Landmarks Commission

Agenda Item: 6
Case # SI-2021-01458
Project # PR-2019-002225
January 12, 2022

Supplemental Staff Report

Applicant	CABQ Planning Dept.
Request	Approval of Revised Design Standards & Guidelines for Old Town HPO-5
Address/Location	Old Town Historic Preservation Overlay Zone. HPO-5
Size	All properties within HPO-5 boundaries
Zoning	MX-T, MX-M, NR-PO-A, MX-L, R-MH, R-ML, PD.
Historic Location	Old Town Historic Preservation Overlay Zone / Historic City site

Staff Recommendation

APPROVAL of Case # SI-2021-01458, Project # PR-2019-002225, a request for approval of proposed design standards and guidelines for the Old Town HPO-5, based on the Findings beginning on page 21.

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Senior Planner

Summary of Analysis

The application was first reviewed by the LC on October 8, 2021 when it was deferred to allow additional consideration and incorporation of recommended changes.

These guidelines have been reviewed against the IDO Subsection 14-16-6-6(E)(3) Review and Decision Criteria for Historic Design Standards and Guidelines.

The proposed guidelines are largely consistent with the criteria and staff recommends approval.

SUMMARY OF REQUEST

Request	*Review and approval of revised Design Standards and Guidelines for Old Town HPO-5*
Historic Location	*Old Town Historic Preservation Overlay Zone*

I AREA HISTORY AND CHARACTER

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

	# of Stories	***Roof Configuration, Architectural Style and Approximate Age of Construction***	***Historic Classification & Land Use***
General Area	1 - 2	New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990's.	Contributing; Neutral; Residential & commercial

II INTRODUCTION

Proposal

This report is supplemental to the report dated October 8, 2021 and is intended to be read in conjunction with that report. This report contains only new information and analysis.

III REVISIONS TO OLD TOWN DESIGN GUIDELINES AND STANDARDS

Guidelines

1. Retain and preserve exterior wall materials and details.

• It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials. Synthetic materials such as stucco, panelised brick, Masonite, vinyl, aluminum or other composite siding materials should not be applied as a covering over, or in place of, historic masonry materials or over any significant architectural feature.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

4. Synthetic siding may be appropriate if:

   • The substitute materials are installed on a new addition
   • The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

5. The LC does not permit painting previously unpainted historic brick or stone because the paint can: damage the historic masonry; alter the visual characteristic of the building and obscure the craftmanship of the masonry, including colors, texture, masonry, and joint patterns; and paint on masonry is not easily removed. Under special circumstances painting will be allowed and a Certificate of Appropriateness required if:

   • A building was first painted prior to the establishment of the Historic Preservation Overlay Zone.
   • An instance where a building has poorly matched additions or repair work and the painting is designed to unify the disparate parts of the building.

6. When a stuccoed building is to be re-stuccoed, the original textures, if known, are recommended. The final appearance should duplicate the existing as closely as possible in strength, composition, color, and texture.

7. Stucco colors shall be brown, tan, natural local earth tones, but not to include chocolate brown or white.

8. Exterior paint colors should be of a color pallet used at the period of significance for the district. This applies to new construction as well as all existing buildings. (See attachment A)

9. Exterior wall murals are not appropriate for the Old Town District.

10. Adobe deterioration and any resulting structural damage should be repaired, followed by careful restoration of the adobe building.

    • Careful attention should be given to replace, repair, and/or reproduce all damaged materials with traditional or original materials.
    • In patching and replacing adobe brick. every reasonable effort should be made to find clay with a texture and color similar to the original fabric.
    • In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or Portland cement mortar.
    • When adobe coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.
    • When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.

- While cement stucco is suitable for fired adobe bricks, it should not be used on (typically older) unfired adobe.

11. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance. The bricks and mortar used should be the same size, color, texture, appearance, profile and hardness as the adjacent bricks. It is recommended that repointing projects be limited to areas of deterioration rather than an entire wall or building.

12. Because of the potential damage to surfaces, cleaning should be completed only when absolutely necessary using the gentlest means possible. If masonry requires cleaning, the gentlest possible method shall be used to it. Sandblasting is not appropriate as it is likely to cause damage to the masonry.

POLICY - Foundations

Where the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

Guidelines

1. Retain and preserve original foundations.

- To prevent weakening of the structural system, it is not appropriate to remove or alter the original foundation.
- It is not appropriate to enclose or infill between original pier foundations with any material that would not have been used historically. If solid infill is necessary, it should be recessed at least four (4) inches from the front of the pier, have a smooth finish and be painted a dark color to diminish its visual impact.
- Consider lattice panels as infill between piers. Wood lattice should not touch the ground. Vinyl or composite lattice may be considered as alternatives.

2. Protect and maintain original foundations.

- Vines and plant materials should not be allowed to grow on foundation walls since plants tend to retain moisture and keep the wall from properly drying.
- Soil or pavement next to a foundation should slope away from the wall.
- Gutters and downspouts should carry water away from the foundation.
- Masonry foundation systems should be inspected, cleaned and re-pointed as needed according to masonry guidelines.

3. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.

- Repair deteriorated materials in kind, matching the original in scale, configuration, detail and material.

POLICY - Roofs

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

Guidelines

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. Approval for the demolition of unstable or damaged chimneys located behind the roof peak and not visible from the street may be granted in some cases.
- Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is unavoidable, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles may be an acceptable replacement for wood shingles in some cases.
- Corrugated metal roofs should be replaced with the same material. Standing seam or V channel metal panels may be used in some instances.

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.

3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost. When installing or reinstalling gutters, property owners should reproduce any special moulding, strap or bracket used to support or attach a gutter to a building.

- Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Design downspouts so that water is diverted away from the building.

4. Skylights and other roof top devices.

- It is not appropriate to introduce new roof features and roof top devices in locations that compromise the architectural integrity of the building.
- Skylights must be flat or flush mounted and discretely located so they are barely visible from the street. Minimize the overall number of skylights. The installation should minimize alteration of the roof structure with the long dimension oriented down the slope.
- Solar panels and accessory components must preserve the roof profile and be discretely located so they are barely visible from the street.(See site Features: Solar Panels for additional guidance.)

POLICY - Porches and Entrances

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.
   - 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.
   - 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.
   - 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.
   - 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.
   - 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.
   - New porches, galleries or balconies are not permitted at street elevations where they did not exist previously or where they are historically inappropriate.
   - The LC does not permit new porches, galleries or balconies that destroy or conceal important architectural features or details.
   - Decks are not permitted that are visible from the public right-of-way.

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.

   - Original decorative elements such as spindle work, latticework, or bead board should not be altered or removed unless accurate restoration requires it.
   - If replacement of a deteriorated detail of an entrance or porch is necessary, replace only the deteriorated detail in kind. New details should match the original in design, material, dimension and historic placement on the building.
   - It is not appropriate to introduce new features or details that do not complement the historic architectural style or may result in creating a false sense of history.

3. Protect and maintain historic materials.

   - Porches and entrances should be inspected regularly for signs of moisture damage, rust, structural damage or settlement and fungal or insect infestation.

- Porches and entrances should be adequately maintained through recognized preservation methods.

4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time, it is recognized that such a location is often the preferred position for an addition.

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 and materials of the new feature 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.

6. New features such as ramps to facilitate accessibility must be of simple design and complementary materials. The new element should be independently structured so that it is entirely reversible and can be removed without harm to historic building fabric.

POLICY - Windows and Doors

Guidelines

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

   - It is not appropriate to enclose, cover or fill in a historic window or door opening.
   - If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
   - New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
   - New openings must never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

   - If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design to fit the original opening and compatible with the historic and architectural character of the building.

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

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. However, if a property owner wishes to pursue historic window replacement, they will be required to demonstrate that the existing windows are beyond repair and replacements are warranted.

- If replacement of a historic window or door feature is unavoidable, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.
- Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions, and be used on both the interior and exterior of the window.
- The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminum cladding may be approved in some cases. Metal window frames may be used when replacing historic steel windows.
- Re-glazing and adding additional layers of glass is acceptable, provided the glazing is within the profile of the original window.

5. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.

   - Protective features should be made of wood (painted or unpainted) or anodized metal. Metal screen, storm or security doors without paint or an anodized finish are not appropriate.

6. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building. They must be sized and placed to fit the window openings they flank.

POLICY - Details and Ornamentation

Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended.

Guidelines

1. Protect and maintain significant stylistic elements.

   - Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

2. If replacement is necessary, design the new element using accurate information about original features.

   - The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.

3. Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.

   • The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

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.

Guidelines

1. Retain and preserve original features and elements.

   • Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.
   • Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

2. Design new additions to be in proportion, but subordinate to, the original building.

   • Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.
   • The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.
   • Additions should not visually overpower the original building.
   • Additions should not exceed 50% of the original building's square footage.
   • Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.
   • Additions should not convert a secondary façade into a primary façade.
   • Roof additions, such as dormers, should be added to rear and secondary facades.

3. Design new additions to be compatible yet discernible from the original building.

   • Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition; consider simplifying details or slightly changing materials.
   • Additions should not reflect historic styles that pre-date the original building.

4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.

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

   • On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to that of the historic 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.

POLICY - New Buildings

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block. The LC recognizes that when new construction is compatible, it has a positive and revitalizing impact on a neighborhood and the city as a whole. Compatible new construction can preserve the neighborhood by enhancing the historic, architectural, and cultural features of a property.

2. Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

3. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:

   • Building materials of traditional dimensions
   • One-story porches
   • Solid to void ratios that are similar to traditional buildings
   • Windows should be recessed and similar in size and style to surrounding historic buildings.

4. Design the front elevation to appear similar in scale to neighboring contributing buildings.

   • On a two-story building there should be a one-story element such as a porch.
   • Building height is limited to 26 feet per the IDO.

5. Infill construction should enhance the pedestrian character of the district.

   • Entrances to new buildings shall be oriented towards the street
   • Maintain patterns of window and door proportions and placement found in the vicinity
   • Maintain the front setback most common on the block
   • The space between adjacent buildings should be the same as the average space between other buildings on the block

- Parking and garages should be located towards the rear of the property.

6. Use building forms that are similar to those of contributing buildings on the block.

7. Use roof forms that are similar to contributing buildings on the block.

   - Flat roofs with parapets are appropriate in most Old Town settings
   - Hipped and gabled roofs should be used only where appropriate to the context.

8. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

   - The use of stucco is the most common material for Old Town.
   - Wood is the preferred choice for windows and doors, although metal window frames may be appropriate in some contexts
   - Roofing materials shall be similar in appearance to other buildings in the street.

9. Imitation of older historic styles is discouraged.

   - Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
   - Incorporate details and ornamentation found on historic buildings within the context of new construction.

10. Simplified interpretations of traditional detail are encouraged.

    - New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

POLICY – Accessory Buildings

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.

Guidelines

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

2. Alterations to contributing accessory buildings must follow guidelines for historic buildings.

3. New garages and accessory buildings should complement the historic resource.

- Accessory buildings must be subordinate to the main building.
- The main building should inspire design for new garages with building details derived from the main building.
- Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding.
- Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards

5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

7. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

8. Shading devices shall be historically appropriate to the period of historic significance for a district. Shade sails are not permitted.

POLICY - Site features and Streetscapes

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

1. Preserve historically significant site features which may include:

   - Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.
   - Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.
   - Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public rights-of-way is subject to approval by the Landmarks Commission.

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

   - Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; re-platting to traditional lot size is desirable.

3. Preserve the historic grading design of the site.

- Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
- Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

5. Maintain the planting strip.

- Impervious materials such as concrete and brick or concrete pavers are prohibited.
- City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester.

6. Preserve historic fences and yard walls. Replace only those portions that are deteriorated beyond repair.

7. Materials for new fences must appear similar to those used historically.

- Simple designs consistent with historic iron fencing, coyote fencing, stucco walls and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
- Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
- Split rail fencing and chain link fencing are not appropriate materials for the historic district and are prohibited.
- Vinyl and other synthetic fencing are reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street.
- Chain link fencing is not permitted.

8. Fences taller than three feet may be appropriate in side or rear yard; however, fences higher than 3 feet in a front yard will require a variance.

9. CMU block walls shall be stuccoed and architecturally integrated into the building.

10. Any existing retaining wall within the front yard setback area that faces a public right-of-way shall be maintained, repaired or restored in place. Retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials. Railroad ties are not an appropriate material for new retaining walls or fencing.

11. Maintain the historic height of a retaining wall.

- Increasing the height of a wall is not appropriate. If a fence is needed for security, consider using a wrought iron one that is mounted on top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.

12. Preserve the materials and the historic finish of a historic masonry boundary or retaining wall when feasible.

- If portions of the wall are deteriorated, consider replacing only those portions that are beyond repair if a suitable material is available. Any replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.
- If repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original.
- Painting a historic masonry retaining wall, or covering it with stucco or other cementous coating, is not appropriate. Painting of previously unpainted masonry requires a Certificate of Appropriateness.

13. Parking areas and driveways.

- Avoid large expanses of parking.
- Divide large parking lots (five or more spaces) with planting areas.
- Locate parking areas to the rear of the property when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.
- An alley should serve as the primary access to parking when conditions permit.

14. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street.
- Fences, walls and planting, or a combination of these should be used to screen parking.
- At least 15 percent of the parking lot area shall be landscaped. Landscaping shall consist primarily of shade trees distributed throughout the parking area.
- Trees shall be planted so that no parking space is more than 50 feet in any direction from a tree.
- Parking lots for new mixed-use or non-residential development shall not be located between buildings and the street. On lots less than 200 feet deep, parking may be located behind or beside non-residential buildings.

15. Trellises and decks.

- A new trellis or deck should be located at the side or rear of the house and be compatible with the historic resource in material and design. Decks are not permitted that are visible from the public right-of-way.
- It is not appropriate to introduce a new feature that may result a false sense of history. New features should be easily distinguished.

16. Play equipment constructed for use by children does not require a Certificate of Appropriateness.

17. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to compliment to the existing structure.

- Designs for new ramps or other structures should be simple.
- Design should be sensitive to the character and massing of the existing building, however; it should not mimic the historic design.
- Landscaping, choice of building materials and compatible color choices are ways of minimizing the visual impact of a new feature.

- Installation of new ramps or other structures should be done in a manner that is reversible, and the work should be removed when the need is passed.
- Extensive modification of existing porches and stoops should be avoided.

18. Accessibility requirements for commercial and multi-family buildings shall be of complementary materials and style. Commercial quality landscaping may be required.

19. Mechanical equipment such as HVAC systems.

- Rear yards are the preferred location for mechanical units.
- Mechanical units are not allowed in the front yards of residential buildings unless the LC determines that there is no feasible alternative and screening from the street is provided.
- Mechanical units are permitted in side yards, but only if screened from the street and adjoining properties.

20. Satellite Dishes

- Dishes must be inconspicuously located to the rear of the property.
- If locating a dish to the side of the property is the only viable option, it must be set well back from the building frontage so that it is not clearly visible from the public right-of-way.
- Property owners should utilize the smallest dish possible to meet their needs.

21. Solar Panels and Equipment

- The use of ground based solar arrays is encouraged. Consider solutions that respect the building's historic setting yet provide solar access in the present and over time.
- Arrays should be located in an inconspicuous location such as a rear or side yard, be low to the ground, and screened to limit visibility. Care should be taken to respect historic landscape, including materials and grading.
- The primary façade of a historic building is generally the most distinctive and thus most important elevation. Placing panels on street-facing facades and roofs, including front and side street elevations, is not permitted.
- Place solar panels in areas that minimize their visibility from the public right-of-way such as below a parapet, behind a dormer or on a rear facing roof.
- Installations must not result in the permanent loss of significant character-defining features on historic buildings. Solar panels should not be located in areas that require alteration to character-defining features, such as changing an existing roof line or dormer. Avoid solutions that obstruct views of significant features, such as windows and decorative detailing, or views of neighboring historic properties in a historic district.
- Installations should not require or result in the permanent alteration of historic fabric. Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and or condition of the material upon which installation is proposed as well as the method of installation and removal later on. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.
- Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roof line of a primary facade.
- Flat roofs provide an ideal surface for solar arrays. To minimize visibility, set the panels back from the edge and adjust the angle and height of the panels as necessary.

- Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof; e.g., avoid solutions that would set panels at 70-degree angles when the roof slopes at a 45-degree angle.
- Panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
- Ensure that panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic building and reflectivity is minimized.

22. Lighting

- For a historic house, outdoor lighting should highlight the architecture and be of a style appropriate for the historic building. A wide range of wall-mounted or free-standing, replica historic lighting is available to complement a variety of historic properties and their lighting needs.
- Residential lighting should be installed to illuminate pathways and access routes, limiting spillage onto adjacent properties and the public way. Lighting on one property should not extend onto the neighboring lots or into the night sky. To minimize light spillage, many lights are available that cast light downward where it is needed to illuminate walking surfaces.
- If security lighting is desired, it is generally best when it is located as discretely as possible, generally limited to side and rear elevations. The number of security lights should be limited, and they should be activated by motion sensors when possible.

Demolition

The Landmarks and Urban Conservation Ordinance Chapter 14-12-8 (B)(7) states that demolition of any building exceeding 50 years old within a historic overlay zone requires a Certificate of Appropriateness, unless exempted by the specific development guidelines.

There is a strong presumption for the retention and rehabilitation of the late 19th and early 20th century buildings in the Old Town Historic Zone. Vernacular buildings of this period originally typified the area and their gradual loss erodes the locally distinctive qualities of the Historic Preservation Overlay Zone and diminishes its significance.

The following standards apply to the demolition of buildings in the Overlay Zone:

• Demolition of contributing buildings shall only be permitted if the LC determines, based on evidence from the property owner, 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 on reasonable economic return, the LC may consider the estimated market value of the building, land and any proposed replacement structures, and financial details of the property as cited in the Ordinance.

• Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness if plans for a replacement building have been approved by the LC and a building permit has been issued for the new construction.

• Demolition of a non-contributing accessory building (as defined in the glossary of terms) requires a Certificate of Appropriateness Minor.

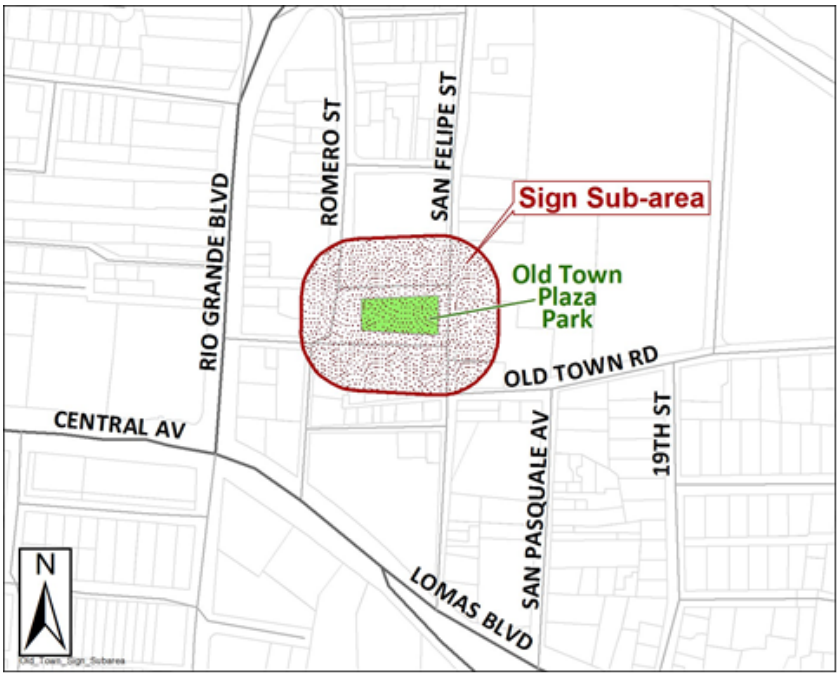
The following is from the approved IDO. Changes represented here will need to be approved by City Council through the next IDO text amendment.

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. A balance should be achieved between commercial and amenity considerations, and new or replacement signage must comply with the Design Standards and Guidelines for the HPO-5 Historic Old Town Zone, as amended with the IDO, November 2, 2020 and adopted by the Landmarks Commission.

Signs

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



SIGN SUB-AREA

2. Prohibited Signs
   a. Internally lit signs.
   b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to Subsection 14-16-3-5(K)(3)(c)4.b below.
   c. Signs with wind-activated parts or signs that rotate or move in any manner.
   d. Signs or any part of any sign that changes its message or picture.
   e. Signs displayed on railings.
   f. Streamers, except for papel picado.
3. Maximum Number of Signs
   A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions:
   a. The following sign types do not count toward the maximum number of signs that are allowed:
      i. Window signs.
      ii. Temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods.
   b. Additional signs are allowed as follows:
      i. Restaurants are allowed 1 additional wall sign not to exceed 6 square feet.
      ii. Establishments that face 2 or more streets are allowed 1 additional sign.
      iii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.
      iv. Premises with 2 or more establishments, at least 1 of which does not face the public right-of-way, are allowed additional signs as follows:
         a. Total sign area of any additional sign(s) allowed pursuant to this Subsection iv. shall not exceed 25 square feet, not to exceed 2 square feet per establishment.
         b. Within the Sign Sub-Area, establishments are allowed 1 additional wall sign.
         c. Establishments in other locations are allowed either 1 additional wall sign or 1 additional freestanding sign that shall not exceed a height of 10 feet above finished grade.
      v. An additional wall or freestanding sign that meets the following requirements is allowed no more than 20 feet in any direction from where the edges of two public rights-of-way intersect or where the public right-of-way intersects a parking lot with over 20 parking spaces.
         a. The sign area shall not exceed 2 square feet per establishment or 18 square feet total. Any freestanding sign allowed pursuant to Subsection v. shall not exceed a height of 9 feet above finished grade.
         b. The sign may advertise establishments on- or off- premises, as determined by the property owner where the sign is located, but all establishments advertised must be located within the Old Town – HPO-5 boundary.
         c. Within the Sign Sub-area, where freestanding signs are not allowed, any sign provided pursuant to this Subsection v. must be a wall sign.
4. On-premises Signs
   a. Sign types are allowed pursuant to Table 3-5-1.
   b. Neon signs are allowed as window signs but shall not flash or blink.
   c. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

Table 3-5-1: On-premises Signs in Old Town HPO-5		
	All Zone Districts	
Sign Type	Sign Sub-area	All Other Locations
Wall Sign		
Area, maximum	On a façade facing an arterial or collector street and that is wholly visible from an arterial street: 20 sq. ft. Other locations: 10 sq. ft.	
Window Sign		
Area, maximum[1]	2 sq. ft.	
Canopy Sign		
Area, maximum	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.	
Projecting Sign		
Area, maximum	Prohibited	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.
Freestanding Sign		
Area, maximum	Prohibited	4 sq. ft.
Temporary Sign on the Day of an Outdoor Demonstration of Retail Goods		
Area, maximum	3 sq. ft. per sign	
Portable Sign		
Area, maximum [2]	Per Subsection 14-16-5-12(F)(4)(b)	
[1] For window signs, the maximum size in this table is the sign area allowed per establishment and may be achieved through one or multiple signs.		
[2] Approval of all portable signs must go through the Landmarks Commission		

5-12(F)(4)(b) Portable Signs

1. *Portable signs are only allowed for land uses in the Food, Beverage, and Indoor Entertainment or Retail Sales categories in Table 4-2-1, provided that they comply with the standards in Table 5-12-3.*

Table 5-12-3: Portable Sign Standards	
Topic	**Standard**
Number, maximum	1 / establishment
Number of sides, maximum	2
Size, maximum	6 sq. ft. / side
Width, maximum	2.5 ft.
Height, maximum	3 ft.
Location	Must be located in front of the premises owned or occupied by the person or entity placing the sign. May be located in the public right-of-way, on a private way, or on a walkway but not within 2 feet of the curb, and not in areas that are required to be clear for pedestrian movement next to any street furniture.
Construction	Must be constructed of wood, metal, or other durable materials in such a manner as to resist movement by high winds. May consist of a changeable writing board, chalkboard, or surface that accommodates changeable letters. Paper signs, balloons, banners, and wind-activated devices shall not be used or attached to a sign. Must be constructed in a manner that incorporates a base from which no supports or feet that may cause pedestrians to trip extend. No external cables, brackets, wires, or props shall be allowed. No sign that requires electricity or any other power source shall be allowed.
Pedestrian clear passage	
Sidewalk <8 ft. wide	≥3 ft. wide shall be maintained at all times
Sidewalk ≥8 ft. wide	≥6 ft. wide shall be maintained at all times
Removal of signs	Sign shall be removed outside of business hours and stored inside the business and away from public view and shall be removed when weather conditions create potentially hazardous conditions.

Outdoor Display

1. Outdoor retail sales and related display of “handcrafted items” are allowed on specified portions of the public sidewalk in accordance with Section 13-3-2-4 of ROA 1994 (Old Town Solicitations).
2. The display of retail goods is allowed on private premises on tables, cases, racks, kiosks, boards, or chairs, provided that all of the following requirements are met:
   a. The tables, cases, racks, kiosks, boards, or chairs shall be removed outside of business hours, unless they are allowed to be permanently affixed to a structure pursuant to the procedures for a Certificate of Appropriateness - Minor in IDO Subsection 14-16-6-5(D).
   b. The display of retail goods on metal and/or plastic freestanding racks is prohibited.
   c. The display of retail goods on railings is prohibited.
   d. The area of any one surface of an individual item or the total (cumulative) surface area of more than one item displayed by any one establishment shall not exceed 15 square feet.
3. The display of chili ristras is not restricted.

Outdoor Demonstration

Outdoor demonstrations of the creation of retail goods that are for sale within the associated establishment are allowed, provided that all of the following requirements are met:

1. Only one demonstration is allowed at an establishment at any given time.
2. The demonstration shall take place in an outdoor area on the same premises as the establishment selling the item being demonstrated.
3. A demonstration is limited to any combination of the following elements:
   a. People demonstrating the creation of retail goods that are for sale within the associated establishment.
   b. Tables or other functional items associated with the demonstration.
   c. The display of items created on the day of the demonstration.
   d. Temporary signs, which can only be displayed on the day of the demonstration and must be removed at the end of the demonstration.
4. A demonstration shall not be conducted within the public right-of-way or in a location that obstructs the public right-of-way.
5. A demonstration shall not obstruct any entrance to an establishment or access to any establishment.
6. All sales shall be conducted entirely indoors within the associated establishment.

Conclusions

Currently the Old Town HPO is without a set of easily accessed guidelines for use by developers and property owners. The attached guidelines with amendments per LC recommendation, will provide sufficient guidance for future change and development in Old Town.

Staff finds that the proposed Design Standards and Guidelines meet the review and decision criteria for the adoption of new HPO guidelines per the IDO. Staff recommends the Landmarks Commission approve the attached Design Standards and Guidelines.

FINDINGS for APPROVAL of Design Standards and Guidelines the Old Town Historic Preservation Overlay Zone, HPO-5. Case # SI-2021-06115 / Project # PR-2021-001712, January 12, 2022.

1. The Landmarks Commission proposes to adopt Design Standards & Guidelines for the Old Town HPO-5 per the IDO, under 14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.

2. The proposed Historic Design Standards & Guidelines have been reviewed against IDO Section 14-16-6-6(E)(3) Review and Decision Criteria.

3. IDO Part 14-16-6-6(E)(3) stipulates: An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria 6-6 (E) (3)(a)-(e).

(a) The proposed guidelines are consistent with the criteria and findings for establishment of the HPO zone and preserving the historic character of Old Town. They are designed to emphasize the historic qualities of the district and to direct new construction and changes to be in keeping with these qualities.

(b) All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference.

(c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties and the National Register of Historic Places.

(d) The Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected. The character of the Old Town is that of a 19th Century plaza village consisting of small shops and homes with the church as the focal point.

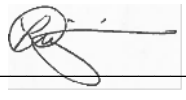
(e) The Guidelines will act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark's Commission (LC) Staff, the Commissions, the Design Review Board (DRB), and the City of Albuquerque with regard to historic resources.

4. The Historic Standards and Guidelines for Old Town meet the requirements for approval in IDO Subsection 14-16-6-6(E)(3)(a-e).

RECOMMENDATION

Case # SI-2021-01458 / Project # PR-2019-002225 January 12, 2022

APPROVAL of Case # SI-2021-01458 / Project # PR-2019-002225, an application for approval of proposed Design Standards and Guidelines for the Old Town Historic Preservation Overlay Zone, based on the above four (4) findings.



Leslie Naji, Senior Planner
Urban Design and Development Division

ATTACHMENT A

APPROVED PAINT COLORS FOR WOOD AND TRIM

Taos Blue

CITY of ALBUQUERQUE
LANDMARKS COMMISSION
UPDATED 1.6.2022

The following guidelines for historic buildings will be used by the Landmarks Commission in design review for contributing and non-contributing buildings in the Old Town HPO-5.

The Guidelines are intended to act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark's Commission (LC) Staff, the Commissions, the Design Review Board (DRB), and the City of Albuquerque with regard to historic resources. Given the unique nature of every property, they do not identify specific requirements for every proposed modification, but rather provide guidance on the principles used to review the project. They are intended as a supplement to, rather than as a substitute for, consultation with qualified architects, contractors, Landmark's Commission Staff, the Commissions, and the DRB.

It is recommended that applicants review the information in this Guideline during the early stages of planning a project. Familiarity with this material can assist in moving a project forward quickly, saving both time and money.

Certificate of Appropriateness

If exterior work is proposed on a designated Landmark, contributing building or Non-contributing building or within the bounds of the Old Town HPO-5, the City of Albuquerque requires that an applicant obtain a CoA (Certificate of Appropriateness) prior to beginning work. The Landmark's Commission has jurisdiction over all proposed exterior changes on individual Landmarks.

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A CoA indicates that LC approval has been granted for exterior work. The Certificate must be posted at the site. All exterior changes, no matter how minor, are subject to LC review and require a CoA. The types of projects reviewed by the LC include:

- **Changes or major repairs to the exterior appearance of building, site, or structure, including painting but excluding regular or routine maintenance.**
- **Changes to fences, walls, walkways, driveways and garden structures.**
- **Modification, addition or removal of signs and awnings.**
- **Construction of any new building or addition.**
- **Relocation or demolition of all or part of any building, site, or structure.**

The LC reviews proposed changes to determine whether they are appropriate to the individual property and within the surrounding historic context in terms of architectural style, general design, arrangement, location, and materials. Once the LC determines that the proposed changes are appropriate, it will issue a CoA. Otherwise, Staff will advise the applicant on ways to bring the proposed work into compliance with the Guidelines and the additional review requirements to obtain a CoA. The applicant must obtain a Certificate of Appropriateness (CoA) as well as necessary permits prior to proceeding with any work.

Failure to obtain a Certificate of Appropriateness can result in any or all of the following: an order to cease and desist violations of this IDO, an order to bring the property in question into compliance with the IDO, an order to pay all of the City's costs for the associated enforcement action and administrative hearing, and an order to pay a civil fine not to exceed $500 per violation per day.

General Guidelines

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.

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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.

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 original features, substantiated by physical or pictorial evidence, rather than on conjectural designs.

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.

5. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of colors and 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 colors and design options possible and commonly chosen at the time of the building's construction.

6. Contemporary design for new buildings and additions to existing buildings is discouraged. Designs should be compatible with the size, scale, color, material, and character of the neighborhood.

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

8. 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.

9. Any security devices that prevent major features of doors and windows (e.g. ornamental details, panels, glass panes, and mullions) from being clearly seen are prohibited.

10. Property owners considering installing security devices may contact LC staff for advice on how to increase security without detracting from the character of a building.

Exterior walls

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines

1. Retain and preserve exterior wall materials and details.

• It is not appropriate to cover or replace historic wall materials, including shingles, stucco, brick and stonework with coatings or contemporary substitute materials. Synthetic materials such as stucco, panelized brick, Masonite, vinyl, aluminum or other composite siding materials should not be

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applied as a covering over, or in place of, historic masonry materials or over any significant architectural feature.

2. It is not appropriate to remove or cover any detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards and corner boards.

3. If replacement of deteriorated wall materials or details is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and material. Consider a compatible substitute material only if using the original is not feasible.

4. Synthetic siding may be appropriate if:

• The substitute materials are installed on a new addition

• The substitute material is similar to the original material in design, dimension, detail, texture and pattern.

5. The LC does not permit painting previously unpainted historic brick or stone because the paint can: damage the historic masonry; alter the visual characteristic of the building and obscure the craftmanship of the masonry, including colors, texture, masonry, and joint patterns; and paint on masonry is not easily removed. Under special circumstances painting will be allowed and a Certificate of Appropriateness required if:

• A building was first painted prior to the establishment of the Historic Preservation Overlay Zone.

• An instance where a building has poorly matched additions or repair work and the painting is designed to unify the disparate parts of the building.

6. When a stuccoed building is to be re-stuccoed, the original textures, if known, are recommended. The final appearance should duplicate the existing as closely as possible in strength, composition, color, and texture.

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7. Stucco color palette shall consist of brown, tan, natural local earth tones, excluding chocolate brown, and white.

8. Exterior paint colors should be of a color pallet used at the period of significance for the district. This applies to new construction as well as all existing buildings. (See attachment A)

9. Exterior wall murals are not appropriate for the Old Town HPO-5 and are prohibited.

10. Adobe deterioration and any resulting structural damage should be repaired, followed by careful restoration of the adobe building.

- Careful attention should be given to replace, repair, and/or reproduce all damaged materials with traditional or original materials.
- In patching and replacing adobe brick. every reasonable effort should be made to find clay with a texture and color similar to the original fabric.
- In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or Portland cement mortar.
- When adobe coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.
- When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.
- While cement stucco is suitable for fired adobe bricks, it should not be used on (typically older) unfired adobe.

11. If masonry requires repair or repointing, any new units or mortar shall match the original as closely as possible in strength and appearance. The bricks and mortar used should be the same size, color, texture, appearance,

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profile and hardness as the adjacent bricks. It is recommended that repointing projects be limited to areas of deterioration rather than an entire wall or building.

12. Because of the potential damage to surfaces, cleaning should be completed only when absolutely necessary using the gentlest means possible. If masonry requires cleaning, the gentlest possible method shall be used to do it. Sandblasting is not appropriate as it is likely to cause damage to the masonry.

POLICY – Foundations

Where the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

Guidelines

1. Retain and preserve original foundations.

• To prevent weakening of the structural system, it is not appropriate to remove or alter the original foundation.

• It is not appropriate to enclose or infill between original pier foundations with any material that would not have been used historically. If solid infill is necessary, it should be recessed at least four (4) inches from the front of the pier, have a smooth finish and be painted a dark color to diminish its visual impact.

• Consider lattice panels as infill between piers. Wood lattice should not touch the ground. Vinyl or composite lattice may be considered as alternatives.

2. Protect and maintain original foundations.

• Vines and plant materials should not be allowed to grow on foundation walls since plants tend to retain moisture and keep the wall from properly drying.

• Soil or pavement next to a foundation should slope away from the wall.

• Gutters and downspouts should carry water away from the foundation.

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• Masonry foundation systems should be inspected, cleaned and re-pointed as needed according to masonry guidelines.

3. Repair deteriorated or damaged foundations through recognized maintenance and preservation methods.

• Repair deteriorated materials in kind, matching the original in scale, configuration, detail and material.

POLICY – Roofs

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

Guidelines

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. Approval for the demolition of unstable or damaged chimneys located behind the roof peak and not visible from the street may be granted in some cases.

• Original roof materials should be retained and preserved when feasible. If replacement of a roof feature or material is unavoidable, the new material shall be similar to the original material in appearance and consistent with the architectural style of the building. Asphalt shingles may be an acceptable replacement for wood shingles in some cases.

• Corrugated metal roofs should be replaced with the same material. Standing seam or V channel metal panels may be used in some instances.

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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.

3. Introduce new gutters and downspouts as needed, with care so that no architectural features are damaged or lost. When installing or reinstalling gutters, property owners should reproduce any special moulding, strap or bracket used to support or attach a gutter to a building.

• Routinely clear clogged gutters and downspouts to prevent moisture damage to the building. Design downspouts so that water is diverted away from the building.

4. Skylights and other roof top devices.

• It is not appropriate to introduce new roof features and roof top devices in locations that compromise the architectural integrity of the building.

• Skylights must be flat or flush mounted and discretely located so they are barely visible from the street.

• Solar panels and accessory components must preserve the roof profile and be discretely located so they are barely visible from the street.

(See site Features: Solar Panels for additional guidance.)

POLICY - Porches and Entrances

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.

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

• 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.

• 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.

• 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.

• 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.

• 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.

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

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

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

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.

• Original decorative elements such as spindle work, latticework, or bead board should not be altered or removed unless accurate restoration requires it.

• If replacement of a deteriorated detail of an entrance or porch is necessary, replace only the deteriorated detail in kind. New details should match the original in design, material, dimension and historic placement on the building.

• It is not appropriate to introduce new features or details that do not complement the historic architectural style or may result in creating a false sense of history.

3. Protect and maintain historic materials.

• Porches and entrances should be inspected regularly for signs of moisture damage, rust, structural damage or settlement and fungal or insect infestation.

•Porches and entrances should be adequately maintained through recognized preservation methods.

4. A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time, it is recognized that such a location is often the preferred position for an addition.

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 and materials of the new feature 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.

6. New features such as ramps to facilitate accessibility must be of simple design and complementary materials. The new element should be

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independently structured so that it is entirely reversible and can be removed without harm to historic building fabric.

POLICY - Windows and Doors

Guidelines

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

• It is not appropriate to enclose, cover or fill in a historic window or door opening.

• If additional openings are necessary for a new use, install them on a rear or non- character defining façade of the building.

• New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.

• New openings must never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

• If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design to fit the original opening and compatible with the historic and architectural character of the building.

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

4. Retention and repair of original windows is the preferred option. If replacement of a historic window or door feature is unavoidable, consider

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replacing only the deteriorated feature in kind rather than the entire unit. However, if a property owner wishes to pursue historic window replacement, they will be required to demonstrate that the existing windows are beyond repair and replacements are warranted.

• If replacement of a historic window or door feature is unavoidable, the replacement window or door shall match the original as closely as possible in size, proportion, operation (i.e. sash or casement) mullion pattern and material. The size of the opening shall not be altered.

• Snap-in muntins and mullions may be acceptable for new or replacement window units on facades not visible from the public right-of-way. Snap in features should convey the scale and finish of true muntins and mullions, and be used on both the interior and exterior of the window.

• The use of plastic, vinyl, metal or other unsympathetic materials is discouraged; excepting that wood windows with exterior aluminum cladding may be approved in some cases. Metal window frames may be used when replacing historic steel windows.

• Re-glazing and adding additional layers of glass is acceptable, provided the glazing is within the profile of the original window.

5. Storm windows and doors are appropriate for energy conservation, provided that the existing window or door remains visible from the exterior.

• Protective features should be made of wood (painted or unpainted) or anodized metal. Metal screen, storm or security doors without paint or an anodized finish are not appropriate.

6. Exterior shutters, operable or otherwise, shall not be added unless appropriate to the style of the building. They must be sized and placed to fit the window openings they flank.

POLICY - Details and Ornamentation

Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or

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architectural details are damaged beyond repair, replacement matching the original detailing is recommended.

Guidelines

1. Protect and maintain significant stylistic elements.

• Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

2. If replacement is necessary, design the new element using accurate information about original features.

• The design should be substantiated by physical or pictorial evidence. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Replacement details should match the original in scale, proportion, finish and appearance.

3. Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.

• The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

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.

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Guidelines

1. Retain and preserve original features and elements.

• Minimize damage to the historic building by constructing additions to be structurally self-supporting and attach the addition to the original building carefully to minimize the loss of historic fabric.

• Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

2. Design new additions to be in proportion, but subordinate to, the original building.

• Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back.

• The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

• Additions should not visually overpower the original building.

• Additions should not exceed 50% of the original building's square footage.

• Design an addition to complement existing elements and features, such as roof shape and slope. Shed roofs may be appropriate on some additions.

• Additions should not convert a secondary façade into a primary façade.

• Roof additions, such as dormers, should be added to rear and secondary facades.

3. Design new additions to be compatible yet discernible from the original building.

• Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition; consider simplifying details or slightly changing materials.

• Additions should not reflect historic styles that pre-date the original building.

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4. Exterior materials used on new additions should complement those materials found on contributing buildings in the neighborhood.

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

• On primary facades of an addition, the solid to void ratio (percentage of windows to walls) should be similar to that of the historic 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.

POLICY - New Buildings

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block. The LC recognizes that when new construction is compatible, it has a positive and revitalizing impact on a neighborhood and the city as a whole. Compatible new construction can preserve the neighborhood by enhancing the historic, architectural, and cultural features of a property.

2. Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

3. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:

• Building materials of traditional dimensions

• One-story porches

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• Solid to void ratios that are similar to traditional buildings

• Windows should be recessed and similar in size and style to surrounding historic buildings.

4. Design the front elevation to appear similar in scale to neighboring contributing buildings.

• On a two-story building there should be a one-story element such as a porch.

• Building height is limited to 26 feet per the IDO.

5. Infill construction should enhance the pedestrian character of the district.

• Entrances to new buildings shall be oriented towards the street

• Maintain patterns of window and door proportions and placement found in the vicinity

• Maintain the front setback most common on the block

• The space between adjacent buildings should be the same as the average space between other buildings on the block

• Parking and garages should be located towards the rear of the property.

6. Use building forms that are similar to those of contributing buildings on the block.

7. Use roof forms that are similar to contributing buildings on the block.

• Flat roofs with parapets are appropriate in most Old Town settings

• Hipped and gabled roofs should be used only where appropriate to the context .

8. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.

• The use of stucco is the most common material for Old Town.

• Wood is the preferred choice for windows and doors, although metal window frames may be appropriate in some contexts

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• Roofing materials shall be similar in appearance to other buildings in the street.

9. Imitation of older historic styles is discouraged.

• Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.

• Incorporate details and ornamentation found on historic buildings within the context of new construction.

10. Simplified interpretations of traditional detail are encouraged.

• New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with historic buildings.

POLICY – Accessory Buildings

Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it to a new use.

Guidelines

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

2. Alterations to contributing accessory buildings must follow guidelines for historic buildings.

3. New garages and accessory buildings should complement the historic resource.

• Accessory buildings must be subordinate to the main building.

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• The main building should inspire design for new garages with building details derived from the main building.

• Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding.

• Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

4. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

5. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

6. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.

7. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

POLICY - Site features and Streetscapes

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

Guidelines

1. Preserve historically significant site features which may include:

• Historic retaining walls, gardens, driveways and walkways, some fences and street trees are examples of original site features that should be preserved.

• Sidewalks, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

• Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not

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require a Certificate of Appropriateness. Any alteration of the public rights-of-way is subject to approval by the Landmarks Commission.

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.

• Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; re-platting to traditional lot size is desirable.

3. Preserve the historic grading design of the site.

• Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

• Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.

4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

5. Maintain the planting strip.

• Impervious materials such as concrete and brick or concrete pavers are prohibited.

• City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester.

6. Preserve historic fences and yard walls. Replace only those portions that are deteriorated beyond repair.

7. Materials for new fences must appear similar to those used historically.

• Simple designs consistent with historic iron fencing, coyote fencing, stucco walls and other historic types are recommended over more contemporary

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styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

• Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.

• Split rail fencing and chain link fencing are not appropriate materials for the historic district and are prohibited.

• Vinyl and other synthetic fencing are reviewed on a case-by-case basis. In some instances, it may be allowed if it is not seen from the street.

• Chain link fencing is not permitted.

8. Fences taller than three feet may be appropriate in side or rear yard; however, fences higher than 3 feet in a front yard will require a variance.

9. CMU block walls shall be stuccoed and architecturally integrated into the building.

10. Any existing retaining wall within the front yard setback area that faces a public right-of- way shall be maintained, repaired or restored in place. Retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials. Railroad ties are not an appropriate material for new retaining walls or fencing.

11. Maintain the historic height of a retaining wall.

• Increasing the height of a wall is not appropriate. If a fence is needed for security, consider using a wrought iron one that is mounted on top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.

12. Preserve the materials and the historic finish of a historic masonry boundary or retaining wall when feasible.

• If portions of the wall are deteriorated, consider replacing only those portions that are beyond repair if a suitable material is available. Any

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replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.

• If repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original.

• Painting a historic masonry retaining wall, or covering it with stucco or other cementious coating, is not appropriate. Painting of previously unpainted masonry requires a Certificate of Appropriateness.

13. Parking areas and driveways.

• Avoid large expanses of parking.

• Divide large parking lots (five or more spaces) with planting areas.

• Locate parking areas to the rear of the property when physical conditions permit.

• Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

• An alley should serve as the primary access to parking when conditions permit.

14. Screen parking areas from view of the street.

• Automobile headlight illumination should be screened from adjacent lots and the street.

• Fences, walls and planting, or a combination of these should be used to screen parking.

• At least 15 percent of the parking lot area shall be landscaped. Landscaping shall consist primarily of shade trees distributed throughout the parking area.

• Trees shall be planted so that no parking space is more than 50 feet in any direction from a tree.

• Parking lots for new mixed-use or non-residential development shall not be located between buildings and the street. On lots less than 200 feet deep, parking may be located behind or beside non-residential buildings.

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15. Trellises and decks.

• A new trellis or deck should be located at the side or rear of the house and be compatible with the historic resource in material and design. Decks are not permitted that are visible from the public right-of-way.

• It is not appropriate to introduce a new feature that may result a false sense of history. New features should be easily distinguished.

16. Shading devices shall be historically appropriate to the period of historic significance for a district. Shade sails are not permitted.

17. Play equipment constructed for use by children does not require a Certificate of Appropriateness.

18. When accessibility accommodations are contemplated for contributing buildings, the new work shall be designed and installed to compliment to the existing structure.

• Designs for new ramps or other structures should be simple.

• Design should be sensitive to the character and massing of the existing building, however; it should not mimic the historic design.

• Landscaping, choice of building materials and compatible color choices are ways of minimizing the visual impact of a new feature.

• Installation of new ramps or other structures should be done in a manner that is reversible, and the work should be removed when the need is passed.

• Extensive modification of existing porches and stoops should be avoided.

19. Accessibility requirements for commercial and multi-family buildings shall be of complementary materials and style. Commercial quality landscaping may be required.

20. Mechanical equipment such as HVAC systems.

• Rear yards are the preferred location for mechanical units.

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• Mechanical units are not allowed in the front yards of residential buildings unless the LC determines that there is no feasible alternative and screening from the street is provided.

• Mechanical units are permitted in side yards, but only if screened from the street and adjoining properties.

21. Satellite Dishes

• Dishes must be inconspicuously located to the rear of the property.

• If locating a dish to the side of the property is the only viable option, it must be set well back from the building frontage so that it is not clearly visible from the public right-of-way.

• Property owners should utilize the smallest dish possible to meet their needs.

22. Solar Panels and Equipment

• The use of ground based solar arrays is encouraged. Consider solutions that respect the building's historic setting yet provide solar access in the present and over time.

• Arrays should be located in an inconspicuous location such as a rear or side yard, be low to the ground, and screened to limit visibility. Care should be taken to respect historic landscape, including materials and grading.

• The primary façade of a historic building is generally the most distinctive and thus most important elevation. Placing panels on street-facing facades and roofs, including front and side street elevations, is not permitted.

• Place solar panels in areas that minimize their visibility from the public right-of-way such as below a parapet, behind a dormer or on a rear facing roof.

• Installations must not result in the permanent loss of significant character-defining features on historic buildings. Solar panels should not be located in areas that require alteration to character-defining features, such as changing an existing roof line or dormer. Avoid solutions that obstruct views of significant features, such as windows and decorative detailing, or views of neighboring historic properties in a historic district.

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• Installations should not require or result in the permanent alteration of historic fabric. Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and or condition of the material upon which installation is proposed as well as the method of installation and removal later on. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.

• Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roof line of a primary facade.

• Flat roofs provide an ideal surface for solar arrays. To minimize visibility, set the panels back from the edge and adjust the angle and height of the panels as necessary.

• Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof; e.g., avoid solutions that would set panels at 70-degree angles when the roof slopes at a 45-degree angle.

• Panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.

• Ensure that panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic building and reflectivity is minimized.

23. Lighting

• For a historic house, outdoor lighting should highlight the architecture and be of a style appropriate for the historic building. A wide range of wall-mounted or free-standing, replica historic lighting is available to complement a variety of historic properties and their lighting needs.

•Residential lighting should be installed to illuminate pathways and access routes, limiting spillage onto adjacent properties and the public way. Lighting on one property should not extend onto the neighboring lots or into the night

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sky. To minimize light spillage, many lights are available that cast light downward where it is needed to illuminate walking surfaces.

•If security lighting is desired, it is generally best when it is located as discretely as possible, generally limited to side and rear elevations. The number of security lights should be limited, and they should be activated by motion sensors when possible.

Demolition

The Landmarks and Urban Conservation Ordinance Chapter 14-12-8 (B)(7) states that demolition of any building exceeding 50 years old within a historic overlay zone requires a Certificate of Appropriateness, unless exempted by the specific development guidelines.

There is a strong presumption for the retention and rehabilitation of the late 19th and early 20th century buildings in the Old Town Historic Zone. Vernacular buildings of this period originally typified the area and their gradual loss erodes the locally distinctive qualities of the Historic Preservation Overlay Zone and diminishes its significance.

The following standards apply to the demolition of buildings in the Overlay Zone:

• Demolition of contributing buildings shall only be permitted if the LC determines, based on evidence from the property owner, 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 on reasonable economic return, the LC may consider the estimated market value of the building, land and any proposed replacement structures, and financial details of the property as cited in the Ordinance.

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• Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness if plans for a replacement building have been approved by the LC and a building permit has been issued for the new construction.

• Demolition of a non-contributing accessory building (as defined in the glossary of terms) requires a Certificate of Appropriateness Minor.

The following is from the approved IDO and is not being considered for change.

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. A balance should be achieved between commercial and amenity considerations, and new or replacement signage must comply with the Design Standards and Guidelines for the HPO-5 Historic Old Town Zone, as amended with the IDO, November 20, 2017 and adopted by the Landmarks Commission.

How to apply for a Certificate of Appropriateness for signage in the Old Town Historic Preservation Overlay Zone

1. Make an application for a Certificate of Appropriateness with the City of Albuquerque Planning Department Service Center #2, (Ground Floor), Plaza Del Sol building, 600 2nd Street NW. You may contact the LC staff at 924-3891 for assistance with the application.

The application requires the following supporting documentation:

- A plan showing the location of the building

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- A drawing or photograph of the building elevation(s) showing the exact size and location of each sign
- A detail drawing showing dimensions (size) and lettering, and specifying the materials and colors of each sign
- A drawing showing the method of support for each sign, including additional materials, screws, etc.
- A full description of the proposed illumination (if any)

2. Upon approval of Certificate of Appropriateness for signs in the Old Town Historic Zone, an application for a Sign Permit may be required. Applications should be made with the City of Albuquerque Planning Department - Building Center #1, (Ground Floor), Plaza Del Sol building, 600 2nd Street NW. An Application for a Sign Permit requires a Certificate of Appropriateness with all approved illustrations. Building and Safety Division may require additional information for Sign Permit review with regard to installation.

IDO Cross References

All Signage regulations in IDO Section 14-16-5-12 apply unless modified by Subsection 14-16-3-5(J).

- Subsection 14-16-5-12(F)(4)(b) for Portable Signs
- Subsection 14-16-5-12(I) Temporary Signs and Table 5-12-6 Temporary Sign Standards
- Subsection 14-16-5-12(F) On-premises Signs and Table 5-12-2 On-premises Signs in Mixed-use and Non-residential Zone Districts
- Subsection 14-16-5-12(G) Off-premises Sign

Prohibited Signs

a. Internally lit signs.

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b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to IDO Subsection 14-16-3-5(J)(3)(c)3.c.

c. Signs with wind-activated parts or that rotate or move in any manner.

d. Signs or any part of any sign that changes its message or picture.

e. Streamers, with the exception of papel picado

Total Number of Signs

A total of 2 signs are allowed for any 1 establishment, pursuant to Table S1, with the following exceptions.

a. Portable signs, allowed pursuant to IDO Subsection 14-16-5-12(F)(4)(b), count toward this total.

b. Window signs, allowed pursuant to Table S1, do not count toward this total.

c. Temporary signs displayed on the day of an outdoor demonstration of retail goods, allowed pursuant to IDO Subsection 14-16-3-5(J)(3(e)2, do not count toward this total.

d. Additional signs are allowed as follows:

i. Restaurants are allowed an additional wall sign not to exceed 6 square feet.

ii. An establishment with frontage on 2 or more streets is allowed 1 additional sign.

iii. Premises with 2 or more establishments, at least 1 of which does not face the public right-of-way, are allowed additional signs as follows:

a. Total sign area of any additional sign(s) shall not exceed 25 square feet.

b. Within the sign sub-area established pursuant to IDO Subsection 14-16-3-5(J)(3)(c)3.b. below, establishments are allowed 1 additional wall sign.

c. Establishments in other locations are allowed either 1 additional wall sign or 1 additional freestanding sign that shall not exceed a height of 10 feet above finished grade.

d. The LC may approve 1 additional sign per premises where the LC determines that there is not reasonable visibility of the establishment(s) on the premises from the public right-of-way or adjacent property without such an additional sign or signs. Such signs shall meet the dimensional standards in

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Subsection d.iii.a through c above, as relevant to the location of the establishment(s).

iv. An additional wall or freestanding sign is allowed no more than 20 feet from the intersection of the public rights-of-way of 2 streets or alleys or the intersection of a public right-of-way and a parking lot with over 20 parking spaces.

a. The sign area shall not exceed 3 square feet per establishment or 18 square feet total.

b. The sign may advertise establishments on- or off-premises, as determined by the property owner where the sign is located, but all establishments advertised must be located within the HPO-5 boundary.

c. Sign height for a freestanding sign shall not exceed 9 feet.

On-premises Signs

a. Sign types are allowed pursuant to Table S1.

b. Within a sign sub-area established within a 150-foot radius of the Plaza Park, different allowable sign types and other standards apply.

c. Neon signs are allowed as window signs but shall not flash or blink.

d. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

e. The display of signs on railings is prohibited.

Outdoor Display

1. Outdoor retail sales and related display of "handcrafted items" are allowed on specified portions of the public sidewalk in accordance with Section 13-3-2-4 of ROA 1994 (Old Town Solicitations).

2. The display of retail goods is allowed on private premises on tables, cases, racks, kiosks, boards, or chairs, provided that all of the following requirements are met:

i. The tables, cases, racks, kiosks, boards, or chairs shall be removed outside of business hours, unless they are allowed to be permanently affixed to a

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structure pursuant to the procedures for a Certificate of Appropriateness - Minor in IDO Subsection 14-16-6-5(D).

iii. The display of retail goods on metal and/or plastic freestanding racks is prohibited.

iv. The display of retail goods on railings is prohibited.

v. The area of any one surface of an individual item or the total (cumulative) surface area of more than one item displayed by any one establishment shall not exceed 15 square feet.

3. The display of chili ristras is not restricted.

Outdoor Demonstration

Outdoor demonstrations of the creation of retail goods that are for sale within the associated establishment are allowed, provided that all of the following requirements are met:

1. Only one demonstration is allowed at an establishment at any given time.

2. The demonstration shall take place in an outdoor area on the same premises as the establishment selling the item being demonstrated.

3. A demonstration is limited to any combination of the following elements:

i. People demonstrating the creation of retail goods that are for sale within the associated establishment.

ii. Tables or other functional items associated with the demonstration.

iii. The display of items created on the day of the demonstration.

iv. Temporary signs, which can only be displayed on the day of the demonstration and must be removed at the end of the demonstration.

4. A demonstration shall not be conducted within the public right-of-way or in a location that obstructs the public right-of-way.

5. A demonstration shall not obstruct any entrance to an establishment or access to any establishment.

6. All sales shall be conducted entirely indoors within the associated establishment.

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