### Summary of Analysis

The application for a Certificate of Appropriateness is for Alterations to the front porch area at the western façade of a building in the Old Town Historic Preservation Overlay Zone as well as for signage that had been painted several months ago. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. The building has been much altered, including an addition made with approval of this Commission in January 2019.

Since that addition, a new roof has been put on the portal, an additional roofed structure has been added in front of that and two oversized painted wall signs have been placed on the north and west building faces. As these were installed without requesting a certificate of appropriateness, they are now coming before the Landmarks Commission.

This request was 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 the criteria.
SUMMARY OF REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Certificate of Appropriateness for Alterations and Additions</th>
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<tbody>
<tr>
<td>Historic Location</td>
<td>Old Town Historic Preservation Overlay Zone</td>
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</tbody>
</table>

I AREA HISTORY AND CHARACTER

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

<table>
<thead>
<tr>
<th>General Area</th>
<th>New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990’s.</th>
<th>Contributing; Neutral; residential &amp; commercial</th>
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<tbody>
<tr>
<td>Site to the North</td>
<td>1 Pueblo Revival</td>
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<tr>
<td>Site to the South</td>
<td>1 New Mexico Vernacular</td>
<td>Contributing</td>
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<td>Sites to the East</td>
<td>- Vacant</td>
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<tr>
<td>Site to the West</td>
<td>- (Romero St &amp; Rio Grande Blvd)</td>
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II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness is for alterations to the front porch area at the western façade of a building in the Old Town Historic Preservation Overlay Zone as well as for signage that had been painted several months ago. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west. The building has been much altered, including an addition made with approval of this Commission in January 2019.

Since that addition, a new roof has been put on the portal, an additional roofed structure has been added in front of that and two oversized painted wall signs have been placed on the north and west building faces. As these were installed without requesting a certificate of appropriateness, they are now coming before the Landmarks Commission.

The added free-standing portal structure was built with a translucent plastic roof which is inappropriate with traditional building materials of Old Town. The current application shows a roof
covering of wood latillas similar to the roof of the adjoining shop. It also calls for a reduction of the signage using the same wall painted sign design. The design itself is not up for review.

Context

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. 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.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in 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. The Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the south-east. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5: Old Town.
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 placement of the porch extension is in front of the original porch/portal. The main objection to the project as currently constructed is the plastic roof. Plans to add latillas to the surface and tying it in to the overhang at the adjoining shop, though an improvement, further detracts from the historic porch detailing. This obscuring of historic character defining features is not in keeping with historic determinations and guidelines.

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.

The proposal will impair or diminish the architectural character, historical value, or archaeological value of the building if not 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 original building was a simple, one story house of stuccoed adobe and its original spatial qualities have been obscured by an existing, bulky second floor addition. Sequential phases of development thus characterize this contributing property and the complementary addition now proposed forms the latest phase and continues the building narrative.

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

No deteriorated architectural features will be removed by the proposed changes.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.
The added front portal detracts from the original porch and changes the character of the original entrance.

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

**Old Town Historic Preservation Overlay Zone Development Guidelines**

Design Guidelines (as amended April, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. 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.

**POLICY – Porches**

Where a porch is a primary character-defining feature of a front facade, 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.

**Guidelines**

1. Retain and preserve porches and related entrances.
   • Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.

   *The existing porch remains intact; however, its detailing is visually obscured by the added covering added between the porch and the sidewalk.*

   • Deteriorated materials should be replaced to match the original in design, dimension and material. Consider a compatible substitute material only if using the original material is not feasible.

   *The replacement roof on the porch is of new material but suitable.*

   • If replacement of an entire porch or entrance is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.

   *Not Applicable*
• Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.

  *Not Applicable*

  • Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.

  *Not Applicable*

  • Porches were meant to be open exterior spaces. Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate. If a porch is to be enclosed or screened, transparent materials must be used so that the original roof and supporting structures must remain visible and continue to define the enclosure. The new material must be placed behind the supporting structure and have a minimum number of new framing members.

  *Not Applicable*

  • New porches, galleries or balconies are not permitted at street elevations where they did not exist previously or where they are historically inappropriate.

  *The new porch is added to the front of the existing porch. This placement is inappropriate.*

  • The LC does not permit new porches, galleries or balconies that destroy or conceal important architectural features or details.

  *The new porch obstructs the view of the original wood columns and corbels which are intrinsic to the character of the original structure. It also uses metal columns and a plastic roof with a wood latillas cover. Although the latillas have been added to bring the structure in to compliance, it blocks original ornamentation and is not appropriate.*

  • Decks are not permitted that are visible from the public right-of-way.

  *Not Applicable*

2. Retain and preserve functional and decorative details, such as porch columns, balustrades, brackets, steps, piers, rails, ceilings, floors, entrance sidelights, transoms, pilasters and pediments.

  *Decorative details are preserved but are blocked from view with the constructed new porch. The new porch should be removed to maintain historic character of the building.*
POLICY – Signage

Harshly illuminated, oversized and poorly located signage is inappropriate to the historic context of Old Town. Visually intrusive signage of this kind introduces a starkly modern, urban ambience which diminishes the locally distinctive qualities of the area.

Guidelines

1. 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.

   The property at 524 Romero St contains two establishments. The shop on the south end has one sign. The establishment at the north, The Tap Room, has two wall signs and two window signs. This is within the parameters of the applicable IDO regulations.

2. 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.

   The Tap Room has two wall signs painted directly on the building surface. The current signage is greatly in excess of the 20 square feet permissible. The application calls for a reduction in the size of the signs to 20 square feet each which is permissible under the IDO. The large size is permitted since the establishment is located on roads that are a minor arterial and a minor collector, Rio Grande Blvd and Mountain Rd.(Attachment A)

   There are two small neon window signs. The total area of both signs is within the permitted two square feet. They neither flash or blink. (Attachment B)

3. Wall Sign- Definition
   A sign flush to the exterior surface of a building, applied directly on the building or a signboard attached flush to the building, projecting no more than 18 inches from the building surface and not projecting above the roof. However, light sources aimed at the wall sign may extend farther. A sign on a freestanding roofed structure, such as a canopy for a vehicle fueling station, outdoor storage or display, or drive-up facility, is also considered a wall sign.

   The painted signs meet the definition of Wall Signs.

Neighborhood Notification
The applicant notified the Historic Old Town Property Owners Association and neighboring properties within 100 ft., excluding public rights of way. The requisite signs were posted at the property giving notification of this application. Comment received has not been in favor of the current status of the property.

Conclusions

As discussed in the analysis above and subject to minor design amendment, the project complies with the applicable guidelines for the Old Town Historic Preservation 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 recommended conditions of approval.
FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration and signage - Case SI-2021-02069 / Project # PR-2021-006321, (January 12, 2022)

1. This application is a request for a Certificate of Appropriateness for alteration and signage to a building, located at 524 Romero St NW, described as Lot 232B, Block 0000, a property in the Old Town Historic Preservation Overlay Zone, zoned MX-T.

2. The subject site is approximately 0.1 acres.

3. Alterations to the building have been made without a certificate of appropriateness. The Pueblo Revival style building was constructed c.1940 and it was originally a simple, one story house of stuccoed adobe, with plain parapets and a portal to the west.

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic 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.

5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B)(1) states that a Certificate of Appropriateness shall be approved if “The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”.

6. The metal and plastic porch structure added in front of the historic porch, is not in keeping with the historic character of the building or Old Town. The proposed addition of latillas attempts to mask that inappropriateness but in so doing, further obscures the historic detailing of the building.

7. The proposed reduction in signage, as further amended, brings it into compliance with IDO signage regulations for Old Town HPO-5.

8. 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 of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”. The architectural character, historical value of the Old Town Historic Preservation Overlay Zone will not be significantly impaired or diminished, once signage is brought in to compliance and the front structure is removed.
RECOMMENDATION

Case SI-2021-02069 / Project # PR-2021-006321, January 12, 2022

APPROVAL subject to conditions, of Case SI-2021-02069 / Project # PR-2021-006321, an application for a Certificate of Appropriateness for alteration and signage, located at 524 Romero St NW, described as Lot 232B, Block 0000, a contributing building in the Old Town Historic Preservation Overlay Zone, based on the above eight (8) findings and subject to the following conditions.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

2. Approval is contingent upon the following design amendments:

   a) Removal of front metal, plastic, and latillas structure

   b) Wall sign dimensions:
      west side: 6’- 0” X 3’- 4”
      north side: 6’-8” X 3’-3”

______________________________
Leslie Naji, Historic Preservation Planner
Urban Design and Development Division
ATTACHMENTS
ATTACHMENT A

EXISTING SIGNAGE

REVISED SIGNAGE SIZES
DIMENSIONED FRONT SIGN

DIMENSIONED SIDE SIGN
ATTACHMENT B

NEON SIGN SIZES

NORTH FACING WINDOW
ON MOUNTAIN RD.
APPLICATION MATERIALS
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
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<tr>
<td>☑ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☑ Wireless Telecommunications Facility Waiver (Form W2)</td>
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<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
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<tr>
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<td>☑ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<td>☐ Master Development Plan (Form P1)</td>
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<td>☐ Alternative Signage Plan (Form P3)</td>
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<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Site Plan – DRB (Form P2)</td>
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<td>☐ Site Plan – DRB (Form P2)</td>
<td>☐ Amendment of Zoning Map – EPC (Form Z)</td>
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<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
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<td>☑ Subdivision of Land – Minor (Form S2)</td>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
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<td>☐ Subdivision of Land – Major (Form S1)</td>
<td>☐ Variance – DRB (Form V)</td>
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<td>☐ Vacuation of Easement or Right-of-way (Form V)</td>
<td>☐ Variance – ZHE (Form ZHE)</td>
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<td>☐ Variance – ZHE (Form ZHE)</td>
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<td>☐ Demolition Outside of HPO (Form L)</td>
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</tbody>
</table>

**APPLICATION INFORMATION**

Applicant: Brian Langwell  
Address: 524 Romero  
City: Albuquerque  
State: NM  
Zip: 87104  
Phone: 505-363-4858  
Email: brian@leftturninc.com

Professional/Agent (if any):  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:  

Proprietary Interest in Site: Tenant  
List all owners: William and Robert Simon

**BRIEF DESCRIPTION OF REQUEST**

Porch roof, signage

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

Lot or Tract No.: 232B  
Block: 0000  
Unit:  
Subdivision/Addition: Old Town  
MRGCD Map No.: 38  
UPC Code: 101305813340621807  
Zone Atlas Page(s): J13  
Existing Zoning: MX-T  
Proposed Zoning:  
# of Existing Lots: 1  
# of Proposed Lots:  
Total Area of Site (acres): 0.12

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 524 Romero  
Between: Mountain and: Charlevoix

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

PR-2018-001880 / PR2019-001880

**FOR OFFICIAL USE ONLY**

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<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
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Meeting/Hearing Date:  
Fees Total:  
Staff Signature:  
Date:  
Project #:
Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

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<th>Type of Request</th>
<th>Historic Zone or Designation</th>
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<tr>
<td>☐ Alteration</td>
<td>☐ Sign (see note below)</td>
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<td>☐ Demolition</td>
<td>☐ East Downtown – HPO-1</td>
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<tr>
<td>☑ New Construction</td>
<td>☐ City Landmark Designation</td>
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<td>☐ Demolition</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
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<td>☐ Downtown Neighborhood Area – CPO-3</td>
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<td>☐ Fourth Ward – HPO-3</td>
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<tr>
<th>Number and Classification of Structures on Property</th>
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<td>☐ Hunning Highland – HPO-4</td>
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<tr>
<td>☐ East Downtown – CPO-4</td>
</tr>
<tr>
<td>☐ Old Town – HPO-5</td>
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<tr>
<td>☐ Nob Hill/Highland – CPO-8</td>
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<td>☐ Silver Hill – HPO-6</td>
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<td>☐ City Landmark</td>
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<tr>
<th>Noncontributing Structures:</th>
<th>Residential Property?</th>
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<tbody>
<tr>
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<td>☐ Silver Hill – HPO-6</td>
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<td>☐ City Landmark</td>
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Unclassified Structures:

<table>
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</thead>
<tbody>
<tr>
<td>☐ Yes</td>
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<tr>
<td>☐ No</td>
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</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? no if yes, indicate language:

☐ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ Letter of authorization from the property owner if application is submitted by an agent

☐ Required notices with content per IDO Section 14-16-6-4(K)(6)

☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

☐ Proof of emailed notice to affected Neighborhood Association representatives

☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ Sign Posting Agreement

☐ DEMOLITION OUTSIDE OF HPO Requires Public Hearing

☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☐ HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

☐ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)

☐ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☐ HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

☐ Proposed Design Standards and Guidelines

☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

☐ ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Brian Langwell
Printed Name: Brian Langwell
Date: 12/02/2021

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<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
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Staff Signature:
Date: 12/02/2021

Effective 5/17/18
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.

(Applicant or Agent)  

12/14/21  
(Date)

I issued 2 signs for this application,  

12/13/2021, Silvia Bolivar  
(Date) (Staff Member)

PROJECT NUMBER: SI-2021-02069/PR-2021-006321

Rev. 1/11/05
NOTIFICATIONS
**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:** 524 Romero St. NW, Albuquerque NM 87104
- **Name of property owner:** Robert Simon
- **Name of applicant:** Brian Langwell
- **Date, time, and place of public meeting or hearing, if applicable:**

**Address, phone number, or website for additional information:**


**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 14-16-6-4(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.
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.
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*: 12/02/2021

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* 524 Romero St. NW, Albuquerque NM 87104
   Location Description _____________________________________________________________
2. Property Owner* Robert Simon
3. Agent/Applicant* [if applicable] Brian Langwell
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
   □ Painted Signage and add Lattilas to cover front Porch.

Summary of project/request2*: Painted Signage and add Lattilas to cover front Porch.

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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.
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*: January 12, 2022   3:00pm

Location*: [https://cabq.zoom.us/j/2269592859](https://cabq.zoom.us/j/2269592859)

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

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

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

______________________________________________________________________________

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

1. Zone Atlas Page(s)* 5 ________________________

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*:
Certificate of Appropriateness

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

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. **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)*
2. IDO Zone District
3. Overlay Zone(s) *(if applicable)*
4. Center or Corridor Area *(if applicable)*

**Current Land Use(s) [vacant, if none]*

**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 hearing 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/](https://ido.abc-zone.com/)

IDO Interactive Map

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**Cc:** [Other Neighborhood Associations, if any]
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 Address</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sawmill Area NA</td>
<td>Jaime</td>
<td>Leanos</td>
<td><a href="mailto:jaime.leanos@gmail.com">jaime.leanos@gmail.com</a></td>
<td>1427 15th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>5054635396</td>
</tr>
<tr>
<td>Sawmill Area NA</td>
<td>Dina</td>
<td>Afek</td>
<td><a href="mailto:dina.afek@gmail.com">dina.afek@gmail.com</a></td>
<td>1503 Summer Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>5204041988</td>
</tr>
<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>
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<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Jennie</td>
<td>Crews</td>
<td><a href="mailto:jennie.crews@gmail.com">jennie.crews@gmail.com</a></td>
<td>6501 Caballero Parkway NW</td>
<td>Los Ranchos</td>
<td>NM</td>
<td>87107</td>
<td>5053451936</td>
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<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>5059800964</td>
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<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 Alesya Lane NW</td>
<td>Albuquerque</td>
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**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.
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
brian langwell
Telephone Number
5053634858
Email Address
brian@leftturndistilling.com
Company Name
Left Turn Distilling
Company Address
2924 Girard Blvd NE
City
Albuquerque
State
NM
ZIP
87107
Legal description of the subject site for this project:

Physical address of subject site:
524 Romero
Subject site cross streets:
Mountain and Rio Grande
Other subject site identifiers:
This site is located on the following zone atlas page:
J-13-z
December 7, 2021

City Of Albuquerque
600 2nd St NW
Albuquerque , NM 87102

To: Landmarks Commission

Brian Langwell representing Left Turn Inc. is seeking a Historic Certificate of Appropriateness at 524 Romero St NW in Old Town Albuquerque Nm 87104. The Property Owner is the William Simon- Robert Simon Trust and the Agent for this Certificate is Brian Langwell.

This Request is to install a cover to the front patio on to the existing iron fence to be made from historically appropriate Latillas.
This cover is not attached to the building but is a freestanding structure.

This request is also to allow Signage to be painted on the exterior walls as indicated in the attached photos.

The Signage plan and placement complies with IDO section 14.6.3.5 and Old Town HPO 5 which was amended by file # O-15-52 enactment # O-2019-023 effective 10/2-2019.

Our Goal with the modifications listed above is to beautify the property and make it more welcoming to customers while providing valuable business information while not impacting the character of the area.

This usage will not create adverse impacts on the land or adjacent properties or surrounding neighborhoods and communities. And will not create an adverse impact on traffic or parking congestion in the area and will not negatively affect pedestrian or transit connectivity.

We would like to ask that you please pass this Historic Certificate Request application due to the reasons provided .

Sincerely;

Brian Langwell
brian@leftturninc.com
505-363-4858

Follow our progress by liking us on facebook !!!
Here is the email I sent to the neighborhood assn. I cc’d you but is said it was too big..

Attached please find meeting notice and pictures of our project at 524 Romero NW.

Brian Langwell
President
Left Turn Inc.
2924 Girard Blvd NE
Albuquerque, NM 87107
505-363-4858

Locations:
Main Taproom 2924 Girard Blvd NE, Albuquerque 87107 ph 505-588-0508
The Taproom @ Old Town 524 Romero St NW, Albuquerque 87104 ph 505-508-4272
Gate City Craft Bar 244 South First St, Raton NM 87740 ph 575-245-7877
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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.

As you know, over the past year there have been numerous violations of rules that have kept Old Town a dignified tourist attraction rather than a Disneyesque fairytale land for many years. Among these are: inappropriate signs; rampant outdoor displays of merchandise, some on sidewalk tables and racks; structural changes to buildings; crowding of sidewalks with goods for sale that force passers-by to walk on our narrow streets, which have become crowded with increased vehicular traffic; murals on outside walls, and more.

The signs that have been painted on three walls of the property at 524 and 524 ½ Romero Street far exceed the size allowed by the rules. In addition, the red and yellow ones are garish. The latilla covering that is in place does not appear to be wood. Rather, it looks like plastic or plexiglass. I believe neither the porch covering extension nor the materials utilized to alter the historic character of a building in this Historic Overlay zone are allowed. Furthermore, all these changes detract from the appearance of those buildings and of Old Town.

Therefore, I oppose approving this request for a Certificate of Appropriateness for these unapproved but already in place changes at the property in question.

Thank you.