

**Landmarks & Urban
Conservation Commission**

Agenda Number: 4
Case No.: 17-LUCC- 50001
Project # 1011116
February 8, 2017

Staff Report

Agent	T.I. Design Services	<p>Staff Recommendation</p> <p>APPROVAL of Case # 17-LUCC-50001, Project #1011116, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 11 and subject to the conditions on page 12.</p> <p style="text-align: right;">Leslie Naji Staff Planner</p>
Applicant	Emet Maayan	
Request	Certificate of Appropriateness for Alterations	
Legal Description	Lot 11, Block D, Park Add'n	
Address/Location	1013 8 th St. NW	
Size	0.14 acres	
Zoning	SU2/DNA-SF	
Historic Location	Eighth and Forrester Historic Overlay Zone	

Summary of Analysis

The project at 1013 8th St NW is a single family residence where the resident owner is trying to get additional living space. The house, though not listed as a significant structure in the 1980 Eighth and Forrester historic nomination, is independently registered on the State Registry of Historic Places.

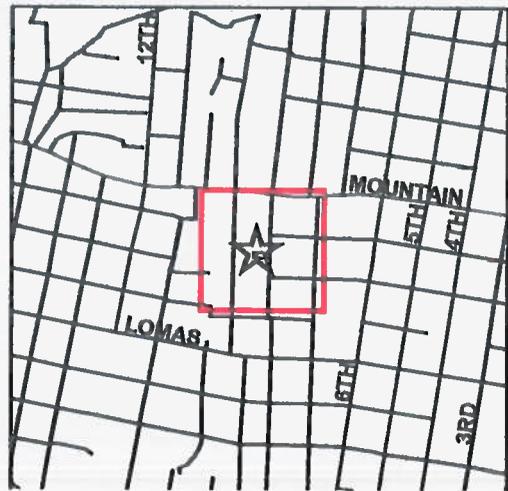
The house is wonderfully preserved with very little change since its construction in 1901. Original hardware and light fixtures don the interior while the exterior is unpainted alternating rows of concrete stone and smooth block. The front gable has original wood shingles and wood windows.

The current untouched nature of the house, mainly its original electrical panel and single bathroom accessible only through the bedrooms, has made it somewhat substandard in providing a fully functional living environment for the resident owner's family.

This proposal is for the expansion of the attic space to allow for an additional bedroom with sitting area and a second bathroom accessible from the hall.

This request was reviewed against the relevant guidelines for the Eight and Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. The proposal is generally consistent with the guidelines and the criteria, however; certain changes regarding the roof profile of the south side dormer would better suit the original architecture.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone; Comprehensive Zoning Code



LAND USE MAP

Note: Grey shading indicates County.

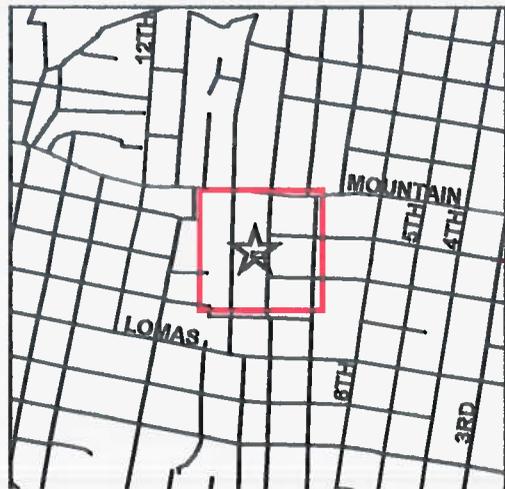
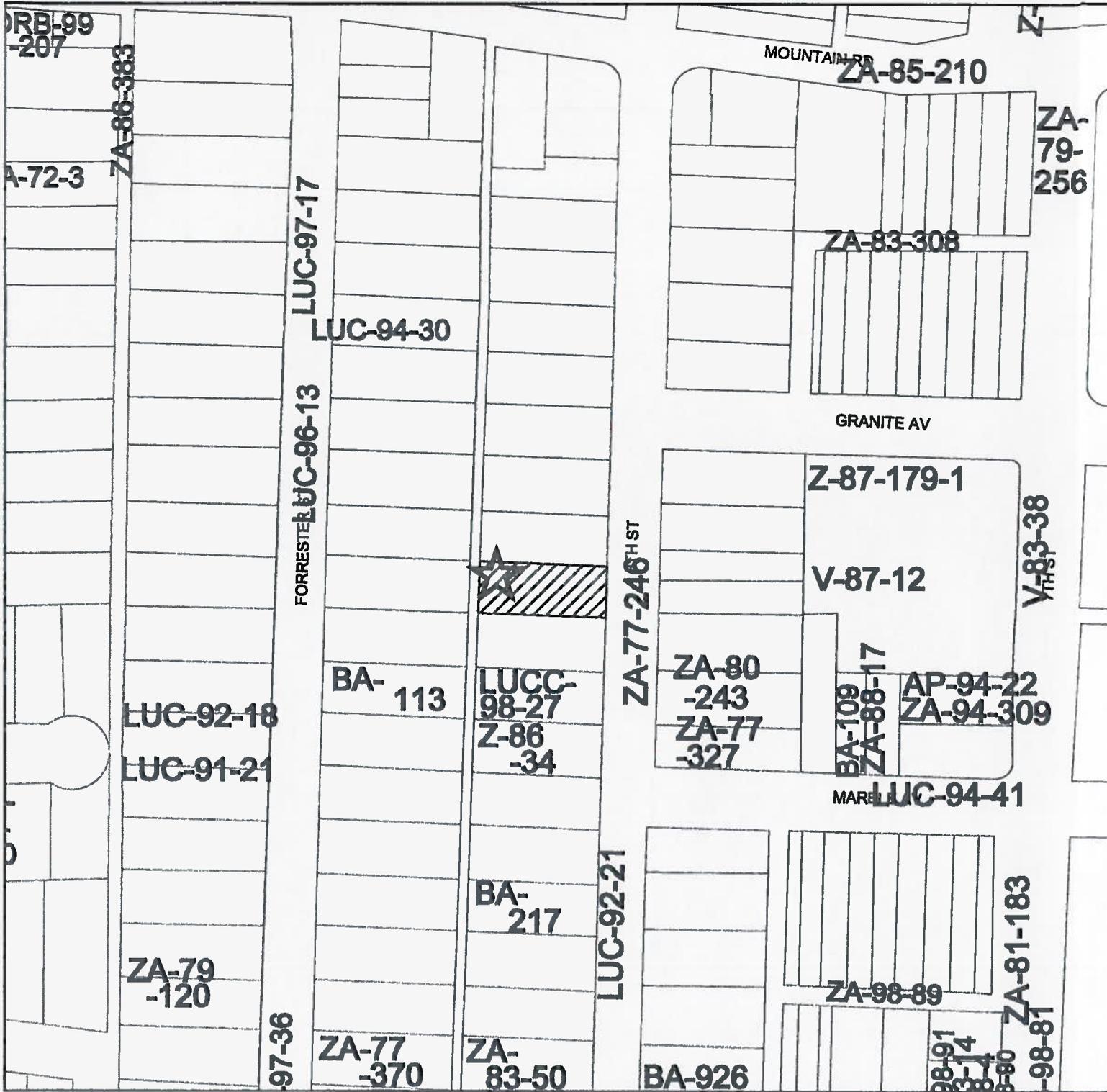
KEY to Land Use Abbreviations

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



1 inch = 131 feet

Project Number:
101116
Hearing Date:
02/08/2017
Zone Map Page: J-14
Additional Case Numbers
17LUCC-50001



HISTORY MAP

Note: Grey shading indicates County.

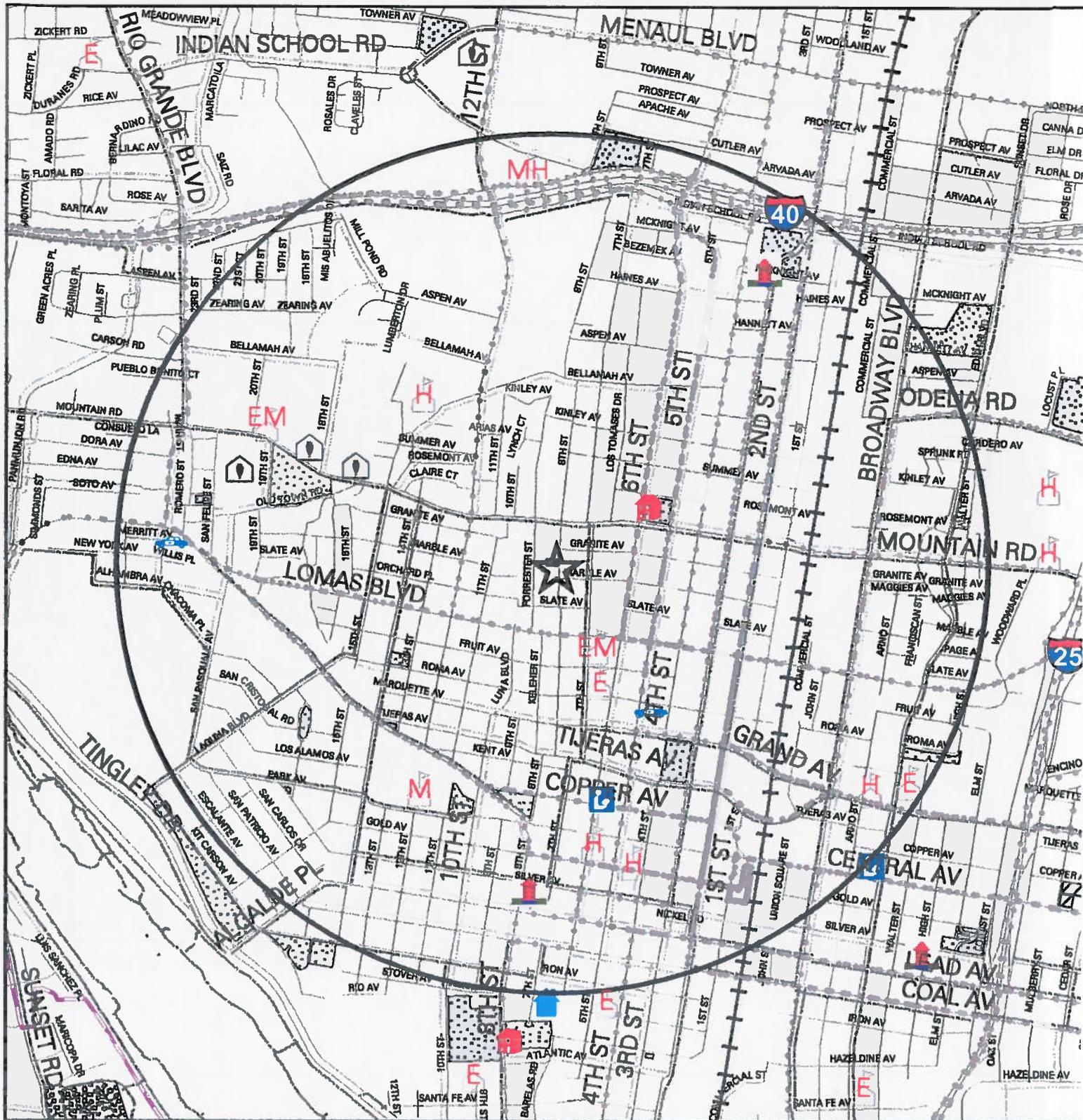


1 inch = 131 feet

Project Number:
101116

Hearing Date:
02/08/2017

Zone Map Page: J-14
Additional Case Numbers
17LUCC-50001



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | Public Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for Alterations</i>
<i>Historic Location</i>	<i>Eighth and Forrester Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Simplified Queen Anne, Southwest Vernacular, Cottage,	Contributing; residential
<i>Site to the North</i>	1	Pueblo Vernacular, Stucco, flat roof, 1908	Non-Contrib'g residential
<i>Sites to the South</i>	1	Hipped box Cottage, Stucco, 1907	Contributing; residential
<i>Sites to the East</i>	1	Vernacular Cottage, gabled intersecting roof, Stucco, 1922	Contributing; residential
<i>Site to the West</i>	1	Simplified Queen Anne, Stucco, Gabled roof, 1907	Contributing; residential

II INTRODUCTION

Proposal

The project at 1013 8th St NW is a single family residence where the resident owner is trying to get additional living space. The house, though not listed as a significant structure in the 1980 Eighth and Forrester historic district nomination, is independently registered on the State Registry of Historic Places.

The house is wonderfully preserved with very little change since its construction in 1901. Original hardware and light fixtures don the interior while the exterior is unpainted alternating rows of concrete stone block and smooth faced block. The front gable has original wood shingles and wood windows.

The current untouched nature of the house, mainly its original electrical panel and single bathroom accessible only through the bedrooms, has made it somewhat substandard in providing a fully functional living environment for the resident owner's family.

This proposal is for the expansion of the attic space to allow for an additional bedroom with sitting area and a second bathroom accessible from the hall. To gain sufficient head clearance,

the project includes two large dormers; one to the rear of the house and another to the side affecting the back third of the roof.

The proposal also includes the removal of the small existing rear porch and the construction of a new 136 square foot covered porch with screen inserts. The porch to be removed was not as originally built and had undergone an addition at some point. It is also the intention of the owner to add gutters and downspouts to the rear and side elevations for the catching of rain water. The side gutters are placed 16' and 19' back from the front elevation keeping those exposed rafters intact.

Context, Background and History

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 house at 1013 8th St. is described in the nomination; "This simple and attractive house is one of a number of turn-of-the-century small homes which make Eighth St. NW one of the least altered and most attractive neighborhoods of early workers' housing in Albuquerque."

The nomination goes on to say in conclusion "...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 this (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 bold italic print.

Comprehensive Zoning Code

The subject property is zoned SU-2/DNA-SF under the Downtown Neighborhoods Area Sector Development Plan adopted in 2012. The intent of the DNA-SF zone is to ensure that the historic development pattern and the predominant single family character of the Downtown Neighborhood Area is preserved and strengthened. This zoning category corresponds to the R-1 Residential Zone with an exception that allows for one secondary dwelling unit of 650 square feet maximum per lot. The regulations in the sector plan address lot area, setbacks, building height and step back requirements, fenestration and porches along with other pertinent standards.

The proposal meets the SU2/DNA-SF regulations.

The subject property is located within the Eighth and Forrester Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D)(1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. Specific development guidelines for each Overlay Zone area shall be adopted by the Landmarks and Urban Conservation Commission. Any construction, alteration or demolition which would affect the exterior appearance of any structure within said Overlay Zone shall not be undertaken until a Certificate of Appropriateness has been approved by the Landmarks and Urban Conservation Commission. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

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, of 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."

The proposal is not inconsistent with the designation ordinance.

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

The (design) development guidelines were revised and adopted by the LUCC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The design guidelines relating to contributing buildings and additions are applicable to this request. Those Guidelines that are especially pertinent to this application are those which apply to:

- Additions;
- Roofs and Roof Features;
- Windows and doors; and
- Porches and Entrances.

The proposal is analyzed with regard to relevant sections:

POLICY -- Additions

Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features and elements.

The proposed addition to the residence at 1013 8th St is designed to utilize the existing roof feature in a way to expand livable space while only nominally expanding the house footprint. It incorporates similar materials to the existing house while remaining distinct as an addition.

The expansion of the living space upstairs, by its nature, results in the removal of a portion of the original roof. At the same time, this upward expansion preserves the exterior of the house as it does not remove exterior walls or materials which would be impossible to replicate later. The proposed removal of a kitchen window for the installation of a door does result in the loss of wall

material under the window and the proposal calls for the relocation of the window in the upstairs bedroom to be created.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.

The addition maintains its subordinate position to the existing portion of the house. It is in proportion to the original structure.

3. Design new additions to be compatible yet discernible from the original building.

The addition of the dormers for expanded space is compatible with, yet discernible from the existing house which is constructed of concrete stone blocks. The small existing front dormer has wood shingled sides which are barely visible and will remain. The new larger dormers are shown as having a stucco finish of a color to resemble the concrete stone block.

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

The exterior material on the proposed dormers is stucco which is commonly used in the Eighth and Forrester area. It can be colored to match the existing block stone without adding additional patterns to the distinctive striped pattern of the original block work.

5. Windows should be similar in character to the historic building.

The proposal calls for the reuse of the kitchen window which is to be removed for a new outside door. While this has merits, it would require that the roof end be a gable to attain clear height. Should the design be changed to incorporate a hipped roof in keeping with the existing roof, then the opportunity arises to utilize a smaller window in a three window pattern similar to the existing front dormer. (See Attachment 1)

The guidelines for contributing buildings Roofs and Roof Features state:

POLICY- Roofs and Roof Features

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

1. Retain and preserve the original roof form.

The proposed alteration has used the existing roof pitch in all new roof applications. The integrity of the existing roof is compromised with the removal of the existing roof over an area of approximately 22%.

2. It is not appropriate introducing new roof features and details to a historic building that may result in the creation of a false sense of history. New features may be approved if historically appropriate to a building's style.

The proposed addition does not create a false sense of history. It uses materials, treatments, openings and roof pitch of the existing structure. The existing front elevation with its low bungalow style reads as low and wide; slightly horizontal. The proposed new roof dormer provides a gabled end which is stylistically inconsistent with the original house.

Of the two dormers, the rear dormer with the gabled end does not affect the street facing elevation. The design also requires the full height for the placement of a central door opening on to a small balcony. The side gabled roof; however, does not best serve the front elevation. Staff proposes a reduction to the overhang to be in keeping with the existing front dormer and the incorporation of a hipped roof instead of the gable end. The hipped roof would result in lessening of the head clearance at the end of the room but it would still provide the code minimum of 5'-0". (See Attachment 2)

No special roof elements would be removed.

Due to the expansion of the rear porch area, the resulting porch roof will be of a slighter slope than the rest of the house to allow for clearance to the rear. Such a change in slope is not uncommon in porch additions.

4. Minimize the visual impact of skylights and other roof top devices.

New skylights proposed are small in diameter and located on the rear of the house and the rear half of the side for a total of two skylights. They would provide lighting to the new bathroom and the proposed stairs which would bring light into the living room as well. (See Attachment 3)

POLICY – Windows and Doors

The character-defining features of historic windows and doors and their distinct arrangement shall be preserved. In addition, new windows and doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

All existing doors are to be preserved in their current location. One rear facing window is marked for removal and relocation to the proposed dormer. A new door opening from the kitchen to the new back porch is proposed. The proposed door is shown as a full glass French door

which is not consistent with other doors in the house but which would not be seen from the public street.

2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.

No doors or windows are to be replaced except as mentioned above. The two added doors, from the kitchen to the rear of the house, and from the upstairs bathroom, also to the rear, introduce a new element, the French door, but are consistent with one another and mark their time in history with their similarity.

3. Retain and preserve functional and decorative features such as transoms and sidelights.

No decorative features are to be affected.

POLICY – Porches and Entrances

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, material and detailing.

Guidelines

4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time it is recognized that such a location is often the preferred location for an addition.

The existing back porch is a small wooden platform with wooden steps and appears to be an addition or expansion of the original porch. The project proposes the removal of the existing porch which is in disrepair and a new concrete porch with concrete block porch surround and concrete sills similar to the front porch. Painted wood porch columns would have black painted framed screen inserts, also similar to the front porch. Area above the screens to the sides would be stucco to match the dormers.

Although the new porch is larger than the existing back porch, it does not dwarf the existing house nor does it encroach into the yard space more than is reasonable for the size of the property. Its location does not compete with the front porch as a statement of entrance.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Eighth and Forrester Historic Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B (1) the change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, the proposal does not conflict with the development guidelines or the designation ordinance.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

As discussed in the analysis above, the scale of the proposed addition is generally in character with the smaller scale, modest buildings of the Eighth and Forrester historic district and the architectural style is also significantly compliant.

§14-12-8 (B) (3) The change qualified as a "certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable.

§14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

As discussed in the staff report, the original character of the house was described in the State Register nominations as a "very plain and simple house...is an important element in one of Albuquerque's least altered historic neighborhoods." The applicant has attempted to integrate the addition with the existing house in a complimentary way.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

The proposal does not include the removal of any original architectural features. .

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

Staff would not consider the design of the new addition to be contemporary.

§14-12-8 (B) (7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

Neighborhood Notification and other Considerations

The Downtown Neighborhoods Association was notified of this application by certified mail. The property was posted with the requisite sign with notification of this application. No comments on this application were received as of the writing of this report.

Conclusion

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Eighth and Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. As discussed in the analysis above, the proposal is generally consistent with the guidelines and the substantially consistent with the criteria for approval of a Certificate of Appropriateness.

Staff recommends against the incorporation of the gabled roof for the new side dormer as it is not consistent with the existing roof and would better suit the existing house if it were a hipped roof. The gabled roof end on the rear dormer is reasonably compliant as far as materials and necessary for proper functioning of the room.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50001 / Project # 1011116 (February 8, 2017)

1. This application is a request for a Certificate of Appropriateness for alteration at 1013 8th Street NW described as Lot 11, Block D of the Park Addition, a contributing property in the Eighth and Forrester Historic Overlay Zone, zoned SU-2/DNA-SF.
2. The proposed alterations consist of a 581 square foot attic addition and a new 157 square foot rear porch.
3. The subject house is in excellent condition with all original fixtures, electrical and plumbing. As such, it requires upgrading of certain fixtures and additional living space.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if *"The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone"*.
6. The proposed work is consistent with the designation ordinance R-46-1991. The proposed work does not conflict with the development guidelines for the historic zone. The proposed addition matches the general style and massing of the historic house, is placed at the rear and uses exterior materials and window alignment similar to those on the historic house as addressed in the guidelines. The proposal does not include the removal of significant architectural features.
7. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if *"The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished"*.
8. The architectural character, historical value of the Eighth and Forrester Historic Overlay Zone will not be significantly impaired or diminished due to the proposed alterations. The scale of the proposed addition is generally in character with the smaller scale, modest buildings of the Eighth and Forrester historic district. Staff recommends against the incorporation of the gabled roof for the new side dormer as it is not consistent with the existing roof and would better suit the existing house if it were a hipped roof.
9. The LUC Ordinance Section 14-12(8) (B) (2) 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.”

10. The structures' original quality and character will not be altered with respect to the building's massing.

RECOMMENDATION - Case No. 17-LUCC-50001/ Project # 1011116 – (February 8, 2017)

APPROVAL of 17-LUCC-50001 Project # 1011116, an application for a Certificate of Appropriateness for alteration, located at 1013 8th St. NW and based on the above 10 findings and subject to the following conditions:

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Final detail of new dormer roof and resulting window configuration is subject to review and approval by LUCC staff.

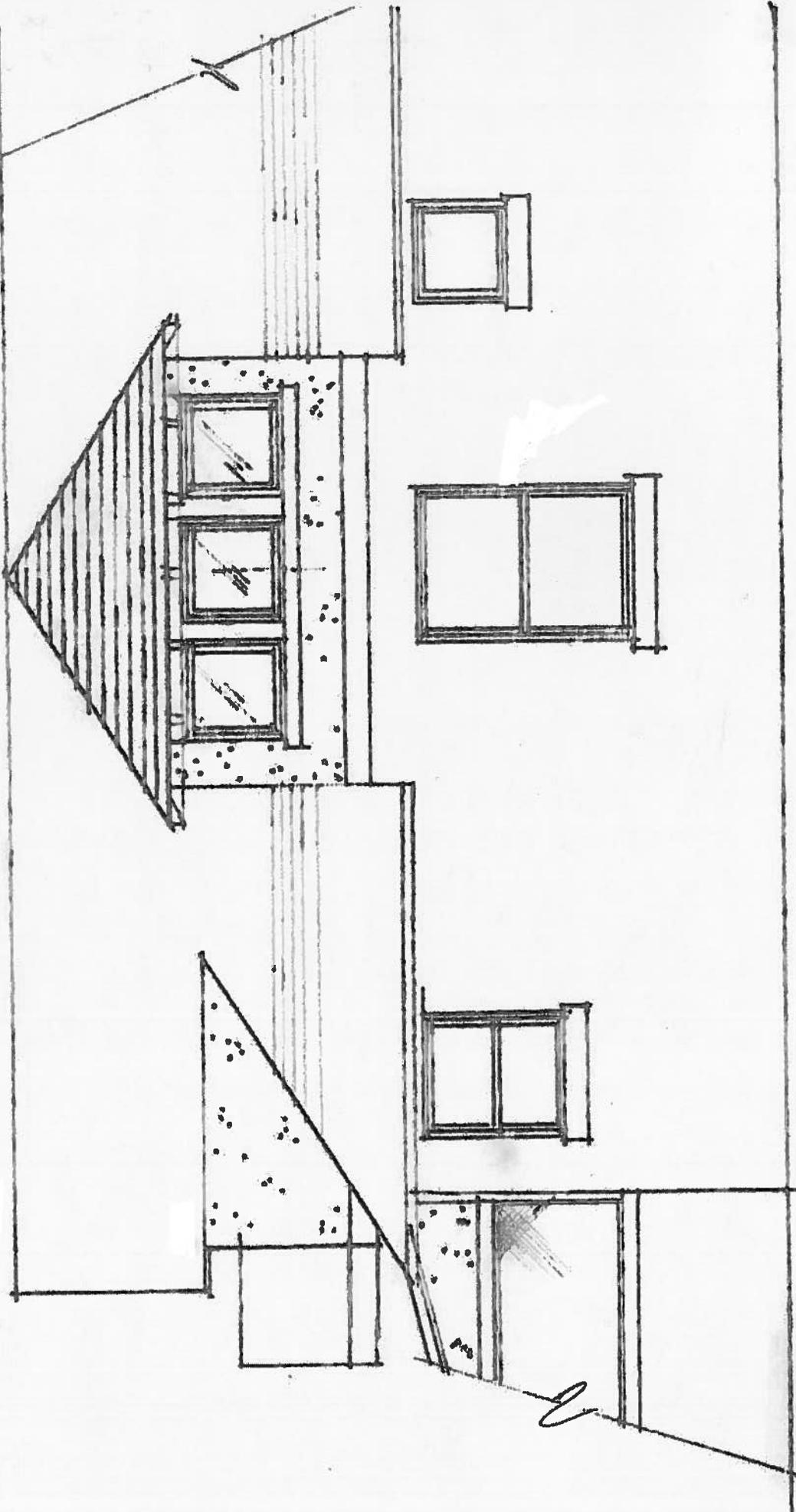


**Leslie Naji, Staff Planner
Urban Design and Development Division**

Attachments

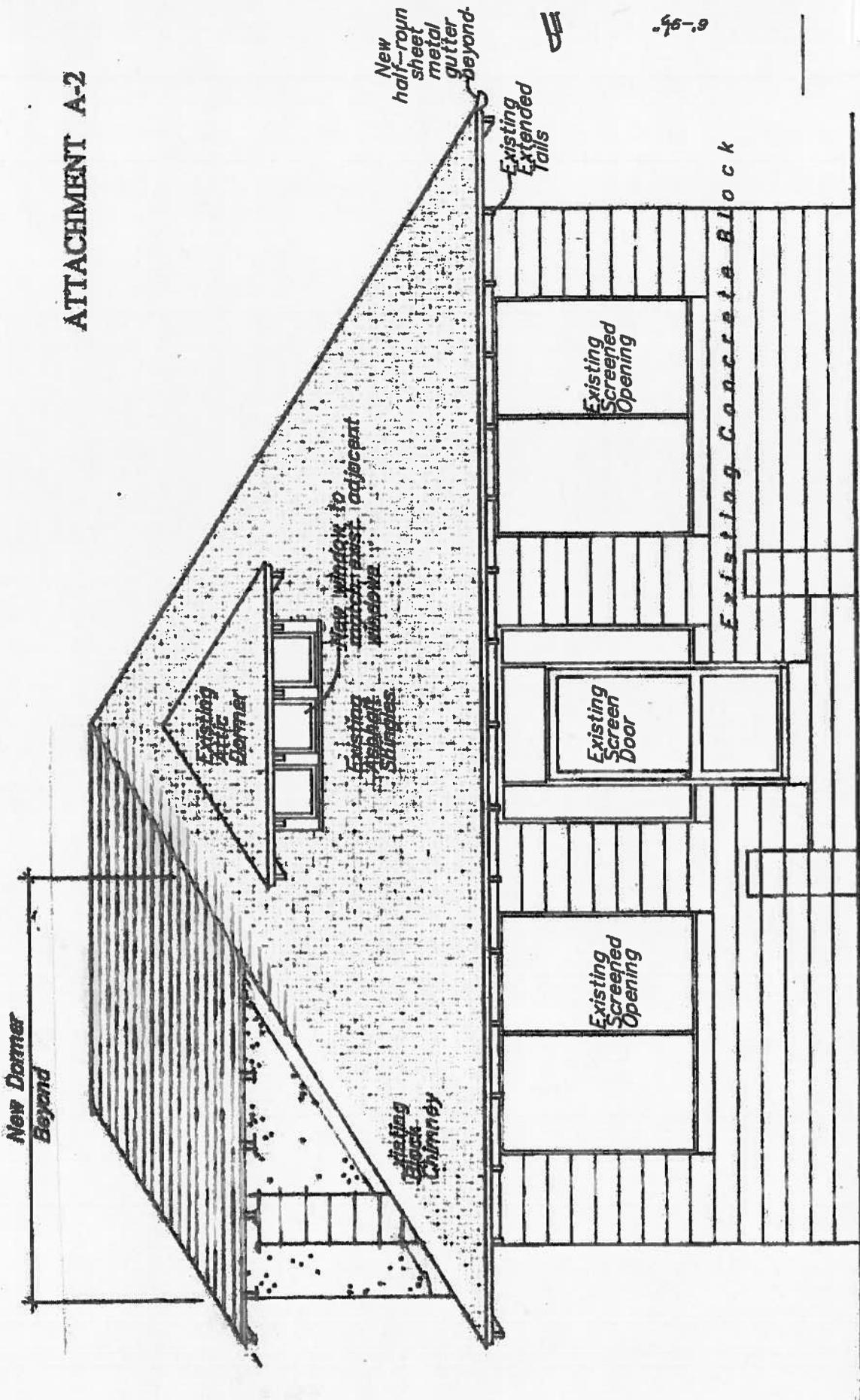
- A-1 Three window alternative
- A-2 Hipped roof alternative
- A-3 Sola Tube skylight profile

ATTACHMENT A-1



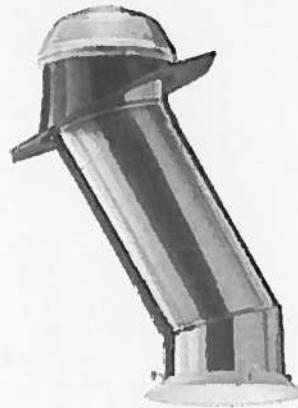
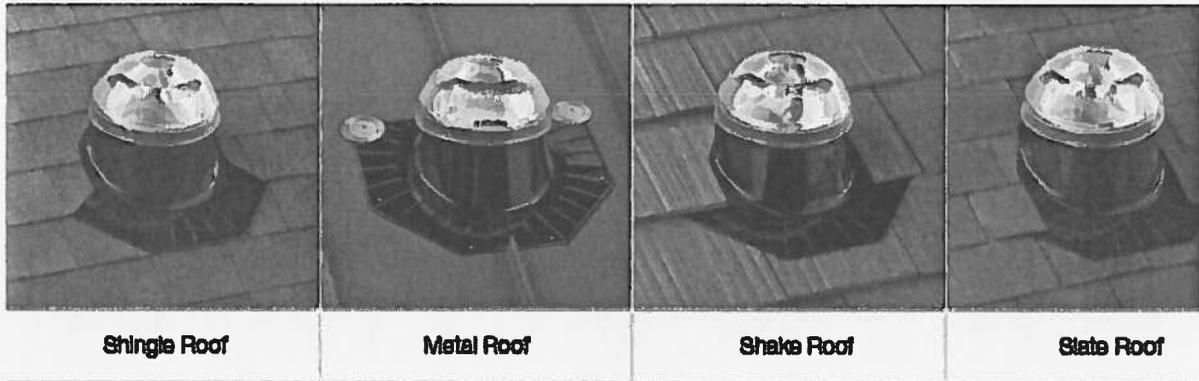
SOUTH ELEVATION

ATTACHMENT A-2



EAST ELEVATION

ATTACHMENT A-3



280 ISn / DS / DSe

SOLATUBE SKYLIGHT

APPLICATION MATERIAL

City of Albuquerque
LUCC
600 Second Street NW
Albuquerque NM 87102

January 11, 2017

Re: Request to Build Additions - 1013 8th Street NW

The Maayan family is requesting to alter the exterior of the single family dwelling located at 1013 8th St. NW. The property is located in the 8th and Forrester historic district, which has the following design guidelines.

“The addition should retain original significant architectural features (such as stairs, porches, gables, chimneys fascia boards. Etc.) if possible.”

The area is registered with the National Register of Historic Places Inventory-- created by the Nomination Form received on October 1980 and entered in December of 1980 which recognized 8th and Forrester as a historic area and identifies certain buildings as being contributing. 1013 8th is not one of the buildings considered as significant features in the District (As per page 5 of the National Register of Historic Places Nomination Form, see attached). However, it is important to the homeowner that the integrity of the building and its place in the neighborhood be maintained.

While the National Parks service states on their site “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment,” the site is addressing additions and how to differentiate them from the original historic building. The guidelines do not address how modifications to a roof line that creates more useable living space should be handled. As a result the applicant is proposing modifications that are consistent with the neighborhood and will architecturally fit with the house.

The proposed changes on this application will not disturb the existing porch or dormer on the front of the house, but the applicant is proposing to replace an existing vent located on the dormer with a window. The application will add a dormer to the south side of the house which is set back approximately 20 feet from the front of the house (see attached sketch). There is an additional dormer, balcony and porch proposed on the west side of the property, which is the subject's rear yard. The dormers will architecturally enhance the home, but will not have an impact on the street view of the house.

The roof additions are not creating any new square footage to the existing footprint; it is simply allowing better use of the new second story attic conversion to be utilized as living area. The addition of the second story balcony is consistent with some other homes in the area and the addition of the rear porch is consistent with the character of the neighborhood.

The existing shingles on the house will be matched on the new roof. The proposed replacement window in the east side existing dormer will match the existing adjacent windows and will help to allow more light into the upstairs along with making it weather tight. The new dormers gable

roofs will have extended tails to match the existing dormer. The applicant will have to remove an existing kitchen window with the proposed remodel of the rear facade, but will utilize that same window in the construction of the new south facing dormer. While the existing dormer wall is finished with shingles the area is relatively small in comparison to the proposed dormer additions, after review staff has suggested that wood shingles in addition to the pattern of the existing CMU walls and shingle roofing would create a busy pattern on the appearance of the building. Agent and the applicant agree that dark grey-brown stucco color will most closely fit with the existing architecture. The cedar shingles on the original dormer will remain to create a distinguishing characteristic between original construction and the added dormers as is recommended by the National Register of Historic Places.

The existing building wall material will not be changed or altered to preserve the appearance of the house, except on the rear of the property where the kitchen window will be modified. This modification will not be visible from the street and will also be partially concealed by the new proposed porch and balcony above it.

Natural light is important to the homeowner, therefore, two solar tubes are proposed to provide natural light to the new stairwell in a manner similar to how skylights function, but with a smaller footprint and lower profile and will be located on the North side of roof ridge. The color of the solar tubes will be a dark bronze color blending with the roofing. The solar tubes will be set well back from the street and should not be a visual impact on the front of the house. This is consistent with several houses in the 8th and Forrester historic district that have skylights to allow more light into the house. Solar panels will also be mounted covering the flat roof of existing storage building in the backyard at the rear property line abutting the alley and will not be visible from 8th Street.

Rain gutters are also proposed that will be in harmony and consistent with this house and other houses in the neighborhood that have rain gutters. The applicant desires to capture rainwater in barrels to reuse on the property (water harvesting); barrels to be placed in back yard and not visible from the street.

The proposed changes have been designed with the utmost sensitivity to the neighborhood, community and surrounding homes. In no way will these proposed improvements detract from any property values of the 8th and Forrester historic district, or from this home and the historic integrity of the community will be protected. The proposed changes will increase the property value of this home and will retain original significant architectural features.

Specifics on construction details

The new dormers roofing material, eave construction, and windows will be constructed and finished to match the respectful existing house finishes/appearance. The exterior gable walls and side walls of the dormers will be a simple smooth finished dark mono-toned stucco finish, so as not to compete with the strong horizontal lines/pattern of the existing house main level concrete masonry block exterior walls. The stucco color will be a dark grey/brown to compliment the concrete block exterior walls and existing asphalt shingle roofing. The wood trim on the dormers will be white to match the existing house trim. The dormer window and door will have white exterior trim with black sash/door, with the window being an original double hung window from the Kitchen.

The rear facing westerly dormer will have a cantilevered balcony that will have a picketed balustrade, painted white to match existing house trim.

Also, the homeowner requests to add a rear porch/mudroom at an existing rear exterior door on the west side of the house. There is an existing smaller covered porch and this new porch will replace this, but encompass more of the westerly elevation. The new porch materials will consist of a lower portion of concrete masonry block to closely resemble the existing house concrete masonry block, and white painted wood posts with black framed screen units to match the front entry porch of the existing house. The roof assembly will match the existing house eave construction with matching roofing material.

Summary of proposed features to 1013 8th Street NW

- 1) New South and West Dormers with balcony on west dormer
- 2) New window to replace existing attic vent in east existing dormer
- 3) New covered Porch on west elevation
- 4) New Solar Tube skylights on north side of existing roof ridge
- 5) New half round metal Gutters on the north, south and west roof eaves
- 6) New solar photovoltaic panels on the existing flat roofed storage building in backyard.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Munn", with a long horizontal flourish extending to the right.

Eric Munn; Agent

TI Design Services



SUBDIVISION		Supplemental Form (SF)	
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input type="checkbox"/> Minor subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/> V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
<input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): T.I. Design Services - Eric Nunn PHONE: 688-2914
 ADDRESS: 717 Laguna Drive NE FAX: _____
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: hollybarbarian@yahoo.com

APPLICANT: Emet Maayan PHONE: 269-3054
 ADDRESS: 1013 8th St. NW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Resident/owner List all owners: Marilyn & George Berger

DESCRIPTION OF REQUEST: CONSTRUCT dormers & Porch Addition, Gutters, Solar Tube Skylights

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOT 11 Block: D Unit: _____
 Subdiv/Addn/TBKA: PARK ADDITION
 Existing Zoning: SUZDNA-SF Proposed zoning: _____ MRGCD Map No J14
 Zone Atlas page(s): J14 UPC Code: 101405804824334814

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO
 No. of existing lots: — No. of proposed lots: — Total site area (acres): —

LOCATION OF PROPERTY BY STREETS: On or Near: 1013 8th St
 Between: MOUNTAIN and GRANITE

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

SIGNATURE [Signature] DATE 1.11.17
 (Print Name) Eric Nunn Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 8/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17LUCC-50001</u>	<u>COA</u>	—	<u>\$ 35.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CWF</u>	—	<u>\$ 10.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	—	<u>\$ 35.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	—	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	—	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	—	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	—	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	—	\$ _____
	Hearing date	<u>Feb. 8, 2017</u>		Total
				<u>\$ 80.00</u>

Staff signature & Date: [Signature] 1-11-17 Project #: 1011116

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

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

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

Number and Classification of structures on property:

- # 1 Significant Structures
- # 1 Contributing Structures
- # Noncontributing Structures
- # Unclassified Structures

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

Attention applicants:

A conference with the Lucc Planner is advised prior to application. Call the Lucc Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

Lucc public hearing applications:

- Project drawing checklist completed during a consultation with Lucc planner
- All materials indicated on the project drawing checklist. 15 packets for residential projects 18 for nonresidential or multi-use projects.
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement (provided upon application)

Administrative (Staff) Approval checklist:

- Project drawing checklist completed during consultation with Lucc planner
- All materials indicated on the project drawing checklist and required by the Lucc planner
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Administrative Approval (LUCCS) Sign Posting Agreement
- Lucc building permit waiver signed by the applicant (provided upon approval)

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

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 Applicant name (print)

 Applicant signature/date

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

Application case numbers

17-Lucc-50001

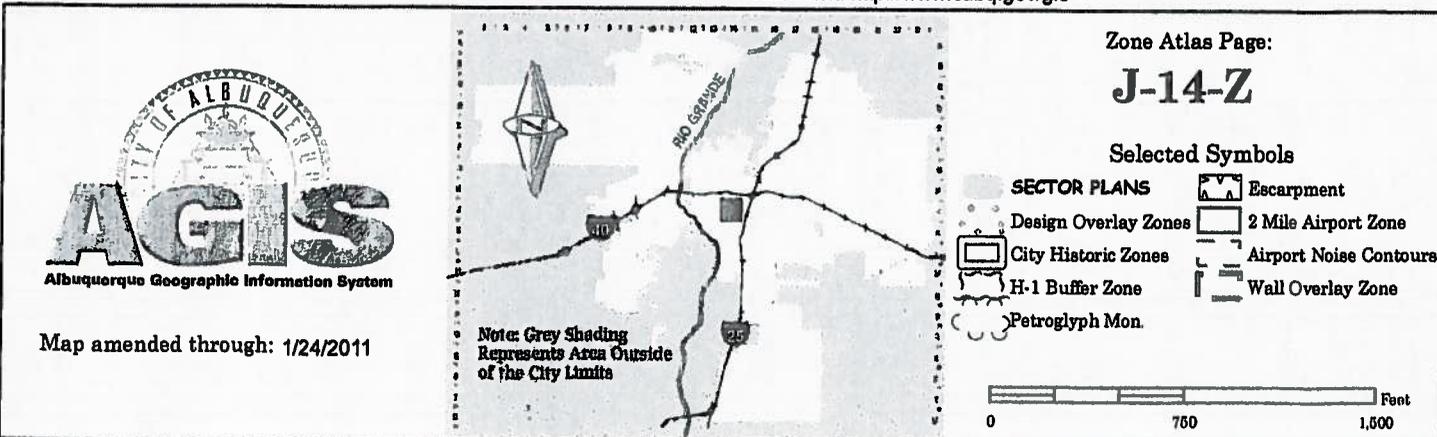
Form Revised October 2007

 Dev Review Division signature/date

PROJECT# 101116



For more current information and more details visit: <http://www.cabq.gov/gis>



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 Jan. 24, 2017 to Feb. 8, 2017

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.

(Applicant or Agent)

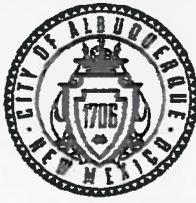
(Date)

I issued 1 signs for this application,

1-11-17
(Date)


(Staff Member)

PROJECT NUMBER: 1011116



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

December 20, 2016

Emet Maayan
1013 8th St NW
Albuquerque, NM 87102
505- 269-3054
emet@fathersbuildingfutures.org

Dear Emet:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project **[LUCC Submittal]** at Lot 11, Block D, **Park Addition** located on 8th Street NW between Mountain and Granite zone map J-14.

This correspondence serves as your "Developer Notification Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Our records indicate that the Neighborhood and/or Homeowner Associations affected by this request are:

DOWNTOWN N.A. (DNA) "R"

*Reba Eagles e-mail: dreagles44@msn.com

1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)

David McCain e-mail: dmccain47@comcast.net

1424½ Lomas Blvd. NW/87104 250-8757 (c)

Website: www.abqdna.com

NA E-mail: info@abqdna.com

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,

Vicente M. Quevedo

Vicente M. Quevedo

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**Reba Eagles
Downtown Neighborhood Assoc.(DNA)
1500 Lomas Blvd. NW, Suite B
Albuquerque NM 87104**

January 10, 2017

Re: Request to Build Dormers and Porch Additions - 1013 8th Street NW

I, Emet Maayan, am a home owner residing at 1013 8th Street NW (Lot 11, Block D, Park Addition). I am proposing to add (2) new dormers in an attic conversion/remodel in my existing historic registered house. Roofing material, eave construction, and windows/doors will match the existing house. Dormer walls will be stucco finished as many dormers in the adjacent and surrounding neighborhoods are of stucco finish.

I am also proposing to add a rear porch/mudroom on the west side of the house facing the back yard. Roofing and eave construction will match the existing house, and the bottom third will be of a concrete masonry block to closely resemble the existing house exterior concrete masonry block walls.

This letter is to inform you of my submittal to the Landmarks & Urban Conservation Commission (LUCC) in the City of Albuquerque this coming January 11th, 2017, to seek approval for these additions. The Public Hearing date for this case will be February 11th, 2017 at the city of Albuquerque.

Affected Neighborhood Associations & Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A Facilitated Meeting request must be received by ONC by Friday, January 20, 2017.

My intentions are only to enhance and advocate for the historical value of our neighborhood while making my home more livable for my growing family.

Sincerely,

Emet Maayan

**David McCain
Downtown Neighborhood Assoc.(DNA)
1424 1/4 Lomas Blvd. NW
Albuquerque NM 87104**

January 10, 2017

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Sincerely,

Emet Maayan

7016 1370 0002 0517 5841

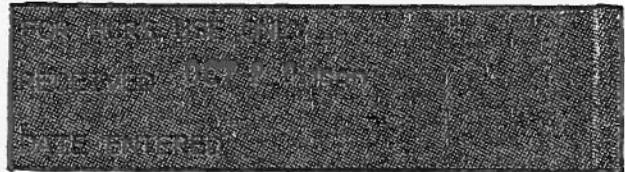
U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
ALBUQUERQUE, NM 87104	
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47
Sent To	Reba Eagles
Street and Apt. No., or PO Box No.	1500 Lomas Blvd. NW Suite B
City, State, ZIP+4®	Albuquerque NM 87104
PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions	

7016 1370 0002 0517 5810

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
ALBUQUERQUE, NM 87104	
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47
Sent To	David McCain
Street and Apt. No., or PO Box No.	1424 1/2 Lomas Blvd. NW
City, State, ZIP+4®	Albuquerque NM 87104
PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions	

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Eighth Street/Forrester District



CONTINUATION SHEET

ITEM NUMBER

PAGE 36

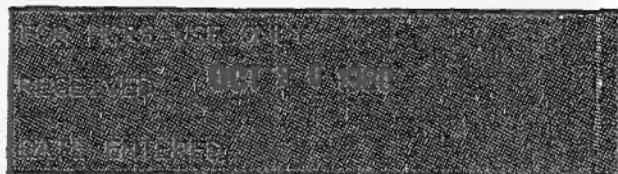
EIGHTH STREET/FORRESTER DISTRICT

List of Properties

- A. The following buildings may be considered as significant features in the district:
1. 700 Slate: Built in 1913, this is a particularly fine cottage with details that suggest a transition between cottage and bungalow forms. Alternating patterns of smooth and rusticated cast stone are broken by large recessed ribbon wood casement windows.
 2. 706 Slate: This house appears on an 1898 plat map of Albuquerque, and was probably built between 1895 and 1898. A good example of New Mexican vernacular adaptation of Victorian motifs, the house blends elements of several styles with a form reminiscent of many Territorial adobe buildings. Vernacular elements enter in the building's narrow shape and the disproportion between wall height and the undersized roof.
 3. 711 Slate: Like 706, this house was built by 1898 and is a New Mexico vernacular adaptation, in this case of the Queen Anne style. A clapboard house, it is topped by an L-shaped gable roof with a hip-roofed bay window at the front. The New Mexican touch is the fenestration: Territorial trim moldings of the generous size more often found in 1880 adobe buildings with 1/1 wood sash windows.
 4. 905 8th St. N.W.: The Francis-Saiz House is an excellent example of Queen Anne style at cottage scale. Built by 1907, it was owned from 1901 through 1906 by W. B. Francis, a bookkeeper for the Whitney Company; the Pablo Saiz family has lived in the house for the last 30 years. The most notable feature of the house is a turreted entry porch supported by carved wood posts and topped by a finial.
 5. 910 8th St. N.W.: This Queen Anne house with Classical Revival trim was built by 1907. The form of this one-and-a-half story house is a later version of Queen Anne style; a gabled dormer projects from each slope of the steep hip roof, and a bay window is set into the southwest corner.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Eighth Street/Forrester District

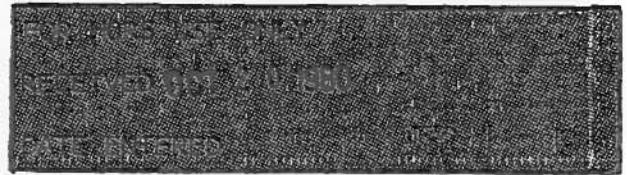


CONTINUATION SHEET

ITEM NUMBER

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6. 1108 8th St. N.W.: The Matthew Byrns House is a rare example of a New Mexico Vernacular "Gothick". Its 2-story walls and steeply pitched intersecting gable roof mark it as exceptional among the lower cottages and bungalows of the district. The house was probably built around 1915 on the site of Byrns' earlier house.
 7. 1121-1123 8th St. N.W.: The Blythe House, accepted to the State Register and recommended to the National Register (2/9/79) was built in 1904-05 for Ella and James B. Blythe. The house is a romantic adobe cottage topped by a high-pitched roof with some distinctive Craftsman trim on the bargeboard.
 8. 901 Forrester N.W.: This 2-story Queen Anne style house is one of the largest and most elaborate buildings in the district. Built about 1908, it was owned by Mertz Oleson, a millwright for American Lumber whose skills may have contributed to the fine woodwork which is a particular distinction of the house. The porch features a turned spindle shade and geometrically patterned plain wood railings.
 9. 923 Forrester N.W.: The Blake Franklin House, built in 1909, is a good and basically unaltered example of the bungalow style in Albuquerque. The cast stone of the foundation becomes a major element in the front facade, connecting the entry porch with the main structure. The porch pillars are cast concrete columns supported on ashlar-faced cast stone blocks.
 10. 1004 Forrester N.W.: Built in 1908, the Edward Frank House is a late example of Queen Anne styling. The basically square brick house is topped by a steep hipped roof with a centered front dormer. This basically symmetrical outline is given Queen Anne flavor by the projecting gable on the south side; unusual in form, the gable end is recessed within deep classical mouldings and the gable is noticeably cantilevered beyond the wall base.
- B. The following buildings may be considered as non-contributing in the district. They are either recent structures or their distinguishing features have been obliterated by recent remodeling.



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Historic Resources of the Downtown Neighborhoods Area of Albuquerque, New Mexico
Eighth Street/Forrester District

CONTINUATION SHEET

ITEM NUMBER

PAGE

38

912 Forrester N.W.
914 Forrester N.W.
1025 Forrester N.W.
1027 Forrester N.W.
1029 Forrester N.W.
1033 Forrester N.W.

807 8th N.W.
814 8th N.W.
901½ 8th N.W.
917½ 8th N.W.
1015 8th N.W.

702-702½ Keleher N.W.

901 Lomas N.W., Demos-Burnett Law Building

720-24 Marble N.W.

720 Mountain Rd. N.W.

711 Slate N.W.
715-721 Slate N.W.
716 Slate N.W.
815 Slate N.W.
817 Slate N.W.

- C. The remainder of the buildings in the district are considered to be contributions to the character of the district: they are similar in style and scale and retain many of their major distinguishing details. Also included as contributing buildings are those where modifications could be easily removed or where the changes have some historic relevance - such as in the stuccoing of exterior surfaces found throughout Albuquerque's older districts - an attempt to add "southwestern" flavor which dates back to the late 1920 and '30's.