

Landmarks Commission

Staff Report

Agenda Item: 4
Case # SI-2023-00313
Project # PR-2021-006322
March 8, 2023

Agent RBA Architecture

Applicant Marie Coleman

Request Certificate of Appropriateness for Alterations & Additions

Legal Description Lots 231 & 232A, Block 38

Address/Location 522 Romero Street NW

Size 0.162 Acres

Zoning MX-T

Historic Location Old Town Historic Protection Overlay Zone (HPO-5)

Staff Recommendation

APPROVAL of Case # SI-2023-00313, Project # PR-2021-006322, a request for a Certificate of Appropriateness for alterations and additions, based on the Findings beginning on page 15 and subject to the Conditions of Approval on page 17.

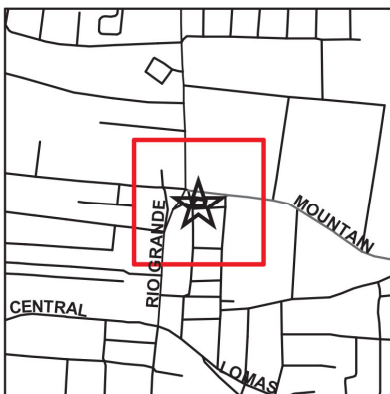
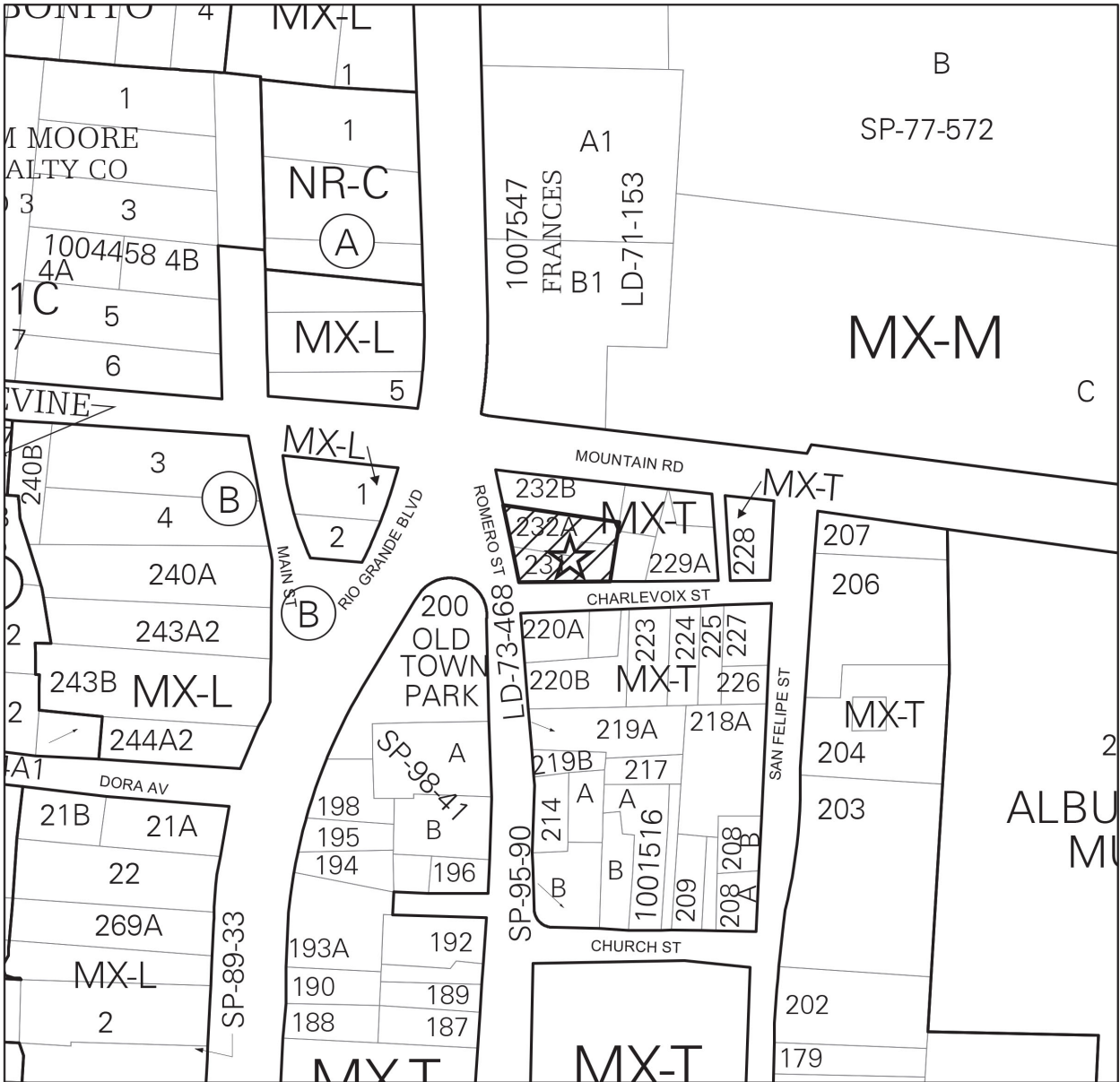
Silvia Bolivar, PLA, ASLA
Historic Preservation Planner

Summary of Analysis

The request for a Certificate of Appropriateness for alteration and additions has been reviewed against the Historic Old Town Development Standards and Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the Integrated Development Ordinance. Subject to conditions, Staff considers the proposal consistent with the guidelines and criteria.

The property contains three small buildings with a primary tenant facing a major intersection. Of the three buildings; two are considered contributing buildings, built c. 1905-1915 in the New Mexico Vernacular style. Over the years there have been a number of different requests for alterations and additions on the subject site. Most recently, in 2022, the LC approved a request to make alterations to enhance the appearance of the rear buildings while increasing their connectivity. At that time, the applicant had requested a 350 sf addition on the western portion of a building located to the rear of the property that would house two new restrooms and an empty shell for a future tenant. The applicant also requested a new roof, new stucco finishes, and new, paint trim colors. The additions and alterations requested were approved. At this time, the applicant is requesting to increase the approved addition from 392 sf to 669 sf, add a 162 sf addition between two existing buildings, and the addition of a 677 sf portal that would connect to the buildings and increase circulation. The elements of the request are aimed at improving access and use of the structures. The materials and approach proposed are appropriate and do not impair the form or integrity of the structures. Subject to conditions, Staff considers the proposal consistent with the guidelines and criteria.

PRIMARY REFERENCES: Integrated Development Ordinance; Design Guidelines for Old Town HPO-5.



IDO ZONING MAP

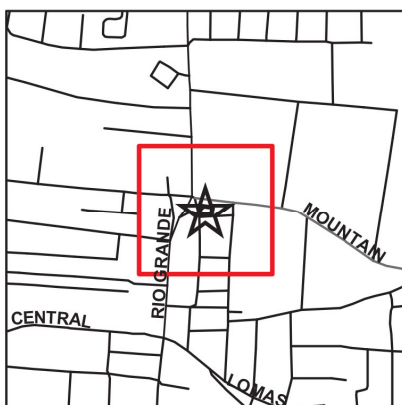
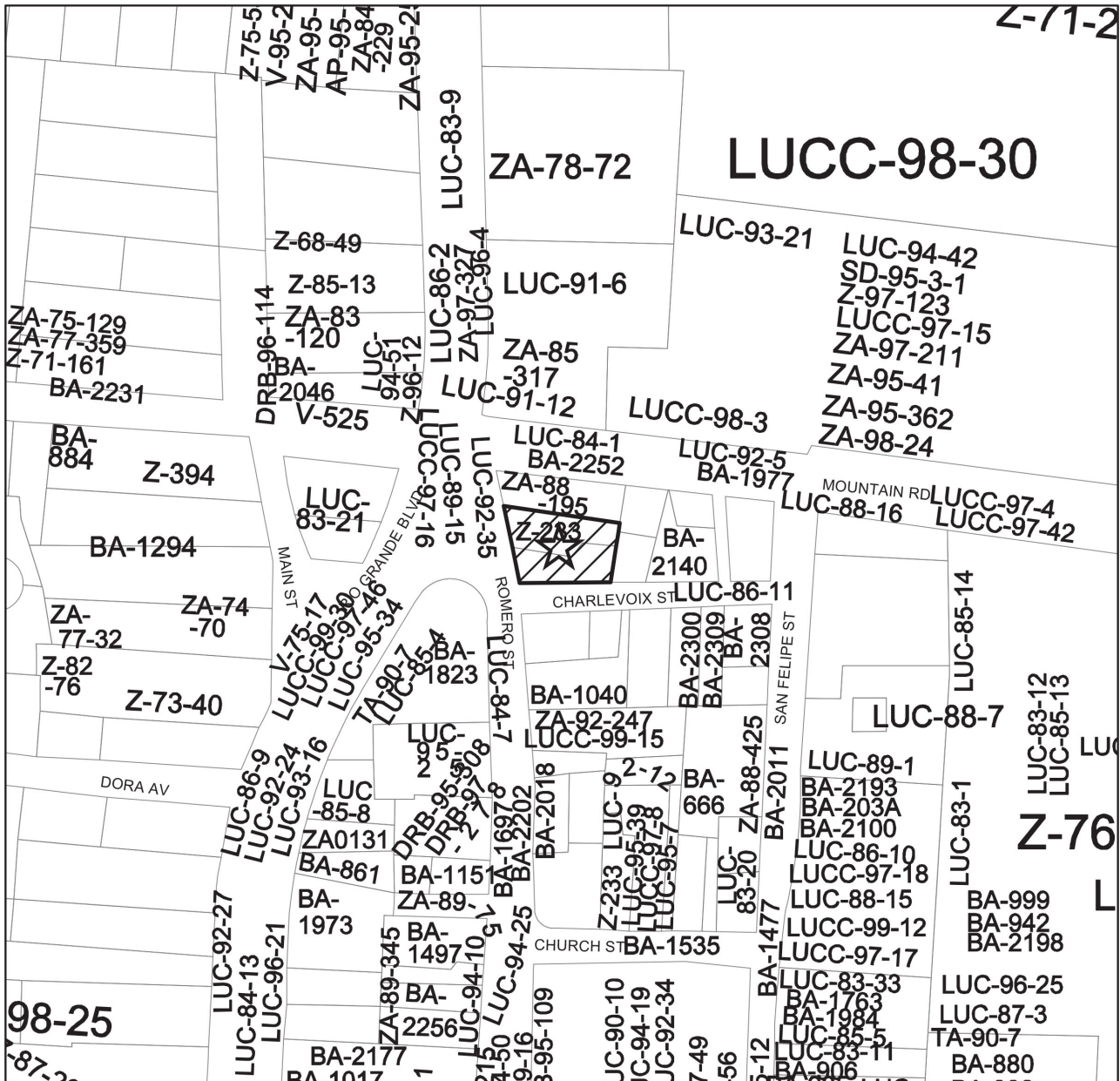
Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
3/8/2023
Project Number:
PR-2021-006322
Case Numbers:
SI-2023-00313

Zone Atlas Page:
J-13



HISTORY MAP

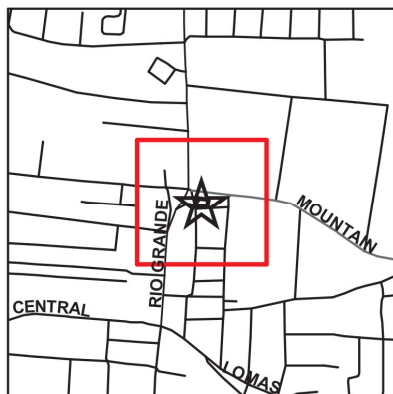
Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
3/8/2023
Project Number:
PR-2021-006322
Case Numbers:
SI-2023-00313

Zone Atlas Page:
J-13



LAND USE MAP

Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 150 feet

Hearing Date:
3/8/2023

Project Number:
PR-2021-006322
Case Numbers:
SI-2023-00313

Zone Atlas Page:
J-13

SUMMARY OF REQUEST

<i>Request</i>	<i>Certificate of Appropriateness for Alterations and Additions</i>
<i>Historic Location</i>	<i>Old Town Historic Protection Overlay Zone (HPO-5)</i>

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 & Commercial
<i>Site to the North</i>	1 1/2	Spanish-Pueblo Revival, flat roof, adobe, straight parapet, c. late 19 th century	Contributing;
<i>Site to the South</i>	1	New Mexico Vernacular, gabled shingled roof. c. early 20 th century	Contributing
<i>Sites to the East</i>	1	Spanish-Pueblo Revival, flat roof, adobe. c. late 19 th century	Contributing
<i>Site to the West</i>	-	(Romero Street & Rio Grande Boulevard)	Non-classified

II INTRODUCTION

Proposal and History

The request is for a Certificate of Appropriateness to make alterations and additions to 522 Romero Street NW. The applicant is requesting approval to two buildings in the Old Town Historic Protection Overlay Zone (HPO-5). The proposed alterations affect the west and south elevations. The west elevation faces Romero Street NW and the south elevation faces Charlevoix Street NW.

The property contains three buildings with a primary tenant facing a major intersection. Of the three buildings; two are considered contributing buildings, built c. 1905-1915 in the New Mexico Vernacular style. The front unit (Building #1) has been renovated and serves as the Visitor Center for Old Town. This building is a 1 ½ story adobe structure with a pitched, single-ridge galvanized metal roof. There are 2/2 and 9/9 double hung wood sash windows. The application for a Certificate of Appropriateness for new construction and restoration came before the Landmarks Commission on April 11, 2018.

Building #2, located towards the rear of the property, is a 1 ½ story adobe structure with a single ridge, pitched, galvanized metal roof. The building has a flat roof addition to the south. The windows are 6-panes with flat wood frames.

Building #3 was originally a small, adobe house with a flat roof/exposed rafters that was converted to an apartment. At one point there was a curved wood slat awning over the door and front windows. The windows are 6-light casement windows.

Over the years there have been a number of different requests for alterations and additions on the subject site. Most recently, in 2022, the LC approved a request to make alterations to enhance the appearance of the rear buildings (buildings #2 & 3) while increasing their connectivity. At that time, the applicant had requested a 350 sf addition on the western portion of a building located to the rear of the property that would house two new restrooms and an empty shell for a future tenant. The applicant also requested a new roof, new stucco finishes, and new, paint trim colors. The additions and alterations requested were approved (see attachments).

At this time, the applicant is seeking approval for the following:

West Elevation

- Request of a larger addition than what was approved in 2022. The applicant is proposing to increase the previously approved square footage from 392 sf to 669 sf;
- Addition of 162 sf between two existing buildings with a wood frame 3-panel glass window;
- Addition of a 677 sf portal that will connect all the buildings on the site and increase accessibility;

South Elevation

- The smaller of the buildings located at the southeast corner of the property will have the existing opening replaced with a wood window
- Addition of a 677 sf portal that will connect all the buildings on the site and increase accessibility;

Context

The Old Town Historic Protection Overlay Zone encompasses an area roughly between Mountain Road and Central Avenue on the north and south and Rio Grande Boulevard and 19th Street. 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. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. The H-1 Zone was later amended to include a 300 foot "buffer" zone surrounding Old Town to ensure a coherent visual character for the surrounding neighborhood.

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 Hispano 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.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold 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 and the Old Town Historic Zone became the Old Town Historic Protection Overlay Zone (HPO-5). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Signage, architectural style and permissive uses are controlled throughout the MX-T Zoning.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within the Old Town Historic Protection Overlay Zone shall not be undertaken until the Landmarks Commission has approved a Certificate of Appropriateness.

The Integrated Development Ordinance Part 15-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(K) identifies standards and guidelines for HPO-5 Old Town.

The Integrated Development Ordinance – Part 14-16-6-6(D) establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

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 protection 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 cause no harm to the existing buildings and the distinctive qualities of the Historic District will be undiminished. Although the addition to Building #2 will connect to the historic building, it will be distinguishable through the change in color. The new portal will visually blend with the surrounding and will cause no harm to the existing buildings or Historic District.

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 structure or site's distinguished original qualities and character will not be altered.

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

Deteriorated architectural features will be repaired rather than replaced. The proposal indicates that windows, doors, and trims will be refinished and are to receive new paint. However, there are some architectural features that are beyond repair and will require replacement. The replacements will reflect the historic detailing of the original buildings.

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.

The design of the addition is traditional and references characteristic features of the original building.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed 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 LC or City Council 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. The application is not for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure.

Development Guidelines for the Old Town Historic Zone

Design Standards and Guidelines (as amended through April 2022) have been adopted by the Landmarks Commission for building projects in the Old Town History Protection Overlay Zone (HPO-5). 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.

An analysis of the proposal’s conformance with the adopted specific development guidelines is provided below. The proposed alterations are broken down into components for analysis purposes.

POLICY – EXTERIOR WALLS

1. Retain and preserve exterior wall materials and details.
6. When a stuccoed building is to be re-stuccoed, the original textures, if known, are recommended. The final appearance should duplicate the existing as closely as possible in strength, composition, color, and texture.
7. Stucco colors shall be brown, tan, natural local earth tones, but not to include chocolate brown or white.

The existing buildings will be re-stuccoed, and the applicant has chosen Parex Fallbrook X-434 (42) Base 200. The final appearance should duplicate the original texture as closely as possible. However, the proposed additions should have similar materials and details, but there should be a clear distinction between the historic building and the

additions. The applicant has chosen Parex Sierra Tan X-580 (44) Base 200 for the additions.

POLICY – ROOFS

The character of a historic roof should be preserved, including its form. Materials should be preserved whenever feasible.

1. Retain and preserve the original roof forms.
 - It is not appropriate altering the pitch of a historic roof.
 - Preserve the original eave depth. It is not appropriate to alter, cover, or remove the traditional roof overhang.
 - Retain and preserve original details, features, and materials.
 - It is not appropriate to remove character-defining roof features such as dormers, gables, vents, turrets, and chimneys.
 - Chimneys should be retained, particularly on primary facades. Unstable or damaged chimneys located behind the roof peak visually as seen from the street may be removed.
 - Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is necessary, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles are an acceptable replacement for wood shingles.

The deteriorated roof for Building #2 will be replaced with Galvalume, Corrugated Metal 24 ga. The pitch of the roof and the original eave depth will not be altered.

The 162 sf addition between buildings #2 and #3, will have a flat roof with parapets. The roof will be a TPO (Thermoplastic Polyolefin), a single-ply roofing membrane composed of three layers (a TPO polymer base, a polyester-reinforced scrim, and a TPO compounded top ply).

The replacement roof for Building # will be a TPO roof as will the roof of the portal.

3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost.
 - Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Properly design downspouts so that water is diverted away from the building.

Sheet A-5.0 does not provide information on gutters or downspouts.

POLICY – WINDOWS & DOORS

Whenever possible, historic windows should be repaired rather than replaced.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.
 - It is not appropriate to enclose, cover or fill in a historic window or door opening.
 - If additional openings are necessary for a new use, install them on a rear non-character defining façade of the building.
 - New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
 - New openings must never compromise the architectural integrity of a building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

The proposed addition of the kitchen/bar will require for an original door to be incorporated into the new design that will only be visible from within the building. The remaining, existing doors will be refinished and painted. A new door is proposed for Bldg. #2 that will match existing doors. The proposed door is a 15-lite, French Door (refer to Door 104 in the Room Finish & Door Schedule – A 4.0).

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.
 - If replacement of a historic window or door feature is necessary, the replacement window or door shall match the original as possible in size, proportion (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

The size and operation of the replacement door will be the same as the remaining, original doors. The submitted drawings show that the new door will be a historically appropriate design that will complement the period and style of the original building.

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. However, if a property owner wishes to pursue historic window replacement, they will be required to demonstrate that the existing windows are beyond repair and replacements are warranted.
 - If replacement of a historic window or door feature is unavoidable, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

- Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions, and be used on both the interior and exterior of the window.
- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminum cladding may be approved in some cases. Metal window frames may be used when replacing historic steel windows.
- Re-glazing and adding additional layers of glass is acceptable, provided the glazing is within the profile of the original window.

The original windows will be retained and repaired. A replacement window will be added to the buildings that will match existing windows (please refer to the Room Finish & Door Schedule – A 4.0).

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.

1. Retain and preserve original features and elements.
 - Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

No significant features or elements will be lost as a result of the proposal.

2. Design new additions to be in proportion, but subordinate to, the original building.
 - Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.
 - The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
 - Additions should not visually overpower the original building.
 - Addition should not exceed 50% of the original building's square footage.
 - Design an addition to complement existing elements and features, such as roof shape, and slope. Shed roofs may be appropriate on some additions.
 - Additions should not convert a secondary façade into a primary façade.
 - Roof additions, such as dormers, should be added to rear and secondary facades.

The applicant is proposing the following additions:

- Request a larger addition than what was approved in 2022. The applicant is proposing to increase the previously approved square footage from 392 sf to 669 sf.

The addition is designed in a New Mexico Vernacular style with a pitched roof of galvanized metal. The proposed design's height is in relationship to the buildings on the block. The building will have a stucco finish exterior and windows with 2/2 lights and wood exterior trim.

The square footage of the existing building is 660 square feet. However, the applicant is requesting an addition of 669 square feet, which conflicts with Guideline #2, Bullet point #4, as it exceeds 50% of the original building's square footage. In 2022, the applicant appeared before the LC to request a 392 sf addition, but since then, the Guidelines for Old Town have been revised, and now, additions may not exceed 50% of the original square footage. The applicant has provided an additional justification letter indicating that the original building is too small and in order to be viable for a new use, it must be expanded in order to accommodate adequate kitchen facilities, restrooms, and a cooler/freezer.

- Addition of 162 sf between two existing building. The addition will have a wood frame, 3-panel glass window.

The addition is of a simple, traditional architectural style with a flat roof that will complement the flat roof addition of building #2 and building #3, which has a flat roof with exposed rafters. The addition will fit snugly between the two buildings and blends within the site. The addition will remain subordinate to the contributing building as it only adds 162 square feet.

- Addition of a 677 sf portal that will connect all the buildings on the site and increase accessibility.

The applicant is proposing a 677 square foot portal that will connect the buildings on the site. The portal will be constructed out of 6 x 6 wood posts with wood corbels, 6 x 8 wood beams. The 4 x 6 joists will be placed at 30" O.C (please refer to drawing 5.0 Elevations).

Note: The applicant has submitted a rendering for the proposed development as part of the application packet. Staff would like to note that the rendering calls for the roof's pitch for buildings #2 and #3 to be altered, but this is an error. Instead, they will remain flat roofs and re-roofed with TPO (Thermoplastic Polyolefin), a single-ply roofing membrane composed of three layers (a TPO polymer base, a polyester-reinforced scrim, and a TPO compounded top ply).

3. Design new additions to be compatible yet discernible from the original building.
 - Additions should have similar materials and details, however; there should be a clear distinction between the historic building and the new addition; consider simplifying details or slightly changing materials.
 - Additions should not reflect historic styles that pre-date the original building. be constructed on secondary facades and to the rear of the original building.

The original building is a New Mexico Vernacular, 1 ½ story structure with a metal, pitched roof. The addition will be of compatible materials and will reference characteristic features of the original building. While avoiding historic replication, the proposed complementary architectural treatment will be compatible with the original building.

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

The existing buildings will be re-stuccoed, and the applicant has chosen Parex Fallbrook X-434 (42) Base 200. The final appearance should duplicate the original texture as closely as possible. However, the proposed additions should have similar materials and details, but there should be a clear distinction between the historic building and the additions. The applicant has chosen Parex Sierra Tan X-580 (44) Base 200 for the additions.

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

The original windows will be retained and repaired. A replacement window will be added to the buildings that will match existing windows (please refer to the Room Finish & Door Schedule – A 4.0). The new window will be similar in character to those of the historic building.

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.

Not applicable.

Neighborhood Notification and other Considerations.

Notification requirements are found in 14-16-6-4, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Historic Old Town Property Owners Association and the West Old Town Neighborhood Association. Property owners within 100 feet of the subject site were also notified, as required (see attachments). As of this writing, Staff has received one letter of support for the planned addition and renovation of the buildings (see attachments).

Conclusions

As discussed in the analysis above and subject to the Conditions of Approval, the project complies with the applicable guidelines for the Old Town Historic Protection 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 Conditions of Approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness – Major - Case SI-2023-00313/Project #PR-2021-006322 - March 8, 2023.

1. The application is a request for a Certificate of Appropriateness for alterations and additions to a contributing building, located at 522 Romero Street NW, described as Map 38, Tracts 232A & 231, Block 42, a property in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.
2. The subject property is approximately 0.162 Acres.
3. The New Mexico Vernacular buildings were built c. 1905 – 1915. The rear building is a 1 ½ story, adobe structure with a single ridge, pitched, galvanized metal roof. The building has 6/6 double-hung windows with flat wood frames.
4. Alterations and additions to a contributing and non-contributing buildings are proposed. The applicant is proposing:
 - West Elevation
 - Request of a larger addition than what was approved in 2022. The applicant is proposing to increase the previously approved square footage from 392 sf to 669 sf;
 - Addition of 162 sf between two existing buildings with a wood frame 3-panel glass window;
 - Addition of a 677 sf portal that will connect all the buildings on the site and increase accessibility;
 - South Elevation
 - The smaller of the buildings located at the southeast corner of the property will have the existing opening replaced with a wood window
 - Addition of a 677 sf portal that will connect all the buildings on the site and increase accessibility;
5. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO 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.

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 protection 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 cause no harm to the existing buildings and the distinctive qualities of the Historic District will be undiminished. Although the addition to Building #2 will connect to the historic building, it will be distinguishable through the change in color. The new portal will visually blend with the surrounding and will cause no harm to the existing buildings or Historic District.

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 structure or site's distinguished original qualities and character will not be altered.

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

Deteriorated architectural features will be repaired rather than replaced. The proposal indicates that windows, doors, and trims will be refinished and are to receive new paint. However, there are some architectural features that are beyond repair and will require replacement. The replacements will reflect the historic detailing of the original buildings.

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.

The design of the addition is traditional and references characteristic features of the original building.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed 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 LC or City Council 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. The application is not for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure.

6. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

RECOMMENDATION

Case SI-2023-00313/Project # PR-2021-006322, March 8, 2023.

APPROVAL of *Case SI-2023-00313/Project #PR-2021-006322*, an application for a Certificate of Appropriateness for alterations and additions, located at 522 Romero Street NW, described as Lots 231 & 232A, Block 42, a property in the Old Town Historic Protection Overlay Zone (HPO-5), based on the above nine (9) 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. Additions should not exceed 50% of the original building's square footage. Building #2 is 660 SF and the proposed addition is 669 SF. Consider reducing the allowable square footage.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division



Figures 1: Visit Albuquerque – facing Romero Street

Figures 2: Bldgs # 2 & 3.



Figures 3: Bldg #2



Figures 4: Bldg #3 (non-contributing building).

Figures 5: Subject site.



Figures 6: Area of proposed addition to Bldg #2.



Figures 7: Proposed portal would connect to the Visitor Center.

Figures 8: Area of proposed 162 sf addition between buildings #2 & 3.



Figures 9: Bldgs # 2 & 3.



Figure 10: Neighborhood Context.

Figure 11: Neighborhood Context.



Figure 12: Neighborhood Context.





Figures 13: Posted sign request (facing Romero Street).

Figures 14: Posted sign request (facing Charlevoix Street).



HISTORY



Landmarks Commission

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

Date January 13, 2022

OFFICIAL NOTIFICATION OF DECISION

PR-2021-006322 SI-2021-02070- Certificate of Appropriateness

Owen Kramme, agent for Marie Coleman, requests approval of a Certificate of Appropriateness for alterations and additions at 522 Romero Street NW, described as Lots 131 & 232A, Block 42, Old Town HPO-5 (J-13).

On January 12, 2022 the Landmarks Commission voted to **Approve Project # PR-2021-006322, SI-2021-02070**, based on the following Findings and Conditions of Approval.

Findings for Approval:

1. The application is a request for a Certificate of Appropriateness for alterations and additions to a contributing building, located at 522 Romero Street NW, described as Map 38, Tracts 232A & 231, Block 42, a property in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.
2. The subject property is approximately 0.162 Acres.
3. The New Mexico Vernacular buildings were built c. 1905 – 1915. The rear building is a 1 ½ story, adobe structure with a single ridge, pitched, galvanized metal roof. The building has 6/6 double-hung windows with flat wood frames.
4. Alterations and additions to a contributing building are being proposed. The applicant is proposing a 350 square foot addition that will house two new restrooms and an empty shell for a future tenant. Wood frame construction will be utilized and the exterior finishes and design will match the existing, adjacent building. A new stucco finish and paint trim colors will be applied to the structure. New windows and doors will match the aesthetic of the existing building and the roof will be a pitched, metal roof.

5. Alterations are being proposed for Building #3, whose future use is intended to be an ice cream shop will have all the window trims, doors, and awning painted and will receive a new stucco finish.
6. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO 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.
7. The IDO Section 14-16-6-6(D) 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”*.

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

8. The IDO Section 14-16-6-6-(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“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 buildings are 1 – 1 ½ story, structures and their original spatial qualities will be preserved.

9. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

Conditions of Approval:

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Addition to existing building shall be made through color differential between old and new portions of the building.
3. Relocate electrical service if possible to a less visible location.

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 JANUARY 12, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON JANUARY 27, 2022.

Sincerely,

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Marie Coleman	Phone: (505) 550-6702
Address: 2111 Church Street NW	Email: churchstreetcafe@icloud.com
City: Albuquerque	State: NM
Professional/Agent (if any): RBA Architecture, PC	Zip: 87104
Address: 1104 Park Avenue SW	Phone: (505) 242-1859
City: Albuquerque	Email: rick@rba81.com
State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 232A & 231	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.: 38	UPC Code: 101305813240121808
Zone Atlas Page(s): J-13-Z	Existing Zoning: MX-T	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.162

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 522 Romero Street NW	Between: Charlevoix Street NW	and: Mountain Road NW
---	-------------------------------	-----------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-006235/SK/2021-01904

Signature:	Date: 2/8/23
Printed Name: RICK BRUNNER	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

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@cabq.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.

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 2		<input checked="" type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures: 1		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

***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 14-16-6-5(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? 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 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 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-(D)(3)

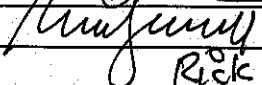
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing


- 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: 	Date: 2/8/23
Printed Name: Rick BENNET	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
Staff Signature:	
Date:	

Old Town Abq
522 Romero Street NW
Albuquerque, NM 87104

February 8, 2023

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**Re: LETTER OF AUTHORIZATION
522 Romero St**

To Whom It May Concern:

RBA Architecture, PC is authorized to act as the agent for 522 Romero St for obtaining a Historic Certificate of Appropriateness and/or Building Permit as referenced above. This letter does not restrict our Agent from any necessary business required for our project

Sincerely,



Marie Coleman



February 8, 2023

City of Albuquerque
Landmarks Commission
600 Second NW
Albuquerque, NM 87102

Re: 522 Romero St Old Town

To Whom it may concern,

Our client intends to remodel and renovate a property at 522 Romero St in Old Town, this site is within the Historic Protection Overlay 5, Old Town. A previously approved submittal to Landmarks was approved in 2021 for an addition to a historic building and for a conditional use.

We are requesting a larger addition than was approved. We would like to upsize the approved addition from 392 sf to 673 sf and also add a 192 sf addition between the two existing buildings. We are also looking to add a 677 sf portal to connect all the buildings on the site for accessibility.

The new additions will be built out of wood framing. New windows and doors will be installed to match the aesthetic of the existing windows and doors. The existing windows and doors will be cleaned up and refurbished to keep their look. The new pitch roof on the addition will match the existing look. The existing buildings will also have a new pitched roof added to them to match the existing look. The addition between the two buildings will have a flat roof with parapets. All roofs will have a silver metal roof installed, The flat roofs at the addition and the portal will be TPO. All the exterior will be stuccoed to be a tan color with white trim. All new posts and beams will also be painted white.

In summary we are requesting approval from The Landmarks Commission to changes from a previously approved plan. The following items are what have been changed from the approved plan:

- The new addition is larger than was approved
- Enclosed the opening between the east two buildings tying them together into a single building with a flat TPO roof.
- Added a portal on two sides to connect all the buildings on site for accessibility, see site plan.
- Modified the roof line on the existing building and addition, see elevations.
- Adding a low slope roof to the existing southeast building

All finishes will be applied to match and complement the existing Visitor Center.

The Conditional use will stay in place and previously approved with no changes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Bennett', with a long, sweeping underline.

Rick Bennett
Architect



522 Romero NW_Public Notice Inquiry Sheet Submission_Landmarks Commission

David McEachern <david@rba81.com>
To: historicoldtown@gmail.com, "Naji, Leslie" <lnaji@cabq.gov>, browne.amanda.jane@gmail.com, mari.kempton@gmail.com, g.clarke45@comcast.net, gteffertz@gmail.com
Cc: "Bolivar, Silvia A." <sabolivar@cabq.gov>

----- Forwarded message -----
From: Office of Neighborhood Coordination <onc@cabq.gov>
Date: Tue, Feb 7, 2023 at 2:01 PM
Subject: 522 Romero NW_Public Notice Inquiry Sheet Submission_Landmarks Commission
To: david@rba81.com <david@rba81.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile P
Sawmill Area NA	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court NW	Albuquerque	NM	87104	6097600
Sawmill Area NA	Mari	Kempton	mari.kempton@gmail.com	1305 Claire Court NW	Albuquerque	NM	87104	6122260
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104	
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-973-4400, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- *You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, February 7, 2023 12:59 PM
To: Office of Neighborhood Coordination <david@rba81.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

David McEachern

Telephone Number

5052421859

Email Address

david@rba81.com

Company Name

RBA Architecture

Company Address

1104 Park Ave SW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

MRGCD MAP 38 TR 232-A & 231 CONT 0.1620 +- OR 7,057 SQ FT +-

Physical address of subject site:

522 Romero St NW

Subject site cross streets:

Rio Grande and Mountain

Other subject site identifiers:

This site is located on the following zone atlas page:


J-13

Captcha









x

--

David McEachern
RBA Architects, PC
1104 Park Ave SW
Albuquerque, NM 87102
Ph. 505-242-1859
Fax 505-242-6630
david@rba81.com

 Monday - Thursday 6am -4pm

8 attachments

-  **Area of Notification.pdf**
235K
-  **AS1.0 - SITE PLAN.pdf**
139K
-  **A5.0 ELEVATIONS RENDERINGS.pdf**
903K
-  **J-13-Z.pdf**
861K
-  **Public Notice Emailed.pdf**
85K
-  **Part 1 - Process.pdf**
769K
-  **Letter of Explanation.pdf**
669K
-  **A5.0 ELEVATIONS.pdf**
2790K



February 8, 2023

City of Albuquerque
Landmarks Commission
600 Second NW
Albuquerque, NM 87102

Re: 522 Romero St Old Town

To Whom it may concern,

We are writing this letter to let you know that we mailed out 15 letters to the attached list of neighbors on February 7, 2023. We forgot to take pictures of the letters before we sent them. Each envelope contained the Official Public Notification Form, The Public Notice of a Proposed Project Mailed to a Property Owner, Letter of Justification, Zone Atlas Page, Map of Area of Notification, an 11x17 Site plan, 11x17 Elevations, & 11x17 Rendering Elevations for color.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett".

Rick Bennett
Architect

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 2/7/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: HISTORIC OLD TOWN

Name of NA Representative*: KATHY HAAT & SIM HOFFSIS

Email Address* or Mailing Address* of NA Representative¹: historicoldtown@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 522 ROMERO ST NW
Location Description ROMERO ST & MOUNTAIN RD
2. Property Owner* MARIE COLEMAN
3. Agent/Applicant* [if applicable] RBA ARCHITECTURE, PC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: CERTIFICATION OF APPROPRIATENESS MAJOR

Summary of project/request²:

AMENDED PLANS TO AN APPROVED ADDITION TO A HISTORIC BUILDING

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: 3/8/23

Location*³: 600 SELOND ST

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ 5-13-7
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 0.1620 AC[±]
 - 2. IDO Zone District MX-T
 - 3. Overlay Zone(s) [if applicable] HPO-5
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] COMMERCIAL

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

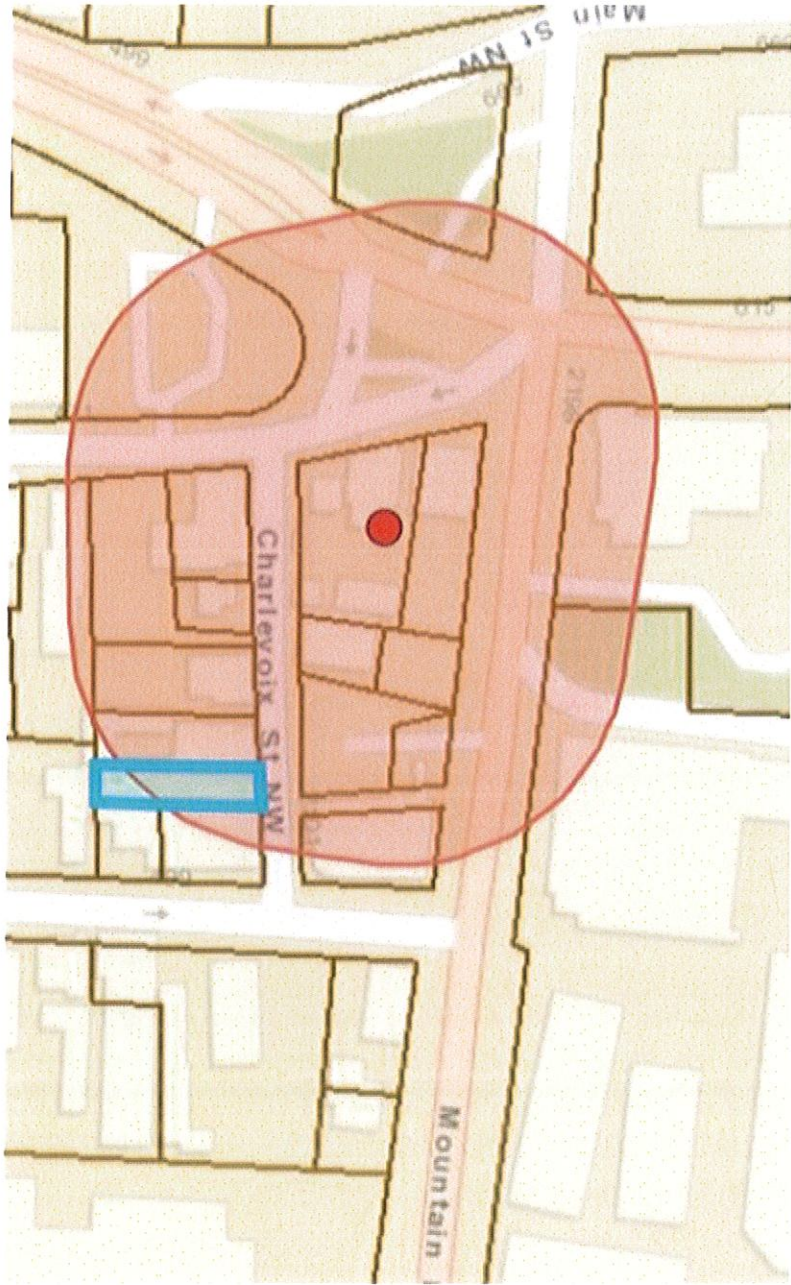
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: SAWMILL AREA NA [Other Neighborhood Associations, if any]

WESTOLD TOWN NA

⁶ Available here: <https://tinurl.com/idozoningmap>



JARAMILLO SHIRLEY C
315 IRON AVE SW
ALBUQUERQUE NM 87102-3848

GUTIERREZ JANE H TRUSTEE GUTIERREZ TRUST
2205 VIA GRANADA PL NW
ALBUQUERQUE NM 87104-5502

SIMON WILLIAM R & ROBERT S TRUSTEES
WILLIAM & ROBERT SIMON CHILDRENS TRUST
1415 PARK AVE SW
ALBUQUERQUE NM 87104

SANDOVAL GEORGE & EILEEN CO-TRUSTEES
1726 AVENIDA CRISTO REY NW
ALBUQUERQUE NM 87107-3448

CEE VEE OLD TOWN LLC
515 MAPLE ST SE
ALBUQUERQUE NM 87106-483

JOES PROPERTIES LLC
2111 CHURCH ST NW
ALBUQUERQUE NM 87114-1408

NEW MEXICO ASSOCIATION OF COUNTIES
601 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104-2003

RAMOS SYLVIA M MD
2110 CHARLEVOIX ST NW
ALBUQUERQUE NM 87104

MATTHEWS M LEONE TRUSTEE MATTHEWS
RVLT
176 ANGUS LN
CORRALES NM 87048-9100

CARROLL LOVETA R & JOHN M
PO BOX 7624
ALBUQUERQUE NM 87194-7624

RMG424 LLC
2509 VIRGINIA ST NE SUITE A
ALBUQUERQUE NM 87110-4695

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

SAWYER KATHERINE M TRUSTEE SAWYER RVT
14505 CLUB VILLA DR UNIT F
COLORADO SPRINGS CO 80921-2723

JENKINS THOMAS C C/O REA MANAGEMENT
LLC
PO BOX 4397
ALBUQUERQUE NM 87196-4397

VIGIL ANTONIO JR & ELSIE MARIE CO-TR
VIGIL RVT & EDWINA BACA & ETAL
5504 GRANDE DR NW
ALBUQUERQUE NM 87107-3362



OLD ALBUQUERQUE
2016 CENTRAL AVE SW
ALBUQUERQUE, NM 87104-9998
(800)275-8777

02/07/2023 04:02 PM

Product	Qty	Unit Price	Price
Global Poinsettia	15	\$1.45	\$21.75
40c Red Fox Stmp	15	\$0.40	\$6.00
Grand Total:			\$27.75
Credit Card Remit			\$27.75

Card Name: VISA
Account #: XXXXXXXXXXXX8397
Approval #: 617720
Transaction #: 604
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Not Required

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 340140-0104
Receipt #: 840-58700078-1-4381187-1
Clerk: 01

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.

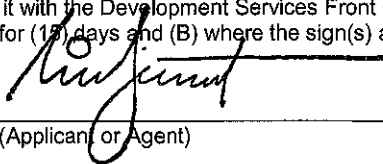
4. TIME

Signs must be posted from 2/17/23 To 3/6/23

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)

2/8/23

(Date)

I issued _____ signs for this application, _____ (Date) _____ (Staff Member)

PROJECT NUMBER: _____



March 2, 2023

Ms. Silvia Bolivar, PLA ASLA
Historic Preservation Planner
City Planning Department
600 North 2nd Street NW
Albuquerque, NM 87102

RE: Justification for a larger addition to an existing historic structure

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Bolivar:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to address the Policy regarding additions for historic buildings for a new addition to the structure at 522 Romero Street NW in Old Town. The addition is needed in order to support the adaptive reuse of the property to add a new, small restaurant, micro-distillery, and artisan coffee roaster. In order to achieve the owner's goals, the addition is required to provide adequate kitchen facilities, restroom, and a cooler/freezer. The addition has been kept to the minimum size necessary to make the project feasible.

The Policy that guides additions is as follows:

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.

The proposed addition is to a small structure (only 660 square feet) at the rear of the property. The applicant previously restored and renovated the building that faces Romero Street and now houses the Albuquerque Visitor's Center. The Visitor Center serves as the primary building and façade visible from Romero Street and the proposed building addition is only visible from the side street, Charlevoix Street. The proposal is to expand the existing structure to complement the original structure and maintain the original character of the property with the addition, new adaptive reuse of the building for a restaurant and distillery with a new, vibrant courtyard for visitors to enjoy. The design, scale and style of the addition reflects on and enhances the existing building, as well as the other buildings on the site. The following provides a more detailed response to Guideline 2 under this policy that addresses additions. The guideline is in *italics* and the response is in plain text.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

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

- *Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.*

Response: The existing building is already located in the northeast corner of the property, at the rear. The building is exceptionally small and in order to be viable for the new use, it must be expanded. The addition, as well as the existing building are set back to the maximum extent possible.

- *The addition's height, mass, and scale shall maintain an overall relationship to other contributing buildings on the block.*

Response: The addition has been designed to complement the existing structure's height, mass, and scale. As stated previously, the primary building on the site is significantly larger than the subject building and the addition.

- *Additions should not visually overpower the original building.*

Response: The addition will not overpower either the existing building or the context of existing buildings on the site. The roofline and pitch of the addition will be subordinate to the original building's pitched roof element. The creation of an "L" shaped building will help create a new courtyard space that will also complement the property and the proposed uses.

- *Additions should not exceed 50% of the original building's square footage.*

Response: The existing building is extremely small and in order to meet the needs of the new use, the size of the building needs to be expanded by 669 square feet, which is slightly larger than the existing building. This square footage is the minimum needed to provide for the adaptive reuse of the structure and add vitality to this property within the Old Town Historic District. It is relevant to cite one of the findings made by the Zoning Hearing Examiner in his approval of the Conditional Use application for the subject property (the ZHE cited a number of other policies in the NOD attached to this letter):

"Regarding Comp Plan Policy 4.1.3 "Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place," Applicant submits that food and beverage establishments play a key role in placemaking initiatives by providing a place for community connection and socialization centered around a shared experience. Food and beverage establishments help to activate sidewalks and increase pedestrian use. The proposed conditional use protects and enhances special places in Old Town that contribute to the distinct identity and sense of place by showcasing local artisan manufacturing in a pedestrian-oriented environment that will contribute to the character of Old Town."



- *Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.*

Response: The building addition has been designed to complement the existing roof shape and slope of the existing building roof. The existing building is simple in design and so is the addition.

- *Additions should not convert a secondary façade into a primary façade.*

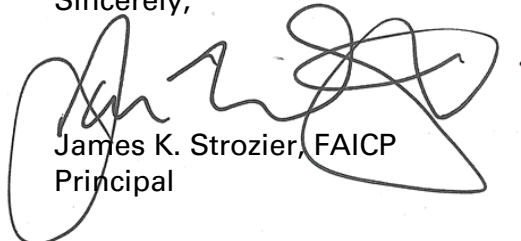
Response: The addition does not convert a secondary into a primary façade. As previously noted, the existing building is at the northeast corner of the property and the addition maintains that along the north property line and existing wall. The building and the addition will remain the secondary façade on the property.

- *Roof additions, such as dormers, should be added to rear and secondary facades.*

Response: Agreed and the proposed elevations reflect this. The proposed roof addition complies with this policy because it is both to the rear and part of the secondary façade.

In summary, we respectfully request your support for the new addition and the allowance to exceed the recommended square footage limitation based on the justification provided in this letter. Thank you for your efforts regarding this application.

Sincerely,



James K. Strozier, FAICP
Principal

Attachment: ZHE Notice of Decision

c: Mr. Rick Bennett, RBA Architecture
Ms. Marie Coleman, Owner/Applicant



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Joes Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow artisan manufacturing in an MX-T zone for Lot 232A Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-3(E)(1)]

Special Exception No:..... **VA-2022-00157**
Project No: **Project#2021-006322**
Hearing Date: 09-20-22
Closing of Public Record: 09-20-22
Date of Decision: 10-05-22

On the 20th day of September, 2022, Consensus Planning, agent for property owners Joes Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow artisan manufacturing in an MX-T zone (“Application”) upon the real property located at 522 Romero ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow artisan manufacturing in an MX-T zone.
2. The Application (together with its companion VA-2022-00229) is the third set of applications for approval of a conditional use for artisan manufacturing at the Subject Property that has come before the ZHE over the last few years:
 - a. VA-2019-00224, Project#2019-002679, was approved pursuant to the ZHE Notification of Decision (“NOD”) dated October 2, 2019 (the “2019 Approval”). This approval expired, because Applicant did not take requisite action in furtherance of the Application within one year of approval.
 - b. VA-2021-00382 and VA-2021-00383, both listed under Project#2021-002253, were denied pursuant to the ZHE NODs dated February 2, 2022. These denials were based, in part, on the changed circumstances since the 2019 approval and on the lack of mitigating circumstances addressing adverse impacts.
 - c. The current Application, VA-2022-00157 and its companion VA-2022-00229, both listed under Project#2021-006322, are the current submittals under review.
3. Applicant provided evidence that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K).
4. Applicant provided evidence that all property owners and neighborhood association entitled to notice were notified of the Application.
5. Applicant has authority to pursue this Application.
6. The Subject Property, like much of Old Town, is zoned MX-T.
7. The purpose of the MX-T zone is to provide a buffer between residential and surrounding commercial uses.

8. The IDO describes the MX-T zone's primary land uses as pedestrian-oriented commercial uses, low-density multifamily, and small-scale offices.
9. Currently, there is a mix of commercial/retail and residential uses surrounding the subject site.
10. The Subject Property is located within the Historic Old Town Overlay Zone (HPO-5) and in an Area of Consistency.
11. The Subject Property is part of the Old Town Activity Center, within 660 feet of the Rio Grande Major Transit Corridor, and within ¼ mile of Central Avenue Premium Transit Corridor.
12. IDO Table 4-2-1 specifies that Artisan Manufacturing is allowed as a conditional use in the MX-T Zone.
13. IDO Section 14-16-7-1 defines "Artisan Manufacturing" as:

Small-scale manufacturing and related processes or activities – including but not limited to application, assembling, compounding, design, fabrication, growing, making, packaging, processing, sculpting, teaching, treating of crafts or products, or welding – often by an artist, artisan, or crafts person working with ceramic, clay, electronics, metal, paper, plastic, stone, textiles, wood, or similar materials either by hand or with minimal automation or technology, including but not limited to 3D printing. This use includes incidental storage, wholesaling of products manufactured at the facility, and direct sales to consumers. This use also includes the production of beer, wine, or spirits associated with an approved Small Brewer's License as governed by Section 60-6A-26.1 NMSA 1978, an approved Winegrower's License as governed by Section 60-6A-11 NMSA 1978, or an approved Craft Distiller's License as governed by Section 60-6A-6.1 NMSA 1978. Annual production shall be limited by State statute. This use does not include alcohol sales. Alcohol sales associated with brewing on-site is regulated pursuant to the tap room or tasting room use. See Tap Room or Tasting Room and Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation.
14. The City of Albuquerque Integrated Development Ordinance (IDO) Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: "An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:
 - (a) *It is consistent with the ABC Comp. Plan, as amended.*
 - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.*
 - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.*
 - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration*

without sufficient mitigation or civic or environmental benefits that outweigh the expected impact.

- (e) *On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.*
 - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.*
15. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
 16. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
 17. Several community members submitted written evidence and testimony, some in favor and some opposed to the Application.
 18. Regarding the IDO requirement that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended:
 - a. The Subject Property is part of the Central ABQ Community Planning Area. Design characteristics for the Central ABQ CPA are described by the ABC Comprehensive Plan as pedestrian-centered with storefronts that activate sidewalks, historic preservation of the structures and cultural relevance of the area, and public transit connectivity. The application is consistent with these policies, because the proposed use would provide a destination what encourages pedestrian traffic, restores architecturally sensitive structures, and promotes local business culturally relevant to the Old Town Area. Applicant submitted evidence that there is a long history of craft alcohol manufacturing in Albuquerque, including in Old Town, where San Felipe de Neri Catholic Church historically made and sold wine. The pastor of San Felipe de Neri submitted a letter of support for the Application.
 - b. Regarding Comp Plan Goal 4.1 “Character: Enhance, protect, and preserve distinct communities,” the proposed conditional use helps to enhance, protect, and preserve the unique character of Old Town by rehabilitating an existing vacant building consistent with the character of other properties in the Historic Old Town Overlay Zone (HPO-5). Applicant seeks to renovate the existing adobe structures in accordance with the overlay design standards to allow for new uses, including artisan manufacturing, and beautify the traditional architecture.
 - c. Regarding Comp Plan Policy 4.1.1 “Distinct Communities: Encourage quality development that is consistent with the distinct character of communities,” the proposed conditional use encourages quality development that is consistent with the distinct character of the Old Town community which is known for its historic and cultural value, as well as its local shops, restaurants, artisans, and galleries. The addition of artisan manufacturing will increase the economic vitality of the area while maintaining the distinct character of the community through the careful rehabilitation of a vacant existing building. The Old Town community is diverse with residents and a wide variety of commercial uses. Artisan manufacturing is consistent with and enhances what makes Old Town unique. While historic preservation submitted correspondence stating concerns for alcohol sales, it would

appear that those concerns would pertain more to retail sales of alcohol either for off-site consumption or in a setting such as a tap-room. This is different from the Artisan Manufacturing proposed in the Application.

- d. Regarding Comp Plan Policy 4.1.2 “Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mixed uses, and character of building design,” Applicant submits that the proposed site plan for the subject property indicates the existing adobe structures will be renovated and used for the proposed artisan manufacturing use. The renovations and use of the existing building will help to ensure the proposed conditional use is the appropriate scale for the neighborhood as well as in accordance with the character of the building design for the area. The appropriateness of location is further emphasized by a multitude of mixed-uses previously established at the subject property consisting of a coffee shop, art gallery, barter club, and visitor center. The identity of Old Town is primarily a tourist destination with some residents, having the church and plaza as the focal point. While some neighbors complained of the several alcohol-serving establishments that have located in Old Town in recent years, it appears that the use proposed in the Application is of a different character and scope, which is appropriately sited in the Subject Property and its surroundings. The blend of offerings described in the Application establish that alcohol sales is not the only focus of the proposed use.
- e. Regarding Comp Plan Policy 4.1.3 “Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place,” Applicant submits that food and beverage establishments play a key role in placemaking initiatives by providing a place for community connection and socialization centered around a shared experience. Food and beverage establishments help to activate sidewalks and increase pedestrian use. The proposed conditional use protects and enhances special places in Old Town that contribute to the distinct identity and sense of place by showcasing local artisan manufacturing in a pedestrian-oriented environment that will contribute to the character of Old Town.
- f. Regarding Comp Plan Policy 5.1.6 “Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses,” Sub policy b) “Provide neighborhood-oriented commercial, retail, institutional, and public services,” and Sub policy d) “Ensure Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential areas,” Applicant submits that the proposed artisan manufacturing use fosters mixed-use activity centers with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses by creating a unique business model that will offer several products including coffee, ice cream, food, and spirits, in addition to an indoor/outdoor dining space for patrons. The multiple products being offered help meet the needs of potential patrons and create a fun family-friendly environment. The proposed conditional use meets sub policy b) by providing a neighborhood-oriented commercial/retail use that is in line with the scale, character, and design standards for the area. The proposed conditional use

meets sub policy d) ensuring Activity Centers are pedestrian-friendly by activating the vacant lot with an indoor/outdoor neighborhood amenity, highlighting local business, and stimulating pedestrian circulation in and around the site.

- g. Regarding Comp Plan Goal 5.2 “Complete Communities: Foster communities where residents can live, work, learn, shop, and play together,” Applicant submits that the proposed artisan manufacturing use helps to foster communities where residents can live, work, learn, shop, and play together by activating an unused building with an experiential community amenity that will provide a platform for socializing, play, and shopping, in addition to creating new jobs. This unique mix of uses encourages interaction and dialogue as patrons can watch and learn about the artisan manufacturing process while sharing a meal and enjoying the ambiance created by the establishment.
- h. Regarding Comp Plan Policy 5.2.1 Sub Policy a) “Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents,” Applicant submits that the proposed conditional use encourages development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. The proposed artisan manufacturing helps to bring highly sought-after products to the Old Town area which will be centrally located and easily accessible through multi-modal transportation including pedestrians, cars, bikes, and buses. The subject property is located along an existing bike boulevard on Mountain and there is a proposed bike lane on Rio Grande providing bike connectivity. The site is situated in a pedestrian-focused (park once and walk) area with existing infrastructure including sidewalks as well as bus stops and parking lots.
- i. Regarding Comp Plan Policy 5.3.1 “Infill Development: Support additional growth in areas with existing infrastructure and public facilities,” Applicant submits that the proposed conditional use supports additional growth in areas with existing infrastructure and public facilities as the proposed site plan seeks to renovate the existing structures on the subject property.
- j. Regarding Comp Plan Policy 5.3.7 “Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area,” Applicant submits that the American Planning Association defines a locally unwanted land use (LULU) as a term “referring to such land uses as prisons, hazardous waste facilities, landfills, power plants, and other uses perceived by the public as posing a health or safety risk.” However, the Comp Plan in Action 5.3.7.3 (regarding implementation of the above-cited Policy 5.7.3) Directs Coty Council Services to “[c]oordinate with New Mexico Regulation and Licensing Department to include public health criteria in the alcohol licensing process,” which indicates that alcohol sales can be a LULU. Still, a local artisan manufacturing business that features a community-centered family-oriented environment offering food, drinks, ice cream, and indoor/outdoor dining can hardly be conceived of as posing a major health or safety concern for the

community. Applicant submits that, although there are restaurants, coffee shops, breweries, and wineries in Old Town, presently there are no businesses that feature the specific combination of uses proposed by the artisan manufacturing request which will help to create an equitable distribution of services across the Central Albuquerque Planning Area. Elsewhere in the city and Central ABQ CPA, the proposed business model has flourished creating a sought-after community amenity offering a highly popular product and experience to both residents and tourists, such as Marble Brewing, Safe House Distillery, Sidetrack Brewing Company, Hollow Spirits Distillery, Red Door Brewing Company, Boese Brothers Brewing, and Still Spirits. Further, the Visit Albuquerque website promotes the Old Town area as a culturally and historically significant place to eat and drink at local restaurants as well as shop and view local art.

- k. Regarding Comp Plan Policy 5.6.3 Sub policy b) “Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context,” Applicant submits that the proposed conditional use ensures that the development reinforces the scale, intensity, and setbacks of the immediately surrounding context by renovating the existing adobe structures which will house the artisan manufacturing use. The proposed site plan depicts human-scale buildings that are in accordance with the setbacks and design standards of the MX-T zone as well as the HPO overlay for Old Town. The existing buildings are set back from the street and there is a large courtyard area in the center of the site that allows pedestrian circulation and is in keeping with the intensity of uses and character in the Old Town area, in which other similar courtyards or mini-plazas exist.
- l. Regarding Comp Plan Policy 6.2.4 “Pedestrian Network: Prioritize pedestrian travel, safety, and amenities above all other transportation modes on Main Street Corridors and streets within Downtown, Urban Centers, and Activity Centers,” Applicant submits that the subject site is within the Old Town Activity Center; therefore, the proposed conditional use helps to prioritize pedestrian travel, safety, and amenities above all other transportation modes by activating the unused lot with a neighborhood human scale amenity that invigorates the streetscape and sidewalk through the outdoor courtyard which will invite pedestrians into the property. The artisan manufacturing use contributes to the pedestrian-friendly environment of Old Town by beautifying the unused lot with the addition of a local business that will provide a place for socialization and neighborhood connection as well as increase foot traffic in the greater Old Town area.
- m. Regarding Comp Plan Goal 7.1 “Streetscapes and Development Form: Design streetscapes and development forms to create a range of environments and experiences for residents and visitors,” Applicant submits that the proposed conditional use helps to work with the existing buildings and development forms to create a new experience for residents and visitors. The artisan manufacturing use will create a unique experience offering family-friendly services ranging from ice cream, food, coffee, and spirits in addition to an indoor/outdoor dining area and a walk-up window. The proposed use will activate the streetscape and create an inviting environment, highlighting the local culture and history of the area while showcasing local businesses to visitors and residents.

- n. Regarding Comp Plan Goal 7.2 “Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts,” Applicant submits that the proposed conditional use increases walkability and promotes pedestrian-oriented development by activating a currently unused lot through artisan manufacturing use. The proposed site plan allows pedestrians to easily access the property as part of their stroll in the Old Town area. The open courtyard creates an inviting atmosphere that will welcome pedestrians into the space. The subject property has existing sidewalk infrastructure and the addition of the proposed conditional use will help to further activate the existing sidewalks.
 - o. Regarding Comp Plan Policy 8.1.2 Sub policy b) “Encourage the production, local sale, and export of locally-grown and made goods,” Applicant submits that the proposed artisan manufacturing use encourages the production, local sale, and export of locally-grown and made goods by allowing the applicant to produce locally distilled spirits and coffee.
 - p. Regarding Comp Plan Policy 8.1.3 Economic Base: “Strengthen and diversify the economic base to help reduce reliance on government spending,” Applicant submits that the proposed artisan manufacturing use helps to strengthen and diversify the economic base by allowing a highly sought offer product to be offered in the Old Town area which will increase the revenue produced by the gross sales receipt tax in the city.
 - q. Regarding Comp Plan Policy 8.2.1 Local Business: “Emphasize local business development,” the proposed conditional use helps to emphasize local business development as the applicant is a local business owner. Applicant’s principal has an existing business in the Old Town, Church Street Café, and the addition of the artisan manufacturing use at the proposed subject site will help to further emphasize local and unique businesses in the Old Town area.
 - r. Regarding Comp Plan Policy 11.2.3 “Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts,” the proposed conditional use preserves and enhances the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts as the existing adobe structures on the subject site which were built in 1901 will be renovated in accordance with the HPO-5 overlay for the area and house the proposed use. This will reinforce the character of Old Town while reinvigorating the space and providing a pedestrian- oriented business.
 - s. On balance, Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended.
19. Regarding the requirement that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-Specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals

that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.

20. Further, IDO Section 14-16-4-3(E) requires the following Use-Specific Standards for Artisan Manufacturing:

4-3(E)(1)(a) All activities must be conducted within the fully enclosed portions of a building.

4-3(E)(1)(b) If located in any Mixed-use zone district, this use shall not exceed 10,000 square feet of gross floor area.

21. Applicant has met its burden of providing evidence that establishes that all Artisan Manufacturing activities must be conducted within the fully enclosed portions of a building. Applicant/Agent testified and confirmed in written submittals the same.
22. Applicant has met its burden of providing evidence that establishes that, if located in any Mixed-use zone district (the Subject Property is zoned MX-T), this use shall not exceed 10,000 square feet of gross floor area. The site plan and other written submittals and testimony establish that the areas to house the requested use will be less than 10,000 square feet of gross floor area.
23. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Given the discussion, above, regarding the Application's consistency with the Comp Plan, it appears that any perceived adverse impacts do not rise to the level of a "significant" adverse impact and are outweighed by the multitude of ABC Comp Plan goals and policies this proposed use aligns with or furthers. Although neighbors complained of potential impacts to traffic and parking, Applicant provided evidence demonstrating that there is adequate roadway capacity and parking to serve this property as well as Old Town in general, particularly given the policies of fostering a situation where visitors park once and walk to as many Old Town destinations as they wish to visit. Neighbors complained that the proposed walk-up window facing Charlevoix Street would negatively impact adjacent properties, but it appears from evidence in the record that Applicant has agreed to locate any walk-up window away from and not facing Charlevoix Street.
24. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. The City Traffic Engineering Division submitted its evaluation of the Application and stated no objection. There is a bike boulevard that connects to the site along Mountain Road and a proposed bike lane on Rio Grande Boulevard. There are two bus stops adjacent to the site that service routes 36 and 37. There is a transit station near the southwest corner of Old Town at Central Avenue and Romero Street that services rapid route 790, and regular routes 37 and 66. There are two large-scale public paid parking lots, in addition to three smaller parking lots in the Old Town area. The small parking lots consist of one adjacent to the subject site with over 40 public paid spaces available, one behind the museum parking on the west side with over 80 available spaces, and one next to the city-owned lot on the west side with over 25 spaces available. The large parking lots consist of one near the southwest corner of Old Town at Central and Romero Street with a parking capacity of 125 public spaces. The second large parking lot is near the southeast

corner of the museum at Old Town Road and 19th Street and has a capacity of over 300 public spaces. Additionally, street parking in the area is free, limited to two hours in the Old Town area. There is additional street parking off Mountain Road. Applicant may mitigate any noise or sound impact by making sure that any outdoor speakers at the Subject Property are not directed toward any property used for residential purposes. Having the proposed Artisan Manufacturing use end its hours of operation by 9:00 p.m., as applicant has agreed, further mitigates the risk of nighttime noise. These mitigating factors sufficiently address potential negative impacts, and the positive civic and environmental impacts discussed in this NOD outweigh any expected impacts.

25. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. Specifically, Applicant confirmed in written submittals that the Artisan Manufacturing use would open after 6:00 a.m. and close at 9:00 p.m.
26. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. The pedestrian and transit infrastructure discussed, above, is not negatively impacted by the proposed use. Rather, the proposed use may create a destination that encourages the public's use of pedestrian walkways, bike lanes, and public transit.
27. The criteria within IDO Section 14-16-6-6(A)(3) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow artisan manufacturing in an MX-T zone.

CONDITIONS:

1. Any walk-up window cannot face Charlevoix Street.
2. Any outdoor speakers at the Subject Property must not be directed toward any property used for residential purposes.
3. The proposed Artisan Manufacturing business must end its hours of operation by 9:00 p.m. each evening.

APPEAL:

If you wish to appeal this decision, you must do so by October 20, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional

use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Consensus Planning, cp@consensusplanning.com, frank@consensusplanning.com
William Simon, 524 ½ Romero NW, 87104
Robert Simon, 1415 Park Ave SW, 87104
Carla Villa, carla@highnoonrestaurant.com
Sylvia Ramos Cruz, smrcmd@hotmail.com
Jesse Ehrenberg, JDEhrenberg@outlook.com
Judy Heiss, 3107 Beach RD NW, 87104
Marie Coleman, marie@churchstreetcafe.com
Angel Aguilar, 3006 Barstalona PL NW, 87121
Kathy Hiatt, kathy@bottger.com
Eileen P. Sandoval, ggsandoval@zoho.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Joes Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow artisan manufacturing in an MX-T zone for Lot 231 Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-3(E)(1)]

Special Exception No:..... **VA-2022-00229**
Project No: **Project#2021-006322**
Hearing Date: 09-20-22
Closing of Public Record: 09-20-22
Date of Decision: 10-05-22

On the 20th day of September, 2022, Consensus Planning, agent for property owner Joes Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow artisan manufacturing in an MX-T zone (“Application”) upon the real property located at 522 Romero ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow artisan manufacturing in an MX-T zone.
2. The Application (together with its companion VA-2022-00157) is the third set of applications for approval of a conditional use for artisan manufacturing at the Subject Property that has come before the ZHE over the last few years:
 - a. VA-2019-00224, Project#2019-002679, was approved pursuant to the ZHE Notification of Decision (“NOD”) dated October 2, 2019 (the “2019 Approval”). This approval expired, because Applicant did not take requisite action in furtherance of the Application within one year of approval.
 - b. VA-2021-00382 and VA-2021-00383, both listed under Project#2021-002253, were denied pursuant to the ZHE NODs dated February 2, 2022. These denials were based, in part, on the changed circumstances since the 2019 approval and on the lack of mitigating circumstances addressing adverse impacts.
 - c. The current Application, VA-2022-00229 and its companion VA-2022-00157, both listed under Project#2021-006322, are the current submittals under review.
3. Applicant provided evidence that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K).
4. Applicant provided evidence that all property owners and neighborhood association entitled to notice were notified of the Application.
5. Applicant has authority to pursue this Application.
6. The Subject Property, like much of Old Town, is zoned MX-T.
7. The purpose of the MX-T zone is to provide a buffer between residential and surrounding commercial uses.

8. The IDO describes the MX-T zone's primary land uses as pedestrian-oriented commercial uses, low-density multifamily, and small-scale offices.
9. Currently, there is a mix of commercial/retail and residential uses surrounding the subject site.
10. The Subject Property is located within the Historic Old Town Overlay Zone (HPO-5) and in an Area of Consistency.
11. The Subject Property is part of the Old Town Activity Center, within 660 feet of the Rio Grande Major Transit Corridor, and within ¼ mile of Central Avenue Premium Transit Corridor.
12. IDO Table 4-2-1 specifies that Artisan Manufacturing is allowed as a conditional use in the MX-T Zone.
13. IDO Section 14-16-7-1 defines "Artisan Manufacturing" as:

Small-scale manufacturing and related processes or activities – including but not limited to application, assembling, compounding, design, fabrication, growing, making, packaging, processing, sculpting, teaching, treating of crafts or products, or welding – often by an artist, artisan, or crafts person working with ceramic, clay, electronics, metal, paper, plastic, stone, textiles, wood, or similar materials either by hand or with minimal automation or technology, including but not limited to 3D printing. This use includes incidental storage, wholesaling of products manufactured at the facility, and direct sales to consumers. This use also includes the production of beer, wine, or spirits associated with an approved Small Brewer's License as governed by Section 60-6A-26.1 NMSA 1978, an approved Winegrower's License as governed by Section 60-6A-11 NMSA 1978, or an approved Craft Distiller's License as governed by Section 60-6A-6.1 NMSA 1978. Annual production shall be limited by State statute. This use does not include alcohol sales. Alcohol sales associated with brewing on-site is regulated pursuant to the tap room or tasting room use. See Tap Room or Tasting Room and Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation.
14. The City of Albuquerque Integrated Development Ordinance (IDO) Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: "*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*"
 - (a) *It is consistent with the ABC Comp. Plan, as amended.*
 - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.*
 - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.*
 - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration*

without sufficient mitigation or civic or environmental benefits that outweigh the expected impact.

- (e) *On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.*
 - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.*
15. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
 16. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
 17. Several community members submitted written evidence and testimony, some in favor and some opposed to the Application.
 18. Regarding the IDO requirement that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended:
 - a. The Subject Property is part of the Central ABQ Community Planning Area. Design characteristics for the Central ABQ CPA are described by the ABC Comprehensive Plan as pedestrian-centered with storefronts that activate sidewalks, historic preservation of the structures and cultural relevance of the area, and public transit connectivity. The application is consistent with these policies, because the proposed use would provide a destination what encourages pedestrian traffic, restores architecturally sensitive structures, and promotes local business culturally relevant to the Old Town Area. Applicant submitted evidence that there is a long history of craft alcohol manufacturing in Albuquerque, including in Old Town, where San Felipe de Neri Catholic Church historically made and sold wine. The pastor of San Felipe de Neri submitted a letter of support for the Application.
 - b. Regarding Comp Plan Goal 4.1 “Character: Enhance, protect, and preserve distinct communities,” the proposed conditional use helps to enhance, protect, and preserve the unique character of Old Town by rehabilitating an existing vacant building consistent with the character of other properties in the Historic Old Town Overlay Zone (HPO-5). Applicant seeks to renovate the existing adobe structures in accordance with the overlay design standards to allow for new uses, including artisan manufacturing, and beautify the traditional architecture.
 - c. Regarding Comp Plan Policy 4.1.1 “Distinct Communities: Encourage quality development that is consistent with the distinct character of communities,” the proposed conditional use encourages quality development that is consistent with the distinct character of the Old Town community which is known for its historic and cultural value, as well as its local shops, restaurants, artisans, and galleries. The addition of artisan manufacturing will increase the economic vitality of the area while maintaining the distinct character of the community through the careful rehabilitation of a vacant existing building. The Old Town community is diverse with residents and a wide variety of commercial uses. Artisan manufacturing is consistent with and enhances what makes Old Town unique. While historic preservation submitted correspondence stating concerns for alcohol sales, it would

appear that those concerns would pertain more to retail sales of alcohol either for off-site consumption or in a setting such as a tap-room. This is different from the Artisan Manufacturing proposed in the Application.

- d. Regarding Comp Plan Policy 4.1.2 “Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mixed uses, and character of building design,” Applicant submits that the proposed site plan for the subject property indicates the existing adobe structures will be renovated and used for the proposed artisan manufacturing use. The renovations and use of the existing building will help to ensure the proposed conditional use is the appropriate scale for the neighborhood as well as in accordance with the character of the building design for the area. The appropriateness of location is further emphasized by a multitude of mixed-uses previously established at the subject property consisting of a coffee shop, art gallery, barter club, and visitor center. The identity of Old Town is primarily a tourist destination with some residents, having the church and plaza as the focal point. While some neighbors complained of the several alcohol-serving establishments that have located in Old Town in recent years, it appears that the use proposed in the Application is of a different character and scope, which is appropriately sited in the Subject Property and its surroundings. The blend of offerings described in the Application establish that alcohol sales is not the only focus of the proposed use.
- e. Regarding Comp Plan Policy 4.1.3 “Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place,” Applicant submits that food and beverage establishments play a key role in placemaking initiatives by providing a place for community connection and socialization centered around a shared experience. Food and beverage establishments help to activate sidewalks and increase pedestrian use. The proposed conditional use protects and enhances special places in Old Town that contribute to the distinct identity and sense of place by showcasing local artisan manufacturing in a pedestrian-oriented environment that will contribute to the character of Old Town.
- f. Regarding Comp Plan Policy 5.1.6 “Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses,” Sub policy b) “Provide neighborhood-oriented commercial, retail, institutional, and public services,” and Sub policy d) “Ensure Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential areas,” Applicant submits that the proposed artisan manufacturing use fosters mixed-use activity centers with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses by creating a unique business model that will offer several products including coffee, ice cream, food, and spirits, in addition to an indoor/outdoor dining space for patrons. The multiple products being offered help meet the needs of potential patrons and create a fun family-friendly environment. The proposed conditional use meets sub policy b) by providing a neighborhood-oriented commercial/retail use that is in line with the scale, character, and design standards for the area. The proposed conditional use

meets sub policy d) ensuring Activity Centers are pedestrian-friendly by activating the vacant lot with an indoor/outdoor neighborhood amenity, highlighting local business, and stimulating pedestrian circulation in and around the site.

- g. Regarding Comp Plan Goal 5.2 “Complete Communities: Foster communities where residents can live, work, learn, shop, and play together,” Applicant submits that the proposed artisan manufacturing use helps to foster communities where residents can live, work, learn, shop, and play together by activating an unused building with an experiential community amenity that will provide a platform for socializing, play, and shopping, in addition to creating new jobs. This unique mix of uses encourages interaction and dialogue as patrons can watch and learn about the artisan manufacturing process while sharing a meal and enjoying the ambiance created by the establishment.
- h. Regarding Comp Plan Policy 5.2.1 Sub Policy a) “Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents,” Applicant submits that the proposed conditional use encourages development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. The proposed artisan manufacturing helps to bring highly sought-after products to the Old Town area which will be centrally located and easily accessible through multi-modal transportation including pedestrians, cars, bikes, and buses. The subject property is located along an existing bike boulevard on Mountain and there is a proposed bike lane on Rio Grande providing bike connectivity. The site is situated in a pedestrian-focused (park once and walk) area with existing infrastructure including sidewalks as well as bus stops and parking lots.
- i. Regarding Comp Plan Policy 5.3.1 “Infill Development: Support additional growth in areas with existing infrastructure and public facilities,” Applicant submits that the proposed conditional use supports additional growth in areas with existing infrastructure and public facilities as the proposed site plan seeks to renovate the existing structures on the subject property.
- j. Regarding Comp Plan Policy 5.3.7 “Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area,” Applicant submits that the American Planning Association defines a locally unwanted land use (LULU) as a term “referring to such land uses as prisons, hazardous waste facilities, landfills, power plants, and other uses perceived by the public as posing a health or safety risk.” However, the Comp Plan in Action 5.3.7.3 (regarding implementation of the above-cited Policy 5.7.3) Directs Coty Council Services to “[c]oordinate with New Mexico Regulation and Licensing Department to include public health criteria in the alcohol licensing process,” which indicates that alcohol sales can be a LULU. Still, a local artisan manufacturing business that features a community-centered family-oriented environment offering food, drinks, ice cream, and indoor/outdoor dining can hardly be conceived of as posing a major health or safety concern for the

community. Applicant submits that, although there are restaurants, coffee shops, breweries, and wineries in Old Town, presently there are no businesses that feature the specific combination of uses proposed by the artisan manufacturing request which will help to create an equitable distribution of services across the Central Albuquerque Planning Area. Elsewhere in the city and Central ABQ CPA, the proposed business model has flourished creating a sought-after community amenity offering a highly popular product and experience to both residents and tourists, such as Marble Brewing, Safe House Distillery, Sidetrack Brewing Company, Hollow Spirits Distillery, Red Door Brewing Company, Boese Brothers Brewing, and Still Spirits. Further, the Visit Albuquerque website promotes the Old Town area as a culturally and historically significant place to eat and drink at local restaurants as well as shop and view local art.

- k. Regarding Comp Plan Policy 5.6.3 Sub policy b) “Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context,” Applicant submits that the proposed conditional use ensures that the development reinforces the scale, intensity, and setbacks of the immediately surrounding context by renovating the existing adobe structures which will house the artisan manufacturing use. The proposed site plan depicts human-scale buildings that are in accordance with the setbacks and design standards of the MX-T zone as well as the HPO overlay for Old Town. The existing buildings are set back from the street and there is a large courtyard area in the center of the site that allows pedestrian circulation and is in keeping with the intensity of uses and character in the Old Town area, in which other similar courtyards or mini-plazas exist.
- l. Regarding Comp Plan Policy 6.2.4 “Pedestrian Network: Prioritize pedestrian travel, safety, and amenities above all other transportation modes on Main Street Corridors and streets within Downtown, Urban Centers, and Activity Centers,” Applicant submits that the subject site is within the Old Town Activity Center; therefore, the proposed conditional use helps to prioritize pedestrian travel, safety, and amenities above all other transportation modes by activating the unused lot with a neighborhood human scale amenity that invigorates the streetscape and sidewalk through the outdoor courtyard which will invite pedestrians into the property. The artisan manufacturing use contributes to the pedestrian-friendly environment of Old Town by beautifying the unused lot with the addition of a local business that will provide a place for socialization and neighborhood connection as well as increase foot traffic in the greater Old Town area.
- m. Regarding Comp Plan Goal 7.1 “Streetscapes and Development Form: Design streetscapes and development forms to create a range of environments and experiences for residents and visitors,” Applicant submits that the proposed conditional use helps to work with the existing buildings and development forms to create a new experience for residents and visitors. The artisan manufacturing use will create a unique experience offering family-friendly services ranging from ice cream, food, coffee, and spirits in addition to an indoor/outdoor dining area and a walk-up window. The proposed use will activate the streetscape and create an inviting environment, highlighting the local culture and history of the area while showcasing local businesses to visitors and residents.

- n. Regarding Comp Plan Goal 7.2 “Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts,” Applicant submits that the proposed conditional use increases walkability and promotes pedestrian-oriented development by activating a currently unused lot through artisan manufacturing use. The proposed site plan allows pedestrians to easily access the property as part of their stroll in the Old Town area. The open courtyard creates an inviting atmosphere that will welcome pedestrians into the space. The subject property has existing sidewalk infrastructure and the addition of the proposed conditional use will help to further activate the existing sidewalks.
 - o. Regarding Comp Plan Policy 8.1.2 Sub policy b) “Encourage the production, local sale, and export of locally-grown and made goods,” Applicant submits that the proposed artisan manufacturing use encourages the production, local sale, and export of locally-grown and made goods by allowing the applicant to produce locally distilled spirits and coffee.
 - p. Regarding Comp Plan Policy 8.1.3 Economic Base: “Strengthen and diversify the economic base to help reduce reliance on government spending,” Applicant submits that the proposed artisan manufacturing use helps to strengthen and diversify the economic base by allowing a highly sought offer product to be offered in the Old Town area which will increase the revenue produced by the gross sales receipt tax in the city.
 - q. Regarding Comp Plan Policy 8.2.1 Local Business: “Emphasize local business development,” the proposed conditional use helps to emphasize local business development as the applicant is a local business owner. Applicant’s principal has an existing business in the Old Town, Church Street Café, and the addition of the artisan manufacturing use at the proposed subject site will help to further emphasize local and unique businesses in the Old Town area.
 - r. Regarding Comp Plan Policy 11.2.3 “Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts,” the proposed conditional use preserves and enhances the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts as the existing adobe structures on the subject site which were built in 1901 will be renovated in accordance with the HPO-5 overlay for the area and house the proposed use. This will reinforce the character of Old Town while reinvigorating the space and providing a pedestrian- oriented business.
 - s. On balance, Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended.
19. Regarding the requirement that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-Specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals

that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.

20. Further, IDO Section 14-16-4-3(E) requires the following Use-Specific Standards for Artisan Manufacturing:

4-3(E)(1)(a) All activities must be conducted within the fully enclosed portions of a building.

4-3(E)(1)(b) If located in any Mixed-use zone district, this use shall not exceed 10,000 square feet of gross floor area.

21. Applicant has met its burden of providing evidence that establishes that all Artisan Manufacturing activities must be conducted within the fully enclosed portions of a building. Applicant/Agent testified and confirmed in written submittals the same.
22. Applicant has met its burden of providing evidence that establishes that, if located in any Mixed-use zone district (the Subject Property is zoned MX-T), this use shall not exceed 10,000 square feet of gross floor area. The site plan and other written submittals and testimony establish that the areas to house the requested use will be less than 10,000 square feet of gross floor area.
23. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Given the discussion, above, regarding the Application's consistency with the Comp Plan, it appears that any perceived adverse impacts do not rise to the level of a "significant" adverse impact and are outweighed by the multitude of ABC Comp Plan goals and policies this proposed use aligns with or furthers. Although neighbors complained of potential impacts to traffic and parking, Applicant provided evidence demonstrating that there is adequate roadway capacity and parking to serve this property as well as Old Town in general, particularly given the policies of fostering a situation where visitors park once and walk to as many Old Town destinations as they wish to visit. Neighbors complained that the proposed walk-up window facing Charlevoix Street would negatively impact adjacent properties, but it appears from evidence in the record that Applicant has agreed to locate any walk-up window away from and not facing Charlevoix Street.
24. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. The City Traffic Engineering Division submitted its evaluation of the Application and stated no objection. There is a bike boulevard that connects to the site along Mountain Road and a proposed bike lane on Rio Grande Boulevard. There are two bus stops adjacent to the site that service routes 36 and 37. There is a transit station near the southwest corner of Old Town at Central Avenue and Romero Street that services rapid route 790, and regular routes 37 and 66. There are two large-scale public paid parking lots, in addition to three smaller parking lots in the Old Town area. The small parking lots consist of one adjacent to the subject site with over 40 public paid spaces available, one behind the museum parking on the west side with over 80 available spaces, and one next to the city-owned lot on the west side with over 25 spaces available. The large parking lots consist of one near the southwest corner of Old Town at Central and Romero Street with a parking capacity of 125 public spaces. The second large parking lot is near the southeast

corner of the museum at Old Town Road and 19th Street and has a capacity of over 300 public spaces. Additionally, street parking in the area is free, limited to two hours in the Old Town area. There is additional street parking off Mountain Road. Applicant may mitigate any noise or sound impact by making sure that any outdoor speakers at the Subject Property are not directed toward any property used for residential purposes. Having the proposed Artisan Manufacturing use end its hours of operation by 9:00 p.m., as applicant has agreed, further mitigates the risk of nighttime noise. These mitigating factors sufficiently address potential negative impacts, and the positive civic and environmental impacts discussed in this NOD outweigh any expected impacts.

25. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. Specifically, Applicant confirmed in written submittals that the Artisan Manufacturing use would open after 6:00 a.m. and close at 9:00 p.m.
26. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. The pedestrian and transit infrastructure discussed, above, is not negatively impacted by the proposed use. Rather, the proposed use may create a destination that encourages the public's use of pedestrian walkways, bike lanes, and public transit.
27. The criteria within IDO Section 14-16-6-6(A)(3) are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow artisan manufacturing in an MX-T zone.

CONDITIONS:

1. Any walk-up window cannot face Charlevoix Street.
2. Any outdoor speakers at the Subject Property must not be directed toward any property used for residential purposes.
3. The proposed Artisan Manufacturing business must end its hours of operation by 9:00 p.m. each evening.

APPEAL:

If you wish to appeal this decision, you must do so by October 20, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional

use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



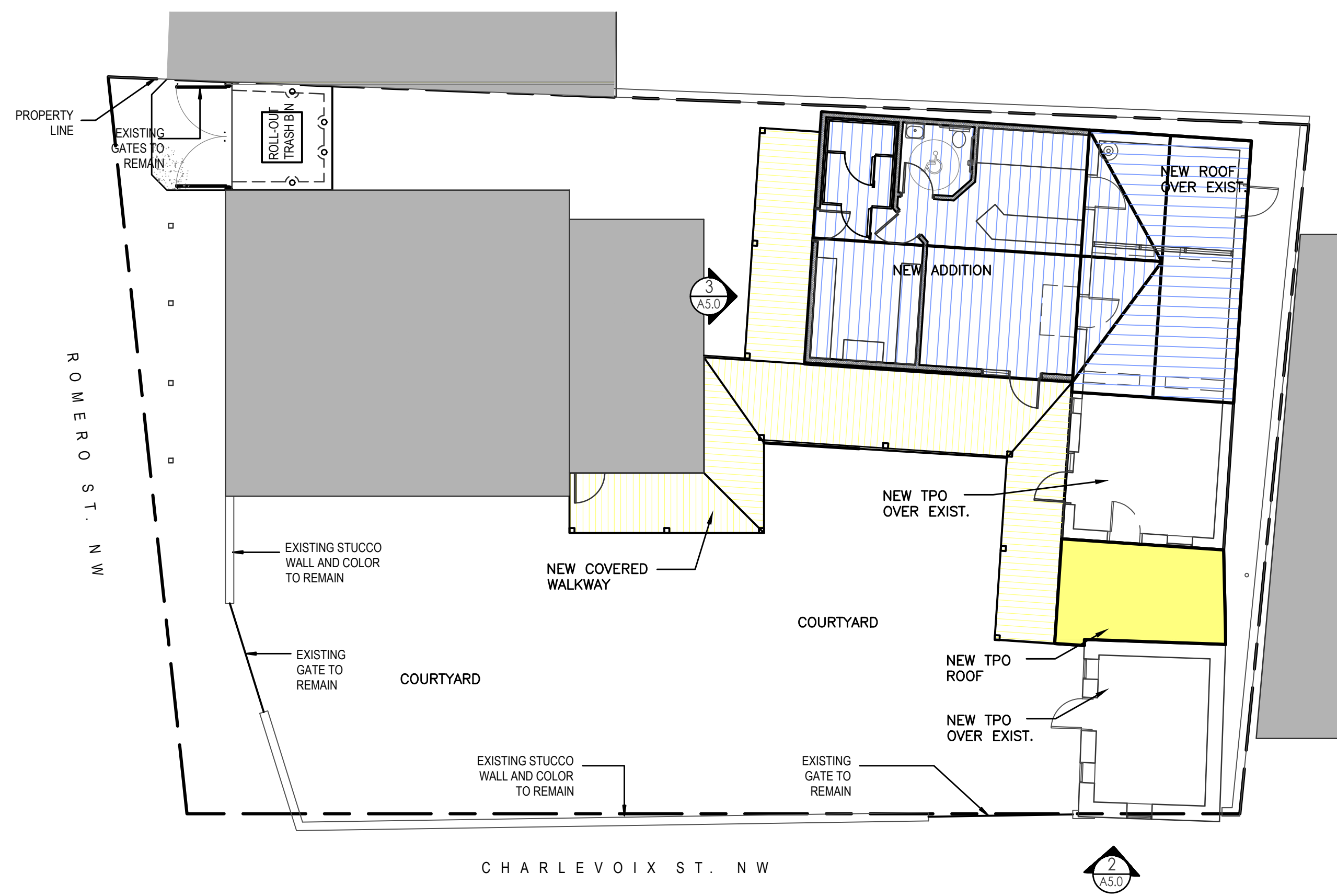
Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Consensus Planning, cp@consensusplanning.com, frank@consensusplanning.com
William Simon, 524 ½ Romero NW, 87104
Robert Simon, 1415 Park Ave SW, 87104
Carla Villa, carla@highnoonrestaurant.com
Sylvia Ramos Cruz, smrcmd@hotmail.com
Jesse Ehrenberg, JDEhrenberg@outlook.com
Judy Heiss, 3107 Beach RD NW, 87104
Marie Coleman, marie@churchstreetcafe.com
Angel Aguilar, 3006 Barstalona PL NW, 87121
Kathy Hiatt, kathy@bottger.com
Eileen P. Sandoval, ggsandoval@zoho.com

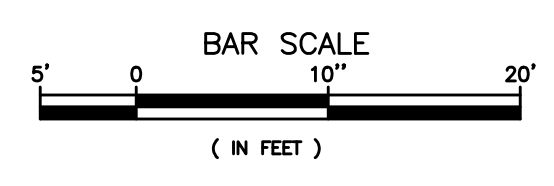
SITE PLAN REDUCTIONS

522 Romero Street NW



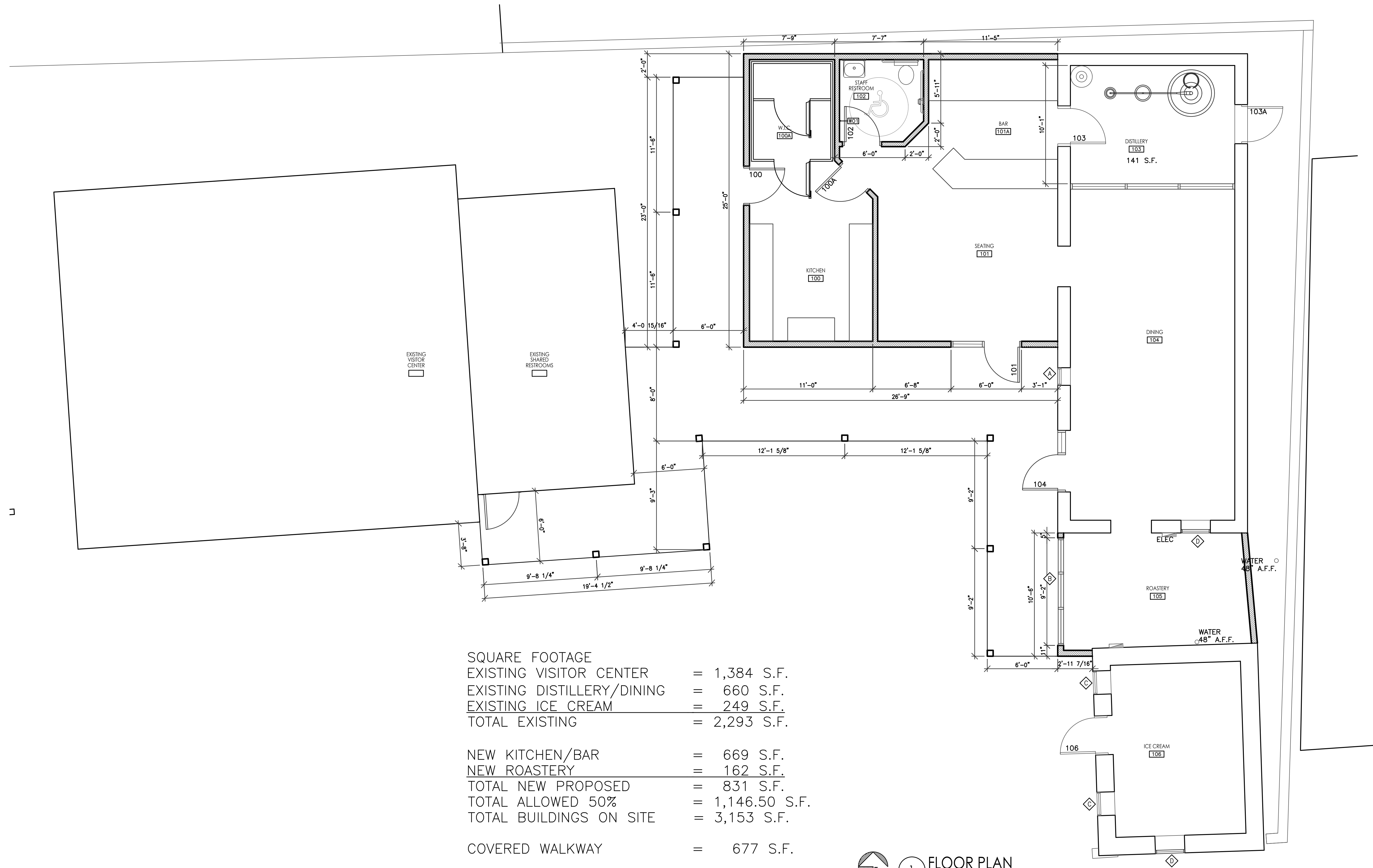
1 SITE PLAN
1" = 10'-0"

GROSS LOT AREA:	7,057 S.F. (0.1620 ACRES)
BUILDING AREAS:	
EXISTING VISITOR CENTER:	1,384 S.F.
EXISTING BUILDINGS:	909 S.F.
NEW BUILDING ADDITION:	865 S.F.
NEW COVERED WALKWAY:	677 S.F.



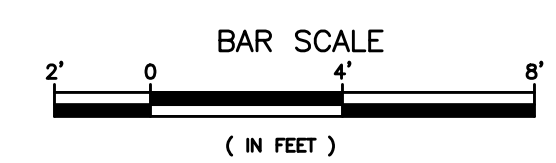
522 ROMERO STREET - OLD TOWN
ARCHITECTURAL SITE PLAN
522 ROMERO ST NW
ALBUQUERQUE, NEW MEXICO 87104
PROJECT #2237

REVISION DATE REV 3 3/2/23
DATE 02-21-2023
SHEET NUMBER AS-1.0



SQUARE FOOTAGE	
EXISTING VISITOR CENTER	= 1,384 S.F.
EXISTING DISTILLERY/DINING	= 660 S.F.
EXISTING ICE CREAM	= 249 S.F.
TOTAL EXISTING	= 2,293 S.F.
NEW KITCHEN/BAR	= 669 S.F.
NEW ROASTERY	= 162 S.F.
TOTAL NEW PROPOSED	= 831 S.F.
TOTAL ALLOWED 50%	= 1,146.50 S.F.
TOTAL BUILDINGS ON SITE	= 3,153 S.F.
COVERED WALKWAY	= 677 S.F.

1 FLOOR PLAN
1/4"=1'-0"

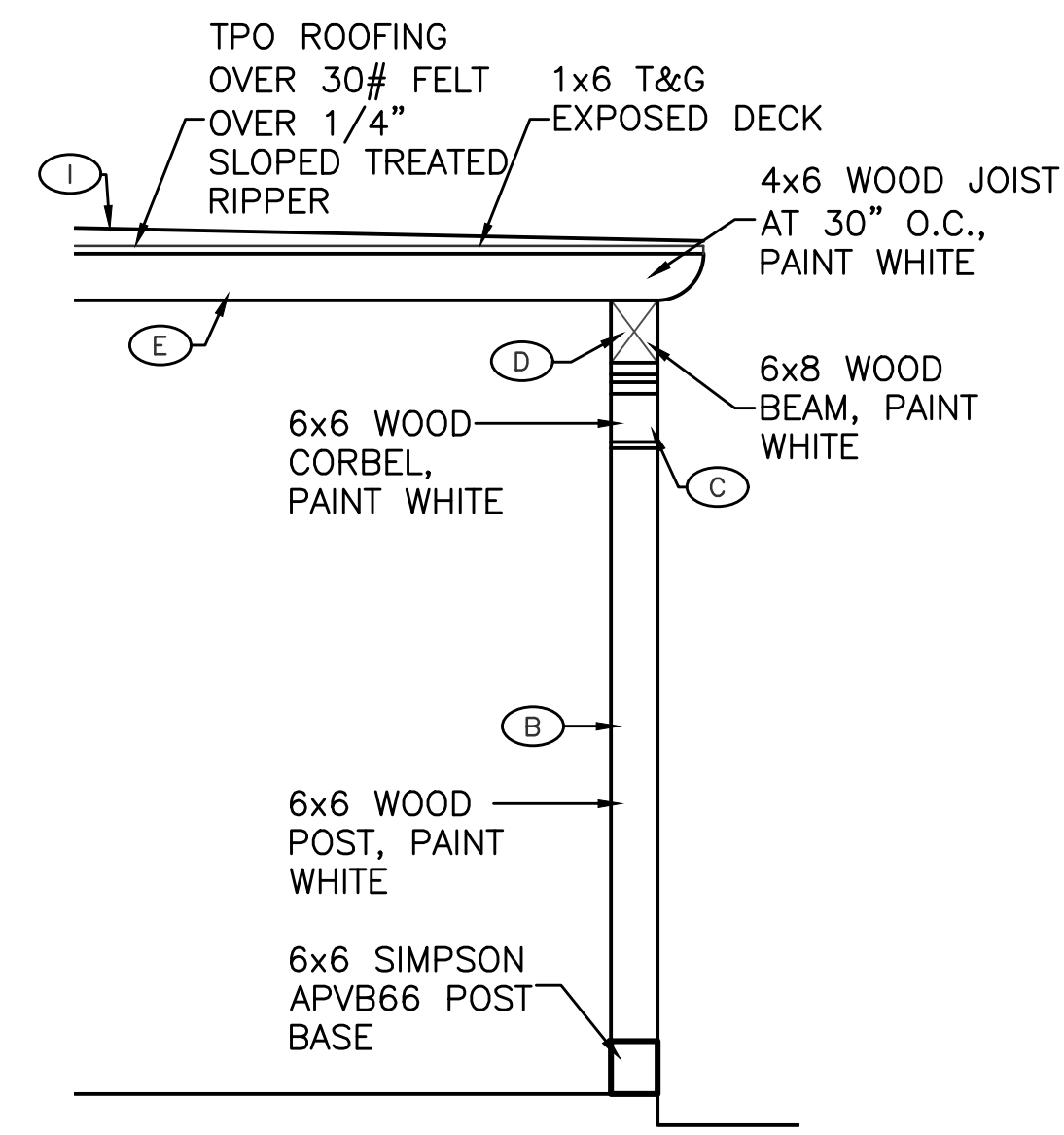


522 ROMERO STREET - OLD TOWN
FLOOR PLAN
522 ROMERO ST
ALBUQUERQUE, NEW MEXICO
PROJECT #2237

REVISION DATE REV 3 3/2/23
DATE 02-28-2023
SHEET NUMBER A-1.0

LANDMARKS QUESTION FROM REVIEW:

1. WHAT COLOR ARE YOU PROPOSING FOR THE STUCCO? PAREX FALLBROOK X-434 (42) BASE 200
2. THE ROOF WILL BE REPLACED - DO YOU HAVE THE INFORMATION AS TO THE PROPOSED ROOF AND MANUFACTURER? GALVALUME, CORRUGATED METAL 24 GA.
3. WHAT COLOR ARE YOU PROPOSING FOR THE WALL FINISH? PAREX FALLBROOK X-434 (42) BASE 200 STUCCO
4. WHAT COLOR ARE YOU PROPOSING FOR THE DOORS? WOOD WITH WHITE PAINT
5. WHAT COLOR ARE YOU PROPOSING FOR THE WINDOWS? WOOD FRAME, WHITE PAINT
6. NO COMMENT
7. EXISTING OPENING INFILL WITH WOOD WINDOW TO MATCH EXISTING - NEED DIMENSIONS, MANUFACTURER, PAINT COLOR? CLEAR PANE GLASS, WOOD FRAME, PAINT WHITE
8. NO COMMENT
9. NEW PARAPET METAL FLASHING - PROPOSED COLOR? GALVALUME
10. DETAILS FOR THE NEW COVERED PATIO. EXPOSED 6x6 WOOD POSTS AND 6x8 BEAMS PAINTED WHITE WITH 4x6 JOISTS AT 30" O.C. AND T&G DECKING.
11. NEW DOOR AND FRAME - INFORMATION ON DOOR YOU ARE PROPOSING? PAINT COLOR? WOOD DOOR WITH CLEAR GLASS PANE GLASS, PAINTED WHITE
12. NEW METAL SLIDING GLASS DOOR - MANUFACTURER INFORMATION, DIMENSIONS, ETC. NO SLIDING DOOR, FIXED CLEAR PANE GLASS WITH PAINTED WHITE WOOD FRAME
13. INFORMATION ON THE PROPOSED ROOF. PRE-ENGINEERED WOOD TRUSSES WITH GALVALUME, CORRUGATED METAL, 24 GA.
14. INFORMATION ON THE PROPOSED WINDOWS - WHAT COLOR ARE YOU PROPOSING? CLEAR PANE GLASS WITH WOOD FRAME PAINTED WHITE.



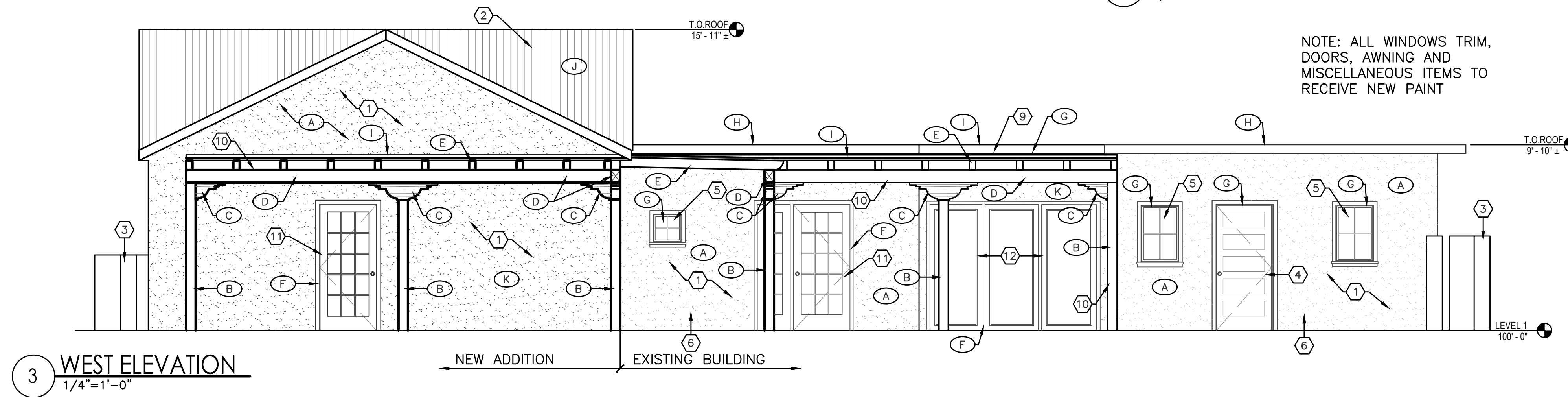
A SECTION AT PORTAL
1/5"=1'-0"

MATERIALS LIST:

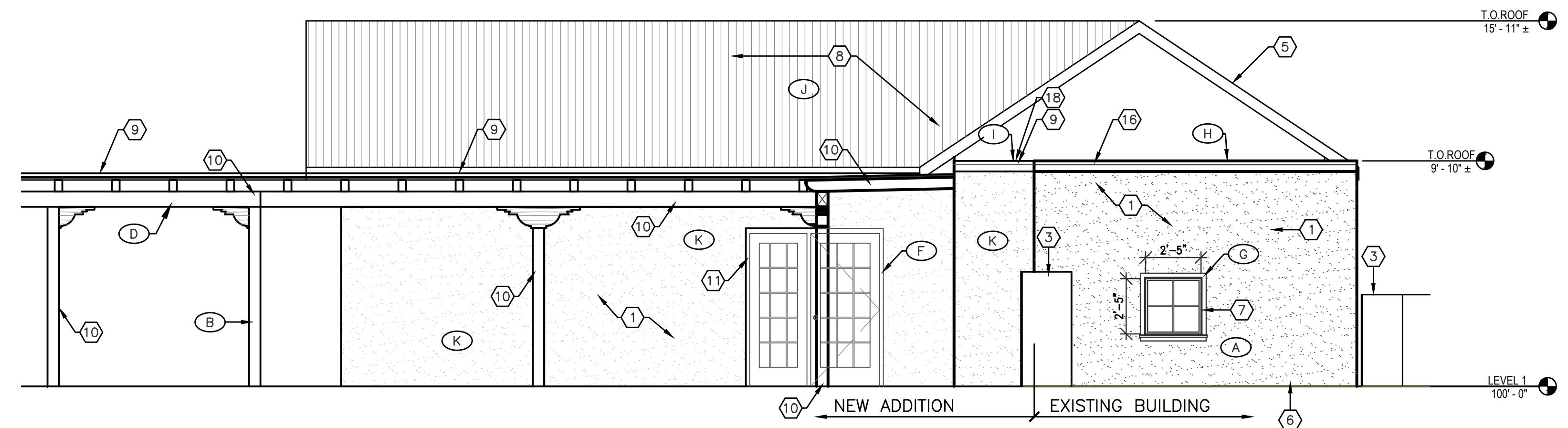
- A. STUCCO PAREX FALLBROOK X-434 (42) BASE 200
- B. 6x6 WOOD POST PAINT WHITE
- C. WOOD CORBEL PAINT WHITE
- D. 6x8 WOOD BEAM PAINT WHITE
- E. 4x6 WOOD JOIST AT 30" O.C. PAINT WHITE
- F. WOOD FRAME AT DOORS AND WINDOWS PAINT WHITE
- G. REFURBISH EXISTING WOOD FRAMES PAINT WHITE
- H. NEW TPO ROOFING AT EXISTING FLAT ROOF
- I. TPO ROOFING AT NEW FLAT ROOF.
- J. NEW GALVALUME, CORRUGATE 24 GA. METAL ROOF OVER EXISTING ROOF AND NEW ROOF STRUCTURE.
- K. STUCCO PAREX SIERRA TAN X-580 (44) BASE 200

KEYED NOTES:

1. NEW TWO COAT STUCCO SYSTEM WITH 20 GA. WIRE MESH OR EQUIVALENT
2. EXISTING METAL ROOF TO BE REMOVED AND NEW METAL ROOF INSTALLED TO MATCH EXISTING STYLE
3. EXISTING EXTERIOR FENCE AND GATE TO REMAIN.
4. EXISTING DOOR TO BE REFINISHED AND PAINTED
5. EXISTING WINDOW TO BE REFINISHED AND PAINTED
6. EXISTING BUILDING
7. EXISTING OPENING INFILL WITH WOOD WINDOW TO MATCH EXISTING AND PAINT
8. NEW CORRUGATED ROOF OVER NEW TRUSSES.
9. NEW METAL FLASHING
10. NEW COVERED PATIO, WITH 6x6 WOOD POSTS WITH WOOD CORBELS, 6x8 WOOD BEAMS, W. 4x6 JOISTS AT 30" O.C. WITH 1x T&G.
11. NEW DOOR AND FRAME TO MATCH EXISTING - PAINT
12. NEW WOOD FRAME 3 PANEL GLASS WINDOW.
13. REMOVE EXISTING DETERIORATED WINDOW CANOPY
14. EXISTING CANOPY TO BE REMOVED AND RELOCATED
15. EXISTING CANOPY TO REMAIN AND REFURBISHED.
16. NEW TPO ROOF OVER EXISTING FLAT ROOF.
17. NEW WINDOWS AND FRAME TO MATCH EXISTING STYLE AND PAINT.
18. NEW TPO ROOFING OVER NEW FLAT ROOF.



3 WEST ELEVATION
1/4"=1'-0"



1 SOUTH ELEVATION
1/4"=1'-0"



EXISTING SOUTH BUILDING ELEVATION



EXISTING SOUTH BUILDING ELEVATION



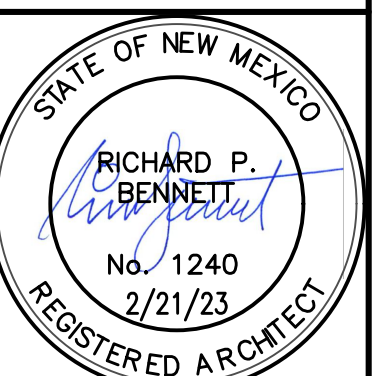
EXISTING WEST BUILDING ELEVATION



EXISTING WEST BUILDING ELEVATION

522 ROMVERO STREET - OLD TOWN
ELEVATIONS
522 ROMERO ST
ALBUQUERQUE, NEW MEXICO
PROJECT #2237

REVISION DATE
REV 3 3/2/23



RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1000 W. 10th St., Ste. 100
Albuquerque, NM 87102
www.rbaarch.com

DATE
02-21-2023

SHEET NUMBER

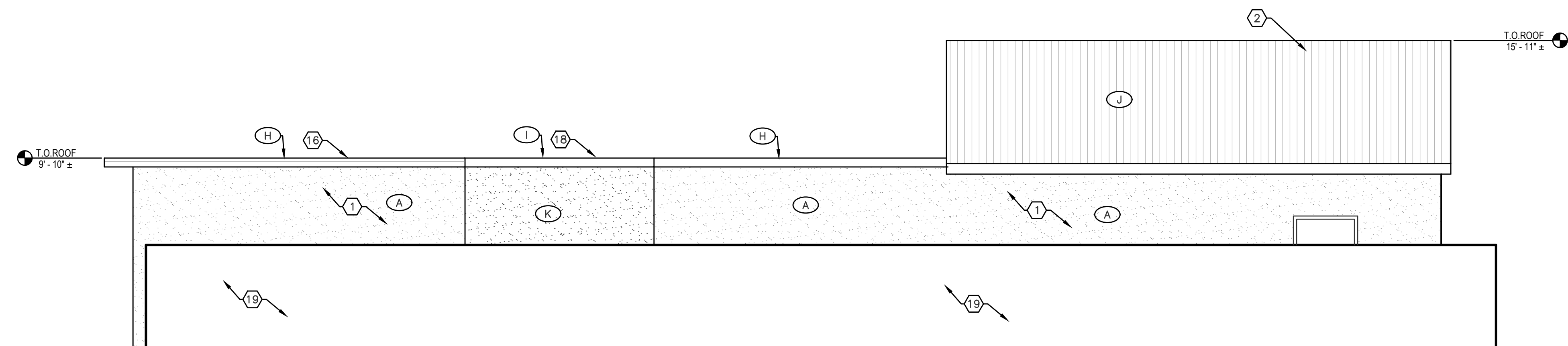
A-5.0

○ MATERIALS LIST:

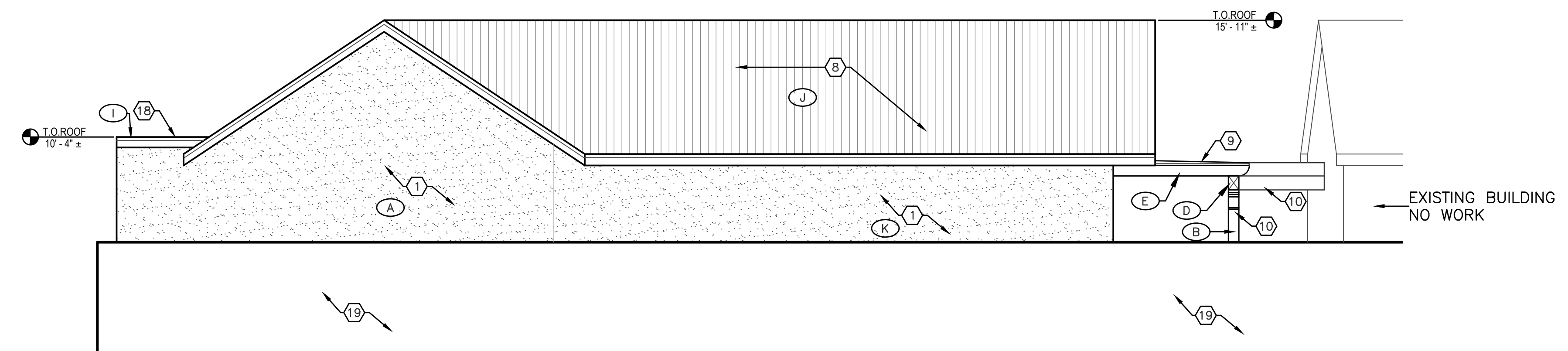
- A. STUCCO PAREX FALLBROOK X-434 (42) BASE 200
- B. 6x6 WOOD POST PAINT WHITE
- C. WOOD CORBEL PAINT WHITE
- D. 6x8 WOOD BEAM PAINT WHITE
- E. 4x6 WOOD JOIST AT 30" O.C. PAINT WHITE
- F. WOOD FRAME AT DOORS AND WINDOWS PAINT WHITE
- G. REFURBISH EXISTING WOOD FRAMES PAINT WHITE
- H. NEW TPO ROOFING AT EXISTING FLAT ROOF
- I. TPO ROOFING AT NEW FLAT ROOF.
- J. NEW GALVALUME, CORRUGATE 24 GA. METAL ROOF OVER EXISTING ROOF AND NEW ROOF STRUCTURE.
- K. STUCCO PAREX SIERRA TAN X-580 (44) BASE 200

○ KEYED NOTES:

- 1. NEW TWO COAT STUCCO SYSTEM WITH 20 GA. WIRE MESH OR EQUIVALENT
- 2. EXISTING METAL ROOF TO BE REMOVED AND NEW METAL ROOF INSTALLED TO MATCH EXISTING STYLE
- 3. EXISTING EXTERIOR FENCE AND GATE TO REMAIN.
- 4. EXISTING DOOR TO BE REFINISHED AND PAINTED
- 5. EXISTING WINDOW TO BE REFINISHED AND PAINTED
- 6. EXISTING BUILDING
- 7. EXISTING OPENING INFILL WITH WOOD WINDOW TO MATCH EXISTING AND PAINT
- 8. NEW CORRUGATED ROOF OVER NEW TRUSSES.
- 9. NEW METAL FLASHING
- 10. NEW COVERED PATIO, WITH 6x6 WOOD POSTS WITH WOOD CORBELS, 6x8 WOOD BEAMS, W. 4x6 JOISTS AT 30" O.C. WITH 1x T&G.
- 11. NEW DOOR AND FRAME TO MATCH EXISTING - PAINT
- 12. NEW WOOD FRAME 3 PANEL GLASS WINDOW.
- 13. REMOVE EXISTING DETERIORATED WINDOW CANOPY
- 14. EXISTING CANOPY TO BE REMOVED AND RELOCATED
- 15. EXISTING CANOPY TO REMAIN AND REFURBISHED.
- 16. NEW TPO ROOF OVER EXISTING FLAT ROOF.
- 17. NEW WINDOWS AND FRAME TO MATCH EXISTING STYLE AND PAINT.
- 18. NEW TPO ROOFING OVER NEW FLAT ROOF.
- 19. EXISTING WALL TO REMAIN.



4 EAST ELEVATION
1/4"=1'-0"



2 NORTH ELEVATION
1/4"=1'-0"

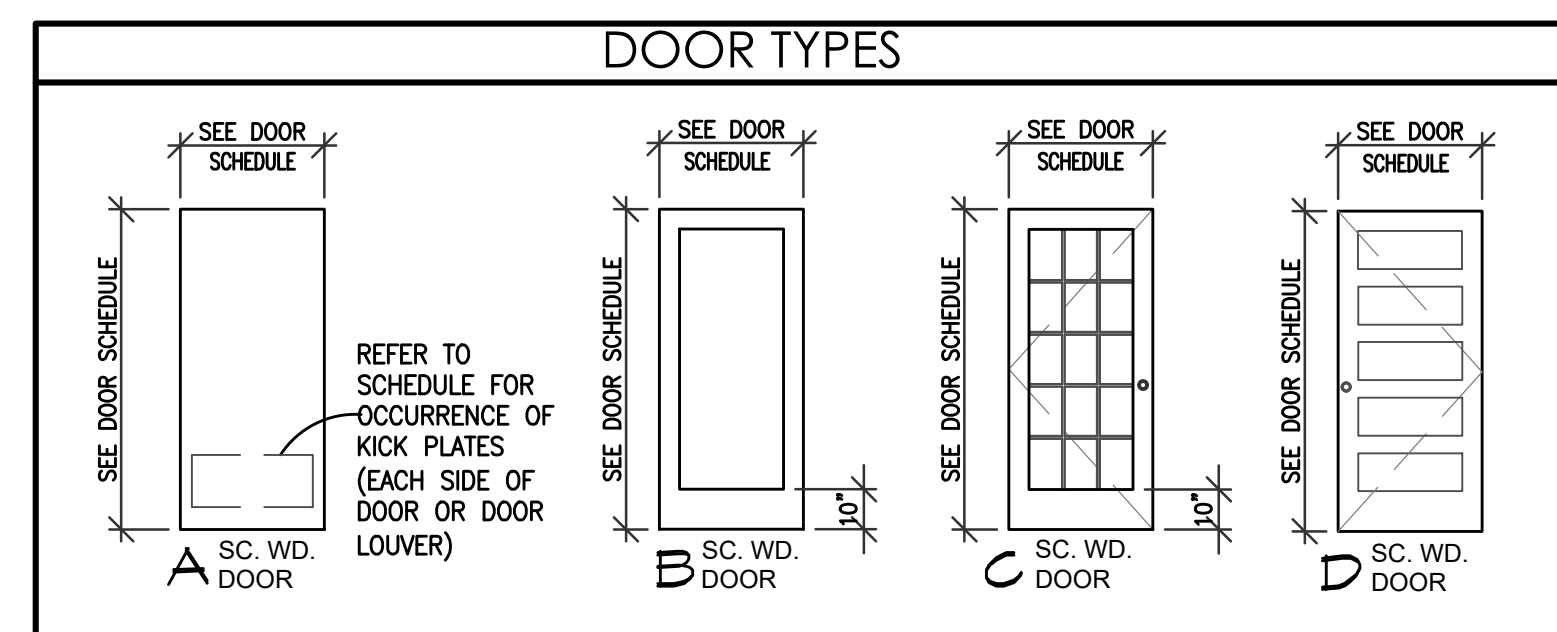
522 ROMERO STREET - OLD TOWN
ELEVATIONS
522 ROMERO ST
ALBUQUERQUE, NEW MEXICO
PROJECT #2237

REVISION DATE
DATE 02-21-2023
SHEET NUMBER A-5.1

ROOM FINISH SCHEDULE										
MARK	ROOM	FLOOR	BASE	WALLS				CEILING	CEILING HT.	REMARKS
				NORTH	EAST	WEST	SOUTH			
1ST FLOOR PLAN										
100	KITCHEN	2	B2	B	B	B	B	4	8'-0"	WALLS & CEILING TO HAVE WASHABLE PAINT
100A	WALK-IN COOLER	4	-	B	B	B	B	4	8'-0"	
101	SEATING	1	B1	A	A	A	A	1	8'-0"	
101A	BAR	1	B1	A	A	A	A	4	8'-0"	WALLS & CEILING TO HAVE WASHABLE PAINT
102	STAFF RESTROOM	3	B3	A	A	A	A	1	8'-0"	
103	DISTILLARY	1	B1	A	A	A	A	1	8'-0"	
103A	STORAGE	1	B1	A	A	A	A	1	8'-0"	
104	DINNING	1	B1	A	A	A	A	1	8'-0"	
105	ROASTARY	1	B1	A	C	A	A	1	8'-0"	
106	ICE CREAM	1	B1	A	A	A	A	1	8'-0"	

ROOM FINISH LEGEND							
FLOOR		BASE		WALLS		CEILING	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
1	NEW CONCRETE SLAB TO BE POLISHED	B1	VINYL	A	5/8" GYP. BD. LT. SPRAY FINISH, PAINT 2 COATS LATEX WELLBORN OR EQ.	1	5/8" TYPE "X" GYP. BD. LT. SPRAY FINISH, PAINT 2 COATS LATEX WELLBORN OR EQ.
2	QUARRY TILE	B2	QUARRY TILE	B	5/8" GYP. BD. TAPE / BED / NO TEXTURE, WALL COVERING	2	2x4 LAY-IN CEILING ARMSTRONG FISSURE OR EQUAL
3	CERAMIC TILE	B3	CERAMIC TILE	C	5/8" TYPE "X" GYP. BD. LT. SPRAY FINISH, PAINT 2 COATS LATEX WELLBORN OR EQ.	3	5/8" GYP. BD. FINISH W/LIGHT BROQUE TEXTURE, 2 COATS LATEX WELLBORN OR EQ.
4	NEW CONCRETE SLAB			D	EXISTING WALL - NEW PAINT	4	5/8" GYP. BD. NO TEXTURE, 2 COATS LATEX WELLBORN OR EQ.

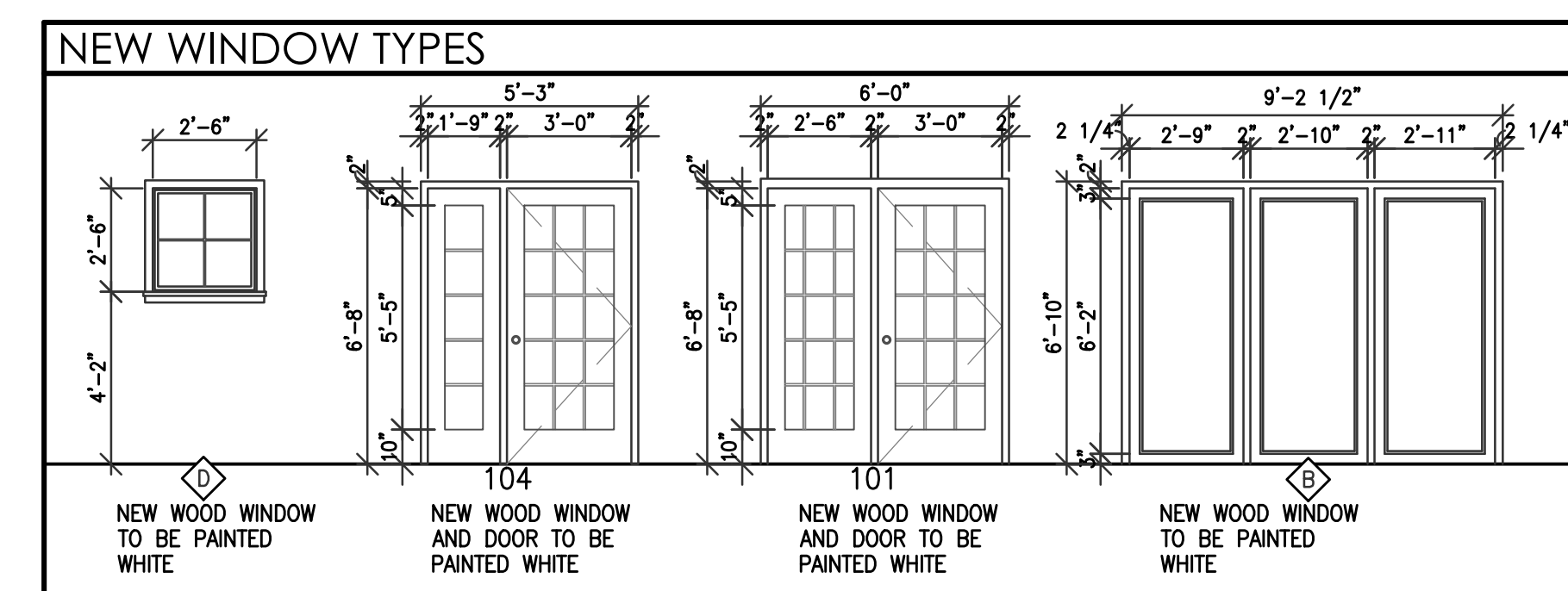
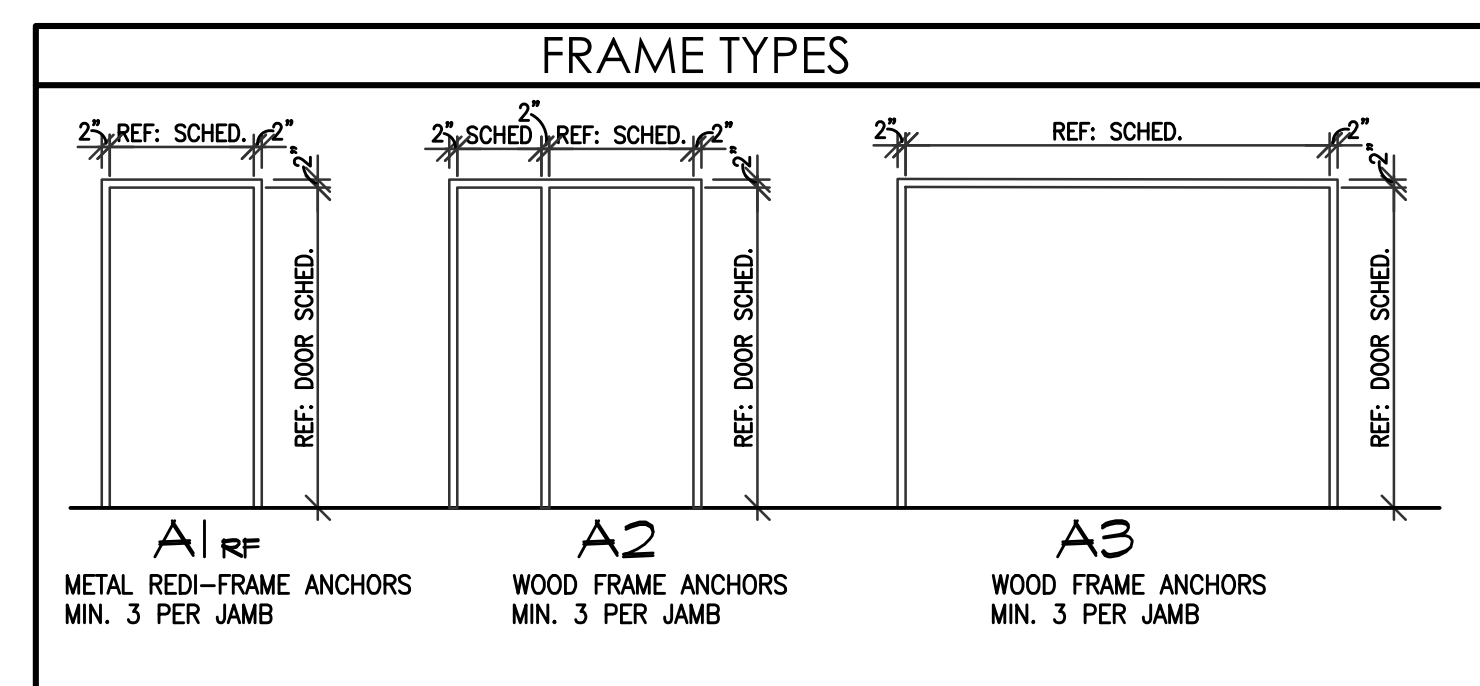
DOOR AND HARDWARE SCHEDULE														
DOOR		TYPE	FRAME		HINGES		LATCH-CATCHES				ACC.		REMARKS	
LOCATION	DOOR RATING LEAF SIZE		ALUM-GLAS	REDI-FRAME	EXIST. WOOD FRAME	FINOT	BUJT	PUSH/PULL	PASSAGE	PRIVACY
100	3' 6"	C		A1										REF: PLAN FOR QUANTITY
100A	3' 6"	A		A1										KITCHEN
101	3' 6"	C		A2										
102	3' 6"	A		A1										ADA RESTROOM
103	3' 6"	C		A1										
103A	3' 6"	A		A1										
104A	3' 6"	C		A2										
104B	3' 6"	D		A1										
106	3' 6"	D		A1										



DOOR NOTES

DOORS PROVIDING ACCESS TO ACCESSIBLE SPACES SHALL MEET THE FOLLOWING CRITERIA (ANSI A117.1-2003):

- 404.2.7 DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPENED POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- 404.2.8 DOOR CLOSING SPEED DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
- 404.2.9 DOOR OPENING FORCE FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: - INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) - SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N) THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.



522 ROMERO STREET - OLD TOWN
ROOM FINISH & DOOR SCHEDULES
522 ROMERO ST
ALBUQUERQUE, NEW MEXICO
PROJECT #2237

REVISION DATE
REV 2 3/2/23

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
2/21/23
REGISTERED ARCHITECT

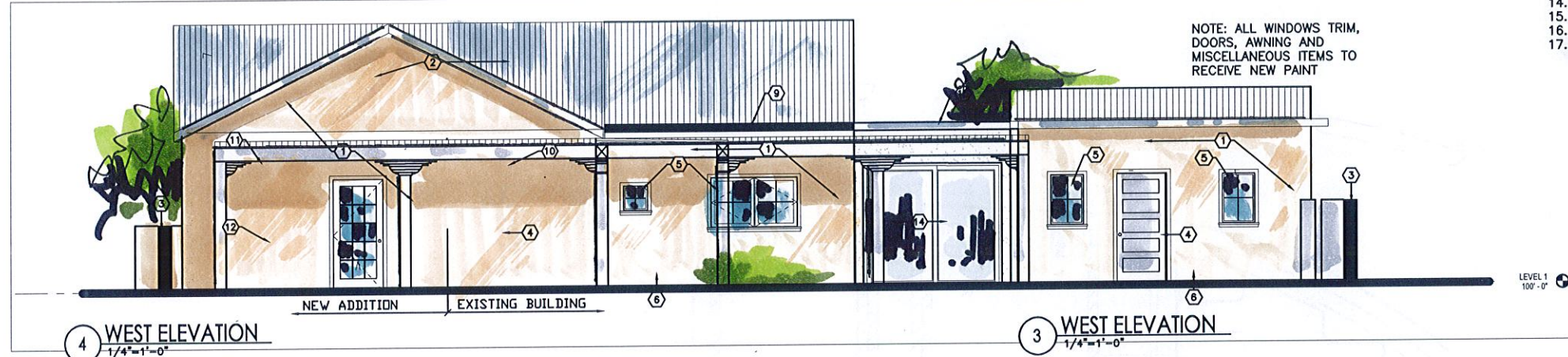
RBA ARCHITECTURE, P.C.
ARCHITECTURE
PLANNING
DESIGN
1000 N. 10TH ST.
ALBUQUERQUE, NM 87102
505.263.1000
www.rbaarch.com

DATE
02-21-2023

SHEET NUMBER
A4.0

KEYED NOTES:

1. NEW TWO COAT STUCCO SYSTEM WITH 20 GA. WIRE MESH OR EQUIVALENT
2. EXISTING METAL ROOF TO BE REMOVED AND NEW METAL ROOF INSTALLED TO MATCH EXISTING STYLE
3. EXISTING WALL FINISH TO BE PAINTED
4. EXISTING DOOR TO BE REFINISHED AND PAINTED
5. EXISTING WINDOW TO BE REFINISHED AND PAINTED
6. EXISTING BUILDING
7. EXISTING OPENING INFILL WITH WOOD WINDOW TO MATCH EXISTING AND PAINT
8. EXISTING WALL AND GATE
9. NEW PARAPET METAL FLASHING - PAINT
10. EXISTING CANOPY TO REMAIN AND BE REFURBISHED AND PAINTED
11. RELOCATED CANOPY TO BE REFURBISHED AND PAINTED
12. NEW DOOR AND FRAME TO MATCH EXISTING - PAINT
13. EXISTING WALL
14. NEW METAL SLIDING GLASS DOOR
15. NEW FLAT ROOF SYSTEM
16. REMOVE EXISTING DETERIORATED WINDOW CANOPY
17. EXISTING CANOPY TO BE REMOVED AND RELOCATED

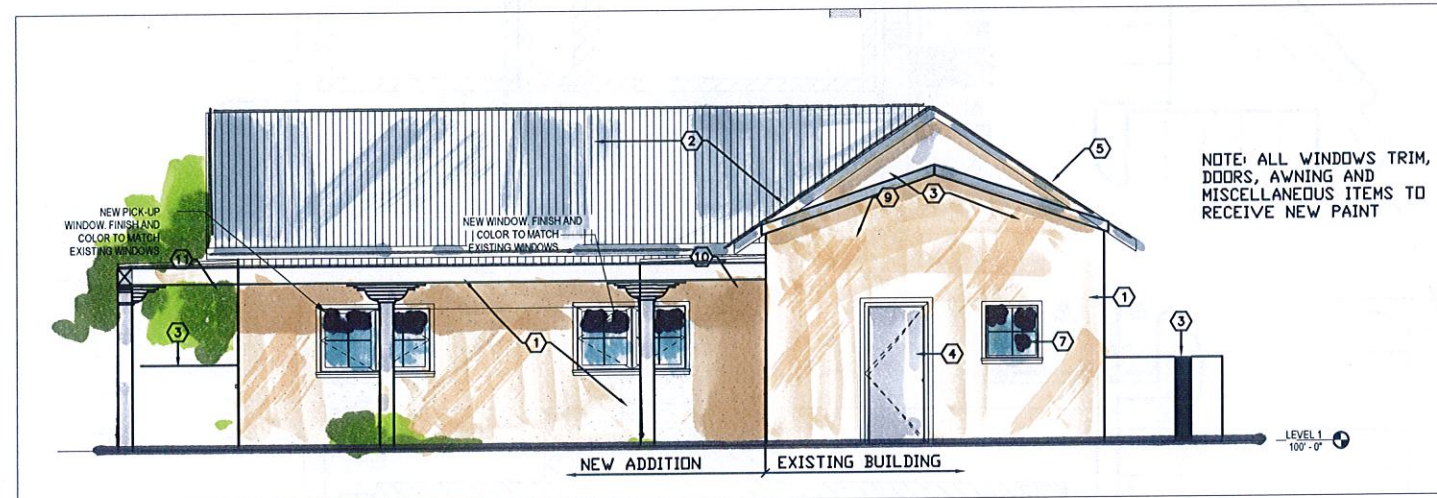


4 WEST ELEVATION
1/4"=1'-0"

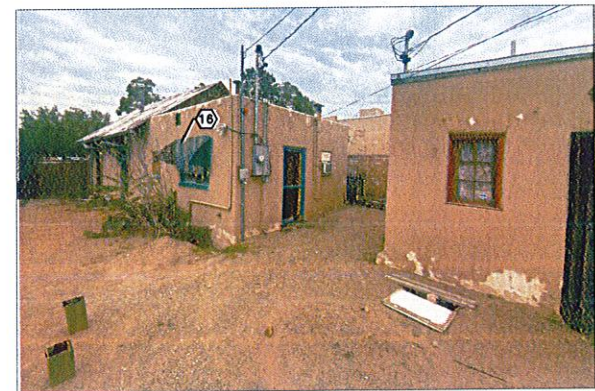
3 WEST ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



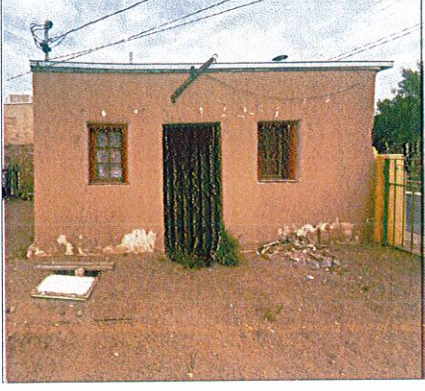
1 SOUTH ELEVATION
1/4"=1'-0"



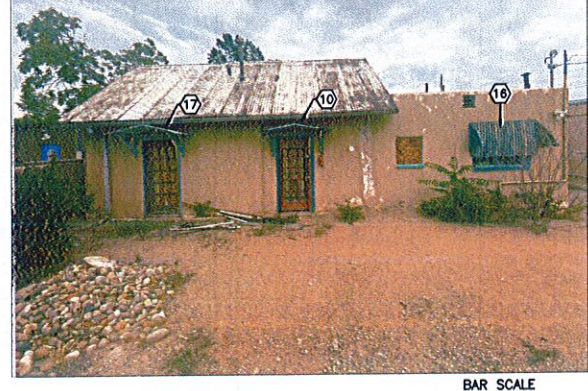
EXISTING SOUTH BUILDING ELEVATION



EXISTING SOUTH BUILDING ELEVATION



EXISTING WEST BUILDING ELEVATION



EXISTING WEST BUILDING ELEVATION



522 ROMERO STREET - OLD TOWN
ELEVATIONS
ALBUQUERQUE, NEW MEXICO
PROJECT #2237

REVISION DATE

RBA ARCHITECTURE, P.C.
ARCHITECTURE & DESIGN
1000 10TH AVENUE, SUITE 100
ALBUQUERQUE, NM 87102
PHONE: 505.261.1111
WWW.RBAARCHITECTURE.COM

DATE
10-25-2022

SHEET NUMBER
A-5.0