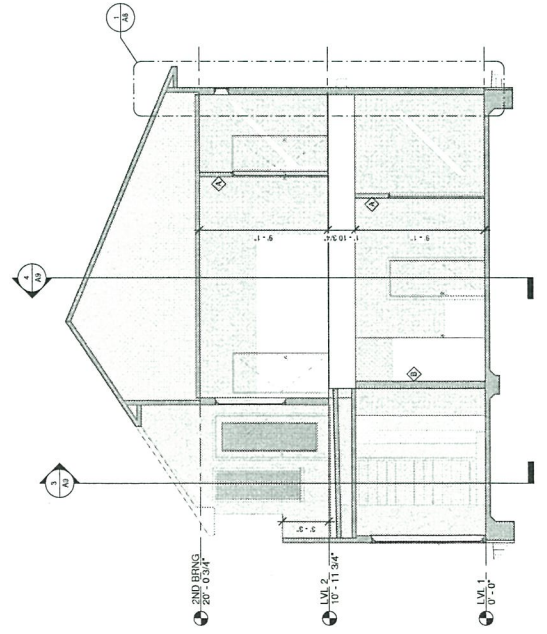
Section 11
 1/4" = 1'-0"



Section 16
 1/4" = 1'-0"



Section 13
 1/4" = 1'-0"



Section 12
 1/4" = 1'-0"

1027 Forrester NW Albuquerque, NM

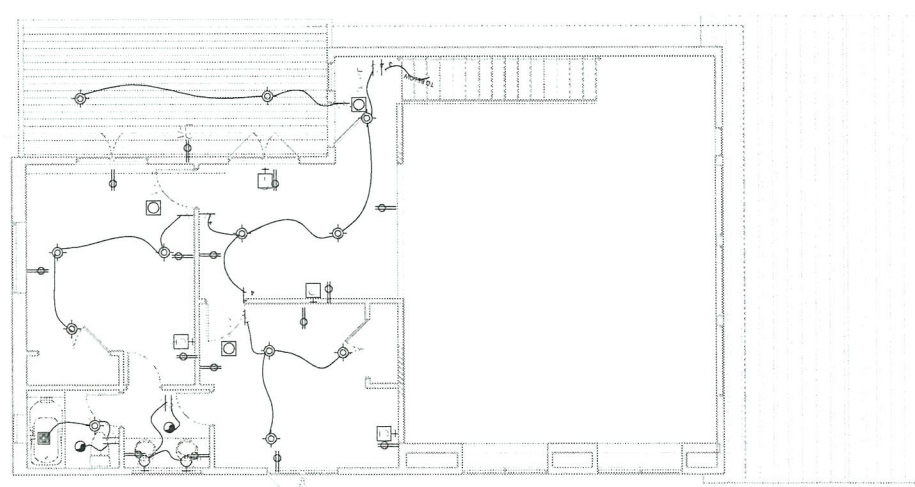
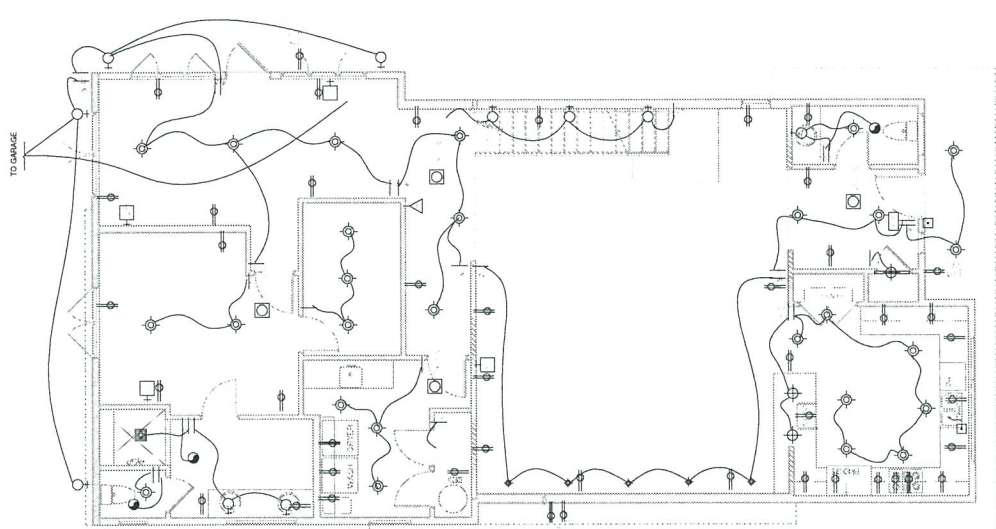
New Dwelling ELECTRICAL PLAN

FOR CONSTRUCTION
A10

63202719

ELECTRICAL SYMBOLS

☐	TRIPLE SWITCHES	☐	TRANSFORMER
◇	2-PHASE 4-WIRE	☉	SINGLE PHASE
▽	TRIP UNIT	⊖	WATER HEATER
○	TRIP UNIT	⊕	WATER HEATER
□	FLOOR OUTLET	⊖	WATER HEATER
◇	CEILING TRACED	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER
⊕	PLUMBING	⊖	WATER HEATER
⊖	PLUMBING	⊕	WATER HEATER



ELECTRICAL NOTES

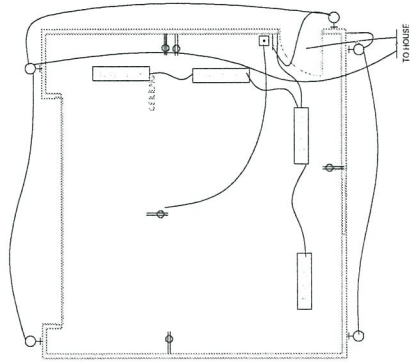
- ALL OUTLETS IN KITCHEN, GARAGE, AND EXTERIOR LESS THAN 6'-0" ABOVE GRADE TO BE GFI PROTECTED.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V SINGLE PHASE 15 & 20 AMP RECEPTACLE SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) PER NEC
- ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED, INTERCONNECTED, AND EQUIPPED WITH BATTERY BACK-UP
- SMOKE DETECTORS IN BEDROOMS SHALL BE MIN. 36" FROM BATHROOM DOORS
- THE BRANCH CIRCUIT SUPPLYING THE GARAGE RECEPTACLES SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE

- SEE BUILDER FOR DIMMING REQUIREMENTS
- SEE BUILDER FOR SECURITY SYSTEM REQUIREMENTS
- SEE BUILDER FOR STEREO PREWIRE REQUIREMENTS
- SEE BUILDER FOR LANDSCAPE LIGHTING REQUIREMENTS

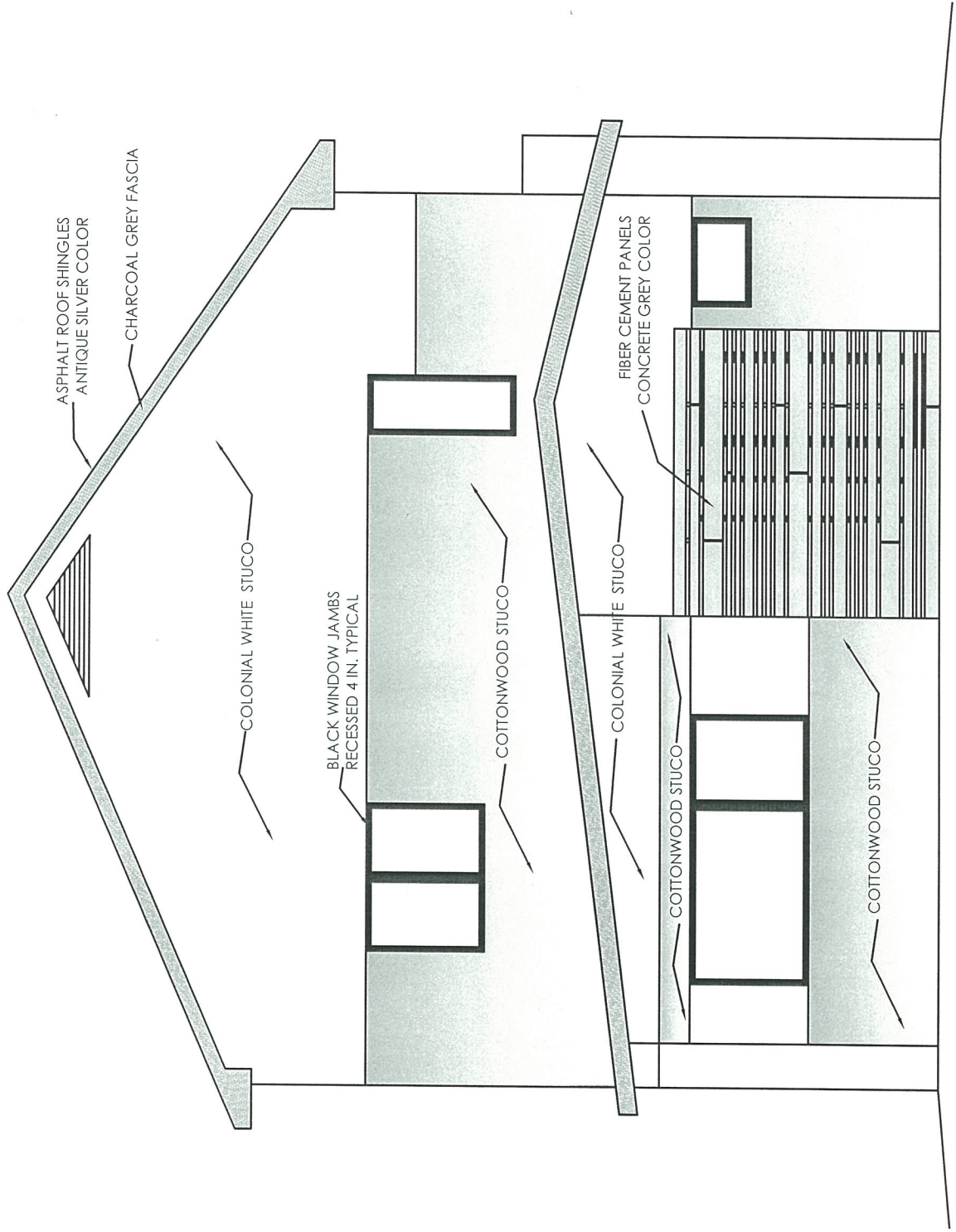
2ND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

1ST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

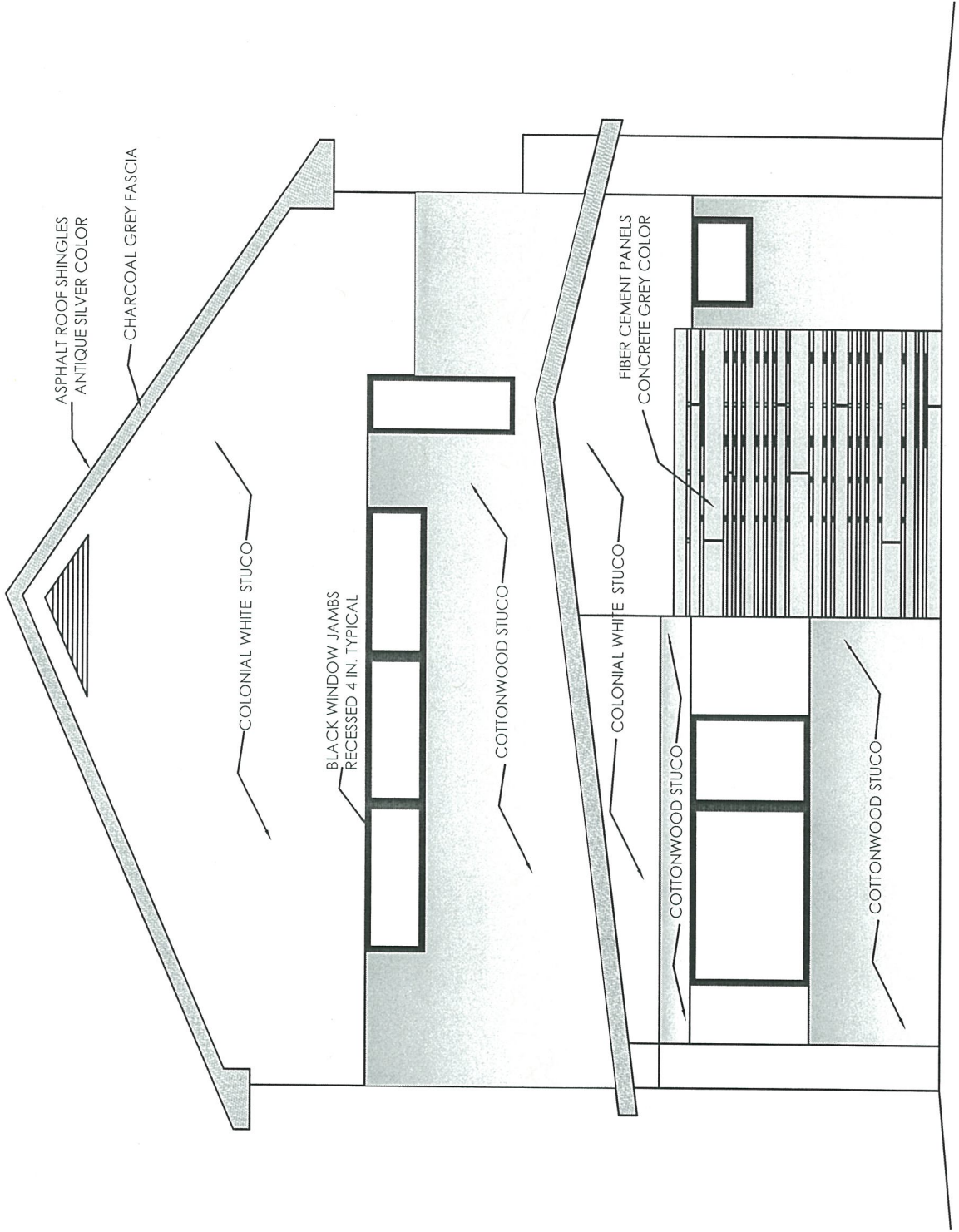
GARAGE ELECTRICAL PLAN
1/4" = 1'-0"



1027 FORRESTER FRONT ELEVATION WITH DESIGN AMENDMENTS EXHIBIT A



1027 FORRESTER FRONT ELEVATION WITH DESIGN AMENDMENTS EXHIBIT B



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.

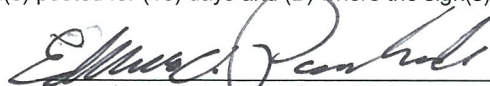
4. TIME


Signs must be posted from 1.28.20 To 2.12.20

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.

 1/7/20
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1.7.20 
(Date) (Staff Member)

PROJECT NUMBER: BP 2019 50011

Edward O. Paschich

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, January 7, 2020 3:05 PM
To: Edwardp@swcp.com
Subject: Public Notice Inquiry_1027. Forrester NW_LC

Ed,

See list of associations below regarding your Landmarks Commission submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	NM	87102	5052421866
Downtown Neighborhoods Association	Daniel	Gutierrez	zoning@abqdna.com	902 6th Street NW	Albuquerque	NM	87102	5054498658

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: 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@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Tuesday, January 07, 2020 8:46 AM
To: Office of Neighborhood Coordination <Edwardp@swcp.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Ed paschich

Telephone Number

505-263-0141

Email Address

Edwardp@swcp.com

Company Name

JmpWorks Llc

Company Address

P.O. Box 25142

City

Albu

State

NM

ZIP

87114

Legal description of the subject site for this project:

1027. Forrester NW

Physical address of subject site:

1927 Forrester

Subject site cross streets:

Mountain and Forrester

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14

=====
This message has been analyzed by Deep Discovery Email Inspector.

Edward O. Paschich

From: Edward O. Paschich <EdwardP@swcp.com>
Sent: Tuesday, January 7, 2020 3:12 PM
To: 'treasurer@abqdna.com'; 'zoning@abqdna.com'
Cc: 'Naji, Leslie'
Subject: Neighborhood Associations Notification 1027 Forrester

Jim Clark,
Daniel Gutierrez

I propose to build a single family dwelling on 1027 Forrester NW. This lot is the northern lot of 2 lots I recently purchase, 1025 and 1027 Forrester on the west side of the street. It will be pitched roof 2,478 total sq.ft. heated with the upstairs portion above the back ½ of the home. The garage will be 500 sq.ft. to the rear of the lot and will be accessed from the Alley behind the lot. Because of the lengthy process to issue a certificate of appropriateness I have permission to start site and foundation work. No finish materials will be ordered until approval from the Landmarks Commission. The hearing will be in February 12.

Thank You,

JMP Works LLC Ed Paschich
505-263-0141
edwardp@swcp.com

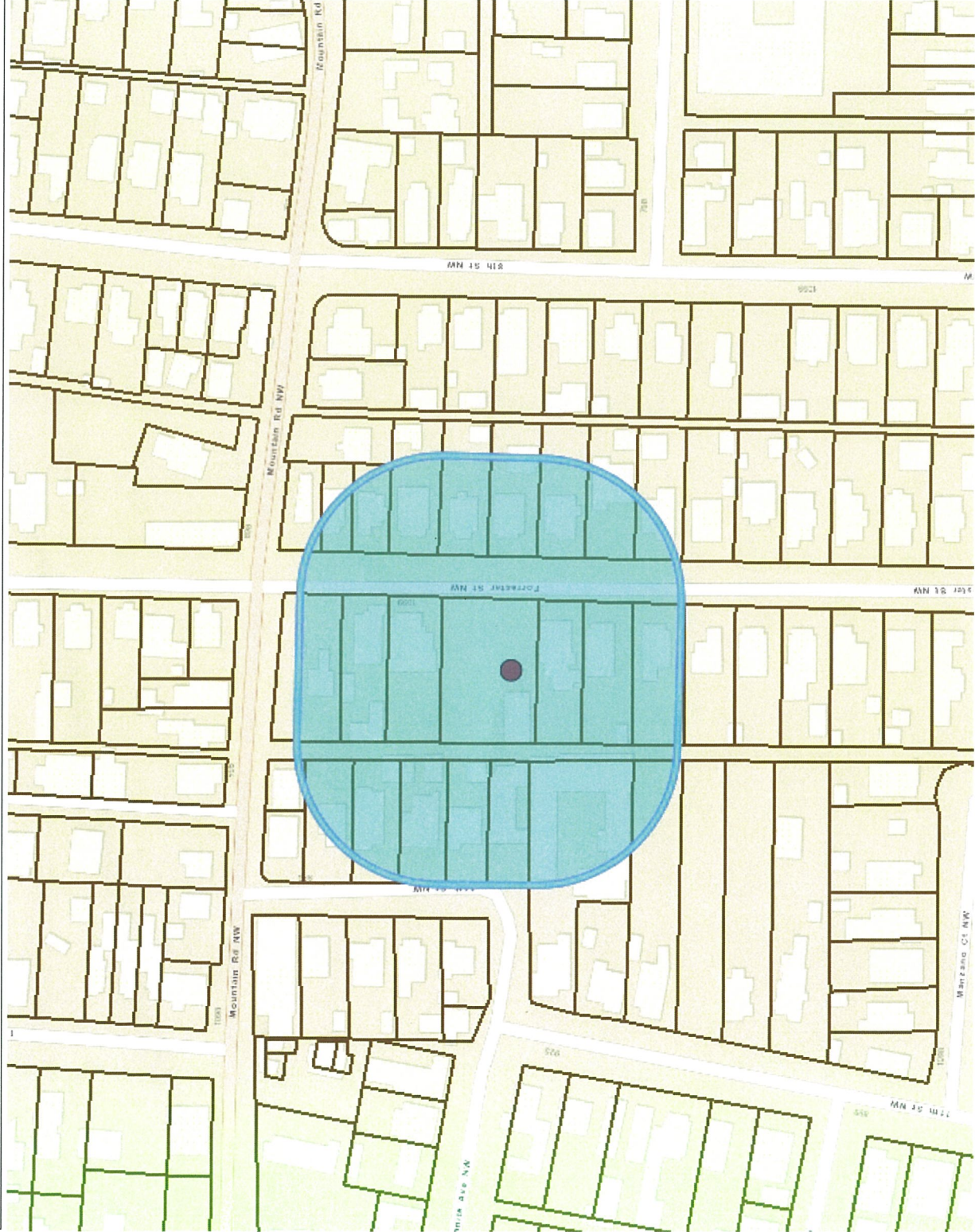


1027 Forrester



Legend

- Bernalillo County Parcels



Notes

Buffer 145 ft.
ROW Forrester: 45 ft.

300 Feet



1: 1,803

300
WGS_1984_Web_Mercator_Auxiliary_Sphere
1/7/2020
© City of Albuquerque

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MILLER LEAH
111 E BARCELONA RD
SANTA FE NM 87505-0607

RODGERS ANN BERKLEY & MORTON
ROBERT E JR
1022 FORRESTER ST NW
ALBUQUERQUE NM 87102

SEARLES CHRIS LEE
1020 FORRESTER ST NW
ALBUQUERQUE NM 87102

NOWAK STEELE K
806 VARGAS DR
BERNALILLO NM 87004

ARMIJO ALBERT & PATRICIA A
930 11TH ST NW
ALBUQUERQUE NM 87104

ROSENSTEIN RUTH S
811 12TH ST NW
ALBUQUERQUE NM 87102

CORTESE LIMITED PARTNERSHIP NO 3
6611 GUADALUPE TRL NW
LOS RANCHOS NM 87107

ANDERSON DONALD HUGH & MARY P
926 11TH ST NW
ALBUQUERQUE NM 87102

HESHLEY DEBBIE L
1028 FORRESTER ST NW
ALBUQUERQUE NM 87102

CHAVEZ GERALD
PO BOX 4128
ALBUQUERQUE NM 87196-4128

HARPER-SLABOSZEWICZ VICTOR J &
PATTI J CO-TR HARPER-SLABOSZEWICZ
FAMILY TRUST
3609 SAN RIO PL NW
ALBUQUERQUE NM 87107-3071

OTERO JOHN H & MARY WEST
314 11TH ST NW
ALBUQUERQUE NM 87102-1802

PINO JOHNNY P
1026 FORRESTER AVE NW
ALBUQUERQUE NM 87102-1908

RISTAINO MARY TALLEY
1029 FORRESTER AVE NW
ALBUQUERQUE NM 87102

SANCHEZ CHRISTOPHER J
1023 FORRESTER AVE NW
ALBUQUERQUE NM 87102-1907

JAMESON THOMAS B & MARIA FELICE
GARCIA
1024 FORRESTER AVE NW
ALBUQUERQUE NM 87102-1908

DICKERSON CLIFTON NEIL
1031 FORRESTER ST NW
ALBUQUERQUE NM 87107

GARCIA ALEXANDRA M
934 11TH ST NW
ALBUQUERQUE NM 87102-1814

TROSKE TONYA L & BERGAN THOMAS H
932 11TH ST NW
ALBUQUERQUE NM 87102

ELLIOTT TREVESTON & ROSENSTEIN
RUTH
811 12TH ST NW
ALBUQUERQUE NM 87102-1827

WELLIVER MARK S & GUNNING
CHERYLANN
PO BOX 25322
ALBUQUERQUE NM 87125

WHITE SHANNON
1019 FORRESTER AVE NW
ALBUQUERQUE NM 87102-1907

DE GARMO ANDREW F & JENNIFER E
1021 FORRESTER AVE NW
ALBUQUERQUE NM 87102

MILANI WILLIAM J
924 11TH ST NW
ALBUQUERQUE NM 87102-1814

