



Landmarks & Urban
Conservation Commission

DESIGN GUIDELINES

For the

EIGHTH AND FORRESTER HISTORIC OVERLAY ZONE

Adopted May 8, 1991
(As amended April 9, 1998)



TABLE OF CONTENTS

INTRODUCTION.....	3
GENERAL PROCEDURES.....	4
DESIGN GUIDELINES	
Alterations/Renovations/Additions.....	5
New Construction.....	6
Guidelines for Security.....	8
Miscellaneous Site Features.....	8
Demolition.....	9
HARDSHIP.....	9
AMENDMENT.....	10
ARCHITECTURAL STYLES/NEIGHBORHOOD CHARACTERISTICS	
Fourth Ward.....	10
Eighth/Forrester.....	12
DISTRICT MAPS.....	13

INTRODUCTION

The Albuquerque City Council designated the Fourth Ward and Eighth/Forrester Historic Overlay Zones on March 18, 1991 (see pages 10-11 for maps showing the boundaries of the overlay zones). Part of the neighborhoods west of downtown which matured between 1900 and 1930, these two areas contain diversified architecture, ranging from Victorian cottages to large Prairie Style homes, many preserved in their original condition. The Fourth Ward district reflects the tastes of middle and upper middle class residents during the City's formative years, while the Eighth/Forrester district contains a rare collection of smaller Anglo-style homes built for less affluent families. The overlay zones were established to protect the unique historic character of these neighborhoods for generations yet to come.

To insure that building projects in the overlay zones are compatible with traditional neighborhood features, property owners must receive a [Certificate of Appropriateness] from the City before they begin work. A [Certificate of Appropriateness] certifies that the owner has complied with historic design guidelines and may proceed with the proposed work. It is granted by the Landmarks and Urban Conservation Commission (LUCC), a Mayor-appointed board of citizens knowledgeable in historic preservation, or by Planning Department staff for the LUCC.

Historic Overlay Zones are established and controlled under the authority of the City's Zoning Code (Article 7-14 R.O. 1974). The Landmarks and Urban Conservation Ordinance (Article 7-5 R.O. 1974) establishes the Commission's authority to review proposed building activity within the overlay zones and provides general criteria for issuing Certificates of Appropriateness.

The design guidelines presented here provided more detailed criteria for the Commission and City staff to use in making decisions concerning the issuance of the Certificates of Appropriateness. They also provide assistance to property owners in designing their improvements.

This document is divided into three major sections. The General Requirements section discusses the types of projects that must obtain Certificates of Appropriateness and the normal procedures for reviewing applications. The next section contains detailed design guidelines for building alterations, new construction or demolition. The final section presents characteristics of the Fourth Ward and Eighth/Forrester districts.

GENERAL PROCEDURES

The following construction activities in the Fourth Ward and Eighth/Forrester Historic Overlay zones require a Certificate of Appropriateness:

- ▶ EXTERIOR ALTERATIONS AND ADDITIONS to existing buildings (NOT interior work or routine maintenance, as noted below)
- ▶ NEW CONSTRUCTION
- ▶ DEMOLITION of contributing buildings (see page 6)

The following activities do not require a Certificate of Appropriateness:

- ▶ INTERIOR construction, alteration or demolition that affects only the interior of a building.
- ▶ ROUTINE MAINTENANCE that does not alter the appearance of the building. (re-roofing, window repairs, etc.)
- ▶ HEALTH OR SAFETY REQUIREMENTS - correcting or abating any condition declared unsafe by the appropriate City department.
- ▶ LAND USE - uses are governed by the underlying zoning
- ▶ PAINT COLOR and PLANT SELECTION - staff can provide interested applicants with recommendations for appropriate paint colors or plant materials.

Projects generally fall into three categories for review:

1. NO CITY HISTORIC APPROVAL required: this includes interior work, normal maintenance, re-roofing, window or door repairs, replacement of mechanical systems (unless visible changes to the exterior are involved)
2. ADMINISTRATIVE APPROVAL - a Certificate of Appropriateness from City staff required with no formal public hearing: items such as new fences, porch enclosures, security grilles, or work not requiring a building permit would fall into this category; staff may decide a public hearing is needed (as noted in 3 below) if the project could significantly impact the building or adjacent properties.
3. LANDMARKS AND URBAN CONSERVATION COMMISSION APPROVAL - a Certificate of Appropriateness required with a formal public hearing: major renovations and building additions (the exterior appearance would be noticeably changed), new construction or proposed demolitions of contributing buildings (see page 6).

If you are considering a project in the areas covered by the Historic Overlay Zones, please call the City Planning Department. Staff will be glad to discuss the project and explain what level of review is required.

DESIGN GUIDELINES

The following section provides general guidelines for building projects in the Historic Overlay Zones. The guidelines are broken down into four categories:

- Alterations/Renovations/Additions to Existing Structures
- New Construction
- Guidelines for Security
- Miscellaneous Site Features
- Demolition

These guidelines apply in addition to other building regulations (Zoning Code, Uniform Building Code, Fire Code, Housing Code, etc.). Where the provisions of other regulations also apply, the regulation with the greatest restrictions takes precedence. The Uniform Code for Building Conservation allows for building code variances for historic structures, if health and safety provisions are adequately addressed. The City's Code Administration Division determines the appropriateness of requests for variances.

GUIDELINES FOR ALTERATIONS/RENOVATIONS/ADDITIONS TO EXISTING STRUCTURES

These guidelines provide different standards for [contributing] and [non-contributing] buildings. Contributing buildings are those that add to the historic architectural qualities of the district and possess historic integrity reflecting the district's character. Noncontributing buildings are those that do not add to the historic architectural qualities of the district because they were built after 1945 or they no longer possess historic integrity due to alterations, additions or other changes.

The district maps (pages 10-11) indicate which buildings have been identified as contributing or noncontributing in each overlay zone.

For both contributing and noncontributing buildings, City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to elements such as freestanding walls, fences, porch enclosures, signs, windows and doors, etc. Staff may refer applications for these items to the Commission if there are concerns regarding potential impacts on the architectural or historical character of the property or of the neighborhood.

GUIDELINES FOR CONTRIBUTING BUILDINGS:

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.

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.

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.

Choose wood or metal security grilles, storm windows, screens, etc. that blend with existing door or window surrounds so the appearance of the structure is not significantly altered.

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). Place additions to the rear of the original building whenever possible.

GUIDELINES FOR NONCONTRIBUTING BUILDINGS - Review of changes to noncontributing structures should allow flexibility in design to meet the needs of property owners.

Design alterations and additions to noncontributing buildings to be generally compatible with surrounding properties; massing, scale and roof-lines of additions should match those of nearby properties, with the underlying zoning determining the maximum allowable building size.

Use exterior materials that are generally found in the area, such as wood, stucco, brick, adobe, stone or cast stone.

GUIDELINES FOR NEW CONSTRUCTION

For new single family structures:

New construction should be compatible in scale, massing, setback, height and window treatment to existing adjacent contributing structures. If there are no adjacent contributing structures, new construction should be compatible with the predominant general characteristics of contributing buildings in the vicinity. In all cases, the regulations of the underlying zoning determine maximum allowable building size.

Use exterior materials traditionally found in the area, such as wood, stucco, stone, adobe,

brick and cast stone. Plastic, vinyl, aluminum siding or other metals should not be used, with the exception of metal window frames.

Orient major entries to the street.

Provide parking in driveways, where possible, or to the rear of the structure, not in the front yard.

For new multi-family residential or commercial structures:

New construction should follow the general scale and massing of surrounding development, with underlying zoning determining the allowable building size.

Where no single building type is dominant in the neighborhood (notably in the Fourth Ward southeast subdistrict), new construction should reflect designs traditionally used in the area - apartment complexes and commercial buildings often have flat roofs and relatively simple facades, while the structures built originally as single-family homes often have intricate roof-lines and facades punctuated by porches, dormers and other irregular elements. Since both flat and pitched roofs are traditionally found throughout the area, either is acceptable.

There should be a clearly defined front entry. Locate the main entry at the front facade is should be easily accessible from the public sidewalk.

Locate service and parking areas to the rear if possible.

Avoid blank walls wherever possible; facades should include architectural detailing or modulation to add visual interest and a sense of scale at the street level.

Place windows on the first floor, front facade:

---commercial or office spaces should have windows at the ground level of the front facade equal to or over 50% of this front facade area;

---residential spaces should devote approximately 50% of the front, ground-level facade to window and door openings.

Use clear glass on the ground-floor and, if possible, on the upper stories. Lightly tinted glass may be used on upper stories; reflective glass should be avoided.

Use traditional exterior finish materials, i.e. those that are generally found in the area - wood, stucco, stone, brick, cast stone. Plastic, vinyl, aluminum and other metals should be avoided. Metal windows may be appropriate in some situations; metal roofing is generally not appropriate.

Building height is controlled by the underlying zoning. Where the allowable height exceeds that traditionally found in the neighborhood, efforts should be made to incorporate design features that are sympathetic to surrounding properties. Where possible, new development should include lower roof-lines along street frontages (one or two stories), with higher portions of the building set back to the rear of the property.

Building to the lot line is permissible in the SU-3 zone and is preferred for new commercial development, provided an adequate sidewalk width and street trees are provided.

GUIDELINES FOR SECURITY

Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

Property owners considering installing security devices are urged to contact LUCC staff for advise and a free handout on how to increase security without detracting from the historic character of a building.

GUIDELINES FOR MISCELLANEOUS SITE FEATURES

All fences and walls should be compatible with the character of the neighborhood in size, scale, material, and color. Avoid using chain link fences around the front yards of buildings if possible. If chain link fencing is used, plant suitable vegetation to eventually cover it. Concrete block walls should be stuccoed.

Screen roof - or building-mounted mechanical or solar equipment so as not to be visible from the sidewalk or street across from the building.

Locate refuse containers and ground-level mechanical equipment at the rear of the structure whenever possible; these elements should be screened with an appropriate wooden or stucco wall and/or landscaping.

Place satellite dishes so as to be minimally visible from the street; satellite dishes are not permitted in the front yard.

Locate parking in the rear or side yards, not in the traditional front yard. Driveway parking is appropriate for single-family dwellings and other low-density residential uses; circular driveways and parking in the area n front of the house are not appropriate.

Front and side yard improvements should not include total coverage with concrete, gravel, stone or other hard, non-plant material; a minimum of 50% of the front and side yards should be live plant material (shrubs, flowering plants, trees and grass).

Retain mature trees to the greatest extent possible. If trees must be removed due to disease or conflict with new construction, replacement planting, closely matching the tree type and location of the original, should be provided.

DEMOLITION

See page 3 for an explanation of contributing and noncontributing buildings.

DEMOLITION OF NONCONTRIBUTING BUILDINGS

Demolition of an accessory building (a building detached from and smaller than the main building on the same lot whose use is customarily incidental to the main use of the lot) listed as noncontributing in the Historic Overlay Zone is permitted without a Certificate of Appropriateness.

Demolition of a main building listed as noncontributing in the Historic Overlay Zone is permitted without a Certificate of Appropriateness if plans for a replacement structure have been approved by the LUCC and a building permit has been issued for the new construction.

Demolition of a noncontributing building is permitted without approved plans for a replacement structure if the LUCC determines, based on evidence from the property owner, that the building cannot produce a reasonable economic return as presently controlled and that no means of preserving the structure has been found.

DEMOLITION OF CONTRIBUTING BUILDINGS

Demolition of any building listed as contributing in the historic overlay zone is permitted if the LUCC determines, based on evidence from the property owner, that the building cannot produce a reasonable economic return as presently controlled and that no means of preserving the structure has been found.

If a Certificate of Appropriateness for demolition is denied by the Landmarks and Urban Conservation Commission, the Commission and appropriate City staff will work with the property owner to find an alternative to demolition. The Landmarks and Urban Conservation Commission Ordinance sets time limits (up to 180 days) for the period to develop alternatives to demolition. Expiration of this moratorium period, and determination by City Council that the building cannot produce a reasonable economic return as controlled and that there are no means of preserving the structure are cause for approving demolition.

HARDSHIP

It is not the purpose of these guidelines to impose regulations that will cause undue financial hardship. If a property owner feels that a decision by the Commission is financially detrimental, the Commission has the responsibility to further discuss and review the case, offering alternative rehabilitation solutions or reuse options for the property. City staff, the Commission and the property owner should cooperate to determine the base approach to meeting the property owner's needs while maintaining the historical character of the district by avoiding unnecessary demolition and inappropriate remodeling.

AMENDMENT

These guidelines may be amended by the Commission at an advertised public hearing. Notice of the hearing shall be sent to all affected property owners.

ARCHITECTURAL STYLES/NEIGHBORHOOD CHARACTERISTICS

THE FOURTH WARD HISTORIC OVERLAY ZONE

Since the Fourth Ward was settled over many years (1882-1940), there is a wide range of architectural styles in the area.

From the end of the 19th century, when most newcomers simply built houses similar to those they left behind on the east coast or in the Midwest, there are two styles:

Simplified Queen Anne and Italianate

In the early years of the 20th century, homeowners began to value simplicity and symmetry and built in three common styles:

Hipped Box, American Foursquare, and Bungalow

In the period between the World Wars when Americans became interested in picturesque styles, three [exotic] building types became popular:

Mediterranean Revival, Spanish Pueblo Revival, and Southwest Vernacular, a simplified combination of the first two styles

General neighborhood characteristics include:

- 1) A clearly defined planting strip between the sidewalk and the street
- 2) A predominance of open (unfenced) front yards
- 3) Detached single family homes with a 20 foot setback on north-south streets and a 15 foot setback on east-west streets
- 4) Few commercial structures (there are no historically contributing commercial structures except those which are converted homes) and a small number of multi-

- family residences;
- 5) New commercial buildings with a generally narrower setback, often built to the sidewalk.
 - 6) Varying lot widths
 - 7) Presence of mature deciduous trees

General characteristics of single family homes in the Fourth Ward Historic Overlay Zone, regardless of architectural style, include:

- 1) A clearly indicated front entry
- 2) Prominent front porches, often screened or glassed-in
- 3) Generous architectural detailing particular to the style of the building
- 4) Front facades with a high ratio of window and door area compared to wall area
- 5) Use of wood, stucco, stone, adobe, brick or cast stone as common building materials
- 6) Varying building heights ranging from low, single-story structures to 2 and 3 story structures with pitched roofs

General characteristics of multi-family residential structures in the Fourth Ward Historic Overlay Zone include:

- 1) Flat-roofed, one-story, Southwestern styles
- 2) Many built in a "C" shape, with a central courtyard, often landscaped
- 3) Parking and service areas usually located to the rear of the structure
- 4) Often a small landscaped area along the front sidewalk

SOUTHEAST SUBDISTRICT OF FOURTH WARD HISTORIC OVERLAY ZONE

Development patterns in the southeast corner of the Overlay Zone (see map, page 10) have been more altered than elsewhere in the Fourth Ward and this area also has more intensive zoning than the rest of the overlay zone. This small area includes some of the earliest homes in the overlay zone as well as large 1950's structures.

General characteristics of the subdistrict include:

- 1) More parcels cleared for redevelopment
- 2) Varied building setbacks
- 3) A high proportion of conversions to uses other than the original use
- 4) Several one-story apartment complexes made up of a cluster of separate buildings
- 5) Small groups of structures of similar architectural style
- 6) A wide range of building ages and styles

Although there is less remaining historic fabric in this subdistrict resulting in a less obvious predominant architectural style and a less repetitive building pattern, there are important historic structures located there.

EIGHTH STREET/FORRESTER HISTORIC OVERLAY ZONE

This small area was primarily built between 1905 and 1930, with a few homes dating from before 1900 in its southeast corner. The predominant style, dating from the first decade of the century, is the Hipped Box -- a one-story, square house with a hipped roof and front porch. The front roof slope often includes a projecting dormer.

The earliest house are late adaptations to the Queen Anne style, and often include intricate woodwork and front facing gables.

In the late 1910's and in the 1920's small versions of the Bungalow style were added as well as Southwest Vernacular and Spanish Pueblo Revival styles.

General neighborhood characteristics include:

- 1) A clearly defined planting strip between the sidewalk and the street
- 2) Long blocks (for streets running north and south)
- 3) Common setbacks (setbacks are controlled by the underlying zoning)
- 4) Small scale homes on standard 50 foot lots
- 5) Presence of mature deciduous trees

General building characteristics of the Eighth/Forrester Historic Overlay Zone, regardless of individual building style, include:

- 1) A predominance of one-story houses
- 2) Small, simple structures with modest ornamentation
- 3) Use of brick, frame and clapboard, frame and stucco, or cast stone as common building materials
- 4) Many houses constructed with hipped roofs