



Landmarks Commission



Agenda Item: 4  
Case # SI-2020-00758  
Project # PR-2019-002579  
September 9, 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 25 Coronado Place Addition
<i>Address/Location</i>	1025 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-2020-00758 Project # PR-2019-002579, a request for a Certificate of Appropriateness for new construction, based on the Findings beginning on page X and subject to the conditions on page X.***

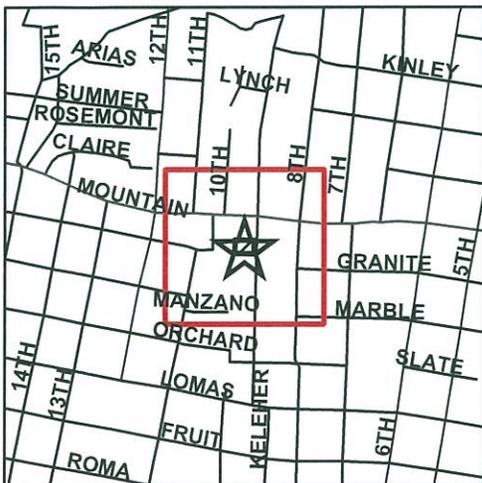
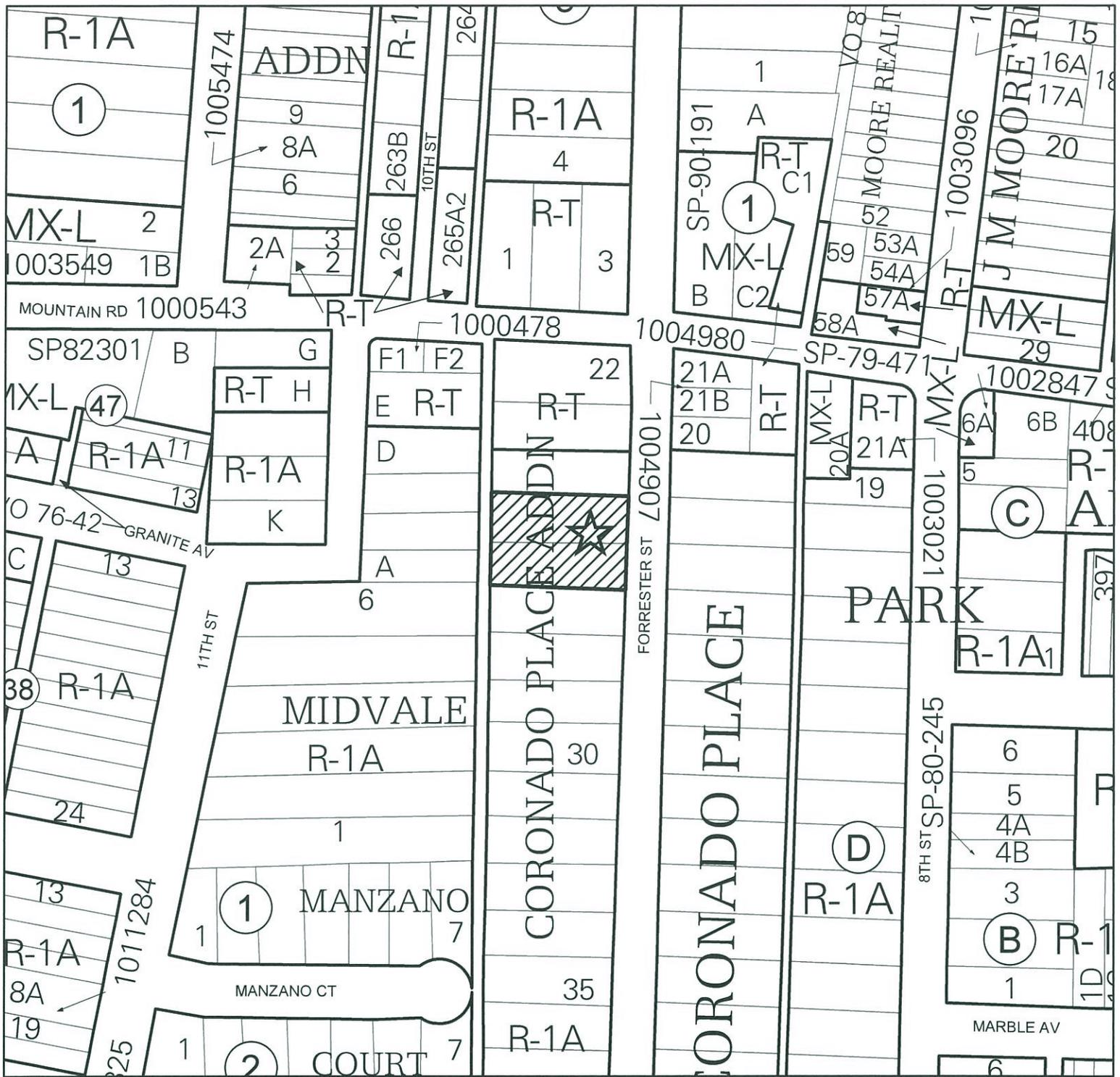
Leslie Naji  
Historic Preservation Planner

***Summary of Analysis***

The application for a Certificate of Appropriateness is for new construction. The project site is a vacant lot in the 8<sup>th</sup> and Forrester HPO. The site was originally the home of a large boarding house that was lost to fire in the early 1980s. Since that time, the lot has been divided into two separate lots. The northern lot was before the Landmarks Commission in February and March of 2020. The LC approved, with modifications, a single-family residence now under construction.

This proposal is for a slightly smaller, 2260 square feet, two-story house with rear garage. The floor plan for this new project is similar to the house under construction to the north with similar exterior treatments. The proposed building utilizes a modern format while incorporating gabled and hipped 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 and has been found to be consistent with the majority of those guidelines.



## IDO ZONING MAP

Note: Gray shading indicates County.



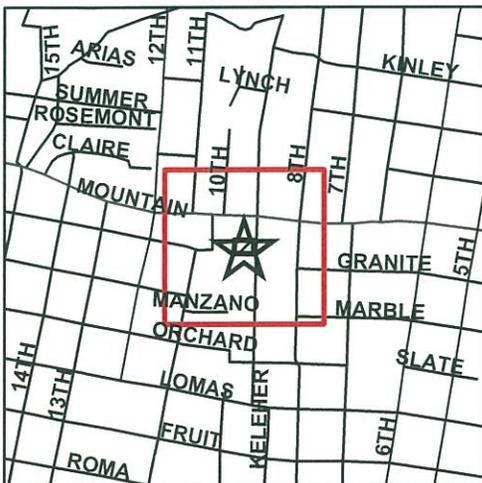
1 inch = 150 feet

Hearing Date:  
9/9/2020

Project Number:  
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Case Numbers:  
SI-2020-00758

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

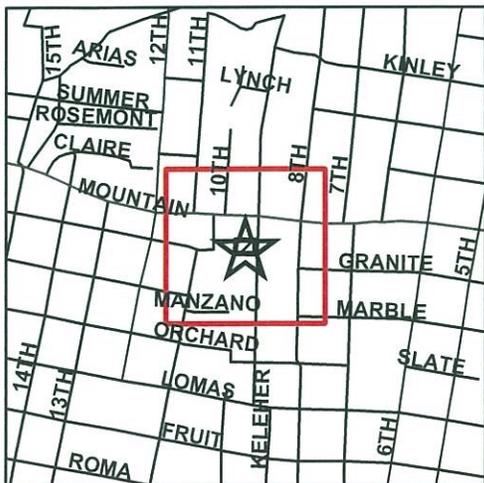
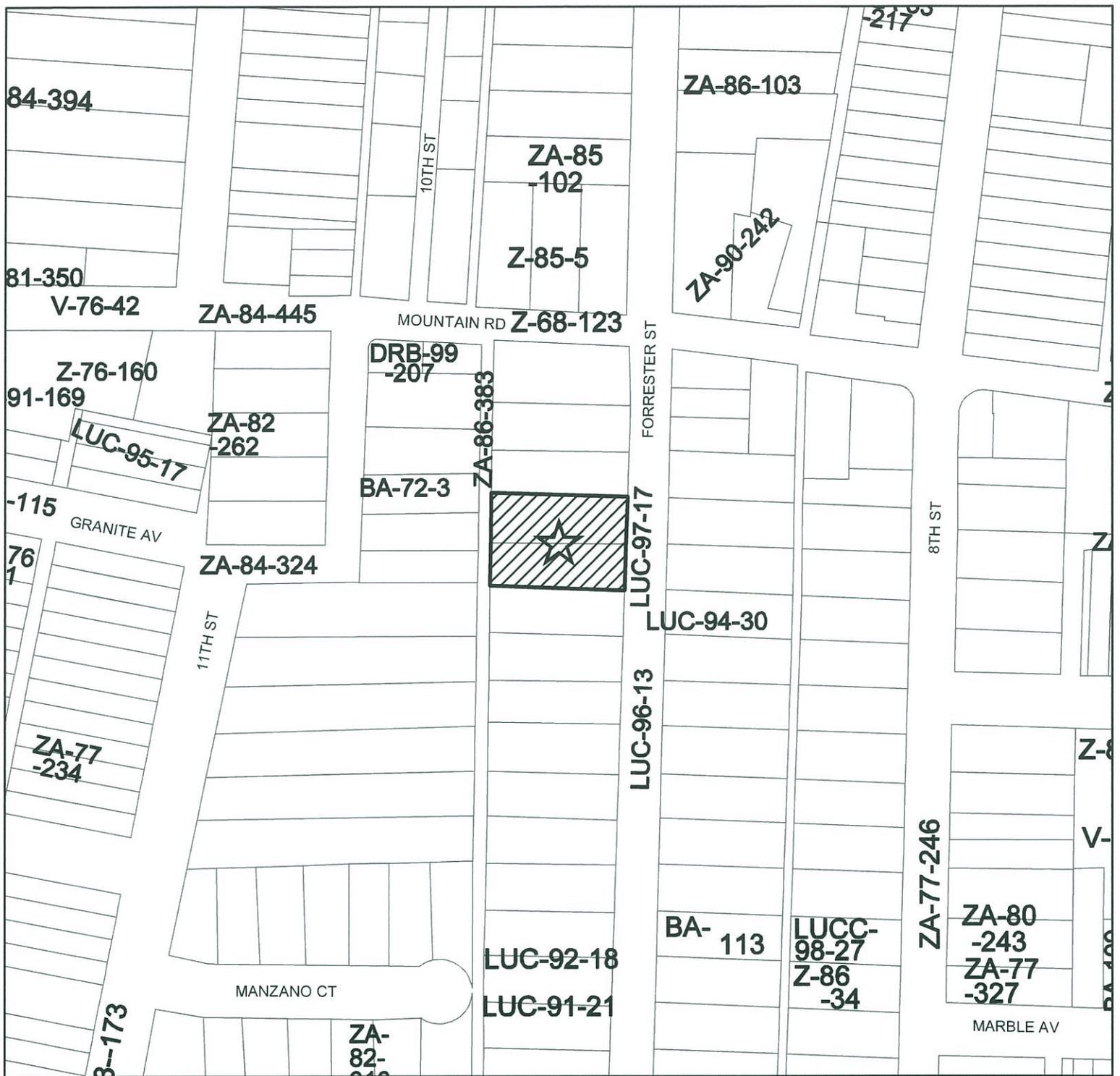


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J-13 & J-14



## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 150 feet

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**SUMMARY OF REQUEST**

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

**I AREA HISTORY AND CHARACTER**

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

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
<b>Site to the North</b>	2	Gabled roof, contemporary, 2020	Non-contributing Residential
<b>Site to the South</b>	1 ½	Hipped & gabled, Hipped Box, 1908	Contributing Residential
<b>Sites to the East</b>	1 ½	Hipped, Bungalow and Cottage, 1910	Contributing Residential
<b>Site to the West</b>	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 and very similar, though not identical, to the neighbouring house currently under construction.

Having learned from the February proposal, the applicant has learned to incorporate elements that better blend with the existing neighbourhood.

### *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**

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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.

*New construction within historic districts is encouraged because vacant lots break down the neighborhood fabric. Elements of the proposed house are similar to those found within the neighborhood.*

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.

*The proposal will cause no harm to the value or quality of the Eighth and Forrester HPO. There is no existing contributing house on the site and the placement of the proposed house will continue the street rhythm.*

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 will be contemporary; however, design features shall be compatible with those of the HPO zone.*

**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.”

*Per the designating ordinance, materials and massing is similar to other houses in the neighborhood whereas the overall building size is determined by the height and setback restrictions of the IDO’s R-1A standards.*

**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. In addition, there is a front porch across 3/4ths of the building front. 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 the 'sister' house to this, which is currently under construction to the north of this building. While the street engaging portion of the house is single-story, the building rises to two stories 18 feet further back.*

*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.

*The sense of human scale is evident, with a single-story front, a front porch across much of the front and recessed windows and doors.*

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 square footage of the building is considerably larger than the traditionally small houses within the 8<sup>th</sup> and Forrester Historic District, although the scale presented to the street is similar to other houses. 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.

*This proposal is for new construction on a semi-vacant lot. The removal of an existing, non-historic building has been previously approved. The lot was originally a double lot with a single house which was demolished many years ago. The north half of the lot is currently under construction with a single-family lot very similar in design to this proposal.*

*The front entrance faces the street via a front porch which covers 3/4ths of the front façade, with window openings on either side. It appears the front setback is set forward. From the neighboring houses. The front porch is counted as part of the building and will need to be set back to be level with the adjacent properties.*

*The space between the house and the house to the north is typical. This lot has a previously existing curb cut which is utilized as a partial drive which leaves the space between the proposed house and the one to the south wider. This does occur on various lots in the Eighth and Forrester District. The site plan does not have a dimension on the driveway. The driveway width will need to be confirmed and cannot be wider than the typical driveway on the block.*

*Access to the associated garage is from the alley to the rear.*

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 like most houses in the neighborhood.*

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 hipped roof with a gabled front porch extension. The second story of the house is also a hipped roof with architectural shingles.*

*The majority of houses within 8<sup>th</sup> and Forrester have rather steep hipped roofs. There are also a number of gabled roofs and dormers.*

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 utilizes standard building materials frequently seen in the area. These include a smooth stucco finish, architectural shingles, and sash windows.*

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.
- 

*This house is a contemporary presentation of traditional forms.*

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.

*The designs simplicity reads as contemporary with hipped and gabled roofs relating to traditional styling.*

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
  - i. from the main building.

*The new garage has a flat roof like many garages in the HPO. The exterior stucco and trim will match the house.*

3. Building materials and finishes should be compatible with the main building, although
  - i. 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, however, the width of the drive at the existing curb cut needs to be dimensioned and cannot be wider than typical neighborhood driveways.*

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
    - i. 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*

9. 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)

*Front strip is listed as Landscape Strip without specified materials.*

### *Fences and Free-Standing Walls*

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

*New fences will 6-foot-high wood fences. No historic fences are on site.*

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.

*Wood fences are frequently seen in the neighborhood.*

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, however, the width of the drive at the existing curb cut needs to be dimensioned and cannot be wider than typical neighborhood driveways.*

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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. Although no written comment has been received, many of the neighbors have visited the city office to review the plans

### ***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-2020-00758 / Project # PR-2019-002579, September 9, 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 8<sup>th</sup> & Forrester Historic Protection Overlay Zone.
2. The subject site is approximately 0.34 acres.
3. The proposal includes a 2260 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”*.
  - Per the designating ordinance, materials and massing is similar to other houses in the neighborhood whereas the overall building size is determined by the height and setback restrictions of the IDO’s R-1A standards.
6. Subject to conditions of approval, the proposed project is consistent with designation ordinance R-46-1991. Subject to Condition 2(a & b), 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 site is vacant of any historic structures. By adding a new house to the existing lot, the quality and character will not be impaired or diminished.
  - The single-story portion of the building which is the street front presentation, has a hipped roof with a gabled front porch extension. The second story of the house is also a hipped roof with architectural shingles.
  - The proposal utilizes standard building materials frequently seen in the area. These include a smooth stucco finish, architectural shingles, and sash windows.

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-2020-00758 / Project # PR-2019-002579, September 9, 2020.*

**APPROVAL** of *Case SI-2020-00758 / 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) Building shall be set back to be no closer to the street than the neighboring house.
  - b) Garage width shall not be wider than the average driveway on the block.
3. Applicant shall provide LC staff with drawings detailing the required design amendments.



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Leslie Naji, Historic Preservation Planner  
Urban Design and Development Division



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

<input type="checkbox"/> Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form F3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<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)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<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)	<b>Appeals</b>
<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: <u>JMP Works LLC</u>		Phone: <u>263-0141</u>
Address: <u>P.O. Box 25142</u>		Email: <u>Edwardp@swcp.com</u>
City: <u>Albu N.M.</u>	State: <u>N.M.</u>	Zip: <u>87125</u>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

**BRIEF DESCRIPTION OF REQUEST**

New Construction - Single Family House & Garage

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

Lot or Tract No.: <u>25</u>	Block: <u>—</u>	Unit:
Subdivision/Addition: <u>Coronado Park Add'n</u>	MRGCD Map No.:	UPC Code: <u>10140580627735717</u>
Zone Atlas Page(s): <u>J-13</u>	Existing Zoning: <u>R-1A</u>	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>0.34</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 1025 Forester Between: Mountain and: State

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

Signature: <u>[Signature]</u>	Date: <u>8/7/20</u>
Printed Name: <u>Edward D. Paschich</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
<u>51-2020-00758</u>		
Meeting/Hearing Date		Fee Total:
Staff Signature:	Date:	Project # <u>2019-002579</u>

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

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

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

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

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

- HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
  - All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement
- INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
  - Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - Sign Posting Agreement
- DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)
- HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**
  - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
  - Proposed Design Standards and Guidelines
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)
- ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature: <i>Edward O. Paschick</i>	Date: 8/7/20
Printed Name: Edward O. Paschick	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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



**Naji, Leslie**

---

**From:** Edward O. Paschich <EdwardP@swcp.com>  
**Sent:** Friday, August 7, 2020 3:41 PM  
**To:** treasurer@abqdna.com; zoning@abqdna.com  
**Cc:** Naji, Leslie  
**Subject:** Neighborhood Associations Notification for 1025 Forrester

Jim Clark,  
Daniel Gutierrez

I propose to build a single family dwelling on 1025 Forrester NW. This lot is the southern lot of 2 lots I recently purchase, 1025 and 1027 Forrester on the west side of the street. It will be hipped roof 2,261 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. No finish materials will be ordered until approval from the Landmarks Commission. The hearing will be in Wednesday Sept. 9. See Front Elevation enclosed.

Thank You,  
Ed Paschich  
263-0141  
[edwardp@swcp.com](mailto:edwardp@swcp.com)

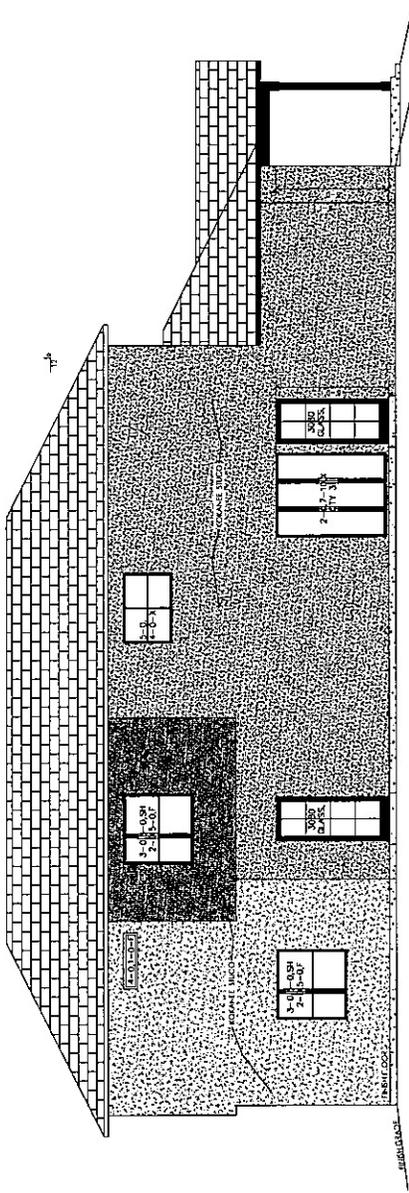
=====  
This message has been analyzed by Deep Discovery Email Inspector.

REDUCED DRAWINGS & RENDERINGS

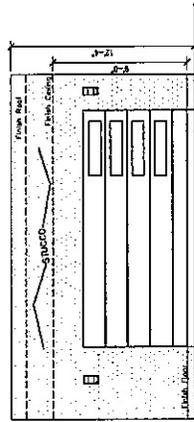




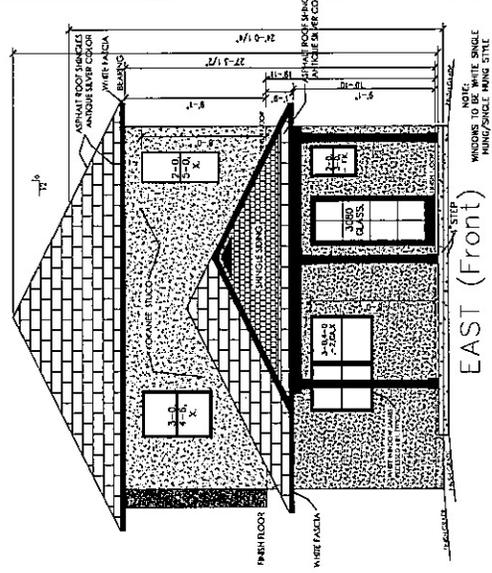
SCALE= 1/8" = 1'



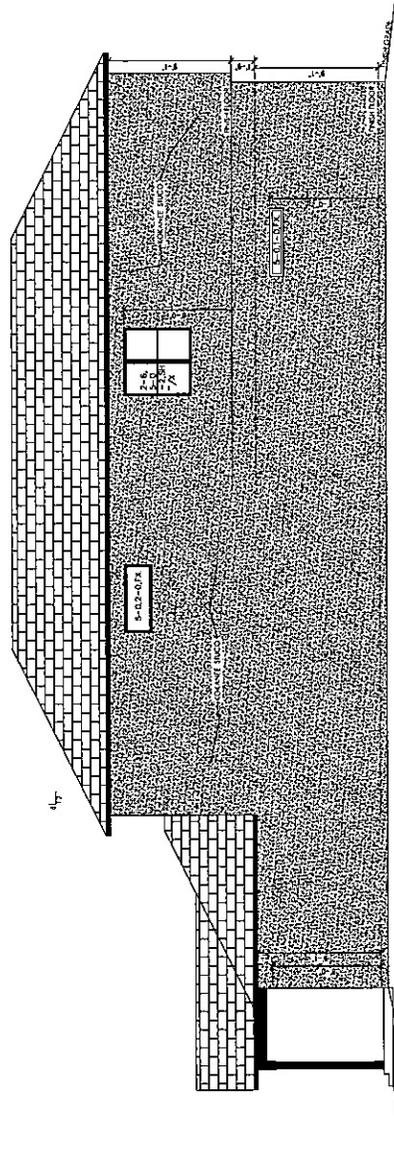
SOUTH SIDE



GARAGE WEST SIDE



EAST (Front)



NORTH SIDE

WINDOWS TO BE WHITE SINGLE  
HUNG/SINGLE HUNG STYLE

# 1025 FORRESTER ST. NW PASCHICHDES/GNGROUP

## 1025 FORRESTER ST. NW

LOT NUMBERED TWENTY-FIVE (25) OF CORONADO PLACE,  
AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

PLAT FILED MAY 19 1905

TOWN OF LBUQUERQUE GRANT

PROJECTED SECTION 17, T. 10N., R. 3 E.,

CITY OF ALBUQUERQUE

BERNALILLO CO., NEW MEXICO

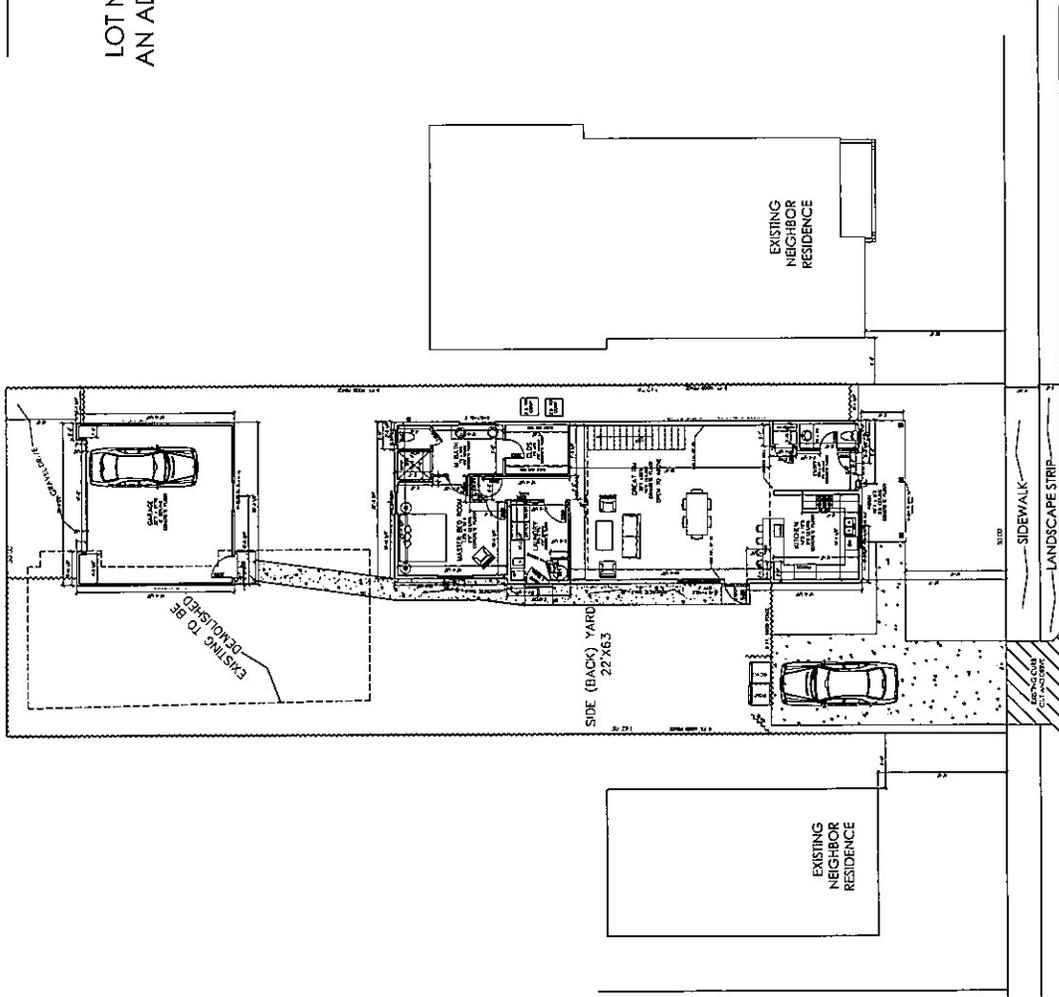
### PROJECT DATA:

1ST FLOOR HEATED AREA: 1546 SF  
 2ND FLOOR HEATED AREA: 715 SF  
 TOTAL HEATED AREA: 2261 SF  
 BUILDING AREA (FOUNDATION): 2049 SF  
 AREA OF GARAGE: 503 SF  
 AREA OF COVERED PORTALS: 109 SF  
 GROSS LOT AREA: 4,733 SF

### SHEET INDEX:

- A1. FLOOR PLAN
- A2. FRAMING
- A3. DIMENSION PLAN
- A4. FOUNDATION PLAN/WALL SECTIONS
- A5. ELEVATIONS
- A6. ELECTRICAL PLAN

SITEPLAN / REDUCED FLOORPLAN





# 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 August 28, 2020 To Sept. 9, 2020

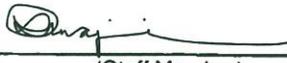
5. REMOVAL

- 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)

8/7/20  
(Date)

I issued 1 signs for this application, August 12, 2020 (Date)  (Staff Member)

PROJECT NUMBER: SI-2020-00358 / PR-2019-002579

**Naji, Leslie**

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**Sent:** Friday, August 7, 2020 3:41 PM  
**To:** treasurer@abqdna.com; zoning@abqdna.com  
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Thank You,  
Ed Paschich  
263-0141  
[edwardp@swcp.com](mailto:edwardp@swcp.com)

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



RODGERS ANN BERKLEY & RODGERS  
KATHLEEN F  
1022 FORRESTER ST NW  
ALBUQUERQUE NM 87102-1908

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

JMP WORKS LLC  
PO BOX 25142  
ALBUQUERQUE NM 87125-5142

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

MARES JULIAN S & RISTAINO MARY T  
1031 FORRESTER AVE NW  
ALBUQUERQUE NM 87102-1907

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

