



City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293



Date: August 11, 2011

OFFICIAL NOTIFICATION OF DECISION

Project #1004137/11-LUCC-50033 Decision for a
Certificate of Appropriateness

Treveston Elliott Architect, agent for Tamara Righettini requests approval of a Certificate of Appropriateness for new construction and alterations at 903 Forrester St. NW, described as Lot 41, Coronado Place Addition, in the Eight and Forrester Historic Overlay Zone. (J-14).

Treveston Elliott
811 12th St. NW
Albuquerque NM 87102

On August 10, 2011 the Landmarks and Urban Conservation Commission voted to **APPROVE** the construction of a new garage on Project #1004137/11-LUCC-50033 based on the following findings and conditions:

FINDINGS OF APPROVAL:

1. This application is a request for a Certificate of Appropriateness for alteration at 903 Forrester NW, described as Lot 41 of the Coronado Place Addition, a property in the Eighth and Forrester Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a one-story bungalow house; built ca.1907 designated a Contributing property in the Eighth and Forrester Historic District. There is a one-storey addition to the rear of the house that was built after 1957.
3. The applicant proposes to replace six windows on the north, south and east elevations, replace the original wood shingle siding with composite siding and stucco, remove the lumberyard classic column, square the arches on the front porch, replace the garage door with French doors with sidelights and remove the access door in the post 1957 addition.
4. The applicant also proposes to construct a new detached garage in the rear.

5. The Comprehensive Zoning Code §14-16-2-28 and the Landmarks and Urban Conservation Ordinance §14-12-8 state 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. §14-12-8(B) provides criteria for approval of a Certificate of Appropriateness.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. §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”*.
7. The application as presented can logically be separated into two major components: the new construction of a garage and the alterations to the contributing building.
8. The proposed new detached garage is in conformance with the Design Guidelines for the Eighth and Forrester Historic Overlay Zone. The garage is located to the rear, is single story, a scale that is in keeping with the contributing building and surrounding structures. The exterior materials and windows proposed are compatible with the man house and the historic district.
9. The new construction of a garage complies with applicable criteria for approval of a Certificate of Appropriateness §14-12(8)(B)(1,2 and 4) as analyzed in the staff report.

CONDITIONS OF APPROVAL:

1. The composite lap siding on the new garage shall have an exposure at approximately four inches.
2. The ridge height of the roof on the drawings has been corrected to read as thirteen feet seven inches.
3. The roof eave and drip moldings shall be constructed to mimic the main house.
4. The applicant is responsible for acquiring, and the approval is contingent upon, all required permits and approvals.

On August 10, 2011 the Landmarks and Urban Conservation Commission voted to **CONTINUE** consideration of the alterations to the contributing buildings on Project #1004137/11-LUCC-50033 to the September 14, 2011 hearing.

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.

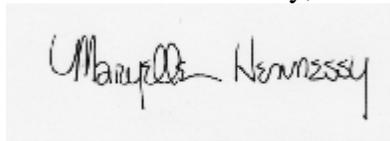
The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City 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.

ALL CASES THAT RECEIVED APPROVAL ON August 10, 2011 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON August 25, 2011.

Sincerely,

A rectangular box containing a handwritten signature in black ink. The signature reads "Maryellen Hennessy" in a cursive script.

Maryellen Hennessy
LUCCS

Cc: Tamara Rhigettini
903 Forrester NW
Albuquerque NM 87102