



Landmarks & Urban
Conservation Commission



Agenda Number: 4
Case No.: 17-LUCC-50030
Project # 1004971
November 8, 2017

Staff Report

Agent	Efthimios Maniatis	Staff Recommendation <i>Approval of Case # 17-LUCC-50030, Project #1004971, a request for a Certificate of Appropriateness for exterior fountain based on the Findings beginning on page 9 and subject to additional Recommendations on page 11.</i> Leslie Naji, Senior Planner Staff Planner
Applicant	Kathleen Chavez	
Request	Certificate of Appropriateness for exterior fountain	
Legal Description	Tract 182, MRGCD Map 38	
Address/Location	205 Romero St. NW	
Size	0.18	
Zoning	H-1	
Historic Location	Old Town Historic Zone	

Summary of Analysis

The application for a Certificate of Appropriateness for an exterior water feature constructed without approval at 205 Romero St. NW was first considered by the LUCC on July 12, 2017. At that time, the Commission asked for a continuance so the applicant could provide alternate design proposals. The applicant requested a continuance until September, 2017. At that time the applicant asked for an extension until October 2017. Prior to the October hearing, the applicant again asked for an extension until the November 8, 2017 hearing.

The applicant has submitted an alternative plan to the one submitted in July. Although it does not provide for the removal of the fountain, there is a reduction in high to below the water table course. While the fountain feature is proposed to remain, it will be supplemented with plantings.

Two wood shade structures are proposed for each side of the entry in the garden. These are to align with the existing window mullions and act to narrow the front entry. The front garden will be repaved with brick throughout. Planters will be placed along the front wall to provide a better sense of enclosure for the front garden while still being visually open to the plaza, and two trellised planters will be placed at the previously widened entry from the sidewalk to narrow it back to approximately 7'-0"

This request for a Certificate of Appropriateness for alteration has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. Staff recommends denial of this application.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Zone.

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Old Town Historic Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990’s.	Contributing, Unclassified Residential and Commercial
<i>Site to the North</i>	1	Flat roof, New Mexico vernacular with Mission Revival porch, 1915	Contributing, Commercial
<i>Sites to the South</i>	2	Flat roof , New Mexico Vernacular	Unclassified, Commercial,
<i>Sites to the East</i>	1	Old Town Plaza	Contributing Open Space
<i>Site to the West</i>	1	Pitch roof, Bungalow, Stucco with wood shingled gables.	Unclassified, residential

II. INTRODUCTION

Proposal

This report is supplemental to the report dated July 12, 2017 and is intended to be read in conjunction with that report. This report contains only new information and analysis. At the July 12, 2017 hearing, it was decided to continue the hearing allowing for a redesign by the applicant.

The subject building is one of the few historically designated buildings in the Old Albuquerque Historic District as a contributing property. The original single family house, designed in the Prairie Style, is now home to art galleries and a yogurt shop. Over the past ten years minor changes have been requested for the property concerning signage and fencing. With the desire to provide a relaxing exterior space for customers and visitors to Old Town, the owner of 205 Romero St. has installed bubbling water features to either side of the entrance and seeks approval after the fact.

New Information from the Applicant

The applicant has provided drawings for a revised design that includes:

- a reduction of the fountain height;
- the incorporation of planters within the fountain;
- repaving of the front garden;
- the construction of two portal type shading structures;
- the integration of planters along the front wall in lieu of reintroducing the wrought iron while still suggesting more enclosure of the space; and
- trellised planters at the wall entry to narrow the open back to 7'-0".

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone. The Specific Design Guidelines for the Old Town Historic District also apply to the buffer zone within 300 feet of the historic district. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

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.

Building usage has had nominal effect on the building exterior.

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.

Removal of the wrought iron fence within the stucco wall pilasters has not been submitted for review. It constitutes the removal of an original feature which changes the character of the property. Although the applicant had not reintroduced the wrought iron fencing, an effort has been made to reintroduce the sense of enclosure through the introduction of both low and high planters along this area. Previously,

the entry way had been widened to 10'-4". This proposal utilized freestanding trellised planters to reduce the opening size to 7'-0". This will help to further delineate the patio area from the sidewalk.

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.

Existing architectural features are not affected by this proposal. Where the fountain was grouted along the top edge, this will be removed and repaired as necessary.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.

Not applicable.

5. 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.

Previous changes include the widening of the entry gate, as it changed from a residential use to a commercial use. While the applicant does not intend to return it to the original dimension, the use of planters are incorporated to effectively narrow the opening.

6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.

The application of the stone wall fountain to, "enhance the pastoral, old world environment of the plaza", does not support the historic integrity of either the plaza or the Romero House. The significance of the plaza is as the center of town activity and not the pastoral setting of the area, better exemplified by Martineztown at that time.

The proposed changes to the fountain, seen by the applicant as a positive element for commercial Old Town, reduce the height of the fountain elements to the level of the water table. (approximately 40"). Incorporated in this are planters which will introduce vegetation back to the level of earlier shrubs.

These changes, with the added planting, are not as distracting as the original fountain form.

7. 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.

The Romero House was a late comer to the plaza area. Natural stone water encroachments were not common or characteristic to either the time period or the Old Town area; however, the building was built

in 1915 and was not typical to building forms in Old Town even at that time, introducing Prairie style architecture.

The corbel detailed shading structures proposed for the front outdoor space are not generally seen in the period of significance when such elements were attached to a building. Nonetheless, the detailing is consistent with the period of significance. Two sizes are shown; however, the plan with the two shading structures lining up symmetrically with the window openings of the Romero House is the preferred layout. In addition, the rectangular layout shown in the garden sketch as opposed to the trapezoid layout referenced on the floor plan should be incorporated, keeping the reference to the house as opposed to the street.

The site plan includes the addition of a large shade tree to the north of the patio area and small planting areas around the perimeter. These will soften the patio area and are within the realm of design options available in the 1800s.

8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.

Landscape changes have resulted in the removal of all front area green space. This has altered the character of the original building site. Though no longer a residential property, the proposed design is attempting to reintroduce more vegetation onto the site.

9. 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.

The water feature covers important structure of the original house. It is not actually attached to the building façade although it does rest right next to it. The lowering of the stone fountain elements to just below the water table coursing will rectify much of the distracting quality presently seen. The fountain is completely free of the building but is built into the ground. Because of this, complete removal or relocation is not possible.

10. 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.

The property appears to be a favorite of visitors offering a quiet refuge while providing an open view of the plaza. It is open to both patrons of onsite shops and Old Town visitors.

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

Not applicable.

12. 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.

Not applicable.

13. An application for a Certificate of Appropriateness for work, which does not require any type of building or construction permit, may be approved by staff.

This applicant requested LUCC review.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Old Town Historic Zone and 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.”

Generally, staff analysis does not address these specific attributes of the LUCC Ordinance; however, the special circumstances of this project warrant their consideration. Part of the ordinance is to strengthen the city’s economic base through the tourist industry. The utilization of this property as business as opposed to a residence requires certain considerations.

The atmosphere produced by the fountains, the view of the plaza without the obstruction of the fence and lighting on the fountain after much of Old Town has closed for the night, is an encouragement to tourists to visit and relax. The total removal of the fountain would take away a positive contribution to Old Town although a reduction of its size is required.

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."

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B- (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, the proposed alteration is inconsistent with the urban nature of the Romero House and does not express the nature of Old Albuquerque (Old Town) at its period of significance (1880-1910) nor that of the original structure itself, built in 1915.

§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 the site or the historic zone will not be significantly impaired or diminished by the proposed alterations. The proposed redesign attempts to reintroduce building foundation planting by incorporating it into a reduced height fountain. The fountain does not attach directly to the building and; therefore, does not damage its historical integrity. The placement of the shading devices, if aligned symmetrically, will complement the buildings symmetry and being free-standing; will not affect the historical structure.

§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 initial construction or developed over the course of history of the structure.

The proposal includes changes to the site’s original qualities most notably from a personal residence to a place of business. The reduction of the fountain is an improvement from the original fountain and the shading structures though altering can be removed at any time without damage to the building.

§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.

Not applicable.

§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.

Not applicable.

§14-12-8 (B) (7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application. There are no affected neighborhood associations with this request.

There have been no official comments from neighborhood associations as of this writing. Previous conversations have indicated the opposition was directed to the fountain going up without having gone through the required application process rather than the fountain itself.

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Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*.

The applicant has been cooperative in trying to come to a compromise concerning the property.

FINDINGS for Approval of a request for a Certificate of Appropriateness for alteration - Case 17-LUCC-50030 / Project # 1004971 (July 12, 2017)

1. This application is a request for a Certificate of Appropriateness for alterations to the building located 205 Romero St. (the Romero House), described as Tract 182, MRGCD Map 38, in the Historic Old Town (H-1) Zone.
2. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states “Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission.”
3. The subject building is a stuccoed brick building; it is a contributing building in the Old Albuquerque Historic District and is classified as of local significance. The building first appeared on the 1918 Sanborn Map where it replaced two earlier adobe structures. Construction was 1915.
4. The proposal is for approval after the fact of a water feature constructed in December of 2016 and the installation of two free-standing shading structures in the front garden area.
5. 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.
6. 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”.

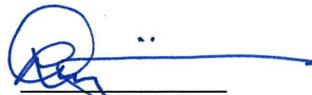
7. The applicant has constructed a water feature in the front garden area against the foundation wall of a contributing historic structure. Alterations to the original design include a reduction in height to below the water table coursing and the addition of planters incorporated within the fountain surfaces to remain. This reintroduces planting along the base of the property which was removed previously.
8. Additional planting proposed for along the front wall and in pots set on the wall, around the edges of the patio and a new shade tree to be added to the northern side of the patio is consistent with the intent of the ordinance.
9. Shading structures are not inconsistent with architectural style of Old Town and will not block the view of the building at street level. Being separate from the structure, they can be removed in the future if desired.
10. 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”.
11. The architectural character of the H-1 Historic Zone will not be significantly impaired or diminished by the new proposed alterations. The design attempts to provide added green space and shading to visitors of Old Town.

RECOMMENDATION - Case No. 17-LUCC-50030/ Project # 1004971 – (November 8, 2017)

APPROVAL of 17-LUCC-50030/ Project # 1004971, an application for a Certificate of Appropriateness for the alteration to water features, and the building of two shading structures at 205 Romero St NW, described Lot 182, Block 0000, a property in the Historic Old Town Historic Overlay Zone, zoned H-1 based on the above eleven findings and subject to the following conditions.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Existing fountain structure will be reduced to fall at or below the water table course.
3. Wood shading structures shall be aligned with window fenestration of the Romero House and shall be rectangular in plan.
4. This approval does not cover any structures or water features that may be installed to the south of the building. Any work in this area will require an additional application.



Leslie Naji, Senior Planner
Urban Design and Development Division

Attachments

- A) Photograph of property 1979

**CITY OF ALBUQUERQUE
COMMISSION**

LANDMARKS & URBAN CONSERVATION

**PLANNING DEPARTMENT
URBAN DESIGN AND DEVELOPMENT DIVISION
Supplemental**

**Case # 17-LUCC-50030/ Project # 1004971
November 8, 2017**



**CITY OF ALBUQUERQUE
COMMISSION**

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**PLANNING DEPARTMENT
URBAN DESIGN AND DEVELOPMENT DIVISION
Supplemental**

**Case # 17-LUCC-50030/ Project # 1004971
November 8, 2017**



Supplemental
Application Material

Re: Romero House -proposed drawings

October 19, 2017 at 1:08 PM

From Efthimios Maniatis

To "Naji, Leslie"

📎 07-ROMERO NEW.jpg 6.53 MB, 📎 06-ROMERO REDUCED.jpg 6.34 MB, 📎 05-ROMERO EXISTING.jpg 3.4 MB, 📎 03-romero001.jpg 5.93 MB, 📎 04-sketch portal entry.pdf 1.7 MB, 📎 02-ROMERO BASE PLAN COLOR.pdf 1.19 MB, 📎 01-First proposal sketch.pdf 900.05 KB

Dear Leslie,

We are completing own proposal for the Romero House.

We have developed two schemes.

The one we all know about and the second which is a discovery as we did research about the plans of the City about the plaza in 1947 and then to create portals all around...

Chris Wilson " The Plazas of new mexico"

At this time I will focus and send you the preliminary studies for scheme no one.

Our goals are;

1. to maintain the existence of the fountains because it is vital to have them for the economical success of the property. It is proven that people visit this property more that ever before, because of the excitement the fountains provide. We are planing to reduce the height so to not be an abstraction to the building and introduce planting so to look like planters in front of a building like the way it was, also the church to the north has similar treatments in front of the buildings.

2. To reduce the 10'-4" opening at front o 7'-0" by introducing trellis with vines, vertically.

3. Introducing planting beds as needed thru out and a new large shade tree at the right as was in the past.

4. Introducing two shade structures with space between them so the entry of the building is visible from the street, the structures will be in think wood and metal (if needed) in off white stains, OR rusted darker stain colors let the board to select. The character will be to the 1915 period (or what ever the board prefers). The height is 10'-0" to be aliened to the window mullion. All building have a portal or a shade structure in front of them without taking away the importance of the building.

5. repave the entire front yard with brick.

6. Providing planters on the front yard wall. to a) allow the public to sit on and observe the Plaza and b) to be a some enclosure to the people who are enjoying the front yard by siting on the tables.

7. Repairs as necessary.

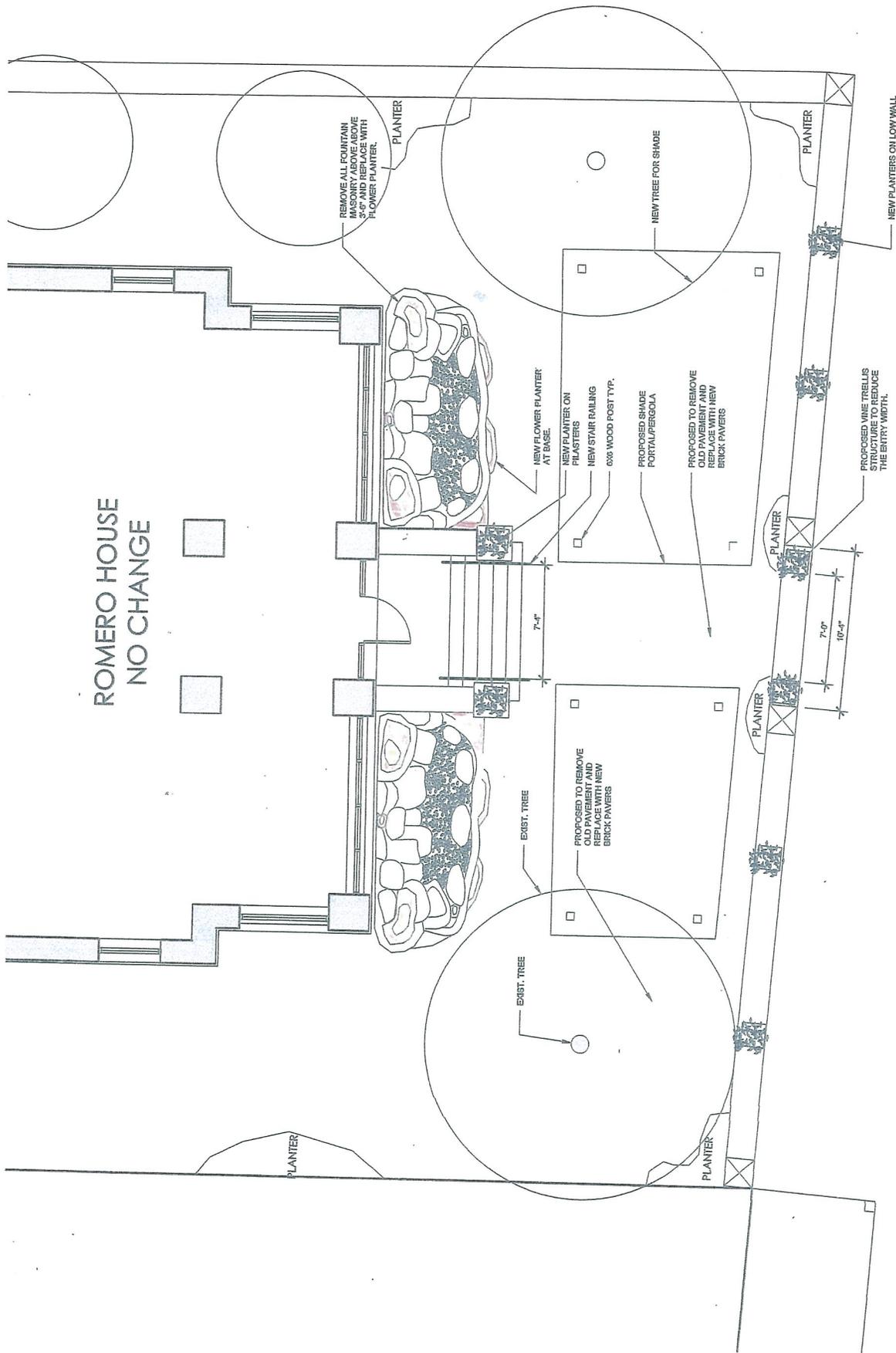
I will include now the drawings that we are working on and I will send more beginning next week.

I thank you and appreciate your help.

Efthimios

studio em design
505-4003637

ROMERO HOUSE
NO CHANGE



(1) FLOOR PLAN
Scale: 1/4" = 1'-0"

Floor Plan

GARDEN SKETCH

