



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

Date: January 10, 2019

OFFICIAL NOTICE OF DECISION

PR-2018-001880 SI-2018-00270
Application for Certificate of
Appropriateness

Masterworks Architects Inc., requests approval of a Certificate of Appropriateness for Alteration at 524 Romero St. NW, described as MRGCD Map 38 Tract 232B in the Old Town Historic Protection Overlay Zone. (J-13)

On January 9, 2019 the Landmarks Commission voted to **Approve, Project PR-2018-001880, SI-2018-00270**, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for alteration and addition to a contributing building, located at 524 Romero St NW, described as Lot 232B, Block 0000, a property in the Old Town Historic Preservation Overlay Zone, zoned MX-T.
2. The subject site is approximately 0.1 acres.
3. Alterations and additions to a contributing building are proposed. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However the building has been much altered and it is now of mixed materials, with a bulky second floor addition and various partially constructed additions to the eastern facade.

The unfinished works are to be demolished and new additions providing 286 sq. ft. of floor space at ground floor level and 96 sq ft. at second floor level will be constructed, together with associated alteration to the northern boundary wall. New semi-glazed, wood doors will replace the aluminum shopfront on the Romero St. frontage and there will be minor alteration to the fenestration of the southern façade.

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. Subject to the design amendments pertaining to guideline 5, the proposed work is consistent with designation ordinance. Subject to conditions relating to the new pedestrian gate and the fenestration of the western and northern facades, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.

7. Subject to conditions, the proposal is consistent with the Guidelines for new additions and alterations to boundary walls. The aesthetic quality of the prominent 'gateway' building will be much enhanced and in consequence, the proposal will make a positive contribution to the special character of the Old Town historic district.

8. 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”. The architectural character, historical value of the Old

Town Historic Preservation Overlay Zone will not be significantly impaired or diminished, due to the amended proposal’s conformance with the specific development guidelines.

RECOMMENDATION

Case SI-2018-00270 / Project # PR-2018-001880, 9 January 2019

APPROVAL subject to conditions, of Case SI-2018-00270 / Project # PR-2018-001880, an application for a Certificate of Appropriateness for alteration and addition, located at 524 Romero St NW, described as Lot 232B, Block 0000, a contributing building in the Old Town Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following conditions.

Recommended 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) The blind wall to the northern side of the addition must be articulated with a pair of one-over-one sash windows, with wood or clad-wood frames.
 - b) A one-over-one sash window with a wood or clad-wood frame, shall be included at second floor level on the principal, western façade.
3. Submission and approval of drawings detailing the required design amendments.
4. Submission and approval of the design and materials of the pedestrian gate.

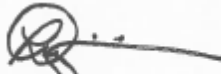
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.

ALL CASES THAT RECEIVED APPROVAL ON **January 9, 2019** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **January 24, 2019**.

Sincerely,

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

Leslie Naji
Planner, Landmarks Commission