On December 08, 2021 the Landmarks Commission voted to DEFER PR-2021-006235 SI-2021-01904, based on the following Findings.

1. The application is a request for a Certificate of Appropriateness for alterations at 301 Romero Street NW, described as Lot 186, Block 000, in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.

2. The subject property is approximately 0.71 acres and contains the historic Charlie Mann Store.

3. The application for a Certificate of Appropriateness is for changes made to the property, a contributing building in the Old Town Historic Protection Overlay Zone (HPO-5) without prior approval. The changes include:
   
   • Second floor guardrails – The second-floor guardrails and handrails were changed from wood to wrought iron.
   • A set of stairs were removed that were not part of the original Plaza Don Luis plans.
   • A new mural was added that is visible from Rio Grande Boulevard. A second mural was added that is visible from within Plaza Don Luis.
   • Guardrail fencing was added to the first-floor area east of the Old Post Office building to create a new patio area for controlled outdoor alcohol sales as required by the State of New Mexico.
   • The building was re-stuccoed.
4. The applicant is requesting approval to add new, hand-painted signage throughout Plaza Don Luis to include:

- Self-standing Orientation and Tenant Directory;
- Wall affixed Tenant Directory and Happenings Bulletin;
- “Heart of Old Town” plaque on the second level breezeway;
- “Welcome” signs on pillars facing Romero Street;
- “More to See” Wayfinding attached to handrails or pillars;
- Amenities signage (restroom, elevators, etc).
- Possible Pole banners for Rio Grande Boulevard

5. Failure to ensure sign posting for 15 days prior to the hearing, the case is deferred until January 12, 2022.

Sincerely,

Leslie Naji
Planner, Landmarks Commission