



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 7
Case No.: 17-LUCC- 50007
Project # 1011141
March 8, 2017**

Staff Report

Agent		Staff Recommendation <i>APPROVAL of Case # 17-LUCC-50007, Project #1011141, 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.</i>
Applicant	Tom Hunter	
Request	Certificate of Appropriateness for Alterations and new construction	
Legal Description	Lot 1, Block 0000, Forrester Place	
Address/Location	824 Forrester St. NW	
Size	0.14 acres	
Zoning	SU2/DNA-SF	Leslie Najl Staff Planner
Historic Location	Eighth and Forrester Historic Overlay Zone	

Summary of Analysis

The project at 824 Forrester St NW is a single family residence with a detached garage. The garage, accessible from the rear off of Keleher St, was irreparably damaged in 2016 and removed. The previous garage was a non-contributing building with stucco walls and flat roof. The proposed replacement has stucco walls and a shingled pitch roof more in keeping with the adjacent house which is a hipped box with front and rear gables. While the original garage was a two car garage, the proposed replacement is a single car garage to the north with a covered carport/patio at the south end.

In addition to the garage, the applicant proposes a covered front porch addition with wood balustrades (or solid stucco side walls), square wood columns atop stucco pedestals and a gabled pitch roof. The original porch was closed in many years ago. There is also the plan to reconstruct a destroyed stucco covered block wall along the Slate St. side of the front yard.

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

SUMMARY OF REQUEST

Requests	<i>Certificate of Appropriateness for Alterations</i>
Historic Location	<i>Eighth and Forrester Historic Overlay Zone</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	Simplified Queen Anne, Southwest Vernacular, Cottage,	Contributing; residential
Site to the North	1	Bungalow, Stucco, Low profile gabled roof, 1926	Contributing; residential
Sites to the South	1	Mediterranean Revival, Stucco, Red tiled pitched roof, 1926	Contributing; residential
Sites to the East	1	Vernacular Cottage, gabled intersecting roof, Stucco, 1922	Contributing; residential
Site to the West	1	Bungalow, Concrete rock face block, Gabled roof, 1917	Contributing; residential

INTRODUCTION

Proposal

The project at 824 Forrester St NW is a single family residence. In 2016, the existing garage suffered irreparable damage when a car drove through it. The owner is currently proposing a replacement of the two car garage with a single car garage and single vehicle carport to be located on the same footprint. The house is listed as a contributing structure in the 1980 Eighth and Forrester historic district nomination, while the garage is not.

The original garage took up much of the back yard. The new design has garage parking for one car and utilizes the other half of the covered area as an open carport/patio area. A 6' dog eared wood fence is along the street side of the carport area. Garage includes a 3'X4' slider window facing the carport and 2 glass block strip windows measuring 8"X 32" facing the neighboring property. Exterior walls are stucco.

Between the garage and the house, the applicant proposes new wood decking and two porches at the two rear doors. There is also the addition of shed roof porch roofs supported with pipe columns at the two porches and attached beneath the existing roof overhang. Roofing material is 3 tab asphalt shingles to match existing.

The applicant is also proposing the addition of a small covered front porch. Two different proposals have been submitted: one with wood balustrades and the other with stucco covered block side walls. The pitched roof structure is the same for both with exposed roof rafters. Step and floor decking is to be 2X6 redwood deck. Support columns are 6X6 wood posts on 16"X16" stucco covered concrete block pedestals. Existing pilaster detail with Doric capital is to remain unaffected. (See Attachment A-1)

The proposed front yard side wall is to replace an original wall which collapsed previously. The new wall will have a proper foundation and match existing wall profile with rounded top and height. Wall will be stucco covered.

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 824 Forrester St. is one of a number of simple hipped box houses with small gables. The original front porch which goes across the entire front of the house was closed in sometime prior to neighborhood inventory in 1979. Although simple in form, the house does offer some nice detailing typical of the period.

The historic district 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

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 consistent 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:

- Accessory Buildings;
- Roofs and Roof Features;
- Additions and
- Site Features & Streetscapes.

The proposal is analyzed with regard to relevant sections:

POLICY – Accessory Buildings

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

Guidelines

3. New garages and accessory buildings should complement the historic source.
 - Accessory buildings should 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 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 at 824 Forrester St is designed to utilize a pitched roof with gable ends and asphalt shingle material to blend with the existing house. Exterior material is stucco, in keeping with existing structure. The slope of the roof is lower than the house which keeps it as a subservient structure to the house.

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 roof additions being added to the front and back of the house are of two types. The front porch adds an open ended gable pitched roof with a lesser slope than the house to keep from blocking windows. The rear porches are simple shed roofs similar to the shed roof addition they attach to. All porches have roof shingles to match the existing house.

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 and styles of the existing structure. Rear porches use simple steel columns; however this being a secondary façade, it is an appropriate use.

No special roof elements would be removed.

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 addition of a new front porch does not require the removal of original features of the property. Pilaster detailing at the corners of the house and flanking the front door will not be affected. The roof is only nominally covered by the porch roof.

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

The proposed porches are compatible with the existing house and subordinate to the house.

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

The porches are compatible with the existing building but are apparent to be additions.

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

For the front porch, two different alternatives are shown for the front porch rails. The simple wood balustrade is typical of many porches from that time period. The alternative of a stucco wall with recessed panels would tie the design in with the treatment of the original porch walls.

POLICY – Site Features & Streetscapes

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

Guidelines

1. Preserve historically significant site features which may include:
 - Retaining walls,
 - Driveways
 - Walkways
 - Fences
 - Gardens

The project proposes the rebuilding of a previously present garden wall to the north of the property's front yard along Slate Ave.

Fences and Free Standing walls

6. Replace historic fences and yard walls when feasible.
 - Replace only those portions that are deteriorated beyond repair.

The project proposes the rebuilding of a destroyed garden wall. Other walls will be left intact.

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

The applicant proposes the rebuilding of the front sidewall to replicate the original wall. Material will be stucco covered block matching the profile and height of the existing wall. Details are not presented for the joining of the new wall with the existing wall nor to the house. These joints need to be integrated.

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 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 is that of a “very plain and simple house...is an important element in one of Albuquerque’s least altered historic neighborhoods.” The applicant is primarily returning previously removed or damaged elements back to the site.

§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; however, a new wall will reinstate an original feature.

§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 the incorporation of the solid porch walls with recessed panels in preference to the wood balustrades.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50007 / Project # 1011141 (March 8, 2017)

1. This application is a request for a Certificate of Appropriateness for alteration at 824 Forrester Street NW described as Lot 1, Block 0000 of the Forrester Place Addition, a contributing property in the Eighth and Forrester Historic Overlay Zone, zoned SU-2/DNA-SF.
2. The proposed alterations consist of a new 464 square foot covered garage area and a new 54 square foot front porch.
3. The proposal also includes a replacement wall along Slate Ave and two porch roofs from the rear of the house.
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 and uses exterior materials 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 proposed new garage is for the replacement of a garage irreparably damaged. It offers a roof line more in keeping with the house than the original flat roof garage and uses materials compatible with the materials of the house.
8. 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”*.
9. 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 the incorporation of the solid porch walls with recessed panels in preference to the wood balustrades.

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

RECOMMENDATION - Case No. 17-LUCC-50007/ Project # 1011141 – (March 8, 2017)

APPROVAL of 17-LUCC-50007 Project # 1011141, 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. Wall details shall tie into the existing front wall as well as the house wall.
3. Front porch walls shall be solid with recessed panels and stuccoed.



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

Attachments

A-1 Existing Pilasters



Attachment A-1 Existing Pilasters at Front Door