Summary of Analysis

The application for a Certificate of Appropriateness is to construct an addition to a contributing building in the Old Town Historic Protection Overlay Zone (HPO-5).

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. The request is for a 350 square foot addition on the western portion of a building located to the rear of the property that will house two new restrooms and an empty shell for a future tenant. The applicant is also requesting the approval of a new roof, new stucco finishes, and paint trim colors that will be applied to two, existing, rear buildings.

Staff has reviewed the project and finds that the addition and alterations will not harm the locally distinctive qualities of the Old Town HPO-5.

The request for a Certificate of Appropriateness for alterations and additions has been reviewed against the relevant guidelines for the Old Town Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. 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.
SUMMARY OF REQUEST

<table>
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<th>Request</th>
<th>Certificate of Appropriateness for Alterations and Additions</th>
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<tr>
<td>Historic Location</td>
<td>Old Town Historic Protection Overlay Zone (HPO-5)</td>
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I AREA HISTORY AND CHARACTER

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

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

II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for alterations and additions at 522 Romero Street NW. The applicant is requesting approval of an addition to a contributing building in the Old Town Historic Protection Overlay Zone (HPO-5) along with repairs of a second building.

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. 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. The applicant is proposing a 350 square foot addition...
that will house two new restrooms and an empty shell for a future tenant. The addition will incorporate the style, building width, and roof pitch of the original building. New roofing material will be a pitched, metal roof.

Wood frame construction will be utilized and the exterior finishes and design will match the existing building. A new stucco finish and paint trim colors will be applied along with a new, sliding, pick-up window and a new door that will match the aesthetic of the existing building. The applicant is proposing Kokanee 108 as the stucco color. The accent colors will be Basque Green 6426 and Firewood 6328. The existing doors and windows are to be refinished and painted. On the southern façade there is an existing window opening where a new wood window will be installed to match the existing windows.

Building #3 whose future use is intended to be an ice cream shop will have the window trims, doors, and awning painted and will receive a new, stucco finish. The applicant is proposing Kokanee 108 as the stucco color. The accent colors will be Basque Green 6426 and Firewood 6328. On the southern façade there is an existing window opening where a new wood window will be installed to match the existing windows. This building 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.

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.

**Context**

The Old Town Historic Protection Overlay Zone encompasses an area roughly between Mountain Road and Central Avenue on the north and southern 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 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.

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.

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 not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

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 buildings are 1 – 1 ½ story, structures and their original spatial qualities will be preserved.

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.

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. 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.

An analysis of the proposal’s conformance with the adopted specific development guidelines is provided below.

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.

   The proposal will harmonize the original buildings with the functional demand of new activities. The integrity of the buildings will not be undermined by the proposal.

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 buildings will be unaffected by the proposal and alterations of historic materials and architectural features will be held to a minimum.

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 proposal will allow for the repair of existing windows and doors. The addition to Building #2 will have a new door installed with a new canopy to match the existing canopies. The existing door will be utilized to access the bathrooms from the interior of the building and is to remain. Building #3 will have the windows and doors on the western facade repaired and painted.
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 design of the addition is traditional and references characteristic features of the original building but will remain subordinate to the original building.

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 addition references traditional and characteristic features of the original building and it will be unaffected by the design. The essential form and integrity of the original building would be unaltered if the addition were to be removed in the future.

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.

Every effort has been made to safeguard the public welfare and the design presents no potential hazards.

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.
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 a new, pitched, metal roof. The roof pitch will be unaltered and the eave depth will remain the same. The height of the addition will be slightly less than the existing building.

2. It is not appropriate introducing new roof features or details to a historic building that may result in creating a false sense of history. New features may be approved if historically appropriate to a building’s style.

   The proposal will not introduce new roof features or details.

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.

   The schematic design drawings do not provide information on gutters or downspouts at this point in time.

4. Minimize the visual impact of skylights and other roof top devices so as not to be easily visible from the street.
• It is not appropriate to introduce new roof features in locations that compromise the architectural integrity of the building.
• Flush mounted or flat skylights may be appropriate on the sides or rear roof planes.
• Solar panels and accessory components should be designed to integrate the panels into the overall building pattern with emphasis on preserving roof slope and shape.

No skylights or other roof top devices are being proposed.

POLICY – PORCHES AND ENTRANCES

Where a porch is a primary character-defining feature of a front façade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials, and detailing.

1. Retain and preserve porches and related entrances.

The doors to Building #2 will be unaltered. However, the door on the northern end is to provide access to the bathrooms from within the building. The existing canopies will be replicated over the new door to the restroom addition. The entrance to Building #3 will be unaltered.

5. When no documentation of a historic porch or entrance exists, a new feature may be considered that is similar in character to those found on comparable buildings.
   • Design of the feature and materials utilized should complement the original building.
   • Buildings that historically did not have porches or pronounced entrance, should not introduce a new feature on a primary or secondary façade that may result in creating a false sense of history.

Existing canopies will be replicated over the new door of Building #2.

6. When installation of new features for accessibility are necessary, see guidelines on site features.

Not applicable.
POLICY – WINDOWS & DOORS

The character-defining features of historic windows and doors and their distinct arrangement shall be preserved. New windows and doors must be in character with the historic building and this is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

   The position, number, size, and arrangement of the windows will be unaltered

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. A new walk-up window is proposed that is to match the existing windows.

3. Retain and preserve functional and decorative features such as transoms and sidelights.

   Not applicable.

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.

   The original windows will be retained and repaired. A replacement door will be added to Building #2 but will match the existing doors and a new canopy will be added to match the existing ones.

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.

   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.

   The proposed addition will be complementary in both design and scale. The addition will remain subordinate to the principal building and it will be consistent with the scale and massing of similar additions to other contributing buildings in the area.

3. Design new additions to be compatible yet discernible from 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 proposed exterior materials will complement the materials found on the contributing building. The applicant is proposing Kokanee 108 as the stucco color with Basque Green 6426 and Firewood 6328 as the accent colors.

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

   A new walk-up window is being proposed that will match the aesthetics of the existing windows to the east of the 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.

### POLICY – SITE FEATURES & STREETSCAPES

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

9. Fences taller than three feet may be appropriate in side or rear yards. However, the fence should not begin before the midpoint of the house.

10. CMU block walls shall be stuccoed and architecturally integrated into the building.
Not applicable. The existing perimeter wall will be unaltered by the proposal. The wall rails will be painted Basque Green 6426.

**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-2021-02070/Project #PR-2021-006322 - January 12, 2022.

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.

RECOMMENDATION

Case SI-2021-02070/Project # PR-2021-006322, January 12, 2022.

APPROVAL of Case SI-2021-02070/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.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: Properties were alterations and additions are to take place.

Figure 2: Flat roofed addition to Bldg #2.

Figure 3: Bldg #3 – site of future ice cream shop.
Figure 4. Area to the west of Bldg #2 where addition is to take place.

Figure 5: Southern façade of Bldg #3.

Figure 6: Bldg #1 – canopies over doors of Bldg #2 will match primary building (Visitor Center).
Figure 7: Bldgs 2 & 3 facing east along Charlevoix Street

Figure 8: Bldg #2 flat roofed addition.
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.

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<th>☐ Wireless Telecommunications Facility Waiver (Form W2)</th>
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<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
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<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☑ Master Development Plan (Form P1)</td>
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<tr>
<td>☑ Alternative Signage Plan (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
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<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Site Plan – DRB (Form P2)</td>
<td>☐ Amendment of IDO Text (Form Z)</td>
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<td>☐ Subdivision of Land – Minor (Form S2)</td>
<td>☐ Annexation of Land (Form Z)</td>
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<tbody>
<tr>
<td>☕ Subdivision of Land – Major (Form S1)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
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| ☐ Conditional Use Approval (Form ZHE) | ☐ Site Plan – DRB (Form V) | |
| ☐ Demolition Outside of HPO (Form L) | ☐ Subdivision of Land – Major (Form S1) | ☐ Amendment to Zoning Map – Council (Form Z) |
| ☐ Variance – DRB (Form V) | ☑ Variance – ZHE (Form ZHE) | |

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<tr>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
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<tr>
<th>APPLICATION INFORMATION</th>
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<tbody>
<tr>
<td>Applicant: Marie Coleman</td>
<td>Phone: 505 550 6702</td>
</tr>
<tr>
<td>Address: 2111 Church St NW</td>
<td>Email: <a href="mailto:churchstreetcafe@icloud.com">churchstreetcafe@icloud.com</a></td>
</tr>
<tr>
<td>City: Albuquerque</td>
<td>State: NM Zip: 87104</td>
</tr>
<tr>
<td>Professional/Agent (if any): Owen Kramme</td>
<td>Phone: 505-510-4600</td>
</tr>
<tr>
<td>Address: 209 Gold Avenue SW</td>
<td>Email: <a href="mailto:owenk@formativarchitecture.com">owenk@formativarchitecture.com</a></td>
</tr>
<tr>
<td>City: Albuquerque</td>
<td>State: NM Zip: 87102</td>
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<td>Proprietary Interest in Site: Architect</td>
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<tr>
<th>BRIEF DESCRIPTION OF REQUEST</th>
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<td>The property has three existing individual structure. The front unit has already been renovated and serves as a visitor center for old town. The owner would like to renovate the back two unit and provide an attached 350SF shell space with 2 new restrooms.</td>
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<tr>
<th>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</th>
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<tbody>
<tr>
<td>Lot or Tract No.: 232A/OLD TOWN PARK</td>
<td>Block: 42 Unit: NA</td>
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<tr>
<td>Subdivision/Addition: MRGCD MAP 38</td>
<td>MRGCD Map No.: 00</td>
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<tr>
<td>Zone Atlas Page(s): J13</td>
<td>Existing Zoning: MX-1</td>
</tr>
<tr>
<td>UPC Code: 10130581324012186</td>
<td>Proposed Zoning: MX-1</td>
</tr>
<tr>
<td># of Existing Lots: 1</td>
<td># of Proposed Lots: 1</td>
</tr>
<tr>
<td>Total Area of Site (acres): 0.162</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION OF PROPERTY BY STREETS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address/Street: 522 Romero St NW</td>
<td>Between: Charlevoix St and: Mountain Rd</td>
</tr>
<tr>
<td>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date: 12/1/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name: Owen Kramme</td>
<td>☑ Applicant or ☑ Agent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FOR OFFICIAL USE ONLY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Numbers</td>
<td>Action</td>
</tr>
<tr>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Meeting/Hearing Date:</td>
<td>Fee Total:</td>
</tr>
<tr>
<td>Staff Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>
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.

<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>☐ Demolition</td>
<td>☐ Downtown Area</td>
</tr>
<tr>
<td>☒ New Construction</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td>☒ City Landmark Designation</td>
<td>☐ Downtown Neighborhood Area – CPO-3</td>
</tr>
<tr>
<td>☒ City Overlay Designation</td>
<td>☐ Fourth Ward – HPO-3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number and Classification of Structures on Property</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Hunning Highland – HPO-4</td>
<td>☐ East Downtown – CPO-4</td>
</tr>
<tr>
<td>☒ Old Town – HPO-5</td>
<td>☐ Nob Hill/Highland – CPO-8</td>
</tr>
<tr>
<td>☒ Silver Hill – HPO-6</td>
<td>☐ City Landmark</td>
</tr>
</tbody>
</table>

| Noncontributing Structures: 1                  | Residential Property? ☐ Yes ☒ 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)
  - 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**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - 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]  **Date:** 12/06/2021  **Printed Name:** Owen Kramme  **☑ Applicant or ☒ Agent**

**FOR OFFICIAL USE ONLY**

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

<table>
<thead>
<tr>
<th>Staff Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>
08/12/21

To whom it may concern,

My name is Marie Coleman and I own 522 Romero Street NW Albuquerque, NM 87104.

I hereby authorize Neil Werbelow of Formative Architecture to file any and all paperwork on my behalf relating to the permitting process for any renovation or new construction projects at the address of 522 Romero Street NW Albuquerque, NM 87104

Thank you for your interest in the project. Any questions regarding the validity of this letter can be directed to me at marie@churchstreetcafe.com or call/text to my cell phone (505) 550-6702

Sincerely,

Marie Coleman

Church Street Cafe

Sincerely,

[Signature]

Marie Coleman
Owner
REFERENCE: 522 Romero Street Shell Addition

To Whom it May Concern,

The scope of work proposed for the property (located at 522 Romero Street NW) includes construction of a new 350 square foot attached 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. New windows and doors will match the aesthetic of the existing buildings. The roof will be a pitched metal roof.

New stucco finishes and paint trim colors will be applied to the two existing structures and will complement the existing Visitor Center on site.

Let our office know if you have any questions.

Sincerely,
FORMATIVE Architecture

Owen Kramme, AIA
Principal / Architect

1st December 2021
The following checked items indicate the minimum information that will be required for review of your application. You must submit all information indicated by the Planner.

1 copy for an Administrative Decision

Site Plan:

- X Drawing scaled 1”=10’ for 1 or 2 lots, 1”=20’ for 3 or more lots. Features must be precisely located and dimensioned. The site plan must indicate ALL the following:
  1. Existing and proposed structures on the subject property
  2. Existing structures on adjacent properties if within 10'-0" of the property line for residential projects or within 25'-0" of the property line for nonresidential projects
  3. Walls and fences -- location, height, material and design
  4. Property lines
  5. Parking requirements for non-residential projects
  6. Public and private easements
  7. Public and private streets and alleys -- correct names and dimensions
  8. Graphic scale and dimensions of elements on the site plan
  9. North arrow

Landscape Plan: Site includes 3 lots or more, OR the project is in Old Town or Old Town Buffer Zone.

- Landscape Plan scaled 1” =10’ for 1-2 lots or 1” =20’ for 3 or more lots. It should include ALL existing and proposed hard surfaces, gravel or rock surfaces, shrubbery, trees, planting beds, grass areas, ground cover.

Building drawings:

- X Floor plans - existing and proposed, to indicate all existing and proposed door and window openings on floor plans
- X Building or structure elevations - existing and proposed, to indicate materials, heights and the locations of all new and existing windows, door openings and significant architectural elements. Must be dimensioned.

- X Infill projects: submittal must include:
  for multi-unit or single-unit residential projects on 1 or 2 lots, a street elevation which includes adjacent lots and building elevations on either side.

- X Door and window summary: including materials, sizes and style

- X Project is in Old Town or Buffer Zone: Indicate all signs: locations, heights, dimensions, and colors.

Detail Drawings:

- Wall Sections
- Window detail
- Door details
- Fencing
- Other details specified here

Other supporting documentation:

- X Pictures of existing buildings, structures and site conditions
- Financial documents
- Reports from other local, state and/or federal agencies
- Other documentation as specified :

By: ___ Leslie Naji ________________________ LC Planner
NOTE: NEW STUCCO TO BE PROVIDED ON ALL RENOVATED BUILDINGS AND NEW CONSTRUCTION.
STUCCO COLOR: ROMER #14
ACCENT COLORS: BASQUE GREEN 6426
FIREWOOD 6288
ALL COLORS TO BE CHOSEN PER COA STANDARDS

VACANT SHELL

EXISTING WALL TO REMAIN

NEW WOOD WINDOW TO MATCH EXISTING

EXISTING STUCCO WALL AND COLOR TO REMAIN

EXISTING OPENING. INFILL WITH NEW WOOD WINDOW TO MATCH EXISTING

EXISTING DOOR TO BE REFINISHED AND PAINTED

EXISTING WINDOW TO BE REFINISHED AND PAINTED

NOTES:

NEW STUCCO TO BE PROVIDED ON ALL RENOVATED BUILDINGS AND NEW CONSTRUCTION.

STUCCO COLOR: ROMER #14

ACCENT COLORS: BASQUE GREEN 6426

FIREWOOD 6288

ALL COLORS TO BE CHOSEN PER COA STANDARDS

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

NEW DOOR

1/8" = 1'-0"
NOTE: ALL WINDOW TRIM, DOORS, AWNING AND MISCELLANEOUS ITEMS TO RECEIVE NEW PAINT. SEE EXTERIOR RENDERINGS FOR COLORS.

EXISTING WINDOW TO BE REFINISHED AND PAINTED

EXISTING DOOR TO BE REFINISHED AND PAINTED

EXISTING WINDOW TO BE REFINISHED AND PAINTED

EXISTING DOOR TO BE REFINISHED AND PAINTED

EXISTING CANOPIES WILL BE REPLICATED OVER NEW DOOR TO THE RESTROOM ADDITION

NEW CANOPY TO MATCH EXISTING

NEW ADDITION

EXISTING WALL AND GATE

EXISTING WALL AND GATE

EXISTING WALL AND GATE

EXISTING WALL AND GATE

EXISTING METAL ROOF TO MATCH PHOTO BELOW

NEW METAL ROOF TO MATCH EXISTING

REPLACE EXISTING METAL ROOF WITH NEW METAL ROOF TO MATCH PHOTO BELOW

NEW STUCCO FINISH

NEW STUCCO FINISH

NEW STUCCO FINISH

NEW STUCCO FINISH

REPLACE EXISTING METAL ROOF WITH NEW METAL ROOF TO MATCH PHOTO BELOW

NEW PARAPET METAL FLASHING

NEW PARAPET METAL FLASHING

NEW PARAPET METAL FLASHING

NEW PARAPET METAL FLASHING

EXISTING WINDOW TO BE REFINISHED AND PAINTED

EXISTING OPENING INFILL WITH NEW WOOD WINDOW TO MATCH EXISTING

NEW METAL ROOF TO MATCH EXISTING

NEW METAL ROOF TO MATCH EXISTING

NEW METAL ROOF TO MATCH EXISTING

NEW METAL ROOF TO MATCH EXISTING

EXISTING OPENING INFILL WITH NEW WOOD WINDOW TO MATCH EXISTING
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:

<table>
<thead>
<tr>
<th>Application Type: Historic Certificate of Appropriateness - Major</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision-making Body: D</td>
</tr>
<tr>
<td>Pre-Application meeting required: X Yes □ No</td>
</tr>
<tr>
<td>Neighborhood meeting required: X Yes □ No</td>
</tr>
<tr>
<td>Mailed Notice required: X Yes □ No</td>
</tr>
<tr>
<td>Electronic Mail required: X Yes □ No</td>
</tr>
<tr>
<td>Is this a Site Plan Application: □ Yes X No Note: if yes, see second page</td>
</tr>
</tbody>
</table>

PART II – DETAILS OF REQUEST
Address of property listed in application: 522 Romero St NW, Albuquerque, NM 87104
Name of property owner: Marie Coleman
Name of applicant: Owen Kramme
Date, time, and place of public meeting or hearing, if applicable: NA
Address, phone number, or website for additional information: 575-510-4600

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
X Zone Atlas page indicating subject property.
X 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 14-16-6-4(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)    _______________________ (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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Location of proposed buildings and landscape areas.</td>
</tr>
<tr>
<td>b.</td>
<td>Access and circulation for vehicles and pedestrians.</td>
</tr>
<tr>
<td>c.</td>
<td>Maximum height of any proposed structures, with building elevations.</td>
</tr>
<tr>
<td>d.</td>
<td>For residential development: Maximum number of proposed dwelling units.</td>
</tr>
<tr>
<td>e.</td>
<td>For non-residential development:</td>
</tr>
<tr>
<td></td>
<td>Total gross floor area of proposed project.</td>
</tr>
<tr>
<td></td>
<td>Gross floor area for each proposed use.</td>
</tr>
</tbody>
</table>
Good Morning,

We would like to give notice of a small project located at 522 Romero Street NW. The project scope is a new 350sf shell addition for a potential future tenant that includes two new restrooms. The new addition will be connected to one of the existing three buildings on-site. While the western most building has already been renovated, the two other existing buildings will be renovated with new stucco finish and trim colors.

Attached document includes:

1. All required forms
2. PDF that includes the following:
   - Site Plan: Shows proposed location of the new restroom on the site. Existing buildings (GREY)
   - Image of the existing building
   - Image of the proposed restroom and new stucco finishes: The overall height will be slightly less than the existing buildings.

Please let us know if there are any question or concerns.

Regards,
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*: 12.7.21

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* 522 Romero NW
   Location Description

2. Property Owner* Marie Coleman

3. Agent/Applicant* [if applicable] Formative Architecture

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
   X Other: Certificate of Appropriateness Major

Summary of project/request1*:
Addition to historic building

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   X Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12, 2022, 3:00 PM
Location*: via Zoom https://cabq.zoom.us/j/2269592859

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 J13

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*:
   Conditional use for coffee roastery/distillery

______________________________________________________________________________

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.

X e. For non-residential development*:
   ☐ Total gross floor area of proposed project.
   X ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map:

1. Area of Property [typically in acres] ________________________________________________
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] vacant _____________________________________________

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

---

5 Available here: https://tinyurl.com/idozoningmap
GUTIERREZ JANE H TRUSTEE
GUTIERREZ TRUST
2205 VIA GRANADA PL NW
ALBUQUERQUE NM 87104-5502

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

JOES PROPERTIES LLC
311 CHURCH ST NW
ALBUQUERQUE NM 87104-0000

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

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

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

JOES PROPERTIES LLC
311 CHURCH ST NW
ALBUQUERQUE NM 87104-0000

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

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

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

RAMOS SYLVIA M MD
2110 CHARLEVOIX ST NW
ALBUQUERQUE NM 87104

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

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

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

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

RAMOS SYLVIA M MD
2110 CHARLEVOIX ST NW
ALBUQUERQUE NM 87104

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

MATTHEWS M LEONE TRUSTEE
MATTHEWS RVT
176 ANGUS LN
CORRALES NM 87048-9100
Hi Leslie,

Letters went out the door. Thanks for your help
NEW STUCCO FINISH

NOTE: ALL WINDOW TRIM, DOORS, AWNINGS AND MISCELLANEOUS ITEMS TO RECEIVE NEW PAINT. SEE EXTERIOR RENDERINGS FOR COLORS.

EXISTING WINDOW
EXISTING DOOR
EXISTING WINDOW

EXISTING CANOPIES WILL BE REPLICATED OVER NEW DOOR TO THE RESTROOM adding

NEW CANOPY TO MATCH EXISTING

NEW METAL ROOF TO MATCH EXISTING

EXISTING ROOF TO MATCH PHOTO BELOW
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 12, 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.

_________________________________________  12/27/2021
Neil Werbelow (Applicant or Agent) (Date)

I issued 2 signs for this application, 12/13/2021, Silvia Bolivar (Staff Member)

(Date)  

PROJECT NUMBER: SI-2021-02070/PR-2021-006322

Rev. 1/11/05
Date: January 4, 2022  
To: Landmarks and Urban Conservation Commission  
Re: Certificate of Appropriateness for building addition and renovation  
522 Romero Street NW, Old Town Albuquerque, NM 87104  
From: Sylvia Ramos  
PO Box 7398, Albuquerque, NM 87194

Dear members of the Landmarks Commission,

I own and reside at 2110 Charlevoix Street NW in Old Town. The integrity of this small community as a historic village where residents and businesses thrive is important to me. That is why I support planning department and zoning ordinances that aim at preserving the character of this tiny, yet culturally and economically vital, place.

I support the planned building addition and renovation of buildings at 522 Romero Street NW. The work will revitalize that entrance into Old Town in a manner consistent with the rules for this Historic Overlay zone.

I have questions about the site development plan diagrams submitted. A101 shows the completed new building attached to the existing one at the northeast corner of the plot. It shows the two ADA compliant bathrooms stated in Mr. Werbelow’s letter. And it shows a kitchen, and two seating areas in the renovated building attached to it. However, Ms. Coleman has already applied for conditional use of the buildings for alcohol distillation and coffee roasting. This kind of industry would require a different lay-out for the inside of the buildings. (I will note here that I already expressed my opposition to these proposed industries in Old Town at the Zoning Examiner’s hearing.)

Diagram A201 shows the two buildings to be renovated. However, the one at the northeast corner is shown as it would be if the new building were not attached to it. There is a building shown just below the existing ones. It has a walk-up window. Is this a drawing of the new building? If so, where would the walk-up window be? And what would it be for?

Or is this a drawing of the existing building on the southeast corner of the lot, previously planned as an ice cream shop with a walk-up window? If so, a walk-up window fronting on Charlevoix Street would put pedestrians standing on the street to get their ice cream at risk. And, if picking up their ice cream from their cars, would add to the traffic congestion already here, and possibly block vehicular traffic. For those reasons, I would oppose such a window.

Thank you.