**Staff Report**

<table>
<thead>
<tr>
<th><strong>Agent</strong></th>
<th>Masterworks Architects Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Robert S Simon</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Certificate of Appropriateness for Alterations and Additions</td>
</tr>
<tr>
<td><strong>Legal Description</strong></td>
<td>Lot/Tract 232B</td>
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<td><strong>Address/Location</strong></td>
<td>524 Romero St NW</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>0.1 Acres</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>MX-T</td>
</tr>
<tr>
<td><strong>Historic Location</strong></td>
<td>Old Town Historic Preservation Overlay Zone</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

APPROVAL of Case # SI-2018-00270, Project # PR-2018-001880, a request for a Certificate of Appropriateness for alterations and additions, based on the Findings beginning on page 9 and subject to the conditions on page 10.

Angela Behrens  
Historic Preservation Planner

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**Summary of Analysis**

The application for a Certificate of Appropriateness is for additions to the eastern façade of a contributing building in the Old Town Historic Preservation Overlay Zone. 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 will be demolished and new additions providing 286 sq. ft. of floor space at ground floor level and 96 sq. ft. at second floor level are proposed, together with associated minor 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.

This request was reviewed against the relevant guidelines for the Old Town Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.
SUMMARY OF REQUEST

Request       Certificate of Appropriateness for Alterations and Additions
Historic Location Old Town Historic Preservation Overlay Zone

I AREA HISTORY AND CHARACTER

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

<table>
<thead>
<tr>
<th></th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
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<tr>
<td>General Area</td>
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<td>New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990’s.</td>
<td>Contributing; Neutral; residential &amp; commercial</td>
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<tr>
<td>Site to the North</td>
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<td>Pueblo Revival</td>
<td>Contributing</td>
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<tr>
<td>Site to the South</td>
<td>1</td>
<td>New Mexico Vernacular</td>
<td>Contributing</td>
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<tr>
<td>Sites to the East</td>
<td>-</td>
<td>Vacant</td>
<td>-</td>
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<tr>
<td>Site to the West</td>
<td>-</td>
<td>(Romero St &amp; Rio Grande Blvd)</td>
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</tr>
</tbody>
</table>

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for additions to the eastern façade of a contributing building in the Old Town Historic Preservation Overlay Zone. It is a 'gateway' building prominently located on the corner of Romero Street and Mountain Road, and it has a strong presence in both streetscapes.

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 façade.

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

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City’s first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings 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 Historic Preservation Overlay Zone (MX-T). Inside this historic zone is the state registered “Old Albuquerque Historic District”. The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone. The historic district is the core of the Hispanic village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area’s growth as a tourist-oriented commercial center after 1940. Old Albuquerque became “Old Town”, a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

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

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-T. The Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the southeast. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5: Old Town.

6-6(D)(3) Review and Decision Criteria
An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:
6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

Subject to Conditions, the proposal is consistent with the designation ordinance and specific development guidelines for the historic preservation overlay zone.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Subject to Conditions, the proposal will not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The original building was a simple, one story house of stuccoed adobe and its original spatial qualities have been obscured by an existing, bulky second floor addition. Sequential phases of development thus characterize this contributing property and the complementary addition now proposed forms the latest phase and continues the building narrative.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Various partially constructed, modern additions presently mar the eastern façade of the building and no significant architectural features are affected by the proposal. Demolition of the unfinished works and replacement with a new addition of sympathetic design and complementary materials considerably enhances the appearance of the contributing building.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

Not applicable - the design of the addition is traditional and references characteristic features of the original building.
An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

**Old Town Historic Preservation Overlay Zone Development Guidelines**

Design Guidelines (as amended April, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

**POLICY – Windows & Doors**

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. New windows and doors must be in character with the historic building and this is especially important on primary facades.

**Guidelines**

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

*Not applicable - historic windows and doors are not affected by the proposal.*

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

*Replacement of the existing, unsympathetic aluminum store-front with a pair of good quality, semi-glazed, wood doors of traditional design is welcomed as an enhancement of the principle façade.*

*The southern façade is secondary and the minor alteration to the existing fenestration does not cause the loss of any historically significant features.*

3. Retain and preserve functional and decorative features such as transoms and sidelights.

*Not applicable.*

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is unavoidable, consider replacing only the deteriorated feature in kind rather than the entire unit.

*Not applicable - historic windows and doors are not affected by the proposal.*
POLICY – Additions

Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and style of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features and elements.

The eastern façade has been insensitively altered in the past and no significant features and elements are lost as a result of the proposed works.

2. Design new additions to be in proportion, but subordinate to, the original building.

Although clearly visible from Mountain Road, the new work is attached to the eastern façade, which functions as the rear of the building and it is complementary in both design and scale. The addition remains subordinate to the principal building and it is consistent with the scale and massing of similar additions to other contributing buildings in the area.

3. Design new additions to be compatible yet discernible from the original building.

The original building was a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. However it has been much altered and now includes a bulky second floor addition. Sequential phases of development thus characterize this building and the proposed addition constitutes the latest, with each phase being clearly discernable.

The addition is of compatible materials and references characteristic features of the original building. While avoiding historic replication, the proposed complementary architectural treatment links the various disparate elements of the much altered building into a cohesive whole.

4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.

The exterior materials complement those of the host building and they are similar to those used on comparable additions to other contributing buildings in the area.

5. New windows should be similar in character to those of the historic building.

The fenestration of the eastern façade of the addition complements that of the host building and the replacement of the existing aluminum store-front with a pair of semi-glazed, wood doors of traditional design is welcomed as an enhancement of the principle façade. However, it is strongly recommended that the opportunity be taken to further enhance the primary frontage by including a
one-over-one sash window at second floor level. The existing blank wall has an inappropriately austere appearance and the proposed interior layout could accommodate the additional opening without disruption, as the new window could serve the bathroom and be obscure-glazed for privacy.

A sub-section of Guideline 5 states that 'On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to that of the historic building'. Although the northern façade of the addition is not primary, it will be experienced in conjunction with the northern frontal of the contributing, 'Gateway' building and feature prominently in streetscape views in many directions. The proposed blind wall to the northern side of the addition has an inappropriately forbidding appearance and in order to comply with Policy requirements, it should be articulated with a pair of one-over-one sash windows.

6. Existing additions to historic buildings may be removed if not associated with the period of significance, or if they detract from the architectural character of the building.

Various partially constructed, modern additions presently mar the eastern façade of the building. Demolition of the unfinished works and construction of a new addition of sympathetic design and complementary materials considerably enhances the appearance of the contributing building.

POLICY – Site features

Historic site features should be retained and new site features should be compatible with the architectural character of the historic district.

Guidelines

12. Preserve the materials and the historic finish of a historic masonry boundary or retaining wall when feasible.

The proposed addition to the east of the contributing building requires minor alteration to the boundary wall fronting Mountain Road. The wall is of limited historic interest and the proposed alteration and installation of a pedestrian gate do not impair or diminish any significant features.

Neighborhood Notification

The applicant notified the Old Town Business Association Inc., the Historic Old Town Property Owners Association and neighboring properties within 100 ft., excluding public rights of way. The requisite signs were posted at the property giving notification of this application. No comments have been received to date.
Conclusions

As discussed in the analysis above and subject to minor design amendment, the project complies with the applicable guidelines for the Old Town Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of 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


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.

Angela Behrens

Angela Behrens, Historic Preservation Planner
Urban Design and Development Division
**Development Review Application**

**Effective 5/17/18**

**Application Information**
- **Applicant:** Robert S. Simon  
  **Address:** 1415 Park Ave. SW  
  **City:** Albuquerque  
  **State:** NM  
  **Zip:** 87104  
- **Professional/Agent:** James B Clark, Masterworks Architects Inc  
  **Address:** 518 11th St NW  
  **City:** Albuquerque  
  **State:** NM  
  **Zip:** 87102  
- **Phone:** 505-246-8136  
- **Email:** rsimon7@aol.com

**Brief Description of Request**
- Remodel and addition to the existing Lesmen Building

**Site Information**
- **Lot or Tract No.:** 232B  
  **Block:** 0000  
  **Unit:** NA  
  **Subdivision/Addition:** MRGCD Map 38  
  **Zone Atlas Page(s):** J13  
  **Existing Zoning:** IDO MX-T  
  **# of Existing Lots:** One  
  **# of Proposed Lots:** No Change

**Location of Property by Streets**
- **Site Address/Street:** 524 Romero St NW  
  **Between:** Rio Grande Blvd  
  **and:** Mountain Rd

**Case History**
- **Signature:** James B Clark  
  **Date:** 10 Dec 2018

**FOR OFFICIAL USE ONLY**

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<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
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<tbody>
<tr>
<td>SI-2018-00270</td>
<td>COA</td>
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**Meeting/Hearing Date:** Jan 9, 2018  
**Staff Signature:** Date: 12-12-19  
**Project #:** PR-2018-001880
Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@mboa.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

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<th>Type of Request</th>
<th>Historic Zone of Designation</th>
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<tr>
<td>Alteration</td>
<td>□ East Downtown – HPO-1 □ Downtown Area</td>
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<tr>
<td>Demolition</td>
<td>□ Eighth &amp; Forrester – HPO-2 □ Downtown Neighborhood Area – CPO-3</td>
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<tr>
<td>New Construction</td>
<td>□ Fourth Ward – HPO-3</td>
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<td>□ Hurting Highland – HPO-4 □ East Downtown – CPO-4</td>
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<td>Number and Classification of Structures on Property</td>
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<td>□ Old Town – HPO-5 □ Nob Hill/Hilltop – HPO-8</td>
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<td>□ Silver Hill – HPO-6</td>
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<td>Unclassified Structures:</td>
<td>Residential Property? □ Yes □ No</td>
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*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.*

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision
- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-4(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- **Sign Posting Agreement**

☐ INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS
- Interpreter Needed for Hearing? □ No if yes, indicate language:
- ☑ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☑ Zone Atlas map with the entire site clearly outlined and labeled
- ☑ Letter of authorization from the property owner if application is submitted by an agent
- ☑ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☑ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☑ Proof of emailed notice to affected Neighborhood Association representatives
- ☑ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- **Sign Posting Agreement**

☐ DEMOLITION OUTSIDE OF HPO Requires Public Hearing
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(B)(3)

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing
- All materials indicated on the project drawing checklist (3 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-4(D)(3)

☐ HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

☐ ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: James B Clark
Printed Name: James B Clark, Masterworks Architects Inc
Date: 10 Dec 2018

Effective 5/17/18
Historic Preservation and Landmarks Commission
600 2nd St NW
Albuquerque, New Mexico

Re: Landmarks Commission approval of a Certificate of Appropriateness for renovation of the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone (HPO-5).

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-6(D)(3) Review and Decision Criteria, we are asking permission to construct an addition to and to remodel the upper level apartment as described in the accompanying drawings.

The work of this project is restricted to the north east corner of the building where an aborted remodeling effort has been left in an incomplete state that has subsequently caused additional repair work to parts of the existing structure. The project’s scope is to make the needed repairs for proper stabilization of the building and to provide a minor addition to tie all the existing structure and access elements into a more cohesive whole while maintaining the character of the Old Town Area.

The design of this work and the completed appearance of the building will be based on the building’s existing construction and fenestration elements. This project is not trying to remake the character of the building but only to continue and interpret what is existing in the new work. The major portion of the work will be contained in the rear courtyard which runs along Mountain Road. Only one piece of work will occur on the front Romero Street façade and that is to replace the existing aluminum storefront entry on the southwest corner with new wood doors and frames to bring the building façade fenestration into compliance with the Old Town Design Guidelines.

The replacement of the existing balcony and the enclosed porch below which face into the east courtyard will be rebuilt to maintain the existing character of these elements. The new exterior stairway to the existing upper level apartment is designed to be an integral part of the exterior building wall. The resulting appearance will certainly evoke the original building’s appearance and will not impair or diminish the environmental ambience of Old Town.

Respectfully submitted,

James B Clark
James B Clark, President
Masterworks Architects Inc
City of Albuquerque
Zoning Enforcement Services
600 2nd Street NW
Albuquerque, NM 87102

To whom it may concern:

This letter is my authorization for James B. Clark of Masterworks Architects, Inc. to act as our agent in applying for and overseeing the Landmarks Commission Review Application for a proposed addition and remodel of the existing Lesmen Building located at 521 Romero St. NW, Old Town.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Robert S. Simon
1415 Park Ave. SW
Albuquerque, NM 87104
rsimon7@aol.com
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from _______________ To _______________.

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

__________________________  __________________________
(Applicant or Agent)        (Date)

I issued 2 signs for this application, _______________.

__________________________  __________________________
(Staff Member)             (Date)

PROJECT NUMBER: P-2018-001880

application # S1-2018-00270

Rev. 1/11/05
James,

See list of associations below and attached regarding your Landmarks Commission submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sawmill Area NA</td>
<td>Julie</td>
<td>Henss</td>
<td><a href="mailto:juliehenss@hotmail.com">juliehenss@hotmail.com</a></td>
<td>1724 Band Saw Pl</td>
</tr>
<tr>
<td>Sawmill Area NA</td>
<td>Ralph</td>
<td>Roybal</td>
<td><a href="mailto:ralphroybal@msn.com">ralphroybal@msn.com</a></td>
<td>1735 Band Saw Pl</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Assc.</td>
<td>Kathy</td>
<td>Hiatt</td>
<td><a href="mailto:historicoldtown@gmail.com">historicoldtown@gmail.com</a></td>
<td>110 San Felipe St</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Assc.</td>
<td>Jim</td>
<td>Hoffsis</td>
<td></td>
<td>2012 South Plaza</td>
</tr>
<tr>
<td>West Old Town NA</td>
<td>GP Ben</td>
<td>Lovato</td>
<td><a href="mailto:bengpl150@comcast.net">bengpl150@comcast.net</a></td>
<td>2820 Azar Place</td>
</tr>
<tr>
<td>West Old Town NA</td>
<td>Kendra</td>
<td>Roberston</td>
<td><a href="mailto:krobttn@gmail.com">krobttn@gmail.com</a></td>
<td>2319 Edna Avenue</td>
</tr>
<tr>
<td>Sawmill Community Land Trust</td>
<td>Nancy</td>
<td>Deskin</td>
<td><a href="mailto:ndeskin@sawmillct.org">ndeskin@sawmillct.org</a></td>
<td>990 18th Street</td>
</tr>
<tr>
<td>Old Town Business Association Inc.</td>
<td>Michelle</td>
<td>LaMeres</td>
<td><a href="mailto:wildharebiz@aol.com">wildharebiz@aol.com</a></td>
<td>206 San Felipe St</td>
</tr>
<tr>
<td>Old Town Business Association Inc.</td>
<td>Heather</td>
<td>Arnold</td>
<td><a href="mailto:heather@routesrentals.com">heather@routesrentals.com</a></td>
<td>2113 Charlevoix S</td>
</tr>
</tbody>
</table>


Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)
10 December 2018

Old Town Area Neighborhood Associations
Albuquerque, New Mexico

Dear Neighbors:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you, via this e-mail correspondence, as a Neighborhood Association Representative and/or nearby Property Owner that James Clark of Masterworks Architects Inc., as agent, will be submitting an application for the William & Robert Simon Children’s Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

SAWMILL AREA NA
Julie Henss juliehensse@hotmail.com 1724 Band Saw Place NW
Ralph Roybal ralphroybal@msn.com 1735 Band Saw Place NW
505-710-7024 Albuquerque, NM 87104
505-934-9776 Albuquerque, NM 87104

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC
Kathy Hiatt historicoldtown@gmail.com 110 San Felipe Street NW
Jim Hoffsis VIA USPO 2012 South Plaza Street NW
505-715-1609 / 505-243-3639 Albuquerque, NM 87104
505-242-9887 Albuquerque, NM 87104

WEST OLD TOWN N A
GP Ben Lovato bangpl150@comcast.net 2820 Azar Place NW
Kendra Roberston krobertsn@gmail.com Albuquerque, NM 87104
505-321-1909 2319 Edna Avenue NW Albuquerque, NM 87104
505-710-9092

SAWMILL COMMUNITY LAND TRUST
Nancy Deskin ndeskin@sawmillclt.org 990 18th Street NW 2nd Floor
505-764-0359 Albuquerque, NM 87104

OLD TOWN BUSINESS ASSOC INC
Michelle LaMeres wildharebiz@aol.com 206 San Felipe Street NW #1
Heather Arnold heather@routesrentals.com Albuquerque, NM 87104
505-944-6789 / 505-842-7388 2113 Charlevoix Street NW
505-550-8018 / 505-933-5667 Albuquerque, NM 87104

The anticipated public hearing for this request will be on the 9th of January 2019 at 3:00 pm in the Basement level Hearing Room of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the Landmarks Commission online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

MASTERWORKS ARCHITECTS, INC
516 Eleventh Street NW • Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1868
10 December 2018
Old Town Area Neighborhood Associations
Albuquerque, New Mexico

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development.

To review the Application and its attachments online, visit the Landmarks Commission website at cabq.gov/landmarks/agenda.

Please contact me with any questions or concerns at MWAchitect@comcast.net.

Sincerely,

James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13_Z

Useful Links

Integrated Development Ordinance (IDO):

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

City of Albuquerque Planning Department
https://www.cabq.gov/planning

Zone Atlas Pages for Download
http://data.cabq.gov/business/zoneatlas/
Dear Neighbor(s):  

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that James Clark of Masterworks Architects Inc, as agent, will be submitting an application for the William & Robert Simon Children’s Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

The anticipated public hearing for this request will be on the 9th of January 2019 at 3:00 pm in the Basement Level Hearing Room of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the Landmarks Commission online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

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To review this application and its attachments online, visit the Landmarks Commission website at cabq.gov/landmarks/agenda.

Please contact me with any questions or concerns at MWArcitect@comcast.net.

Sincerely,

James B. Clark
James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13-Z
Good afternoon everyone:

Please see the attached Neighborhood Association Notification letter for a project in the Lesmen Building located at 524 Romero St NW.
The LC Hearing for this project is scheduled for 9 January 2019.

Thank you,
James B Clark, President
Masterworks Architects Inc  505-242-1866
10 December 2018

CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE NM 87103-2248

Mailed: USPO 10 December 2018

Dear Neighbor(s):

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that James Clark of Masterworks Architects Inc, as agent, will be submitting an application for the William & Robert Simon Children’s Trust to the Landmarks Commission for approval of a Certificate of Appropriateness for an addition to the existing Lesmen Building located at 524 Romero St. NW in the Old Town Historic Overlay Zone.

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To review this application and its attachments online, visit the Landmarks Commission website at cabq.gov/landmarks/agenda.

Please contact me with any questions or concerns at MWArchitect@comcast.net.

Sincerely,

James B. Clark

James B. Clark, RA
President, Masterworks Architects Inc

Encl: Zone Atlas Map J-13-Z

MASTERWORKS ARCHITECTS, INC
516 Eleventh Street NW • Albuquerque, NM 87102
MWArchitect@comcast.net 505-242-1866
Request for Certificate of Appropriateness
Property Location: 524 Romero St NW

Map of properties within 100’ distance of subject property

See following pages for list of property owners

Map Scale: \[\text{\textbar\textbar} = 100'\]
Request for Certificate of Appropriateness

Project Location: 524 Romero St. NW

100' ADJACENT PROPERTY OWNERS CONTACTS LIST

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<th>MAP KEY</th>
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<th>Subdivision</th>
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<td>B1</td>
<td>0</td>
<td>Frances</td>
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<td>2012 Mountain Rd NW</td>
<td>C</td>
<td>0</td>
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<td>3</td>
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Address Reports

Ownership Data from Bernalillo County Assessor
(County Assessor's data for tax year 2017)

1. Owner Name: GUTIERREZ JANE H
   Owner Address: 8117 RIO GRANDE BLVD NW, ALBUQUERQUE NM 87114-1218
   GUTIERREZ JANE H
   8117 RIO GRANDE BLVD NW,
   ALBUQUERQUE NM 87114-1218
   UPC: 101305813342422001
   Tax Year: 2017 Tax District: A1AM
   Legal Description: LT B-1 PLAT OF LOTS A-1 & B-1 FRANCES SUBDIVISION

2. 2012 Mountain Rd NW
   No results were found for that address
3 Owner Name: MUENALA RUMI JOE
Owner Address: PO BOX 67, PACIFIC MO 63069-0067
RUMI JOE MUENALA
PO BOX 67
PACIFIC MO 63069-0067
UPC: 101305816639221509
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TR 206

4,5 Owner Name: VILLA CHARLES J & SHIRLEY E
& 6 Owner Address: PO BOX 652, ALBUQUERQUE NM 87106
CHARLES J & SHIRLEY E VILLA
PO BOX 652
ALBUQUERQUE NM 87106
UPC: 101305814140421806
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 230A

7 Owner Name: JARAMILLO SHIRLEY C
Owner Address: 315 IRON AVE SW, ALBUQUERQUE NM 87102-3848
SHIRLEY C JARAMILLO
315 IRON AVE SW
ALBUQUERQUE NM 87102-3848
UPC: 101305814039921802
Tax Year: 2017 Tax District: A1AM
Legal Description: MAP 38 TRACT 230B

8 & 9 Owner Name: CASADOS M CHARLENE
Owner Address: 12404 CHICO RD NE, ALBUQUERQUE NM 87123-1505
M CHARLENE CASADOS
12404 CHICO RD NE
ALBUQUERQUE NM 87123-1505
UPC: 101305813240121808
Tax Year: 2017 Tax District: A1AM
Legal Description: MRGCD MAP 38 TR 232-A & 231 CONT 0.1620 AC

10 9999 Rio Grande Blvd NW
No results were found for that address
11 Owner Name: CITY OF ALBUQUERQUE
Owner Address: PO BOX 1293, ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
UPC: 101305810940621736
Tax Year: 2017 Tax District: A1AM
Legal Description: * 001 B JM MOORE REALTY CO #3 & L2

12 Owner Name: CAPPS CAROLINE SAWTELLE
Owner Address: 2225 MOUNTAIN RD NW, ALBUQUERQUE NM 87104
CAROLINE SAWTELLE CAPPS
2225 MOUNTAIN RD NW
ALBUQUERQUE NM 87104
UPC: 101305808742021932
Tax Year: 2017 Tax District: A1AM
Legal Description: SE'LY PORT OF LTS 5&6 BLK C J.M. MOORE REALTY CO NO 3CONT .0959 AC +/-

13 Owner Name: RIO GRANDE INVESTMENTS ASSOCIATES LLC
Owner Address: PO BOX 25967, ALBUQUERQUE NM 87125-0967
RIO GRANDE INVESTMENTS ASSOCIATES LLC
PO BOX 25967
ALBUQUERQUE NM 87125-0967
UPC: 101305810942321935
Tax Year: 2017 Tax District: A1AM
Legal Description: * 004 A LOTS4X5XSO 20FT OF LOT 3 JOHN M MOORE NO 3

14 Owner Name: LILLY BARRACK OLD TOWN LTD
Owner Address: 1205 3RD ST NW, ALBUQUERQUE NM 87102
LILLY BARRACK OLD TOWN LTD
1205 3RD ST NW
ALBUQUERQUE NM 87102
UPC: 101305810543921936
Tax Year: 2017 Tax District: A1AM
Legal Description: *1&2 A & THE NLY 55FT OF LOT 3 WITH THE ELY POR VAC
MAIN STJ M MOORE REALTY CO A
15  Owner Name: ROMERO LLC ZAMORA ROBERT & ZAMORA CLARENCE S
    Owner Address: 424 ROMERO ST NW, ALBUQUERQUE NM 87104-1422
      ROBERT & CLARENCE S ZAMORA
      424 ROMERO ST NW
      ALBUQUERQUE NM 87104-1422
      UPC: 101305813239121616
      Tax Year: 2017  Tax District: A1AM
      Legal Description: MAP 38 TRACT 220A

16  Owner Name: MATTHEWS M LEONE TRUSTEE MATTHEWS RVLT
    Owner Address: 176 ANGUS LN, CORRALES NM 87048-9100
      M LEONE MATTHEWS
      176 ANGUS LN
      CORRALES NM 87048-9100
      UPC: 101305813739121615
      Tax Year: 2017  Tax District: A1AM
      Legal Description: MAP 38 TRACT 222

17  Owner Name: RAMOS SYLVIA M MD
    Owner Address: 2110 CHARLEVOIX ST NW, ALBUQUERQUE NM 87104
      SYLVIA M RAMOS MD
      2110 CHARLEVOIX ST NW
      ALBUQUERQUE NM 87104
      UPC: 10130581433821614
      Tax Year: 2017  Tax District: A1AM
      Legal Description: MAP 38 TRACT 223

19  Owner Name: VIGIL ANTONIO JR & ELSIE MARIE CO-TR VIGIL RVT & EDWINA BACA & ETAL
    Owner Address: 5504 GRANDE DR NW, ALBUQUERQUE NM 87107
      ANTONIO & ELSIE MARIE VIGIL
      5504 GRANDE DR NW
      ALBUQUERQUE NM 87107
      UPC: 101305811638221310
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(Card Name: VISA)
(Account #: X0000000000008845)
(Approval #: )
(Transaction #: 765)
(Receipt #: 020796)
(Debit Card Purchase: $6.50)
(Cash Back: $0.00)
(AID: A0000000968840 Chip)
(AL: US DEBIT)
(PIN: Verified)

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