The application for a Certificate of Appropriateness is for alterations made to the property without making application for Historic Preservation Review. At this time, the applicant is also requesting to add hand-painted signage throughout Plaza Don Luis.

The subject site, located at 301 Romero Street NW, consists of several buildings including the Old Town Basket Shop, a building of the railroad brick era and Plaza Don Luis, a commercial two-story, non-contributing building built in 1993.

The request for a Certificate of Appropriateness for alterations has been reviewed against the Old Town Historic Protection Development Guidelines and the criteria for approval of a Certificate of Appropriateness in the Integrated Development Ordinance (IDO).

Staff considers that the request partially complies with the applicable guidelines for Old Town HPO-5 and the criteria for approval of Certificate of Appropriateness.

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

<table>
<thead>
<tr>
<th>Request</th>
<th>Certificate of Appropriateness of Unapproved Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>Old Town Historic Protection Overlay Zone (HPO-5)</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

<table>
<thead>
<tr>
<th></th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
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</thead>
<tbody>
<tr>
<td>General Area</td>
<td>1-2</td>
<td>New Mexico Vernacular, Spanish-Pueblo revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990’s</td>
<td>Contributing; Neutral; residential &amp; commercial</td>
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<tr>
<td>Site to the North</td>
<td>2</td>
<td>Stucco Adobe, New Mexico Vernacular, gabled roof, raised entry</td>
<td>Contributing; commercial</td>
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<tr>
<td>Site to the South</td>
<td>1</td>
<td>Hipped red tile, Box Prairie Style, 1915</td>
<td>Contributing; commercial</td>
</tr>
<tr>
<td>Sites to the East</td>
<td>1</td>
<td>Adobe walls, wood vigas, carved corbels/Pueblo Revival Style with Gothic Revival style elements, 1793</td>
<td>Contributing; Church</td>
</tr>
<tr>
<td>Site to the West</td>
<td>1</td>
<td>New Mexico Vernacular Revival</td>
<td>Non-contributing; Commercial</td>
</tr>
</tbody>
</table>

II INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness for alterations made to the property without making application for Historic Preservation Review.

The applicant proceeded with the following activities:
1. Second floor guardrails/handrails were added to Plaza Don Luis. The guardrails and handrails were changed from wood to wrought iron.
2. A set of stairs were removed that were not part of the original Plaza Don Luis. The stairs in question were installed by the previous owner and removed by the applicant in order to bring the building back to its’ original design.
3. A new mural was added to Plaza Don Luis that is visible from Rio Grande Boulevard. A second mural was added that is visible from within Plaza Don Luis.
4. Guardrail fencing was added to the first-floor area of the Old Town Basket Shop to create a new patio area that will facilitate controlled outdoor alcohol sales as required by the State of New Mexico.

5. The building was re-stuccoed.

At this time, the applicant is requesting approval to add new, hand-painted signage throughout Plaza Don Luis that would include:
   a. Self-standing Orientation and Tenant Directory;
   b. Wall affixed Tenant Directory and Happenings Bulletin;
   c. “Heart of Old Town” plaque on the second level breezeway;
   d. “Welcome” signs on pillars facing Romero Street;
   e. “More to See” Wayfinding attached to handrails or pillars;
   f. Amenities signage (restroom, elevators, etc);
   g. Possible Pole banners for Rio Grande Boulevard

The site is located in an Area of Consistency as designated by the ABC Comprehensive Plan and is part of the Old Town Historic Protection Overlay Zone (HPO-5). Within the Old Town HPO-5, all changes to the exterior of contributing buildings must first be reviewed by planning staff for appropriateness within the historic district. That review did not take place and work was performed illegally.

The staff report will evaluate the changes made for appropriateness.

**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.

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.

The Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of 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.

**History**

The subject site, located at 301 Romero Street NW, consists of several buildings that include the Old Town Basket Shop (Charlie Mann Store), a contributing building of the railroad brick era and Plaza Don Luis, a commercial, two-story, non-contributing building built in 1993.

The Charlie Mann Store, 301 Romero Street NW – Railroad era brick. Franz Huning’s mercantile establishment is supposed to have been on this site, though not in this house, before 1880. The present brick building was built between 1893 and 1898, when it appears on the Sanborn Maps as a Post Office and General Store. For years, the building housed the Charlie Mann grocery store, an important Old Town institution.

Dating back to 1893, the Old Town Basket Shop was originally occupied by Florencio Zamora, who operated a butcher shop in the building until the 1930’s. From 1930 to 1973 the shop operated as a grocery store and Post Office.

**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.

In 2018, the Old Town Historic Zone became the Old Town Historic Protection Overlay Zone and it was expanded to include a primarily residential area to the south-east. The block was developed in the early 20th century and it is bounded by Old Town Road and Lomas Blvd to the north and south, and San Pasquale Ave. and 19th Street to the west and east. The zoning district classification was changed from H-1 to MX-T. Signage, architectural style and permissive uses are controlled through 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 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.

The wrought iron guardrails/handrails installed on the second floor of Plaza Don Luis, a non-contributing building are of a simple, traditional architectural style that are appropriate and compatible with the scale of the building. However, the murals and some of the proposed signage proposed for Plaza Don Luis are not in keeping with the character of Old Town HPO-5 and not allowed under the IDO.

The guardrail fencing added to the first-floor area of the Old Town Basket Shop, a contributing building in order to create a new patio area are not in keeping with the character of Old Town HPO-5 as they do not maintain the original character of the building.

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.

Plaza Don Luis: The removal of the stairs to Plaza Don Luis have not diminished the architectural character. However, the murals and proposed hand-painted signage throughout Plaza Don Luis will significantly impair and diminish the architectural character of Old Town HPO-5.

Old Town Basket Shop: The first floor guardrails impair the architectural character of the contributing building and district and diminish its’ character-defining features.

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 original qualities and character of the structure have been altered by adding guardrail/handrails to the Old Town Basket Shop, a contributing building to Old Town HPO-5.

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 features such as the handrails and guardrails of Plaza Don Luis were replaced and do not match the original. However, the replacement material of wrought iron was chosen over the original material (wood) so as to not impede visibility of the second floor shops.

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.

Not applicable.

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 Guidelines (as amended through April 9, 1998) 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. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
Guardrail fencing was added to the first-floor area 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 efficient use of and access to the building, the unapproved alteration conflicts with this design guideline 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 building where the alteration was performed is a contributing building and the façade facing Old Town Plaza, is original to the design.

2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.

The distinctive character of the building is unaffected by the second-floor replacement wrought iron guardrails/handrails. The stairs were not part of the original Plaza Don Luis design and their removal has not distinguished the quality of the building and is consistent with the proposed use.

The first-floor guardrails have altered the distinguishing qualities of the Old Town Basket Shop, a historic building as the railings are inconsistent with the historic character of the building and district.

3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of the original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.

The guardrails/handrails were replaced rather than repaired but wrought iron was in use before the coming of the railroad and are compatible with other wrought iron work in the area.

4. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

Not applicable.

5. The design and general appearance of any development or alteration in the Old Town Historic District should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building’s construction.
The use of wrought iron was in use before the coming of the railroad. The second-floor guardrails/handrails were originally made out of wood but the replacement work is typical to that seen in Old Town. The second-floor guardrails/handrails are appropriate and compatible with the scale of the building and the character of the area.

The first-floor guardrails are inconsistent with the character of the Old Town Basket Shop, a historic building and conflict with the Development Guidelines for the Old Town HPO-5.

6. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were removed in the future, the essential form and integrity of the original building would be unimpaired.

The alteration of the second-floor guardrails/handrails is of a simple, good quality design with durable modern materials. The stucco finish of the walls will match that of the building and surrounding area. If the guardrails/handrails were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

7. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.

The first-floor, wrought-iron enclosure does not present a potential hazard but the enclosure creates a visual maze and detracts from the building and its historic character.

8. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

Not applicable.

9. Property owners who are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of the building.

Not applicable.

Integrated Development Ordinance - Old Town Historic Protection Overlay, HPO-5

3-5(K)(3)(c) Signs
1. Sign Sub-Area
   The following map illustrates the Sign Sub-Area, which contains the area within 150 feet in any direction of the Old Town Plaza Park. Where the Sign Sub-area boundary crosses a lot line, sign standards in this Subsection 14-16-3-5(K)(3)(c) that reference the Sign Sub-area apply only to portions of the lot that are within the Sign Sub-area.

2. Prohibited Signs
a. Internally lit signs.
b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to Subsection 14-16-3-5(K)(3)(c)4.b below.
c. Signs with wind-activated parts or signs that rotate or move in any manner.
d. Signs or part of any sign that changes its message or picture.
e. Signs displayed on railings.
f. Streamers

3. Maximum Number of Signs
A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions:
a. The following sign types do not count toward the maximum number of signs that are allowed:
   i. Window signs
   ii. temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods
b. Additional signs are allowed as follows:
   i. Restaurants are allowed 1 additional wall sign not to exceed 6 square feet.
   ii. Establishments that face 2 or more streets are allowed 1 additional sign.
   iii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.
   iv. Premises with 2 or more establishments, at least 1 of which does not face the public right-of-way, are allowed significant additional signs as follows:
      a. total sign area of any additional sign(s) allowed pursuant to this Subsection iv. shall not exceed 25 square feet, not to exceed 2 square feet per establishment.
      b. Within the Sign Sub-Area, establishments are allowed 1 additional wall sign.
      c. Establishments in other locations are allowed either 1 additional wall sign or 1 additional freestanding sign that shall not exceed a height of 10 feet above finished grade.
   v. An additional wall or freestanding sign that meets the following requirements is allowed no more than 20 feet in any direction from where the edges of two public rights-of-way intersects a parking lot with over 20 parking spaces.
      a. The sign area shall not exceed 2 square feet per establishment or 18 square feet total. Any freestanding sign allowed pursuant to Subsection v. shall not exceed a height of 9 feet above finished grade.
      b. The sign may advertise establishments on- or off-premises, as determined by the property owner where the sign is located, but all establishments advertised must be located within Old Town HPO-5 boundary.
      c. Within the Sign Sub-area, where freestanding signs are not allowed, any sign provided pursuant to this Subsection v. must be a wall sign.
4. On-premises Signs
   a. Sign types are allowed pursuant to Table 3-5-1.
   b. Neon signs are allowed as window signs but shall not flash or blink.
   c. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>All Zone Districts</th>
<th>All Other Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Sign</td>
<td></td>
<td></td>
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<tr>
<td>Area, maximum[1]</td>
<td>On a façade facing an arterial or collector street and that is wholly visible from an arterial street: 20 sq. ft. Other locations: 10 sq. ft.</td>
<td></td>
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<tr>
<td>Window Sign</td>
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<td>Area, maximum</td>
<td>2 sq. ft.</td>
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<tr>
<td>Canopy Sign</td>
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<tr>
<td>Area, maximum</td>
<td>Ground floor: 4 sq. ft. Other floors: 5 sq. ft.</td>
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</tr>
<tr>
<td>Projecting Sign</td>
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<tr>
<td>Area, maximum</td>
<td>Prohibited</td>
<td>Ground floor: 4 sq. ft. Other floors: 5 sq. ft.</td>
</tr>
<tr>
<td>Freestanding Sign</td>
<td></td>
<td>Prohibited</td>
</tr>
<tr>
<td>Temporary Sign on the Day of an Outdoor Demonstration of Retail Goods</td>
<td>Prohibited</td>
<td></td>
</tr>
<tr>
<td>Area, maximum</td>
<td>3 sq. ft. per sign</td>
<td></td>
</tr>
<tr>
<td>Portable Sign</td>
<td></td>
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</tr>
<tr>
<td>Area, maximum</td>
<td>Per Subsection 14-16-5-12(F)(4)(b)</td>
<td></td>
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</table>

[1] For window signs, the maximum size in this table is the sign area allowed per establishment and may be achieved through one or multiple signs.

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

POLICY – SITE FEATURES & STREETSCAPES

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.
Completed Alterations Without a Certificate of Appropriateness:

1. Second floor guardrails – The second-floor guardrails and handrails were changed from wood to wrought iron.
   
   Plaza Don Luis was built in 1993, is two stories in height with a territorial style trim. The building, while in keeping with the character of Old Town, is not historic. The use of wrought iron was in use before the coming of the railroad. The second-floor guardrails/handrails were originally made out of wood but the replacement work is typical to that seen in Old Town. The guardrails/handrails are appropriate and compatible with the scale of the building. This request does not conflict with the Development Guidelines for the Old Town HPO-5.

2. A set of stairs were removed that were not part of the original Plaza Don Luis plans.
   
   The stairs were not part of the original building design and were installed by the previous owner. Removal of the stairs in order to bring the building back to its’ original design has facilitated the use of the space and would not detract from the architectural character of the building or the wider area facing Old Town Plaza.

3. 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.
   
   Plaza Don Luis has experienced a number of changes over the years but murals have not been a part of the changes. The applicant has added murals that are visible from Rio Grande Boulevard and within Plaza Don Luis and are not in keeping with the character of the area. The size and color palette used for the murals are not typical of colors found in the area or colors used in the 1890’s through 1940’s, or even in the 1990’s. The alteration impairs the integrity of the building.

4. 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.
   
   Guardrail fencing was added to the first-floor area 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 building where the alteration was performed is a contributing building and the façade facing Old Town Plaza, is original to the design. The alteration should be removed in order to allow for the building to be returned to its’ original design.

5. The building was re-stuccoed.
   
   The re-stuccoing of the building does not detract from the architectural character of the building or the wider area facing Old Town Plaza.
Proposed Alterations:


   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 but cannot be placed within the Sign Sub-area of Old Town HPO-5. The Sign Sub-Area contains the area within 150 feet in any direction of the Old Town Plaza Park.


   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. The wall affixed sign shall comply IDO subsection 14-16-3-5(K)(3)(c)(3)((b)(v)(a). On a façade facing an arterial or collector street and that is wholly visible from an arterial street: 20 sq. ft. Other locations: 10 sq. ft.


   The proposed plaque on the second floor breezeway will not adversely affect the character of the building or Old Town HPO-5.

4. “Welcome” signs on pillars facing Romero Street.

   As per IDO Subsection 14-16-3-5(K)(3) signs displayed on railings and streamers is prohibited in Old Town HPO-5. As such, the “Welcome” signs proposed for the pillars facing Romero Street are also not allowed.

5. “More to See” Wayfinding attached to handrails or pillars.

   As per IDO Subsection 14-16-3-5(K)(3) signs displayed on railings and streamers is prohibited in Old Town HPO-5. As such, the “More to See” signs proposed for the handrails or pillars facing Romero Street are not allowed.

6. Amenities signage (restroom, elevators, etc.).

   The amenities signage will not detract from the Old Town HPO-5 character. The signage shall comply with IDO standards for signage in Old Town HPO-5.


   The “possible pole banners” for Rio Grande Boulevard are not allowed in HPO-5.
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 not received comments in support or opposition to the request.

Conclusions

As discussed in the analysis above, the request partially complies with the applicable guidelines for Old Town HPO-5 and the criteria for approval of Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to conditions.

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)(e).

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.

**RECOMMENDATION**

Case SI-2021-01404/Project #2021-006235 – January 12, 2022

**APPROVAL** of a Certificate of Appropriateness – Major for Alterations for the property described as Lot 186, Block 000, in the Old Town Historic Protection Overlay Zone (HPO-5), located at 301...
Romero Street NW and zoned, MX-T based on the above eighteen (18) Findings and subject to the following Conditions.

Recommended Conditions of Approval for Case #SI-2021-01904/Project #PR-2021-006235

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.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: First floor rail fencing (patio area) to facilitate outdoor liquor sales.

Figure 2: Area where stairs were removed & “Heart of Old Town” plaque.

Figure 3: Mural visible from Rio Grande Boulevard.
Figure 4. Mural visible from within Don Luis Plaza.

Figure 5: Area of “catchy” signage

Figure 6: Mural visible from within Plaza Don Luis.
ZONING

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District (MX-T)

Please refer to IDO Sub-section 14-16-3-5(K) for the Old Town – HPO-5
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
☐ Historic Certificate of Appropriateness – Major (Form L)
☐ Archaeological Certificate (Form P3)
☐ Historic Design Standards and Guidelines (Form L)
☐ Master Development Plan (Form P1)
☐ Alternative Signage Plan (Form P3)
☐ Site Plan – EPC including any Variances – EPC (Form P1)
☐ WTF Approval (Form W1)
☐ Site Plan – DRB (Form P2)
☐ Minor Amendment to Site Plan (Form P3)
☐ Subdivision of Land – Minor (Form S2)
☐ Subdivision of Land – Major (Form S1)
☐ Demolition Outside of HPO (Form L)
☐ Variance – DRB (Form V)
☐ Expansion of Nonconforming Use or Structure (Form ZHE)
☐ Variance – ZHE (Form ZHE)

Policy Decisions
☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Adoption or Amendment of Historic Designation (Form L)
☐ Amendment of IDO Text (Form Z)
☐ Annexation of Land (Form Z)

Decisions Requiring a Public Meeting or Hearing
☐ Amendment to Zoning Map – EPC (Form Z)
☐ Amendment to Zoning Map – Council (Form Z)
☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION
Applicant: Old Town ABQ, LLC
Address: 7516 N. Camino Sin Vacas
City: Tucson State: AZ Zip: 85718
Professional/Agent (if any): RBA Architecture, PC
Address: 1104 Park Ave SW
City: Albuquerque State: NM Zip: 87102

BRIEF DESCRIPTION OF REQUEST
Changed 2nd floor Guard rail from wood to wrought iron, Removed Stairs, Add new guardrail at 1st floor exterior for new patio (does not impede public sidewalk) New painted murals, New exterior signage

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)
Lot or Tract No.: 186 Block: 0 Unit: 0
Subdivision/Addition: MRGCD Map 38 MRGCD Map No.: 38 UPC Code: 10130581143921302
Zone Atlas Page(s): J13 Existing Zoning: MX-T Proposed Zoning: N/A
# of Existing Lots: 1 # of Proposed Lots: N/A
Total Area of Site (acres): 0.71

LOCATION OF PROPERTY BY STREETS
Site Address/Street: 301 Romero St NW Between: Rio Grande Blvd and: Central Ave.

CASE REFERENCE: (Attach current or prior project and case number(s) that may be relevant to your request.)
Signature: 
Printed Name: Rick Bennett
Date: 11/9/21

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@ca.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.

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration</td>
<td>□ East Downtown – HPO-1</td>
</tr>
<tr>
<td></td>
<td>□ Downtown Area</td>
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<tr>
<td>Demolition</td>
<td>□ Eighth &amp; Forrester – HPO-2</td>
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<td></td>
<td>□ Downtown Neighborhood Area – CPO-3</td>
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<tr>
<td>New Construction</td>
<td>□ Fourth Ward – HPO-3</td>
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<td></td>
<td>□ Hurting Highland – HPO-4</td>
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<tr>
<td></td>
<td>□ East Downtown – CPO-4</td>
</tr>
<tr>
<td>Number and Classification of</td>
<td>□ Old Town – HPO-5</td>
</tr>
<tr>
<td>Structures on Property</td>
<td>□ Nob Hill/Highland – CPO-8</td>
</tr>
<tr>
<td>Contributing Structures</td>
<td>□ Silver Hill – HPO-6</td>
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<tr>
<td></td>
<td>□ City Landmark</td>
</tr>
<tr>
<td>Noncontributing Structures</td>
<td></td>
</tr>
<tr>
<td>Unclassified Structures</td>
<td>□ Yes</td>
</tr>
<tr>
<td></td>
<td>□ No</td>
</tr>
</tbody>
</table>

*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? □ Y □ O, 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 14-16-6-5(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 14-18-6-(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: [Signature]
Printed Name: [Printed Name]
Date: [Date]

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Signature: [Signature]
Date: [Date]

Effective 5/17/18
November 3, 2021

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

Re: LETTER OF AUTHORIZATION
Plaza Don Luis

To Whom It May Concern:

RBA Architecture, PC is authorized to act as the agent for Plaza Don Luis 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.

If you have any questions, please feel free to call or email.

Sincerely,

[Signature]

Luke Schneider &
Jasper Riddle
November 9, 2021

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

Re: Plaza Don Luis

Dear Leslie,

We are requesting approval from the Landmarks Commission for the following items.

A. Second floor Guard Rails and Hand Rails were changed out from wood to wrought iron, which was discussed with staff and the new rails match the Church Rails.

B. A set of stairs was removed. The original Plaza Don Luis plans did not have these stairs. The previous owner had installed the stairs, the current owner removed them back to the original look. This was discussed with staff.

C. New mural added and is visible from Rio Grande Blvd.

D. Guard rail fencing was added to the first-floor east exterior 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. This new patio does not impede the public sidewalk accessibility. See sheet A-1.
E. The Center was Re-Stuccoed.

F. We would like to add new hand-painted signage throughout Plaza Don Luis. The signs will be classic, earthy NM colors, where contemporary meets tradition.

1. Self-standing Orientation and Tenant Directory
2. Wall affixed Tenant Directory and Happenings Bulletin
3. “Heart of Old Town” plaque on the second level breezeway
4. “Welcome” Signs on pillars facing Romero St.
5. “More to See” Wayfinding attached to handrails or pillars
6. Amenities Signage (Restroom, Elevators, Etc.)
7. Possible Pole Banners for Rio Grande Blvd
8. Prospective mural

Sincerely,

Rick Bennett
Architect
A. Second floor guard rails and hand rails were changed out from wood to wrought iron, which was discussed with staff and the new rails match the Church rails.

B. A set of stairs was removed. The original Plaza Don Luis plans did not have these stairs. The previous owner had installed the stairs. The current owner removed them back to the original look. This was discussed with staff.

C. New mural added and is visible from Rio Grande Blvd.

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F. We would like to add new hand-painted signage throughout Plaza Don Luis. The signs will be classic, earthy NM colors, where contemporary meets tradition.
   1. Self-standing Orientation and Tenant Directory
   2. Wall-affixed Tenant Directory and Happenings Bulletin
   3. "Heart of Old Town" plaque on the second level breezeway
   4. "Welcome" signs on pillars facing Romero St.
   5. "More to See" Wayfinding attached to handrails or pillars
   6. Amenities Signage (Restroom, Elevators, etc.)
   7. Possible Pole Banners for Rio Grande Blvd
   8. Prospective mural
Happenings

Plaza Don Luis was built in lorem ipsum
lorem ipsum in lorem
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lorem ipsum lorem
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# Plaza Don Luis

## Upper Level
- Outpost 1706
- The PH Bar
- Photographers Gallery
- Airbnb Stays

## Lower Level South
- Post Office
- Empty Spot

## Lower Level North
- Ghost Tours
- Bakery
- Empty Spot
- Fat T’s
- Oaxacan House
- Warpath

---

**Welcome! ¡Bienvenidos!**

Old Town ABQ + PDLABQ
Welcome to Plaza Don Luis

**SHOP**

- (U) Oaxacan Zapotec House - Rugs
- (U) NM Treasures - Gift Shop
- (U) Roots Ruidoso - Home Goods
- (U) Art on Warpath - Art Gallery
- (U) Lapis Room - Art and Gifts
- (U) Happy Hiker - Outdoor Gear
- (U) Turquoise Tree Flower Shop
- (U) Luna y Luz - Gift Shop

**FOOD & DRINK**

- (U) Downshift Brewing
- (U) Fat T's BBQ
- (U) Noisy Water Winery
- (U) Shehan Winery
- (U) Flying Roadrunner Bakery
- (U) The PH Bar
- (U) Senor Murphy Candymaker

**SPECIALITY**

- Restroom
- USPS
- ABQ Tours
- AirBNB NW-118
- AirBNB - N-206, N-207, S-201

Legend:

- (U) Restroom
- (U) Ground Level
- (U) Upper Level
- (U) Backyard
To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that RBA Architecture, PC will be submitting an application for a Fence Permit to be reviewed and decided by the City of Albuquerque Building and Safety City Staff. The application is for a new fence added to the exterior of an existing building for a patio.

1. Property Owner - Old Town ABQ LLC
2. Agent - RBA Architecture
3. Subject Property Address - 301 Romero St
4. Location Description - Property Located in Old town
5. Zone Atlas Page - J13
6. Legal Description - Lot 186, Subdivision MRGCD MAP 38
7. Area of Property - .71 acres
8. IDO Zone District - MX-T
9. Overlay Zone - N/A
10. Center or Corridor Area - N/A
11. Current Use - Winery
12. Deviation(s) Requested - N/A
13. Variance(s) Requested - N/A
14. More detailed Description of the Request/Project - Added a fence to the exterior of an existing building for a patio, Changed out Guardrails/Handrails from wood to wrought iron, Removed center stairs, New Mural, and the addition of new signage. Please see attached letter of explanation

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development.

Please contact me with any questions or concerns at 505-242-1859 or via david@rba81.com.

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 other questions you may have.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Kathy</td>
<td>Hiatt</td>
<td><a href="mailto:historicoldtown@gmail.com">historicoldtown@gmail.com</a></td>
<td>110 San Felipe Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>5057151609</td>
<td>5052427204</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Jim</td>
<td>Hoffsis</td>
<td><a href="mailto:treahobooks@yahoo.com">treahobooks@yahoo.com</a></td>
<td>2012 South Plaza Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>5059800964</td>
<td>5058426620</td>
</tr>
<tr>
<td>West Old Town NA</td>
<td>Glen</td>
<td>Effertz</td>
<td><a href="mailto:gteffertz@gmail.com">gteffertz@gmail.com</a></td>
<td>2918 Mountain Road NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td></td>
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</tr>
<tr>
<td>West Old Town NA</td>
<td>Gil</td>
<td>Clarke</td>
<td><a href="mailto:g.clarke45@comcast.net">g.clarke45@comcast.net</a></td>
<td>2630 Aloysia</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

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: https://www.cabq.gov/planning/urban-design-development/public-notice. 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 ONC to your 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 association(s):

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 all current Public 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 to see a table of different types of projects and what notification is required for each:


Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.
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*: ___November 09, 2021 ____________________________

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)*: ____________________________________________________________
Name of NA Representative*: ____________________________________________________________
Email Address* or Mailing Address* of NA Representative¹: ____________________________________________________________

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

1. Subject Property Address* 301 Romero St NW
   Location Description In Old Town - Plaza Don Luis
2. Property Owner* Old Town ABQ, LLC
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: Certificate of Appropriateness Major

Summary of project/request²:
Change 2nd floor rail from Wood to Wrought Iron
Remove stairs, Add guardrail to 1st floor exterior for new patio (Does not impede public sidewalk), New Murals, and New exterior signage

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*: __December 8, 2021 at 3PM via Zoom__________________________  

Location*: ___(See agenda at link below)______________________________  

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*:  

______________________________________________________________________________  
______________________________________________________________________________  
______________________________________________________________________________  
______________________________________________________________________________  
______________________________________________________________________________  
______________________________________________________________________________

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

1. Zone Atlas Page(s)* 5  J-13 ____________________________  

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/
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 Map:

1. Area of Property [typically in acres] __0.71______________________________
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] __Winery, Shops, Restaurants__________________________

**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: ______________________________________ [Other Neighborhood Associations, if any]
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Certificate of Appropriateness Major
Decision-making Body: Landmarks Commission
Pre-Application meeting required: ☒ Yes ☐ No
Neighborhood meeting required: ☐ Yes ☒ No
Mailed Notice required: ☒ Yes ☐ No
Electronic Mail required: ☐ Yes ☒ No
Is this a Site Plan Application: ☐ Yes ☒ No  Note: if yes, see second page

PART II - DETAILS OF REQUEST
Address of property listed in application: 301 Romero St NW
Name of property owner: Old Town ABQ, LLC
Name of applicant: Luke Schneider & Jasper Riddle
Date, time, and place of public meeting or hearing, if applicable: December 8, 2021 at 3PM via Zoom
Address, phone number, or website for additional information:
www.cabq.gov/planning/boards-commissions/landmarks-commission

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☒ Zone Atlas page indicating subject property.
☒ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if applicable.
☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-5-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and
accurate to the extent of my knowledge.

(Applicant signature) 11/9/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is
a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860
www.cabq.gov
Printed 11/1/2020
**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ 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.
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit http://www.cabq.gov/abq-data/abq-data-disclaimer-1 for more information.

Notes
Buffer: 185 Ft.
ROW Rio Grande: 85 ft.
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<th>State</th>
<th>Zip Code</th>
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Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: ______________________________________

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:

Property Owner within 100 feet*: __________________________________________________________

Mailing Address*: ______________________________________________________________________

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

1. Subject Property Address* _301 Romero St NW______________
   Location Description _In Old Town - Plaza Don Luis ________________________________
2. Property Owner* _Old Town ABQ, LLC ________________________________________________
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: ________________________________

Summary of project/request*: Change 2nd Floor rail from wood to wrought iron, Remove Stairs, Add rail to 1st floor exterior for new patio (does not impede public sidewalk), new Murals, New Exterior Signage ________________________________

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)

1 Attach additional information, as needed to explain the project/request.
Date/Time*: _________________________________________________________________

Location*2: ___________________________________________________________________

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*3:
____________________________________________________________________________

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

1. Zone Atlas Page(s)*4 _J-13_________________

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:
   _________________________________________________________________________
   _________________________________________________________________________
   _________________________________________________________________________
   _________________________________________________________________________
   _________________________________________________________________________

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.*

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

From the IDO Zoning Map:

1. Area of Property [typically in acres] __0.71__________________________
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] __Winery______________________________

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://IDOInteractiveMap.com), 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)

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5 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
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 December 28, 2021 To January 27, 2022

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) 12/13/21

I issued 3__ signs for this application, 13/12/21

(Staff Member)

PROJECT NUMBER: SI-2021-01904/PR-2021-006235

Rev. 1/11/05