



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

Date January 13, 2022

## OFFICIAL NOTIFICATION OF DECISION

**PR-2021-006235 SI-2021-01904 -  
Certificate of Appropriateness**

**RBA Architecture PC, agent for Old Town ABQ LLC**, requests approval of a Certificate of Appropriateness for alterations at 301 Romero Street NW, described as Tract 186, Old Town HPO-5 (J-13).

On January 12, 2022 the Landmarks Commission voted to **Approve Project # PR-2021-006235, SI-2021-01904**, 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 at 301 Romero Street NW, described as Lot 186, Block 000, in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.
2. The subject property is approximately 0.71 acres and contains the historic Charlie Mann Store, a contributing building and Plaza Don Luis, a non-contributing building.
3. The application for a Certificate of Appropriateness is for changes made to Old Town Basket Shop, a contributing building in the Old Town Historic Protection Overlay Zone (HPO-5) without prior approval. The change includes:
  - Guardrail fencing was added to the first-floor area east of the Old Post Office building to create a new patio area for controlled outdoor alcohol sales as required by the State of New Mexico.
4. The application for a Certificate of Appropriateness is for changes made to Plaza Don Luis, a non-contributing building in the Old Town Historic Protection Overlay Zone (HPO-5) without prior approval. The changes include:

- Second floor guardrails – The second-floor guardrails and handrails were changed from wood to wrought iron.
  - A set of stairs were removed that were not part of the original Plaza Don Luis plans.
  - A new mural was added that is visible from Rio Grande Boulevard. A second mural was added that is visible from within Plaza Don Luis.
  - The building was re-stuccoed.
5. The applicant is requesting approval to add new, hand-painted signage throughout Plaza Don Luis to include:
    - Self-standing Orientation and Tenant Directory;
    - Wall affixed Tenant Directory and Happenings Bulletin;
    - “Heart of Old Town” plaque on the second level breezeway;
    - “Welcome” signs on pillars facing Romero Street;
    - “More to See” Wayfinding attached to handrails or pillars;
    - Amenities signage (restroom, elevators, etc).
    - Possible Pole banners for Rio Grande Boulevard
  6. The second floor guardrails/handrails located at Plaza Don Luis will be allowed to remain as they are appropriate and compatible with the scale of the building and the character of the area.
  7. The removal of the stairs does not detract from the architectural character of the building and has allowed for the building to be brought back to its’ original design.
  8. The two murals impair the integrity of the building and are not in keeping with the character of the area. The murals shall be removed.
  9. Guardrail fencing was added to the first-floor area of the Old Town Basket Shop, a contributing building in order to create a new patio area for controlled outdoor alcohol sales as required by the State of New Mexico. While the enclosure was designed to provide more use of and access to the building, the unapproved alteration conflicts with Design Guideline #1 in that every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment. The guardrails must be removed in order to bring the building back to its’ original design.
  10. The proposed self-standing orientation and tenant directory shall abide by Table 3-5-1: On premises Signs in Old Town HPO-5. The maximum allowable freestanding sign at this location shall be 4 square feet and shall comply with the Old Town sub-area IDO subsection 3-5(K)(3)(c).
  11. The tenant directory/happenings sign shall include colors appropriate to the Old Town HPO-5 and shall adhere to the design standards in Table 3-5-1.
  12. The proposed plaque on the second floor breezeway will not adversely affect the character of the building.

13. The “welcome” signs on pillars facing Romero Street are not allowed in Old Town HPO-5 as per IDO 14-16-3-5(K)(3).
14. The “More to See” wayfinding attached to handrails or pillars are not allowed in Old Town HPO-5 as per IDO 14-16-3-5(K)(3).
15. The amenities signage (restrooms, elevators, etc.) will not detract from the Old Town HPO-5 character.
16. Possible pole banners for Rio Grande Boulevard are not allowed in Old Town HPO-5 as per IDO subsection 14-16-3-5(K)(3).
17. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.
18. The architectural character and historical value of Old Town HPO-5 will not be significantly impaired or diminished, once the proposed corrections are made to the buildings.

**Conditions of Approval:**

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. The murals visible from Rio Grande Boulevard and within Plaza Don Luis shall be removed as they are not in keeping with the historic integrity and sense of place of Old Town HPO-5.
3. The “self-standing orientation and tenant directory” along with the “wall affixed tenant directory and happenings bulletin” shall adhere to the design standards in Table 3-5-1.
4. No signs shall be displayed on railings/pillars and streamers shall not be installed as they are prohibited in Old Town HPO-5.
5. The proposed pole banners for Rio Grande Boulevard shall not be installed as they are prohibited in Old Town HPO-5.
6. The first-floor guardrails of the Old Town Basket Shop shall be removed.

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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