



Landmarks & Urban
Conservation Commission



Agenda Number: 4
Case No.: 12-LUCC-50036
Project # 1009372
September 12, 2012

Staff Report

Agent	J-Corp Inc.	<p>Staff Recommendation <i>APPROVAL of Case # 12-LUCC-50036, Project #1009372, a request for a Certificate of Appropriateness for alteration.</i></p> <p style="text-align: right;">Maryellen Hennessy Staff Planner</p>
Applicant	Michelle Henrie	
Request	Certificate of Appropriateness for alteration	
Legal Description	Lot 16 & e. ½ of Lot 17, Block 7, Luna Place Addition	
Address/Location	1011 Fruit. NW	
Size	.	
Zoning	SU2/SF	
Historic Location	Fourth Ward Historic Overlay Zone	

Summary of Analysis

The application is for a Certificate of Appropriateness to alter the front façade of a contributing building. The alterations would remove inappropriate infill from the front porch and remove a wooden deck and railing at the front entry. The original front porch appearance would be restored and the porch would be screened. These alterations are appropriate and beneficial to the historic district.

The applicant also proposes to remove two four over one wood sash windows on the front façade inside of the porch and to replace them with French type glass doors. The proposal to replace two wood sash windows with a new door opening on the front façade is not a preferred treatment for a historic house and is not compatible with the development guidelines. The impact of the new door opening on the architectural character of the house and the historic district is mitigated by the design of the proposed new doors which are sympathetic and reflect the proportions and glazing pattern of the windows on the front façade. The porch wall will hide the bottom portion of the new doors. The new porch screening will further diminish the visual impact of the change. Staff concludes that while the new door opening is generally inconsistent with accepted historic preservation practices for rehabilitation, the change is not so significant as to be detrimental to the character of the house or the historic district.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Fourth Ward Historic Overlay Zone.

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Fourth Ward Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
<i>Site to the North</i>	1	Gabled, bungalow, 1920's	Contributing; residential
<i>Sites to the South</i>	2	Gabled, Mediterranean Revival 1937	Contributing; residential
<i>Sites to the East</i>	1 1/2	Hipped, bungalow 1923	Contributing; residential
<i>Site to the West</i>	1	Modified Revival circa 1924	Non-contributing; residential

II INTRODUCTION

Proposal

The subject site at 1011 Fruit NW contains a front gable roofed bungalow house. The house was built in the early 1920's in the Craftsman style. A front gabled porch on the south side faces Fruit St. The house is contributing to the Fourth Ward historic district. The applicant proposes to reverse inappropriate alterations to the front porch and yard by removing infill materials on the porch and a wood deck and railing. The applicant also proposes to remove two existing four over one wood sash windows to create a new door opening onto the porch.

Context

The Fourth Ward historic district is a neighborhood of fine homes that grew up between the original *Villa de Albuquerque (Old Town)* and the "new town" that had grown around the railroad tracks over a mile to the east. The Perea Addition was platted in 1881, less than a year after the arrival of the railroad. Properties were sold slowly, often by the half-block. Some of the earliest fine homes

were built on these larger parcels, but only a few houses were built in the area in the nineteenth-century. Residential development at the time was concentrated in the Huning Highland neighborhood east of the railroad tracks. The Fourth Ward began to fill with large new homes after the turn of the century; and by about 1905 it had become the preferred neighborhood for members of the city's mercantile and professional elite. The second subdivision in the Fourth Ward, the Luna Place Addition, was platted in 1907. Planned as a self-contained boulevard, it ended in the half-moon Luna Circle on the north side of what is now Lomas Blvd. The eastern edge of the historic district also includes portions of the New Mexico Town Company's Original Townsite.

Similar to Huning's Highland, the Fourth Ward was never exclusively upper-middle class. Modest cottages sat side by side with the substantial homes of Albuquerque's influential citizens. A streetcar line ran along Central Ave. from Downtown to Old Town, and a second line running along Lomas, made transportation to jobs and stores easy.

The architectural character and interest of the Fourth Ward Historic District reflects the leisurely pace with which it developed and the high quality of houses built there over the years. The neighborhood boasts a variety of finely executed styles and forms. Styles represented include Italianate; Queen Anne; Classic, Neo-Classic; Tudor Revival; Colonial Revival; Mediterranean, Mission, and Spanish Colonial Revival. Many houses blend elements from a variety of styles or traditions, including the continuing New Mexican Vernacular tradition.

The character of the buildings in the Fourth Ward Historic District is enhanced by the fine streetscapes of the neighborhood. Houses on the north-south streets are set back about 20 feet from the road, allowing a deep front yard as well as sidewalk planting strips; on the east-west streets, the setback is often less, but the planting strips remain. The neighborhood is also noted for its fine, large street trees and good gardens, qualities that enhance both its architecture and its somewhat mid-western flavor.

The Fourth Ward Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

History

The HBI form from 1979 shows the porch before the infill alteration. The porch is screened in the photo. There is no case history at this site. It is possible and probably likely that the inappropriate infill to the porch was done sometime after 1979 and prior to the enactment of the Historic Overlay Zone designation in 1991.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code

The subject property is zoned SU/SF under the Downtown Neighborhoods Area Sector Development Plan. This zoning category corresponds to the R-1 Residential Zone and allows for one house per lot.

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

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

Resolution -046-1991 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 Zone. Contained within this resolution are general guidelines, from which the specific Design Guidelines are derived.

Section 4.A of the designation ordinance states that alterations to contributing structures in the Historic Overlay Zone shall strive to retain significant, character-defining features of the structure and utilize exterior materials similar to those originally found on the structure. The proposal, in the overall, retains character-defining features of the house and successfully reverses an inappropriate alteration that was introduced sometime in the past. The existing four over one wood sash windows on the porch are a character defining architectural feature of this house that would not be retained.

Resolution 07-287 (2007) Amending resolution number R-46-1991 adopting specific design guidelines for the Fourth Ward historic overlay zone.

The specific development (design) guidelines for the Fourth Ward Historic Overlay Zone were amended and adopted by the LUCC in 2002. In 2007, the City Council ratified the adoption of these guidelines in this resolution. Section 3. ENACTMENT AMENDED states, “Any provision in R-246-1991 that is inconsistent with the guidelines approved by this resolution is superseded.”

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution -046-1991*. These guidelines were revised in 2002. The guidelines were adopted by the City Council in R-07-287 (see above).

Section I DESIGN GUIDELINES FOR CONTRIBUTING BUILDINGS are applicable to this case.

I.A General Guidelines states that original materials and architectural features shall be retained wherever possible.

The proposal, in the overall, retains character-defining features of the house and successfully reverses an inappropriate alteration that was introduced sometime in the past. The existing four over one wood sash windows on the porch are a character defining architectural feature of this house that would not be retained.

I.D.3 Doors: states that new door openings, if approved shall not be placed on the front façade or publicly visible side of the building, and shall be consistent with the original rhythm of the building’s existing door opening.

The proposal includes removing the existing two 26x46 sash windows on the porch and replacing with two doors of similar width. While placing a new door on a front façade is generally not an appropriate alteration, the alteration will be minimally visible as it is inside the porch. The proposed new doors will have a configuration similar to the other windows on the façade and the lower portion will be below the porch wall. The screening will further reduce the visibility of the new feature. It was not entirely uncommon for historic houses to have more than one door on the front façade.

I.E Porches states that opening previously enclosed porches is encouraged and that the original lines of the porch roof and all original materials and decorative elements shall be retained whenever possible. Enclosing porches is discouraged, if a porch is to be enclosed with screen wire and requires a door; the new porch screen door shall be simple and constructed of wood or metal.

The proposal to remove the solid material and windows currently enclosing the porch to expose the original structure is compatible with the guidelines. The open porch is to be screened.

It is proposed that Masonite be used to cover an existing acoustical tile ceiling on the porch. The applicant should determine if the original porch ceiling deck exists under the tile, and if so, they should consider exposing it.

Landmarks and Urban Conservation Ordinance

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

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

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

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

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

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

As discussed in the analysis above, the proposal, while appropriate in the overall, has an element that may conflict with the designation ordinance.

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

The architectural character of this Contributing structure will be enhanced and restored by the removal of the inappropriate alterations to the porch. The proposal to change the existing window opening on the porch to a door opening diminishes the historic integrity somewhat, however; it does not change the architectural character significantly. The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished.

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

Not applicable.

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

See above.

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

Not applicable

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

Not applicable.

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

Not applicable.

Additional Considerations

The applicant notified the Downtown Neighborhood Association of this request. No comment has been received as of the preparation of this report.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Fourth Ward Historic Overlay Zone Design Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. The applicant's proposal to remove the inappropriate porch infill while retaining the original lines of the roof and original structure is beneficial to the architectural and historic character of both the structure and the historic district. The proposal to replace two wood sash windows with a new door opening on the front façade is not a preferred treatment for a historic house. The explanation that the applicant has offered for the requested alteration is that she would like to enhance an existing bedroom for an aging relative.

The impact of the new door opening on the architectural character of the house and the historic district is mitigated by the design of the proposed new doors which are sympathetic and reflect the proportions and glazing pattern of the windows on the front façade. The porch wall will hide the bottom portion of the new doors. The new porch screening will further diminish the visual impact of the change. Staff concludes that while the new door opening is generally not consistent with accepted historic preservation practices for rehabilitation, the change is not so significant as to be detrimental to the character of the house or the historic district.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 12-LUCC-50036 / Project # 1009372 (September 12, 2012)

1. This application is a request for a Certificate of Appropriateness for alteration at 1011 Fruit NW, described as Lot 16 and the easterly ½ of Lot 17, Block 7 of the Luna Place Addition, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a front gabled roofed bungalow house. The house was built in the early 1920's in the Craftsman style. A front gabled porch on the south side faces Fruit St. and a gable roofed entry with tapered columns faces Luna Blvd. The house is contributing to the Fourth Ward historic district.
3. The applicant proposes reverse an inappropriate alteration to the front porch that was done sometime in the past by removing infill materials and an exterior wood deck and railing at the front of the house. The applicant also proposes to remove two existing four over one wood sash windows to create a new door opening onto the porch.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”*.
6. The proposed work is consistent with the designation ordinance R-46-1991 Section 4.A which states that alterations to structures listed as contributing to the Historic Overlay Zone should strive to retain significant, character-defining architectural features of the structure. In the overall, the house's character defining features are restored by opening the previously enclosed porch, which will be preserved. The four over one wood sash windows are a character defining feature that would be removed in the proposal and could be considered inconsistent with the designation ordinance.
7. The specific development guidelines for the Fourth Ward Historic Overlay Zone Section I.A General Guidelines states that original materials and architectural features shall be retained

wherever possible. The four over one wood sash windows are a character-defining feature that would be removed in the proposal and is not consistent with the guideline.

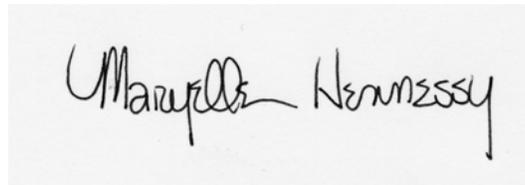
8. The specific development guidelines for the Fourth Ward Historic Overlay Zone Section I.D.3 regarding doors states that new door openings, if approved, shall not be placed on the front façade or publicly visible side of the building, and shall be consistent with the original rhythm of the building's existing door opening. The proposed new door opening is on the front façade of the house and is not consistent with the guideline.
9. The specific development guidelines for the Fourth Ward Historic Overlay Zone Section I.E regarding porches states that opening previously enclosed porches is encouraged and that the original lines of the porch roof and all original materials and decorative elements shall be retained whenever possible. Removing the solid material and windows used to enclose the porch is consistent with the guideline.
10. The specific development guidelines for the Fourth Ward Historic Overlay Zone Section I.E regarding porches states that enclosing porches is discouraged, if a porch is to be enclosed with screen wire and requires a door, the new porch screen door shall be simple and constructed of wood or metal.
11. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished".
13. The architectural character of this Contributing structure will be enhanced and restored by the removal of the inappropriate alterations to the porch. The proposal to change the existing window opening on the porch to a door opening diminishes the historic integrity somewhat, however; it does not change the architectural character significantly. The alteration is designed to reflect the pattern and proportion of the existing windows. The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished.

RECOMMENDATION - Case No. 12-LUCC-50036/ Project # 1001729 – (June 13, 2012)

APPROVAL of 12-LUCC-50036/ Project # 1001729, an application for a Certificate of Appropriateness for alteration, located at 1011 Fruit NW, described as Lot 16 and the easterly ½ of Lot 17, Block 7 of the Luna Addition, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/SF based on the above 13 Findings and subject to the following 2 conditions.

Conditions of Approval Recommended for 12-LUCC-50016/ Project # 1001729

1. The screen door on the porch is to a simple wood frame as required by the guidelines.
2. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.



**Maryellen Hennessy, Senior Planner,
Urban Design and Development Division**

Attachments

- 1) HBI form
- 2) photographs of the site
- 3) R-46-1991
- 4) excerpt from the Fourth Ward Historic Overlay Zone Design Guidelines
- 5) excerpt from the Secretary of the Interior's Standards re: Porches and entrances
- 6) excerpt from the LUC Ordinance: criteria for approval of a Certificate of Appropriateness

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS