



Landmarks Commission

City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 10, 2020

Notice of Decision

PR-2019-002579
SI-2020-00758
Application for Certificate of
Appropriateness

JMP Works LLC, requests Certificate of Appropriateness for New Construction at 1025 Forrester St. NW, Lot 25 Coronado Place Addition in the Eighth and Forrester Historic Protection Overlay Zone. (J-13)

On September 9, 2020 the Landmarks Commission voted to Approve, Project PR-2019-002579, SI-2020-00758, based on the following findings and conditions.

Findings for 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 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.*"

Conditions of Approval

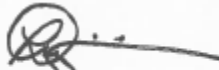
1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
 2. Approval is contingent upon the following design amendments:
 - a) Building shall be set back to be no closer to the street than the neighboring house.
 - b) Driveway width shall not be wider than the average driveway on the block of 10 feet.
 - c) Window of north façade to the front shall be enlarged to mirror window on south façade.
 - d) Additional window opening to be placed on north façade near bottom of stairs.
 3. Applicant shall provide LC staff with drawings detailing the required design amendments.
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji

Senior Planner, Landmarks Commission