On January 12, 2022 the Landmarks Commission voted to Approve Project # PR-2021-006321, SI-2021-02069, based on the following findings and conditions.

Findings for Approval:

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”.

Project # PR-2021-006321
SI-2021-02069
Application for Certificate of Appropriateness

Brian Langwell, requests approval of a Certificate of Appropriateness for Alteration at 524 Romero St. NW, described as Lot 232B in the Old Town Historic Protection Overlay Zone. (HPO-5)
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.

Conditions of Approval Recommended

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”

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.
The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON JANUARY 12, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON JANUARY 27, 2022.

Sincerely,

[Signature]

Leslie Naji
Planner, Landmarks Commission