Summary of Analysis

The application for a Certificate of Appropriateness is for new construction. The project Landmarks Commission approved the design of this project in September 2020. The applicant has since made design changes and added an additional room/office space to the layout.

The proposed changes include a small, less than 200 square foot, addition to the south of the approved design. This is proposed to meet new family needs resulting from many people working from home. In addition to the added space, the applicant has made minor changes to the exterior elevations to make them more compatible with the neighborhood.

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.
SUMMARY OF REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Certificate of Appropriateness for New Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>Eighth &amp; Forrester Historic Preservation Overlay Zone</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

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

<table>
<thead>
<tr>
<th></th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Area</td>
<td>1-2</td>
<td>Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.</td>
<td>Contributing; Neutral; residential</td>
</tr>
<tr>
<td>Site to the North</td>
<td>2</td>
<td>Gabled roof, contemporary, 2020</td>
<td>Non-contributing Residential</td>
</tr>
<tr>
<td>Site to the South</td>
<td>1 ½</td>
<td>Hipped &amp; gabled, Hipped Box, 1908</td>
<td>Contributing Residential</td>
</tr>
<tr>
<td>Sites to the East</td>
<td>1 ½</td>
<td>Hipped, Bungalow and Cottage, 1910</td>
<td>Contributing Residential</td>
</tr>
<tr>
<td>Site to the West</td>
<td>1</td>
<td>Flat, Pueblo, 1923</td>
<td>NA Residential</td>
</tr>
</tbody>
</table>

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.

The house design for the site was approved by the Landmarks Commission in 2020. This proposal includes the addition of a small office/away space to better accommodate people working from home. The applicant has also made minor changes in materials to provide greater visual interest and 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

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.**


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 one directly to the north. 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. The added room to the south creates a smaller scale portion, similar to a garage or casita. Although it connects to the house through a small flat roofed ante-room, it reads separately.

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. The proposed room addition also emphasizes human scale with a single-story element. The addition of gabled ends with more windows and smaller building material units also reinforces a sense of human scale.

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 8th 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. The room addition is single-story and reads separate to the main part of the house rather than an expansion of the already large house.

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 vacant lot. The lot was originally a double lot with a single house which was demolished many years ago. The north half of the lot is now completed 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. To the south, 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 is the location of the proposed room addition. 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 roof has been changed from a hipped roof to a front gabled roof. The gables incorporate wood shingles and board and batten siding. The previous design utilized hipped roofs. The trade-off is a more detailed design.

The majority of houses within 8th 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, sash windows and wood shingles. Board and batten siding is not a commonly surviving material but not historically inappropriate.

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 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, al-
     though some contemporary materials are acceptable substitutes for wood siding.
     Unfinished concrete block and plywood are not appropriate materials for new acces-
     sory 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 is 10 feet, typical of most 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. The width of the drive at the existing curb cut is 10 feet, typical of neighborhood driveways._

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, neighbors have comment on their preference for the new design over the previous one.

**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.

1. This application is a request for a Certificate of Appropriateness for new construction at 1025 Forrester St NW, a vacant property in the 8th & Forrester Historic Protection Overlay Zone.

2. The subject site is approximately 0.34 acres.

3. The proposal includes a 2450 square foot two-story house, including the single-story room addition, and 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 gabled roof with a gabled front porch extension. The second story of the house is also a gabled roof with architectural shingles.

   • The proposal utilizes standard building materials frequently seen in the area. These include a smooth stucco finish, architectural shingles, board and batten siding and sash windows.
• 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. The proposed room addition also emphasizes human scale with a single-story element.

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.”

• The project is new construction and will not alter existing historic buildings or structures.

RECOMMENDATION


APPROVAL of Case SI-2021-00504 / 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.

Leslie Naji, Historic Preservation Planner
Urban Design and Development Division
APPLICATION MATERIALS
City of Albuquerque

DEVELOPMENT REVIEW APPLICATION
Effective 5/17/18

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

Administrative Decisions
☐ Archaeological Certificate (Form P3)
☐ Historic Certificate of Appropriateness – Major
   (Form L)
☐ Historic Certificate of Appropriateness – Minor
   (Form L)
☐ Alternative Signage Plan (Form P3)
☐ Master Development Plan (Form P1)
☐ WTF Approval (Form W1)
☐ Master Plan – EPC including any Variances – EPC
   (Form P1)
☐ Minor Amendment to Site Plan (Form P3)
☐ Site Plan – DRB (Form P2)
☐ Decisions Requiring a Public Meeting or
   Hearing
☐ Conditional Use Approval (Form ZHE)
☐ Subdivision of Land – Minor (Form S2)
☐ Demolition Outside of HPO (Form L)
☐ Subdivision of Land – Major (Form S1)
☐ Expansion of Nonconforming Use or Structure
   (Form ZHE)
☐ Variance – DRB (Form V)
☐ Variance – ZHE (Form ZHE)

Historic Certificate of Appropriateness – Major
☐ Policy Decisions
☐ Wireless Telecommunications Facility Waiver
   (Form W2)
☐ Adoption of Amendment of Comprehensive
   Plan or Facility Plan (Form Z)
☐ Adoption of Amendment of Historic
   Designation (Form L)
☐ Amendment of IDO Text (Form Z)
☐ Annexation of Land (Form Z)
☐ Amendment to Zoning Map – EPC (Form Z)
☐ Amendment to Zoning Map – Council (Form Z)

Appeals
☐ Decision by EPC, LC, DRB, ZHE, or City Staff
   (Form A)

APPLICATION INFORMATION
Applicant: JMP Works LLC, Ed Paschich
Phone: 763-0141
Email: EdwardPaschich.com
Address: 21143 251/2
City: Edina
State: MN
Phone: 871-254
Zip: 55432
Professional/Agent (if any):
Address:
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.: 26
Block: —
Unit: —
Subdivision/Addition: Coronado Place Add.
MRGCD Map No.: 1040580627773717
Zone Atlas Page(s): J-13
Existing Zoning: R-1 A
# of Existing Lots: 1
# of Proposed Lots: 1
Total Area of Site (acres): 0.34

LOCATION OF PROPERTY BY STREETS
Site Address/Street: 1025 Forever
Between: Mountain and: State

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

Signature: Edward Paschich
Date: 3-16-21
Printed Name: Edward Paschich

FOR OFFICIAL USE ONLY
Case Numbers
Action
Fees

Meeting/Hearing Date:
Fee Total:

Staff Signature:
Date:
Project #
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@caba.gov prior to making a submittal. Zip files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

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<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
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<tbody>
<tr>
<td>☐ Alteration</td>
<td>☐ Sign (see note below)</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☒ New Construction</td>
<td>☐ City Landmark Designation</td>
</tr>
<tr>
<td></td>
<td>☐ City Overlay Designation</td>
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<tr>
<td>Number and Classification of Structures on Property</td>
<td>☐ Huning Highland – HPO-4</td>
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<td>Contributing Structures:</td>
<td>☐ Old Town – HPO-5</td>
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<tr>
<td>Noncontributing Structures:</td>
<td>☐ Nob Hill/Highland – CPO-8</td>
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<tr>
<td>Unclassified Structures:</td>
<td>☐ Silver Hill – HPO-6</td>
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<tr>
<td>Residential Property?</td>
<td>☐ Yes ☐ No</td>
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</tbody>
</table>

*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 14-16-6-6(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: [Signature]
Date: [Date]
Printed Name: [Edward D. Pechulis]
[Applicant or Agent]

FOR OFFICIAL USE ONLY

Project Number: [Case Numbers]

Staff Signature: [Signature]
Date: [Date]

Effective 5/17/18
Neighborhood associations,
I am applying to the Landmarks Commission for the May 12th hearing for approval of revisions to an approved new home project at 1025 Forrester St. NW.
The revisions are changing the roof from a Hip to Gabled roof, changing main gable windows to a uniform 4 window set, adding window and door trim and adding a room to the South side of the home. (drawing attached) The main footprint did not change. The added room is 40 ft. from the front property line. These changes quote many of the architectural elements found on Forrester St. making a better fit for the neighborhood and increase the architectural quality of this project.
Thank You,
Ed Paschich
MM JMP Works LLC
505-263-0141
edwardp@swcp.com
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 4/10/21 To 5/12/21

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) 4/13/21 (Date)

I issued 1 signs for this application, 4.14.2021. (Staff Member)
NOTIFICATIONS
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Jim</td>
<td>Clark</td>
<td><a href="mailto:treasurer@abqdna.com">treasurer@abqdna.com</a></td>
<td>516 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Holly</td>
<td>Siebert</td>
<td><a href="mailto:chair@abqdna.com">chair@abqdna.com</a></td>
<td>408 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail: https://www.cabq.gov/planning/urban-design-development/public-notice

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.
If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Tuesday, March 16, 2021 1:37 PM
To: Office of Neighborhood Coordination <edwardp@swcp.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Landmarks Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
   Ed Paschich
Telephone Number
   505-263-0141
Email Address
   edwardp@swcp.com
Company Name
   JMP Works LLC
Company Address
   PO box 25142
City
Albuquerque
State  NM
ZIP  87125

Legal description of the subject site for this project:
Lot 26 of Coronado Place, Addn.

Physical address of subject site:
1025 Forrester St. NW

Subject site cross streets:
PO Box 25142

Other subject site identifiers:
between Mountain and Slate St.

This site is located on the following zone atlas page:
J-14-Z
Naji, Leslie

From: Edward O. Paschich <EdwardP@swcp.com>
Sent: Monday, March 22, 2021 8:42 AM
To: Naji, Leslie; treasurer@abqdna.com; chair@abqdna.com
Subject: Neighborhood notification 1025 Forrester NW
Attachments: 1025 Forrester Revised Rendering .pdf

External

Neighborhood associations,
I am applying to the Landmarks Commission for the May 12th hearing for approval of revisions to an approved new home project at 1025 Forrester St. NW.
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Thank You,
Ed Paschich
MM JMP Works LLC
505-263-0141
edwardp@swcp.com
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit http://www.cabq.gov/abq-data/abq-data-disclaimer-1 for more information.

Legend

- Bernalillo County Parcels

Notes

- Buffer: 150 Ft.
- ROW Forrester St: 50 Ft.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION
Neighbor Notification for
1025 Forrester Amendment to Elevations,
Room addition