



Landmarks & Urban
Conservation Commission



Agenda Number: 6
Case No.: 09LUCC-50027
Project # 1007907
August 12, 2009

Staff Report

Agent	Ken Sandoval	<p>Staff Recommendation</p> <p>APPROVAL of Case # 09-LUCC-50027, Project #1007907, a request for a Certificate of Appropriateness for alteration, based on the Findings 1-9 on page 8 and subject to Conditions on page 9.</p> <p style="text-align: right;">Maryellen Hennessy Staff Planner</p>
Applicant	Shona Zimmerman-Bernett and James Burnett	
Request	Certificate of appropriateness for alteration	
Legal Description	Lot 41 of the Coronado Place Addition	
Address/Location	903 Forrester NW	
Size	.15 ac.	
Zoning	SU-2/SF	
Historic Location	Eighth and Forrester Historic Overlay Zone	

Summary of Analysis

This is an application for a Certificate of Appropriateness for alteration to the Contributing property at 903 Forrester NW in the Eighth and Forrester Historic Overlay Zone. The subject house is a one-story bungalow with an addition at the rear built after 1957. The applicant proposes to add six hundred and twenty three square feet in a second story to an existing rear addition.

Two new dormers and new clad wood sash windows are also proposed for the contributing building.

The two-story addition is well placed at the rear of the historic house; however, the proposed design does not reflect the simplicity of the historic house. The proposed design is somewhat complicated and the two-story addition would be more compatible if it reflected the simplicity of the massing of the bungalow house.

The application partially complies with the Development Guidelines for the Eight St. and Forrester Historic Overlay Zone and the LUC Ordinance criteria for approval of a Certificate of Appropriateness.

Staff has recommended conditions of approval related to a revision of the design to protect the architectural character of 903 Forrester NW and the historic character of the Eight & Forrester Historic District.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Design Guidelines for the Eighth and Forrester Historic Overlay Zone.

City Departments and other interested agencies were given the opportunity to review this application from 7/16/09 to 8/12/09. Agency comments that were received were used in the preparation of this report, and begin on page 11.

Development Review Division Report:

SUMMARY OF REQUEST

Requests	<i>Certificate of Appropriateness for alterations</i>
Historic Location	<i>Eighth and Forrester Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1 - 2	Hipped, gabled and flat, Simplified Queen Anne, Bungalow, Southwest Vernacular	Contributing and Non-contributing, residential
Site to the North	1 1/2	Hipped with front facing gable, Queen Anne, 1907-08	Contributing, residential
Sites to the South	1/ 1/2	Gabled, Queen Anne, 1907-08	Contributing, residential
Sites to the East	1	Flat roof, southwestern, recent	Non-contributing residential
Site to the West	1	Gabled, Bungalow, ca. 1920	Unclassified, residential

Background

The subject house is a one-story hipped roof bungalow built before 1907. The house is clad with wood shingles and the open porch has arched detail. A small gabled roofed garage type addition was added to the rear sometime after 1957, as indicated on the 1957 Sanborn Map (Attachment).

In this proposal, a second story would be added to the existing garage addition, and the entire space converted to living area. The new structure would have gabled roof with intersecting gables. The submittal illustrates that the height of the roof ridge on the new second story will be five feet higher than the ridge of the historic portion of the house.

The siding on the new addition is proposed to be either 1) wood cedar shingle, 2) stucco, or 3) wood siding. The submittal does not clearly indicate what type of wood siding is being proposed.

Windows on the addition would be aluminum clad wood double hung sash. It is also proposed to replace all of the wood windows on the house with new wood double hung sash windows. Finally, two new dormers on the historic house are proposed.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Albuquerque-Bernalillo County Comprehensive Plan of 1988, amended 2003

This site is a Historic Resource in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation. Chapter II, Section 5, Historic Resources Goals and Policies (pp. II-61-II-62) states:

“The Goal for Historic Resources is to protect, reuse or enhance significant historic buildings and districts.”

Applicable Historic Resources policies include:

Policy a: Efforts to provide incentives for the protection of significant buildings and districts shall be continued and expanded.

Policy b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate.

Policy c: Increase public and inter-agency awareness of historic resources and preservation

This site is contained in the Central Urban Development Area, a portion of the Established Urban Development Area as defined in the *Comprehensive Plan*, and is subject to the policies of Section II.B.5 (Established Urban Area) as well as the Central Urban Area policies. The Goal of the Central Urban Area is to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The Goal of the Established Urban Area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable Established Urban Area policies include:

Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.”

Policy o: “Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

It is pertinent to this request that on page 13 of the *Downtown Neighborhood Area Sector Development Plan*, it specifically cites the following policies from the 1975 *Albuquerque / Bernalillo County Comprehensive Plan - Policy Plan*:

Policy 1: “Redevelopment and rehabilitation of older neighborhoods should be continued and expanded.”

Policy 2: “Selected buildings and areas which explain our past and which give Albuquerque identity, individuality, and cultural richness shall be preserved, enhanced, and reused where appropriate.”

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 Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Design Guidelines for the Eighth and Forrester Historic Overlay Zone

The Eighth Street/Forrester Historic Overlay Zone was established by the City Council in 1991 (R-046-1991). This designation mapped the overlay zone and established certain general guidelines. The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by the Council. These guidelines were revised in 1998, to include guidelines for security features.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Fourth Ward Historic Overlay Zone. 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."

ANALYSIS

Eighth and Forrester Guidelines

The table below provides an evaluation of the submittal as it relates to pertinent aspects of the Eight and Forrester development guidelines as approved by the Lucc in 1991.

III. Design Guidelines for Alterations; Renovations/Additions to existing contributing buildings	Analysis	Does the submittal satisfy the design guidelines?
<p>Retain original significant architectural features (such as stairs, porches, gables, chimneys, fascia boards, etc.) if possible. If replacement is required, the new feature should match the original as closely as possible in design and material. Complete demolition of original architectural features should be avoided.</p>	<p>No original features will be affected by the new addition.</p> <p>The existing windows in the historic house are to be replaced with new aluminum clad wood sash double hung windows. These are similar to the existing windows in material, dimension and configuration. One small metal casement window on the north façade would be replaced with a wood window.</p>	<p>Yes</p>
<p>Retain original doors and windows wherever possible. If the original doors and windows cannot be used, replacements should match the originals as closely as possible in size, proportion and materials. The addition of any new doors or windows should be consistent with the original rhythm of the building's existing door and window openings.</p>	<p>The existing windows in the historic house are proposed to be replaced with new aluminum clad wood sash double hung windows. These match the existing windows in size, material, proportion and configuration.</p> <p>The placement of windows in the addition is mostly consistent with the pattern on the existing house, with an important exception – the front façade. As seen from the street, the historic house's windows are set at the same level, but the addition's windows are set at different heights.</p>	<p>Yes and No</p>
<p>Match exterior materials as closely as possible to those originally used on the structure. Materials traditionally found in the area include wood, stucco, stone, adobe, brick and cast stone. Plastic, vinyl, aluminum siding or other metals are generally not appropriate, with the exception of metal window frames in some situations.</p>	<p>The siding on the new addition is proposed in the submittal with two alternatives: 1) wood siding 2) stucco</p> <p>The elevations submitted show wood shingles. It is not clear from the submittal what kind of wood siding is being proposed.</p> <p>A horizontal wood siding doesn't match the existing shingle siding, but could serve to differentiate the addition from the historic house.</p>	<p>Yes and no</p>
<p>Choose wood or metal security grilles, storm windows screens, etc...</p>	<p>Not applicable</p>	

<p>Additions should have exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure (the regulations of the underlying zoning determine the maximum allowable building size)</p>	<p>As noted above, the windows on the street-facing walls of the addition don't align, unlike the house's existing windows. Also, the addition is more complicated in its massing than the original house, due to multiple wall planes and a varying roofline. The historic house, by comparison, has one wall plane facing the street and a level eave topped by a single hipped roof.</p> <p>The wood windows and roofing material on the addition are similar to the original structure. As noted above, the exterior materials are not clear. Horizontal wood siding would not be similar, along with stucco could be considered compatible with the existing wood shingles.</p>	<p>No</p>
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LUC Ordinance

The table below provides an evaluation of the submittal as it relates to the LUC Ordinance and the analysis above.

LUC Ordinance (§14-12) Guidelines for New Construction	Analysis	Does the application satisfy the ordinance criteria?
§14-12-8-B-(1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone	The proposed alterations are somewhat consistent with the designation ordinance and the development guidelines as analyzed in the table above.	YES & NO
§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 simple bungalow could be adversely affected by the complicated design of the proposed addition as discussed above.	NO
§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	The addition of two dormers to the north and south roof of the historic house will not significantly alter the	YES and NO

initial construction or developed over the course of history of the structure.	character of the house. The character of the historic house could be altered by the addition as designed and as described 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;	The proposed new windows match the original windows closely in material and design. The metal casement window to be replaced is not an original feature.	YES
§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	The design of the addition is not necessarily "contemporary". Not applicable.	
§14-12-8 (B) (7) Demolition shall only be permitted.	Not applicable	

Additional Considerations

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

Conclusions

The addition's compatibility and compliance with the guidelines depends on the simplicity established by the historic house, particularly because it is a two-story addition. Simplicity in the massing of roofs, and window placement, primarily, should be achieved in the design. The street-facing wall of the addition should be in one plane if possible and have aligned windows at the second story. Any new first story windows should be aligned with those of the existing house. The upper roof of the addition should have a level eave (like the existing house) and a simple hipped roof facing the street. The small roof over the addition's entry might be extended to the south to break the two-story wall facing the street into upper and lower parts, which would make the most visible side of the addition (the front) more in scale with the house.

The addition is at the rear of the house, an appropriate location for an addition to a historic building. The height of the house to the south of the subject property mitigates the visual impact of the proposed second story.

The addition of dormers to the north and south roof planes at the scale illustrated in the submittal and the proposed wood windows do not necessarily diminish the integrity of the historic house.

***FINDINGS for a request for a Certificate of Appropriateness for alteration -
Case No. 09-LUCC-50027/ Project #1007907 (August 12, 2009)***

1. This application is a request for a Certificate of Appropriateness for alterations to 903 Forrester St. NW, described as Lot 41 of the Coronado Place Addition, in the Eight and Forrester Historic Overlay Zone, zoned SU-2/SF.
2. The subject property is a one-story bungalow house, built ca. by 1907 and designated as Contributing property in the Eight and Forrester Historic District. There is a one-story addition to the rear of the house that was built after 1957.
3. The proposal is to add a second story to the existing addition and to enhance the exterior of the addition. The proposal also includes replacing the windows on the bungalow with new aluminum clad wood double hung sash windows and adding dormers to the north and south roof planes of the Contributing building.
4. The proposed design of the work that is described above and illustrated in the submittal, partially complies with applicable provisions of the Development Guidelines for Contributing buildings for the Eighth and Forrester Historic Overlay Zone. It is inconsistent in that the design of the addition is complicated in its roof forms and the window placement does not reflect the pattern of the windows on the historic portion of the house as analyzed in the staff report.
5. Alterations to the property are subject to the provisions of LUC Ordinance.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The proposed design of the work that is described above is partially consistent with relevant provisions in the LUC Ordinance Section 14-12-8-B- 1, 2, and 4 as analyzed in the staff report.
7. The proposed design of the addition is partially consistent with R-046-1991, the designation ordinance.
8. This proposed addition as designed does not further the Comprehensive Plan goals and policies for historic resource that include to "protect, reuse or enhance significant historic buildings and districts."
9. The proposed design warrants revision to provide conformance with the Development Guidelines and the criteria for approval of a Certificate of Appropriateness. Better conformance with the guidelines, the LUC ordinance and the Comprehensive Plan can be achieved with the incorporation of the Conditions of Approval set forth below.

**RECOMMENDATION - Case No. 09-LUCC-50027/ Project #1007907
(August 12, 2009)**

APPROVAL of 09-LUCC-50027/ Project # 1007907, an application for a Certificate of Appropriateness for alterations to 903 Forrester St. NW, described as Lot 41 of the Coronado Place Addition, a contributing property in the Eight and Forrester Historic Overlay Zone, zoned SU-2/SF. based on the above 9 Findings and subject to the following 5 Conditions:

Conditions of Approval Recommended for Case # 09-LUCC-50027/ Project # 1007907

1. The roof of the addition is to be simplified, so as to be more compatible with the massing of the historic portion of the house. A hipped roof would be preferable.
 2. The windows on the front façade of the addition are to be aligned similar to the alignment of the windows on the front façade of the historic house.
 3. The covered entry at the front of the addition is to be extended along the entire length of the addition so as to break the height of the two-story addition.
 4. The exterior siding material on the addition is to be clearly specified, wood shingles; stucco, horizontal wood siding or a combination of these materials would be acceptable.
 5. The revised design is subject to the approval of LUCC staff and two LUCC Commissioners.
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**Maryellen Hennessy, Senior Planner
Development Review Division**

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

NO RESPONSE

HOUSING CODE SERVICES DIVISION

NONE REQUESTED

BUILDING & SAFETY SERVICES DIVISION

APPROVED, permit required. Submittal of two sets to Building and Safety.

HISTORIC PRESERVATION/ADVANCED PLANNING

The addition's compatibility and compliance with the guidelines depends on the simplicity established by the historic house, especially since it's a two-story addition. Simplicity in the massing of rooms, roofs, and window placement, primarily. The street-facing wall of the addition should be in one plane (not three) if possible and have aligned windows at the second story. Any new first story windows should be aligned with those of the existing house. The upper roof of the addition should have a level eave (like the existing house) and a simple hipped roof facing the street. The small roof over the addition's entry might be extended to the side to break the two-story wall facing the street into upper and lower parts, which would make the most visible side of the addition (the front) more in scale with the house.

PNM

NONE REQUESTED

ENVIRONMENTAL HEALTH DEPARTMENT

NONE REQUESTED

SOLID WASTE MANAGEMENT DEPARTMENT

NONE REQUESTED

FIRE DEPARTMENT/Planning

NONE REQUESTED

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

OTHER AGENCIES WHEN APPLICABLE:

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