

HPO-5 Historic Old Town Development Standards & Guidelines

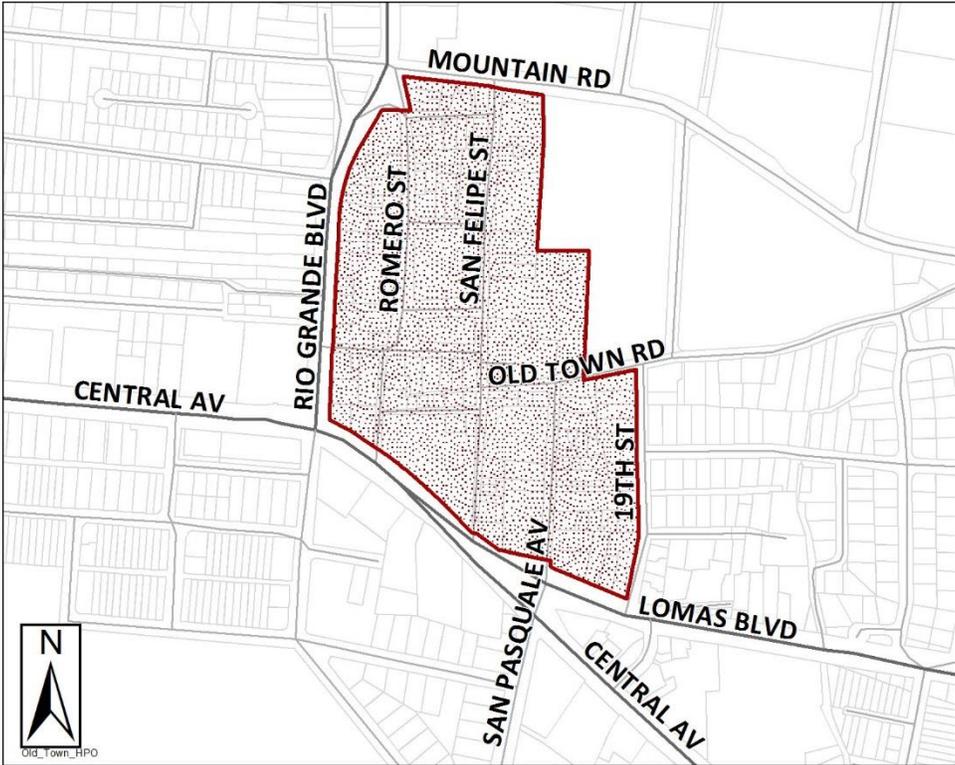
(The following Standards and Guidelines are effective as of May 17, 2018)

The following Design Standard (as amended with the IDO, November 13, 2017) has been adopted by the Landmarks Commission for building projects in the HPO-5 historic Old Town Overlay zone.

The following Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the HPO-5, which were formerly designated H-1 and the 300 foot buffer zone surrounding Old Town.

Applicability Area

The HPO-5 standards and guidelines apply in the mapped area shown.



Standards and Guidelines

Architectural Style Standards

The Spanish Colonial, Territorial, or Western Victorian architectural styles of building and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the Old Town HPO-5 zone.

Building Setbacks

Up to but not exceeding those required in the R-1 zone district, or as determined by the LC to protect the historic character of the area.

Design Guidelines

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
5. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
6. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
7. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.

8. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
9. Property owners are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

Cross-references in the Integrated Development Ordinance (IDO)

1-1(A)(1)(a) Subsection 14-16-3-4(J) (Old Town HPO-5).

1-1(A)(1)(b) Subsection 14-16-3-3(J) (Rio Grande Boulevard – CPO-9).

1-1(A)(1)(c) Subsection 14-16-4-3(D)(33) (Outdoor Retailing and Display).

1-1(A)(1)(d) Subsection 14-16-5-5(B)(2) (Parking and Loading Exemptions and Reductions).

1-1(A)(1)(e) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

1-1(A)(1)(f) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

1-1(A)(1)(g) Subsection 14-16-5-12(H)(3) (Type and Maximum Number of Electronic Signs).

1-1(A)(1)(h) Subsection 14-16-5-12(F)(4)(b) (Portable Signs Prohibited).

1-1(A)(1)(i) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).