



Landmarks Commission

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

Date: March 8, 2023

OFFICIAL NOTIFICATION OF DECISION

PR-2021-006322
SI-2023-00313
Application for Certificate of
Appropriateness

RBA Architecture, agent for Marie Coleman, requests approval of a Certificate of Appropriateness for alterations and additions at 522 Romero Street NW, described as Lots 231 & 232A, Block 38, Old Town HPO-5 (J-13).

On March 8, 2023 the Landmarks Commission voted to **APPROVE PR-2021-006322 SI-2023-00313**, 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 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.

Conditions of Approval:

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. The excess of the 50% allowable square footage will be approved.
3. If means can be found to differentiate between the existing gable and the proposed gable roof on south portion Building 2 while maintaining existing window, staff may approve gable roof.

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 **March 8, 2023** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **March 23, 2023**.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission

