



Landmarks Commission

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

Date: April 15, 2022

OFFICIAL NOTIFICATION OF DECISION

**Project # PR-2022-006721
SI-2022-00495
Application for Certificate of
Appropriateness**

Rachel Ponce for Old Barrel Tea Co, requests approval of a Certificate of Appropriateness for Alteration at 2041 S. Plaza, described as Map 38, Tract 181 R3E Sec 18 in the Old Town Historic Protection Overlay Zone. (MX-T)

On April 13, 2022, the Landmarks Commission voted to **Approve Project # PR-2022-006721/ SI-2022-00495** , based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for a third sign for the Old Barrel Tea Company located at 2041 S. Plaza described as Tract 181, Map 38, original Old Town site, a property in the Old Town Historic Protection Overlay Zone, zoned MX-T.
2. The subject site is approximately 0.32 acres.
3. A third sign for the business is requested to be placed at the NW corner of Romero and S. Plaza.
4. The sign consists of an iron sandwich board sign frame with a painted chalkboard sign measuring 26" X 16".
4. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a city landmark site first receive a Certificate of Appropriateness.
5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "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."

6. The proposed work is consistent with the designation ordinance and complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.
7. The proposal is consistent with the Guidelines for Signage. The applicant has demonstrated the visibility issues with shop's location making it eligible for a third sign.
8. The IDO Section 14-16-6-6(D)(3)(b) 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".

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

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 **April 13, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **April 30, 2022**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', is centered on the page. The signature is written over a light gray rectangular background.

Leslie Naji
Planner, Landmarks Commission