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### CITY OF ALBUQUERQUE Planning Department

Mayor Timothy M. Keller

#### **INTER-OFFICE MEMORANDUM**

February 23, 2022

TO: Isaac Benton, President, City Council

FROM: Alan Varela, Planning Director Alan Varela

SUBJECT: AC-22-4, PR-2021-006321, SI-2021-02069, VA-2022-00020:

Brian Langwell, appeals the Landmarks Commissions conditions of approval for Certificate of Appropriateness for new construction and signage at 524 Romero St. NW, described as Lot 232B, Old Town HPO-5 (J-13).

#### **OVERVIEW**

Applicant filed a request for a Certificate of Appropriateness (after the fact) for changes made to the property at 524 Romero St. NW, a property of the Old Town Historic Protection Overlay Zone (HPO-5) and was scheduled and heard at the January 12, 2022 public hearing of the Landmarks Commission.

This application came following a site inspection by Historic Preservation (HP) staff. There had been numerous calls and complaints about the signage for *The Taproom at Old Town*, the onsite tenant, that exceeded the maximum allowable size. There were also numerous complaints about a shade addition made to the front of the building using inappropriate materials. On November 19, 2021, the property was issued a notice of violation and told to contact HP. An application was submitted in time to make the January Landmarks Commission (LC) hearing.

The application for a certificate of appropriateness included the reduction of the two wall painted signs to 20 square feet each, approval of two neon window signs of one square foot each, and the addition of wood latillas on top of the plastic roofed shade structure addition.

The signage was approved but the shade structure, which had been constructed without a permit, and the latillas addition, were denied. It is this denied portion of the decision that is being appealed.

The Landmarks Commission voted for Approval of Project 2012-006321/SI-2021-02069 with conditions, based on the findings and conditions of approval in the Notice of Decision.

#### **BASIS FOR APPEAL AND STAFF RESPONSE**

Integrated development Ordinance (IDO) Section 14-16-6-4(V)(4) outlines the applicable criteria for the appeal in determining whether the landmarks Commission erred in its decision.

#### 6-4(V)(4) Criteria for Decision

The criteria for review of an appeal shall be whether the decision -making body or the prior appeal body made one of the following mistakes:

6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.

6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence.

6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

The reasons for the appeal, excerpted from the appellant's letter, are listed below, with a bulleted, italicized response from the Senior Planner for the Landmarks Commission, Leslie Naji. Please see the Appellant's letter and submittal packet for further details.

Although not stated in their letter, it is presumed the applicant is appealing the decision under criterion C, the decision-making body or the prior appeal body erred in applying the requirements of this IDO (or plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

This cover [the shade structure] is not attached to the building but is a freestanding structure. This patio cover matches the architectural character of the building and provides shade for guests. This building currently has 2 other portals that are covered in a similar fashion....This usage will not create adverse impacts on the land or adjacent properties or surrounding neighborhoods and communities, and will not create an adverse impact on traffic or parking congestion in the area and will not negatively affect pedestrian or transit connectivity.

The Landmarks Commission based its decision on the following guidelines:

1. Retain and preserve porches and related entrances.

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

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

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

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

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

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

/ Leslie Naji / Leslie Naji, Senior Planner Landmarks Commission City of Albuquerque Planning Department

## AC-22-4 Memo 524 Romero

Final Audit Report

2022-02-23

Created:	2022-02-23
By:	Lucinda Montoya (lucindamontoya@cabq.gov) Signed
Status:	CBJCHBCAABAATc65D7nsM_N7J83_lsdpm_4oaY62yRMZ
Transaction ID:	

#### "AC-22-4 Memo 524 Romero" History

- Document created by Lucinda Montoya (lucindamontoya@cabq.gov) 2022-02-23 - 8:51:35 PM GMT- IP address: 98.48.4.34
- Document emailed to Alan Varela (avarela@cabq.gov) for signature 2022-02-23 8:51:54 PM GMT
- Document e-signed by Alan Varela (avarela@cabq.gov)
   E-signature obtained using URL retrieved through the Adobe Sign API
   Signature Date: 2022-02-23 8:55:40 PM GMT Time Source: server- IP address: 143.120.133.65
- Agreement completed. 2022-02-23 - 8:55:40 PM GMT

# Albuquerque



#### **DEVELOPMENT REVIEW APPLICATION**

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.							
Administrative Decisions	D	Decisions Requiring a Public Meeting or Hearing			Decisions		
□ Archaeological Certificate (Form P3		□ Site Plan – EPC including any Variances – EPC ( <i>Form P1</i> )			□ Adoption or Amendment of Comprehensive Plan or Facility Plan ( <i>Form Z</i> )		
□ Historic Certificate of Appropriatene (Form L)	ss – Minor	□ Master Development Pl	an <i>(Form P1)</i>	<ul> <li>Adoption or Amendment of Historic</li> <li>Designation (Form L)</li> </ul>			
□ Alternative Signage Plan (Form P3)		☐ Historic Certificate of Ap Form L)	opropriateness – Major	🗆 Ame	endment of IDO Text (F	Form Z)	
□ Alternative Landscape Plan (Form F	<b>P3)</b>	□ Demolition Outside of H	PO (Form L)	□ Annexation of Land (Form Z)			
□ Minor Amendment to Site Plan (For	m P3)	Historic Design Standar	ds and Guidelines (Form L)	🗆 Ame	endment to Zoning Map	– EPC (Form Z)	
□ WTF Approval <i>(Form W1)</i>		□ Wireless Telecommunic Form W2)	ations Facility Waiver	🗆 Ame	endment to Zoning Map	– Council (Form Z)	
				Appea			
				☑ Dec A)	ision by EPC, LC, ZHE,	, or City Staff <i>(Form</i>	
APPLICATION INFORMATION							
Applicant: Brian Langwell					one: 505-363-4858		
Address: 524 Romero St NW			1		<sup>ail:</sup> brian@leftturn	inc.com	
City: Albuquerque			State: NM	Zip	:87104		
Professional/Agent (if any):				Phone:			
Address:			1	Email:			
City:			State:	Zip:			
Proprietary Interest in Site:		List <u>al</u> l owners:					
BRIEF DESCRIPTION OF REQUEST We request that the con Structure matches the c			netal, platic and latilla	as stru	cture" be remove	ed as the	
SITE INFORMATION (Accuracy of th		<u> </u>	Attach a separate sheet if	necessa	rv )		
Lot or Tract No.: Lot 232B	le oktornig logi		Block: 0000	Uni			
Subdivision/Addition:			MRGCD Map No.:		C Code:		
Zone Atlas Page(s):		Existing Zoning:		Proposed Zoning:			
# of Existing Lots:		# of Proposed Lots:		Total Area of Site (acres):			
LOCATION OF PROPERTY BY STRE	FTS						
Site Address/Street: 524 Romero		Between:		and:			
CASE HISTORY (List any current or			may be relevant to your re				
PR-2021-006321 \$1-2021-0	2069						
Signature:				Dat	te:		
Printed Name: Brian LAngwell				Applicant or			
FOR OFFICIAL USE ONLY		-		<u> </u>			
Case Numbers	Action	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:				Fee	e Total:		
Staff Signature:		-	Date:	Pro	ject #		
		0	05				

#### FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

- APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS MINOR TO THE LANDMARKS COMMISSION (LC)
- □ APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)

#### APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)

\_ Interpreter Needed for Hearing? \_\_\_\_\_if yes, indicate language: \_

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF <u>shall be organized</u> with the Development Review Application and this Form A at the front followed by the remaining documents <u>in the order provided on this form</u>.

- $\checkmark$  Project number of the case being appealed, if applicable: <u>PR-2021-006321</u>
- \_\_\_\_ Application number of the case being appealed, if applicable: \_\_\_\_\_
- ✓ Type of decision being appealed: Conditions of approvalA) removal of front latilla cover
- \_\_\_\_ Letter of authorization from the appellant if appeal is submitted by an agent
- \_\_\_\_ Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)
- Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)
- ✓ Copy of the Official Notice of Decision regarding the matter being appealed

I, the applicant or agent, acknowledge that if any scheduled for a public meeting or hearing, if requ		
Signature:		Date:
Printed Name:		$\Box$ Applicant or $\Box$ Agent
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	
Staff Signature:		M EX constant
Date:		- AAAAAA





January 26, 2022

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

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

In the final decision the approval is conditioned on removing the cover to the front patio on to the existing iron fence made from historically appropriate Latillas.

This cover is not attached to the building but is a freestanding structure. This patio cover matches the architectural character of the building and provides shade for guests. This building currently has 2 other portals that are covered in a similar fashion as can been see in attached pictures.

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

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

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

Sincerely;

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

Follow our progress by liking us on facebook !!!

007

# Albuquerque



#### **DEVELOPMENT REVIEW APPLICATION**

Effective 5/17/18

. is a so on contract appropriate box and relef to	Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.				
Administrative Decisions	Historic Certificate of Ap     (Form L)	propriateness – Major	□ Wireless Telecommunications Facility Waiver (Form W2)		
□ Archaeological Certificate (Form P3)	Historic Design Standard	ds and Guidelines (Form L)	Policy Decisions		
□ Historic Certificate of Appropriateness – Minor (Form L)	Master Development Pla	an <i>(Form P1)</i>	□ Adoption or Amendment of Comprehensive Plan or Facility Plan ( <i>Form Z</i> )		
□ Alternative Signage Plan (Form P3)	□ Site Plan – EPC includir (Form P1)	ng any Variances – EPC	□ Adoption or Amendment of Historic Designation ( <i>Form L</i> )		
UWTF Approval (Form W1)	□ Site Plan – DRB (Form	P2)	□ Amendment of IDO Text (Form Z)		
□ Minor Amendment to Site Plan (Form P3)	□ Subdivision of Land – M	inor (Form S2)	□ Annexation of Land (Form Z)		
Decisions Requiring a Public Meeting or Hearing	□ Subdivision of Land – M	ajor <i>(Form S1)</i>	□ Amendment to Zoning Map – EPC (Form Z)		
Conditional Use Approval (Form ZHE)	□ Vacation of Easement o	r Right-of-way <i>(Form V)</i>	□ Amendment to Zoning Map – Council (Form Z)		
Demolition Outside of HPO (Form L)	□ Variance – DRB (Form	V)	Appeals		
□ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form 2	ZHE)	□ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)		
APPLICATION INFORMATION	÷				
Applicant: Brian Langwell			Phone: 505-363-4858		
Address: 524 Romero			Email: brian@leftturninc.com		
City: Albuquerque		State: NM	Zip: 87104		
Professional/Agent (if any):			Phone:		
Address:			Email:		
City:		State:	Zip:		
Proprietary Interest in Site: Tenant List all owners: William			and Robert Simon		
BRIEF DESCRIPTION OF REQUEST					
Porch roof, signage					
SITE INFORMATION (Accuracy of the existing	legal description is crucial!	Attach a separate sheet if	necessary.)		
SITE INFORMATION (Accuracy of the existing Lot or Tract No.: 232B	legal description is crucial!	-	Unit:		
Lot or Tract No.: 232B	legal description is crucial!	Attach a separate sheet if Block: 0000 MRGCD Map No.: 38	Unit:		
		Block: 0000 MRGCD Map No.: 38			
Lot or Tract No.: 232B Subdivision/Addition: Old Town	legal description is crucial!         Existing Zoning: MX-7         # of Proposed Lots:	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13	Existing Zoning: MX-7	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807 Proposed Zoning:		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1	Existing Zoning: MX-7	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807 Proposed Zoning:		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior projection)	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 //PR2019-001880	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit:           UPC Code: 101305813340621807           Proposed Zoning:           Total Area of Site (acres): 0.12   and: Charlevoix quest.)		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 / PR2019-001880 Signature:	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit:         UPC Code: 101305813340621807           Proposed Zoning:         Total Area of Site (acres): 0.12           and: Charlevoix		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior projection PR-2018-001880 //PR2019-001880 Signature: Printed Name: By an Langwell	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38	Unit:         UPC Code: 101305813340621807           Proposed Zoning:         Total Area of Site (acres): 0.12           and: Charlevoix		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 //PR2019-001880 Signature: Printed Name: Brian Langwell FOR OFFICIAL USE ONLY	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38 may be relevant to your re	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix quest.) Date: Applicant or		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 //PR2019-001880 Signature: Printed Name: Brian Langwell FOR OFFICIAL USE ONLY	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38 may be relevant to your re	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix quest.) Date: Applicant or		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 //PR2019-001880 Signature: Printed Name: Brian Langwell FOR OFFICIAL USE ONLY	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38 may be relevant to your re	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix quest.) Date: Applicant or		
Lot or Tract No.: 232B Subdivision/Addition: Old Town Zone Atlas Page(s): J13 # of Existing Lots: 1 LOCATION OF PROPERTY BY STREETS Site Address/Street: 524 Romero CASE HISTORY (List any current or prior proje PR-2018-001880 //PR2019-001880 Signature: Printed Name: Brian Langwell FOR OFFICIAL USE ONLY Case Numbers	Existing Zoning: MX-7 # of Proposed Lots: Between: Mountain	Block: 0000 MRGCD Map No.: 38 may be relevant to your re	Unit: UPC Code: 101305813340621807 Proposed Zoning: Total Area of Site (acres): 0.12 and: Charlevoix quest.) Date: Applicant or		

#### Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Ту	be of Request	Historic Zone or Designation		
□ Alteration	☑ Sign (see note below)	East Downtown – HPO-1	Downtown Area	
	ion   City Landmark Designation Eighth & Forrester – HPO-2		Downtown Neighborhood Area –	
New Construction	□ City Overlay Designation	□ Fourth Ward – HPO-3	CPO-3	
Number and Classification of Structures on Property		Huning Highland – HPO-4	East Downtown – CPO-4	
Contributing Structures:		☑ Old Town – HPO-5	□ Nob Hill/Highland – CPO-8	
Noncontributing Structures:		□ Silver Hill – HPO-6	City Landmark	
Unclassified Structures:		Residential Property?	s 🗹 No	

\*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

#### HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- \_\_\_\_ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- \_\_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)

\_\_\_\_ Sign Posting Agreement

#### INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- \_ Interpreter Needed for Hearing? <u>no</u> if yes, indicate language:
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives

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

\_ Sign Posting Agreement

#### DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

#### HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
 Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

#### HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

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

#### ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

 Signature:
 Date: 12 /02/2021

 Printed Name: Brian Langwell
 Image: Agent

 FOR OFFICIAL USE ONLY
 Case Numbers

 Project Number:
 Case Numbers

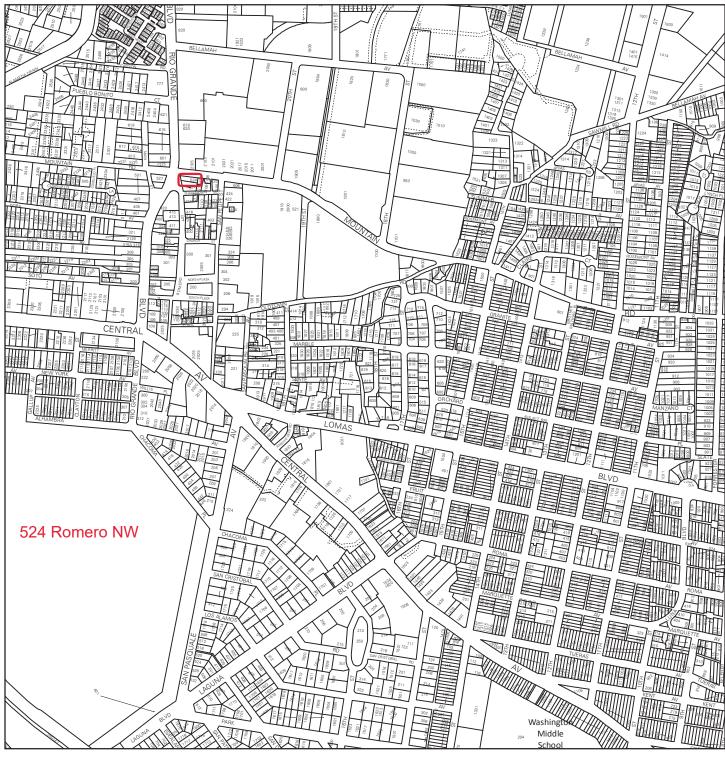
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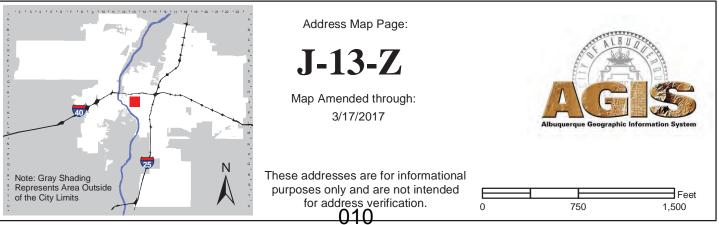
 Staff Signature:
 .

 Date:
 .

\_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives



For more current information and details visit: www.cabq.gov/gis







December 7, 2021

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

To: Landmarks Commision

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

This Request is to install a cover to the front patio on to the existing iron fence to be made from historically appropriate Latillas.

This cover is not attached to the building but is a freestanding structure.

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

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

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

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

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

Sincerely;

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

Follow our progress by liking us on facebook !!!











Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First	Last	Email	Address Line 1	City	State	Zip	Mobile	Phone
	Name	Name						Phone	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	NM	87104	5057151609	
Historic Old Town Property Owners Association	Jennie	Crews	jennie.crews@gmail.com	6501 Caballero Parkway NW	Los Ranchos	NM	87107		5053451936
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		5058426620

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <a href="https://www.cabq.gov/planning/online-planning-permitting-applications">https://www.cabq.gov/planning/online-planning-permitting-applications</a> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1&outline-nam

Thanks,



 Dalaina L. Carmona

 Senior Administrative Assistant

 Office of Neighborhood Coordination

 Council Services Department

 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

 Albuquerque, NM 87102

 505-768-3334

 dlcarmona@cabq.gov or ONC@cabq.gov

 Website: www.cabq.gov/neighborhoods

 Image: Plane Plane

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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Monday, December 06, 2021 11:06 AM

To: Office of Neighborhood Coordination <br/>
strian@leftturndistilling.com><br/>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For: Landmarks Commission If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below: Contact Name brian langwell Telephone Number 5053634858 Email Address brian@leftturndistilling.com Company Name Left Turn Distilling Company Address 2924 Girard Blvd NE City Albuquerque State NM ZIP 87107 Legal description of the subject site for this project: Physical address of subject site: 524 Romero Subject site cross streets: Mountain and Rio Grande Other subject site identifiers: This site is located on the following zone atlas page: J-13-z



#### OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: Application Type: Certificate of Appropriateness Major Decision-making Body: Landmarks Commission Pre-Application meeting required: Ves No Neighborhood meeting required: Ves No Mailed Notice required: Ves No Electronic Mail required: Ves No Is this a Site Plan Application: Ves No Note: if yes, see second page PART II – DETAILS OF REQUEST Address of property listed in application: 524 Romero St. NW, Albuquerque NM 87104 Name of property owner: Robert Simon Name of applicant: Brian Langwell Date, time, and place of public meeting or hearing, if applicable: Address, phone number, or website for additional information: Www.cabq.gov/planning/boards-commissions/landmarks-commission PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE Soumary of pre-submittal neighborhood meeting, if applicable. Summary of pre-submittal neighborhood meeting, if applicable. SubsECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	PART I - PROCESS		
Decision-making Body: Landmarks Commission         Pre-Application meeting required:       Yes No         Neighborhood meeting required:       Yes No         Mailed Notice required:       Yes No         Electronic Mail required:       Yes No         Is this a Site Plan Application:       Yes No         Note: if yes, see second page         PART II - DETAILS OF REQUEST         Address of property listed in application: 524 Romero St. NW, Albuquerque NM 87104         Name of property owner: Robert Simon         Name of applicant: Brian Langwell         Date, time, and place of public meeting or hearing, if applicable:         Address, phone number, or website for additional information:         www.cabq.gov/planning/boards-commissions/landmarks-commission         PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE         Zone Atlas page indicating subject property.         Parwings, elevations, or other illustrations of this request.         Summary of pre-submittal neighborhood meeting, if applicable.         Summary of request, including explanations of deviations, variances, or waivers.         IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4{K} OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).         PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON	Use Table 6-1-1 in the Integrated Development	: Ordinance (IDO) to a	answer the following:
Pre-Application meeting required:       IVes INO         Neighborhood meeting required:       IVes INO         Mailed Notice required:       IVes INO         Electronic Mail required:       IVes INO         Is this a Site Plan Application:       IVes INO         Note:       if yes, see second page         PART II – DETAILS OF REQUEST         Address of property listed in application:       524 Romero St. NW, Albuquerque NM 87104         Name of property owner: Robert Simon         Name of applicant: Brian Langwell         Date, time, and place of public meeting or hearing, if applicable:         Address, phone number, or website for additional information:         www.cabq.gov/planning/boards-commission/landmarks-commission         PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE         I Zone Atlas page indicating subject property.         M Drawings, elevations, or other illustrations of this request.         Summary of pre-submittal neighborhood meeting, if applicable.         Numary of request, including explanations of deviations, variances, or waivers.         IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO         SUBSECTION 14-16-6-4(K)       OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).         PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON	Application Type: Certificate of Appropriateness M	ajor	
Neighborhood meeting required:       Yes No         Mailed Notice required:       Yes No         Electronic Mail required:       Yes No         Is this a Site Plan Application:       Yes No         Address of property listed in application: 524 Romero St. NW, Albuquerque NM 87104         Name of property owner: Robert Simon         Name of applicant: Brian Langwell         Date, time, and place of public meeting or hearing, if applicable:         Address, phone number, or website for additional information:         www.cabq.gov/planning/boards-commissions/landmarks-commission         PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE            Zone Atlas page indicating subject property.            Summary of pre-submittal neighborhood meeting, if applicable.            Summary of request, including explanations of deviations, variances, or waivers.         IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).         PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON	Decision-making Body: Landmarks Commission		
Mailed Notice required:       Image: Yes Image: No         Electronic Mail required:       Image: Yes Image: No         Is this a Site Plan Application:       Image: Yes Image:	Pre-Application meeting required:	🗙 Yes 🗆 No	
Electronic Mail required:       Yes No         Is this a Site Plan Application:       Yes No         PART II – DETAILS OF REQUEST         Address of property listed in application: 524 Romero St. NW, Albuquerque NM 87104         Name of property owner: Robert Simon         Name of applicant: Brian Langwell         Date, time, and place of public meeting or hearing, if applicable:         Address, phone number, or website for additional information:         www.cabq.gov/planning/boards-commissions/landmarks-commission         PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE         Xone Atlas page indicating subject property.         Drawings, elevations, or other illustrations of this request.         Summary of pre-submittal neighborhood meeting, if applicable.         Summary of request, including explanations of deviations, variances, or waivers.         IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO         SUBSECTION 14-16-6-4(K)       OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).         PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON	Neighborhood meeting required:	🗆 Yes 🔀 No	
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Name of property owner: Robert Simon         Name of applicant: Brian Langwell         Date, time, and place of public meeting or hearing, if applicable:         Address, phone number, or website for additional information:         www.cabq.gov/planning/boards-commissions/landmarks-commission         PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE         Image: Zone Atlas page indicating subject property.         Image: Drawings, elevations, or other illustrations of this request.         Image: Summary of pre-submittal neighborhood meeting, if applicable.         Image: Summary of request, including explanations of deviations, variances, or waivers.         IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO         SUBSECTION 14-16-6-4(K)         OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).         PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON	PART II – DETAILS OF REQUEST		
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	SUBSECTION 14-16-6-4(K) OF THE INTEG	GRATED DEVELOPI	MENT ORDINANCE (IDO).
	PROOF OF NOTICE WITH ALL REQUIRED	ATTACHMENTS N	<b>AUST BE PRESENTED UPON</b>

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

Brian Langwell

(Applicant signature) <u>12/02/2021</u>

(Date)

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

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860 www.cabq.gov

> Printed 11/1/2020 016



#### OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



#### PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

 $\hfill\square$  a. Location of proposed buildings and landscape areas.

 $\hfill\square$  b. Access and circulation for vehicles and pedestrians.

 $\square$  c. Maximum height of any proposed structures, with building elevations.

□ d. For residential development: Maximum number of proposed dwelling units.

□ e. For non-residential development:

 $\hfill\square$  Total gross floor area of proposed project.

□ Gross floor area for each proposed use.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov Printed 11/1/2020 017

From:	brian leftturndistilling.com
То:	Naji, Leslie
Subject:	FW: LAndmarks Commission meeting
Date:	Tuesday, December 7, 2021 1:10:56 PM
Attachments:	4. Emailed-Mailed-Notice-PublicMeetingHearing-PrintFill (002).pdf
	524 Romero Public Notice Inquiry .msg
	Summary of REquest.docx

#### External

Here is the email I sent to the neighborhood assn. I cc'd you but is said it was too big..

From: brian leftturndistilling.com
Sent: Tuesday, December 7, 2021 12:48 PM
To: jaime.leanos@gmail.com; dina.afek@gmail.com; historicoldtown@gmail.com; jennie.crews@gmail.com; gteffertz@gmail.com; g.clarke45@comcast.net; Naji, Leslie <lnaji@cabq.gov>
Subject: LAndmarks Commission meeting

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

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

Locations :

Main Taproom 2924 Girard Blvd NE, Albuquerque 87107 ph 505-508-0508 The Taproom @ Old Town 524 Romero St NW, Albuquerque 87104 ph 505-508-4272 Gate City Craft Bar 244 South First St, Raton NM 87740 ph 575-245-7837



#### Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice\*: 12/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*:

Name of NA Representative\*:

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* 524 Romero St. NW, Albuquerque NM 87104

Location Description

- 2. Property Owner\* Robert Simon
- 3. Agent/Applicant\* [if applicable] Brian Langwell
- 4. Application(s) Type\* per IDO <u>Table 6-1-1</u> [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_\_ (Carport or Wall/Fence Major)
  - Site Plan
  - Subdivision \_\_\_\_\_\_\_\_\_\_\_(Minor or Major)
  - □ Vacation \_\_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Certificate of Appropriateness

Summary of project/request<sup>2\*</sup>:

Painted Signage and add Lattilas to cover front Porch.

<sup>&</sup>lt;sup>1</sup> Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>&</sup>lt;sup>2</sup> Attach additional information, as needed to explain the project/request.

5	This application will be decided at a	nublic meeting or bearing by*:
J.	This application will be decided at a	public meeting of meaning by .

7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Hearing	Examiner	(7HF)

Development Review Board (DRB)

X Landmarks Commission (LC)

□ Environmental Planning Commission (EPC)

Date/Time\*: January 12, 2022 3:00pm

Location\*3: https://cabq.zoom.us/j/2269592859

Agenda/meeting materials: <u>http://www.cabq.gov/planning/boards-commissions</u> To contact staff, email <u>devhelp@cabq.gov</u> or call the Planning Department at 505-924-3860.

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

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

- 1. Zone Atlas Page(s)\*<sup>5</sup>
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: <u>Attached to notice or provided via website noted above</u>
- 3. The following exceptions to IDO standards have been requested for this project\*:

□ Deviation(s) □ Variance(s) □ Waiver(s)

Explanation\*:

Certificate of Appropriateness

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

<sup>&</sup>lt;sup>3</sup> Physical address or Zoom link

<sup>&</sup>lt;sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>&</sup>lt;sup>5</sup> Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

- 5. *For Site Plan Applications only*\*, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - □ d. For residential development\*: Maximum number of proposed dwelling units.
  - e. For non-residential development\*:
    - □ Total gross floor area of proposed project.
    - □ Gross floor area for each proposed use.

#### **Additional Information** [Optional]:

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_
- 2. IDO Zone District \_\_\_\_\_
- 3. Overlay Zone(s) *[if applicable]*
- 4. Center or Corridor Area *[if applicable]*

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

#### Useful Links

**Integrated Development Ordinance (IDO):** https://ido.abc-zone.com/

#### **IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>&</sup>lt;sup>6</sup> Available here: https://tinurl.com/idozoningmap





or call 1-800-410-7420. or scan this code with your mobile device, co to: https://postalexperience.com/pos Tell us about your experience. Thank you for your business. Refunds for guaranteed services only. .egeteod bne scampte no lenit seles IIA for more into. tisiV. gid2 bng Mol9 Boizu Vilevolzid[leme\moo.eqeu.www With the USPS Loyalty program by Earn rewards on your business account purchases of Priority Mail labels https://informeddelivery.usps.com Sign up for FREE @ Track your Packages Preview your Mail .wor nov work nes steisossA duick and easy check-out. Any Retail In a hurry? Self-service kiosks offer \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* COVID-19. We appreciate your patience. to stond in the to the impacts of increases and limited employee USPS is experiencing unprecedented volume CHASE VISA PIN: Not Required AL: VISA CREDIT diyo 0101000000000 :01A 1ransaction #: 493 Approval #: 02497C Account #: XXXXXXXXXXX :# 1nuoooA Card Name: VISA 08.01\$ Credit Card Remitted 08.01\$ ; [stol brand 80.1\$ \$0.30 [610] eldeninaeM-noN Fri 12/10/2021 Mibuquerque, NM 87104 Weight: 0 lb 1.30 oz Estimated Delivery Date Letter 82.0\$ @licM ase[0-fani] T 80.1\$ \$0.30 [610] 9 [denihoeM-noN Fri 12/10/2021 Estimated Delivery Date Corrales, NM 87048 Weight: 0 1b 1.30 oz Letter 82.0\$ T @licM esel0-feria 80°1\$023 [610] 20:30

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# THIS IS THE EXISTING COVER ON THE REAR DOOR (EAST)





City of Albuquerque

Planning Department Landmarks Commission

P.O. Box 1293



Date January 13, 2022

#### OFFICIAL NOTIFICATION OF DECISION

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

Albuquerque, New Mexico 87103

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

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

#### **Findings for Approval:**

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

2. The subject site is approximately 0.1 acres.

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

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.

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

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

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

8. The LUC Ordinance Section 14-12(8) (B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". The architectural character, historical value of the Old Town Historic Preservation Overlay Zone will not be significantly impaired or diminished, once signage is brought in to compliance and the front structure is removed.

#### **Conditions of Approval Recommended**

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

- 2. Approval is contingent upon the following design amendments:
  - a) Removal of front metal, plastic, and latillas structure
  - b) Wall sign dimensions: west side: 6'- 0" X 3'- 4" north side: 6'-8" X 3'-3"

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

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

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

Sincerely,

slie Naji

Planner, Landmarks Commission



City of Albuquerque

Planning Department Landmarks Commission

P.O. Box 1293



Date January 13, 2022

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Sincerely,

slie Naji

Planner, Landmarks Commission





Agenda Item: 6 Case # SI-2021-02069 Project # PR-2021-006321 January12, 2022

#### Staff Report

Owner	Robert S Simon	Staff Recommendation
Applicant	Brian Langwell	APPROVAL of Case # SI-2021-02069,
Request	Certificate of Appropriateness for Alterations and Signage	Project # PR-2021-006321, a request for a Certificate of Appropriateness for alterations and signage, based on the Findings beginning on page 12 and subject to the conditions on page 13.
Legal Description	Lot/Tract 232B	
Address/Location	524 Romero St NW	
Size	0.1 Acres	
Zoning	MX-T	
Historic Location	Old Town Historic Preservation Overlay Zone	Leslie Naji Historic Preservation Planner

#### Summary of Analysis

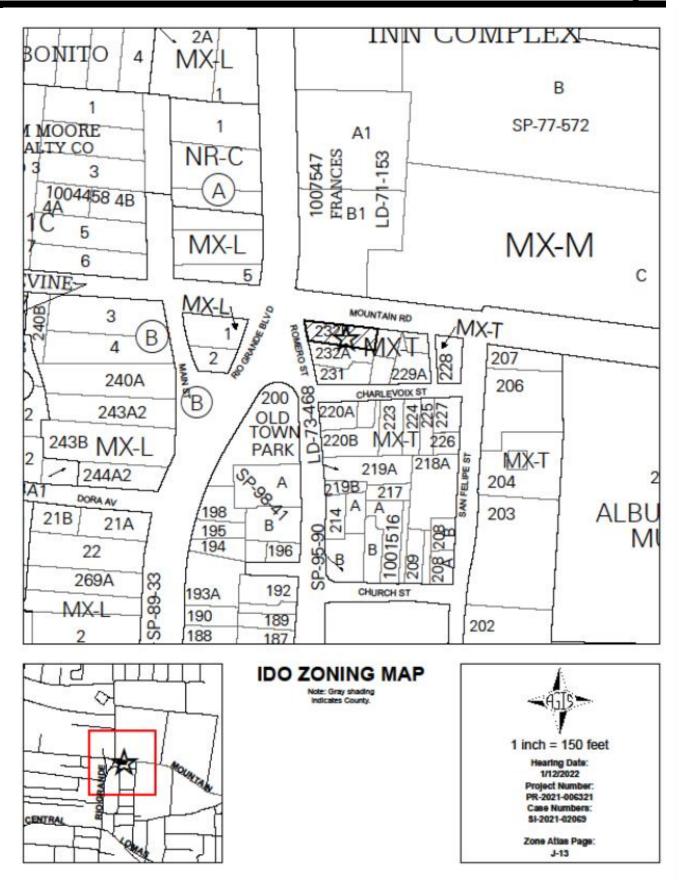
The application for a Certificate of Appropriateness is for Alterations to the front porch area at the western façade of a building in the Old Town Historic Preservation Overlay Zone as well as for signage that had been painted several months ago. The Pueblo Revival style building was constructed c.1940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

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

This request was reviewed against the relevant guidelines for the Old Town Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and the criteria.

#### CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022

Page 2

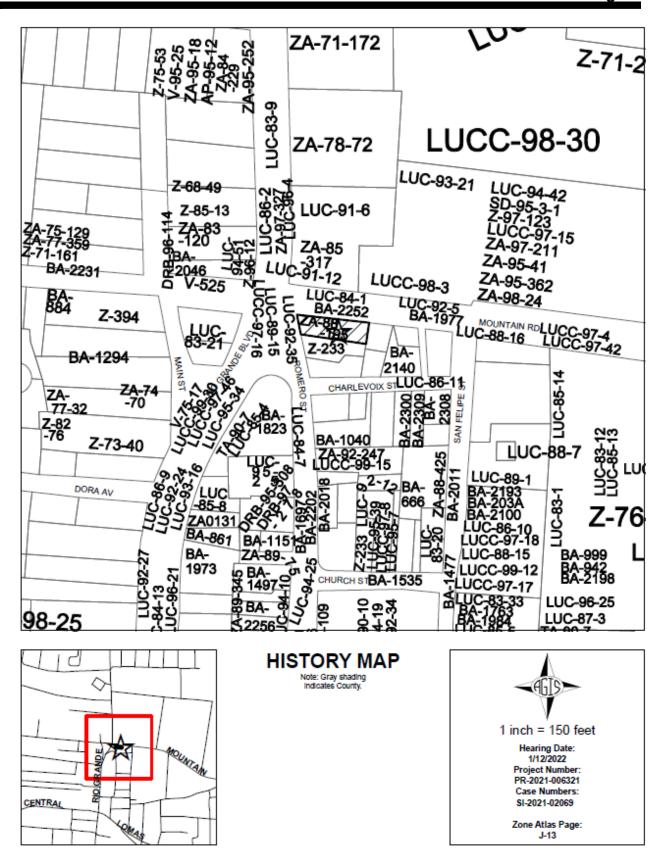


#### LANDMARKS COMMISSION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT Case URBAN DESIGN & DEVELOPMENT DIVISION

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

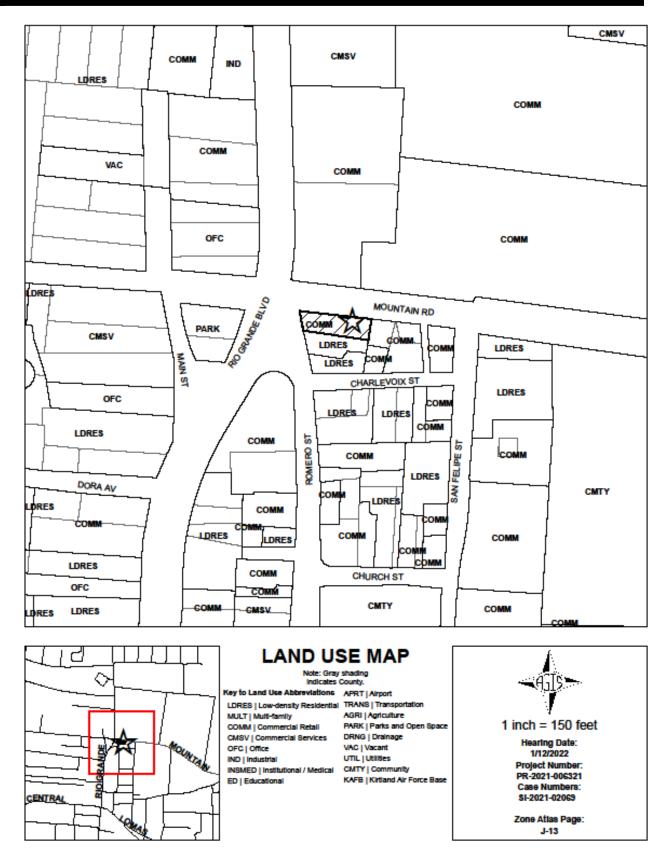
Page 3



#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT Case URBAN DESIGN & DEVELOPMENT DIVISION

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

Page 4



#### SUMMARY OF REQUEST

RequestCertificate of Appropriateness for Alterations and AdditionsHistoric LocationOld 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		New Mexico Vernacular, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Modern Brick Commercial; 1796 – 1990's.	Contributing; Neutral; residential & commercial
Site to the North	1	Pueblo Revival	-
Site to the South	1	New Mexico Vernacular	Contributing
Sites to the East	-	Vacant	-
Site to the West	-	(Romero St & Rio Grande Blvd)	-

#### **II INTRODUCTION**

#### **Proposal and History**

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

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

The added free-standing portal structure was built with a translucent plastic roof which is inappropriate with traditional building materials of Old Town. The current application shows a roof

#### CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022 Page 6

covering of wood latillas similar to the roof of the adjoining shop. It also calls for a reduction of the signage using the same wall painted sign design. The design itself is not up for review.

#### Context

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19<sup>th</sup> St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico, comprise the traditional architectural character of the Old Town Historic Preservation Overlay Zone (MX-T). Inside this historic zone is the state registered "Old Albuquerque Historic District". The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

#### APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

#### III ANALYSIS

Policies are written in regular text and staff analysis and comment in italic print.

#### Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-T. The Old Town Historic Zone became the Old Town Historic Preservation Overlay Zone and it was expanded to include a primarily residential area to the southeast. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5: Old Town.

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#### 6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The placement of the porch extension is in front of the original porch/portal. The main objection to the project as currently constructed is the plastic roof. Plans to add latillas to the surface and tying it in to the overhang at the adjoining shop, though an improvement, further detracts from the historic porch detailing. This obscuring of historic character defining features is not in keeping with historic determinations and guidelines.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposal will impair or diminish the architectural character, historical value, or archaeological value of the building if not the Old Town historic zone.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

#### Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The original building was a simple, one story house of stuccoed adobe and its original spatial qualities have been obscured by an existing, bulky second floor addition. Sequential phases of development thus characterize this contributing property and the complementary addition now proposed forms the latest phase and continues the building narrative.

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

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

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

#### CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022 Page 8

The added front portal detracts from the original porch and changes the character of the original entrance.

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

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

Design Guidelines (as amended April, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the MX-T Old Town Historic Preservation Overlay Zone. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

## **POLICY – Porches**

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

#### Guidelines

1. Retain and preserve porches and related entrances.

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

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

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

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

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

Not Applicable

#### CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022 Page 9

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

#### Not Applicable

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

#### Not Applicable

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

#### Not Applicable

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

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

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

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

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

#### Not Applicable

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

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

#### Page 10

#### POLICY – Signage

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

#### Guidelines

1. Maximum Number of Signs

A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions:

- a. The following sign types do not count toward the maximum number of signs that are allowed:
  - i. Window signs.

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

- 2. On-premises Signs
  - a. Sign types are allowed pursuant to Table 3-5-1.
  - b. Neon signs are allowed as window signs but shall not flash or blink.
  - c. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

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

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

#### 3. Wall Sign- Definition

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

The painted signs meet the definition of Wall Signs.

## Neighborhood Notification

# CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022

Page 11

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

## **Conclusions**

As discussed in the analysis above and subject to minor design amendment, the project complies with the applicable guidelines for the Old Town Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

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

#### CITY OF ALBUQUERQUE LANDMARKS COMMISSION PLANNING DEPARTMENT Case # SI-2021-02069 / Project # PR-2021-006321 URBAN DESIGN & DEVELOPMENT DIVISION January 12, 2022 Page 12

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration and signage - Case SI-2021-02069 / Project # PR-2021-006321, (January 12, 2022)

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

2. The subject site is approximately 0.1 acres.

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

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.

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

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

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

8. The LUC Ordinance Section 14-12(8) (B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". The architectural character, historical value of the Old Town Historic Preservation Overlay Zone will not be significantly impaired or diminished, once signage is brought in to compliance and the front structure is removed.

## Page 13

#### RECOMMENDATION

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

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

#### **Recommended Conditions of Approval**

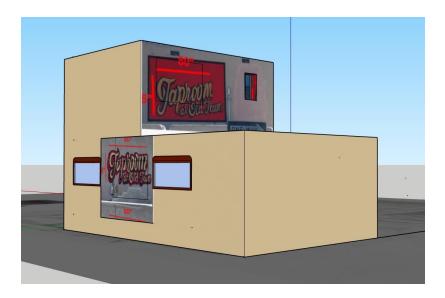
1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

- 2. Approval is contingent upon the following design amendments:
  - a) Removal of front metal, plastic, and latillas structure
  - b) Wall sign dimensions: west side: 6'- 0" X 3'- 4" north side: 6'-8" X 3'-3"

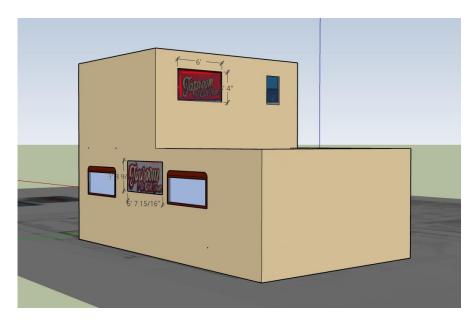
Leslie Naji, Historic Preservation Planner **Urban Design and Development Division** 

# ATTACHMENTS

# ATTACHMENT A



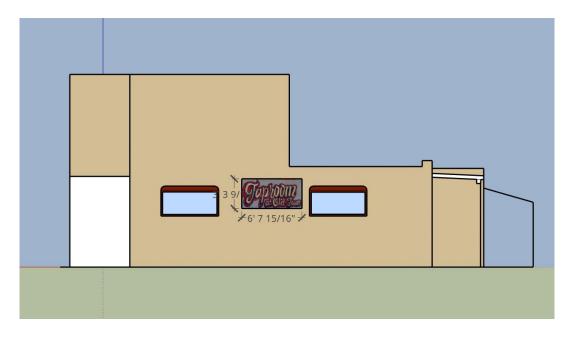
EXISTING SIGNAGE



**REVISED SIGNAGE SIZES** 



#### DIMENSIONED FRONT SIGN



#### DIMENSIONED SIDE SIGN

## ATTACHMENT B



NEON SIGN SIZES

# APPLICATION MATERIALS

# Albuquerque



# DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Administrative Decisions       Image: Historic Certificate of Appropriateness – Minor         Image: Archaeological Certificate (Form P3)       Image: Historic Design Standard         Image: Historic Certificate of Appropriateness – Minor       Image: Master Development Plances	ppropriateness – Major	□ Wireless Telecommunications Facility Waiver		
Listoria Cartificata of Appropriatorogo Minor		□ Wireless Telecommunications Facility Waiver (Form W2)		
Historic Certificate of Appropriateness – Minor	ds and Guidelines (Form L)	Policy Decisions		
(Form L)	an <i>(Form P1)</i>	□ Adoption or Amendment of Comprehensive Plan or Facility Plan ( <i>Form Z</i> )		
□ Alternative Signage Plan (Form P3) □ Site Plan – EPC includir (Form P1)	ng any Variances – EPC	□ Adoption or Amendment of Historic Designation ( <i>Form L</i> )		
□ WTF Approval (Form W1) □ Site Plan – DRB (Form I	P2)	□ Amendment of IDO Text (Form Z)		
□ Minor Amendment to Site Plan (Form P3) □ Subdivision of Land – M	linor <i>(Form S2)</i>	□ Annexation of Land (Form Z)		
Decisions Requiring a Public Meeting or Hearing         Subdivision of Land – M	lajor <i>(Form S1)</i>	□ Amendment to Zoning Map – EPC (Form Z)		
□ Conditional Use Approval (Form ZHE) □ Vacation of Easement o	r Right-of-way <i>(Form V)</i>	□ Amendment to Zoning Map – Council (Form Z)		
Demolition Outside of HPO (Form L)     Variance – DRB (Form 1)	V)	Appeals		
□ Expansion of Nonconforming Use or Structure (Form ZHE) □ Variance – ZHE (Form Z	ZHE)	□ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)		
APPLICATION INFORMATION				
Applicant: Brian Langwell		Phone: 505-363-4858		
Address: 524 Romero		Email: brian@leftturninc.com		
City: Albuquerque	State: NM	Zip: 87104		
Professional/Agent (if any):		Phone:		
Address:		Email:		
City:	State:	Zip:		
Proprietary Interest in Site: Tenant	List all owners: William	and Robert Simon		
BRIEF DESCRIPTION OF REQUEST				
Porch roof, signage				
SITE INFORMATION (Accuracy of the existing legal description is crucial!	Attach a separate sheet if	necessarv.)		
Lot or Tract No.: 232B	Block: 0000	Unit:		
Subdivision/Addition: Old Town	MRGCD Map No.: 38	UPC Code: 101305813340621807		
Zone Atlas Page(s): J13 Existing Zoning: MX-7		Proposed Zoning:		
# of Existing Lots: 1 # of Proposed Lots:	•	Total Area of Site (acres): 0.12		
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: 524 Romero Between: Mountain		and: Charlevoix		
CASE HISTORY (List any current or prior project and case number(s) that	may be relevant to your re			
PR-2018-001880 //PR2019-001880				
Signature:		Date:		
Printed Name: By an Langwell		□ Applicant or □ Agent		
FOR OFFICIAL USE ONLY		<u>.</u>		
Case Numbers	Action	Fees		
-				
-				
-				
Meeting/Hearing Date:	·	Fee Total:		
Staff Signature:	Date:	Project #		

#### Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Тур	e of Request	Historic Zone or Designation			
□ Alteration	☑ Sign (see note below)	East Downtown – HPO-1	Downtown Area		
Demolition	□ City Landmark Designation	□ Eighth & Forrester – HPO-2	Downtown Neighborhood Area –		
New Construction	□ City Overlay Designation	□ Fourth Ward – HPO-3	CPO-3		
Number and Classification of Structures on Property		Huning Highland – HPO-4	East Downtown – CPO-4		
Contributing Structures:		☑ Old Town – HPO-5	□ Nob Hill/Highland – CPO-8		
Noncontributing Structures:		□ Silver Hill – HPO-6	City Landmark		
Unclassified Structures:		Residential Property?	∕es ☑ No		

\*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

#### HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- \_\_\_\_ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- \_\_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)

\_\_\_\_ Sign Posting Agreement

#### INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- \_ Interpreter Needed for Hearing? <u>no</u> if yes, indicate language:
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives

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

\_ Sign Posting Agreement

#### DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

#### HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
 Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

#### HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

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

#### ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

 Signature:
 Date: 12 /02/2021

 Printed Name: Brian Langwell
 Image: Agent

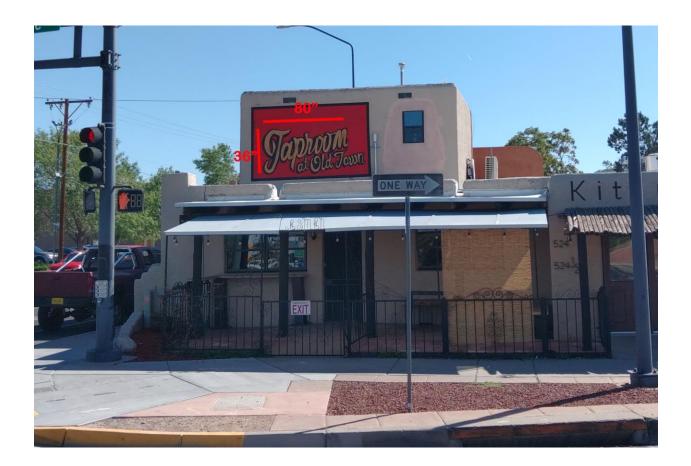
 FOR OFFICIAL USE ONLY
 Case Numbers

 Project Number:
 Case Numbers

 Image:
 Image: Case Numbers

 Image:
 Image: Case Numbers

\_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives



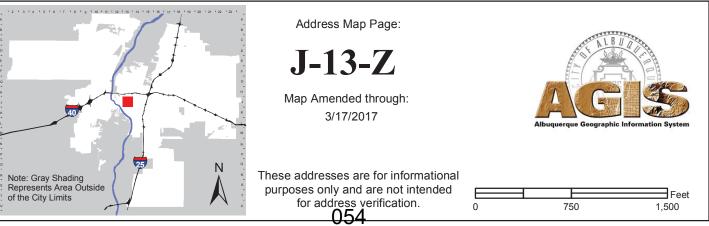








For more current information and details visit: www.cabq.gov/gis



# SIGN POSTING AGREEMENT

#### REQUIREMENTS

#### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

- 1. LOCATION
  - A. The sign shall be conspicuously located. It shall be located within twenty feet of the publicsidewalk (or edge of public street). Staff may indicate a specific location.
  - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at leasttwo feet from the ground.
  - C. No barrier shall prevent a person from coming within five feet of the sign to read it.
- 2. NUMBER
  - A. One sign shall be posted on each paved street frontage. Signs may be required on unpavedstreet frontages.
  - B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign inplace, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tearsout less easily.
- 4. TIME

Signs must be posted from December 28, 2021 To January 12, 2022

- 5. REMOVAL
  - A. The sign is not to be removed before the initial hearing on the request.
  - B. The sign should be removed within five (5) days after the initial hearing. 055

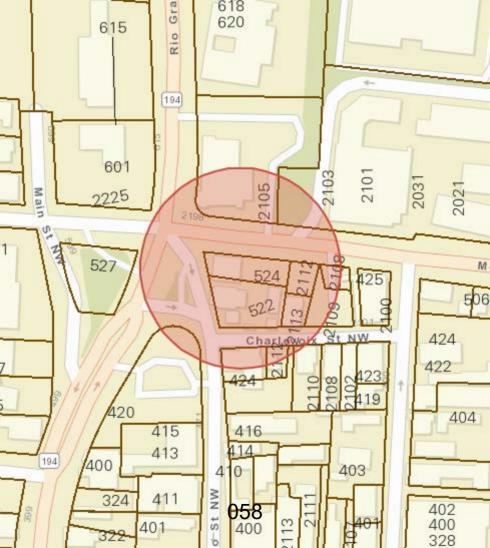
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

12/14/2) (Date) (Applicant or Agent) \_\_\_\_\_, <u>Silvia Bolivar</u> (Staff Member) l issued 2 signs for this application, 12/13/2021 (Date)

PROJECT NUMBER: <u>SI-2021-02069/PR-2021-006321</u>

Rev. 1/11/05

# NOTIFICATIONS



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

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

RAMOS SYLVIA M MD 2110 CHARLEVOIX ST NW ALBUQUERQUE NM 87104

CEE VEE OLD TOWN LLC 515 MAPLE ST SE ALBUQUERQUE NM 87106-4830

GUTIERREZ JANE H TRUSTEE GUTIERREZ TRUST

2205 VIA GRANADA PL NW

ALBUQUERQUE NM 87104-5502

SIMON WILLIAM R & ROBERT S TRUSTEES WILLIAM & ROBERT SIMON CHILDRENS TRUST 1415 PARK AVE SW CEE VEE OLD TOWN LLC 515 MAPLE ST SE ALBUQUERQUE NM 87106-483 VIGIL ANTONIO JR & ELSIE MARIE CO-

ALBUQUERQUE NM 87107-3362 JARAMILLO SHIRLEY C 315 IRON AVE SW ALBUQUERQUE NM 87102-3848 JENKINS THOMAS C C/O REA MANAGEMENT LLC PO BOX 4397 ALBUQUERQUE NM 87196-4397 CEE VEE OLD TOWN LLC 515 MAPLE ST SE ALBUQUERQUE NM 87106-4830

MATTHEWS M LEONE TRUSTEE MATTHEWS RVLT 176 ANGUS LN CORRALES NM 87048-9100 RMG424 LLC 2509 VIRGINIA ST NE SUITE A ALBUQUERQUE NM 87110-4695



# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Developmen	t Ordinance (IDO) to a	answer the following:
Application Type: Certificate of Appropriateness N	<i>l</i> lajor	
Decision-making Body: Landmarks Commission		
Pre-Application meeting required:	🛛 Yes 🗆 No	
Neighborhood meeting required:	🗆 Yes 🗵 No	
Mailed Notice required:	🛛 Yes 🗆 No	
Electronic Mail required:	🛛 Yes 🗆 No	
Is this a Site Plan Application:	🗆 Yes 🔀 No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 524 R	Romero St. NW, Albuque	rque NM 87104
Name of property owner: Robert Simon		
Name of applicant: Brian Langwell		
Date, time, and place of public meeting or hea	ring, if applicable:	
Address, phone number, or website for addition		
www.cabq.gov/planning/boards-commissions/landm	narks-commission	
PART III - ATTACHMENTS REQUIRED W	ITH THIS NOTICE	
Zone Atlas page indicating subject property.		
Drawings, elevations, or other illustrations or	f this request.	
Summary of pre-submittal neighborhood me	eeting, if applicable.	
Summary of request, including explanations	of deviations, varianc	es, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE	MADE IN A TIMEL	Y MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTE	GRATED DEVELOPI	MENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED		
APPLICATION.		

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

Brian Langwell

(Applicant signature) <u>12/02/2021</u>

(Date)

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

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860 www.cabq.gov

> Printed 11/1/2020 060



# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



# PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

 $\hfill\square$  a. Location of proposed buildings and landscape areas.

 $\hfill\square$  b. Access and circulation for vehicles and pedestrians.

 $\square$  c. Maximum height of any proposed structures, with building elevations.

□ d. For residential development: Maximum number of proposed dwelling units.

□ e. For non-residential development:

 $\hfill\square$  Total gross floor area of proposed project.

□ Gross floor area for each proposed use.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov Printed 11/1/2020 061

# Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice\*: 12/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*:

Name of NA Representative\*:

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* 524 Romero St. NW, Albuquerque NM 87104

Location Description

- 2. Property Owner\* Robert Simon
- 3. Agent/Applicant\* [if applicable] Brian Langwell
- 4. Application(s) Type\* per IDO <u>Table 6-1-1</u> [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_\_ (Carport or Wall/Fence Major)
  - Site Plan
  - Subdivision \_\_\_\_\_\_\_\_\_\_\_(Minor or Major)
  - □ Vacation \_\_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Certificate of Appropriateness

Summary of project/request<sup>2\*</sup>:

Painted Signage and add Lattilas to cover front Porch.

<sup>&</sup>lt;sup>1</sup> Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>&</sup>lt;sup>2</sup> Attach additional information, as needed to explain the project/request.

5	This application will be decided at a	nublic meeting or bearing by*:
J.	This application will be decided at a	public meeting of meaning by .

70ning	Hearing	Examiner	· (7HF)

Development Review Board (DRB)

X Landmarks Commission (LC)

□ Environmental Planning Commission (EPC)

Date/Time\*: January 12, 2022 3:00pm

Location\*3: https://cabq.zoom.us/j/2269592859

Agenda/meeting materials: <u>http://www.cabq.gov/planning/boards-commissions</u> To contact staff, email <u>devhelp@cabq.gov</u> or call the Planning Department at 505-924-3860.

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

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

- 1. Zone Atlas Page(s)\*<sup>5</sup>
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: <u>Attached to notice or provided via website noted above</u>
- 3. The following exceptions to IDO standards have been requested for this project\*:

□ Deviation(s) □ Variance(s) □ Waiver(s)

Explanation\*:

Certificate of Appropriateness

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

<sup>&</sup>lt;sup>3</sup> Physical address or Zoom link

<sup>&</sup>lt;sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>&</sup>lt;sup>5</sup> Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

- 5. *For Site Plan Applications only*\*, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - □ d. For residential development\*: Maximum number of proposed dwelling units.
  - e. For non-residential development\*:
    - □ Total gross floor area of proposed project.
    - □ Gross floor area for each proposed use.

#### **Additional Information** [Optional]:

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_
- 2. IDO Zone District \_\_\_\_\_
- 3. Overlay Zone(s) *[if applicable]*
- 4. Center or Corridor Area *[if applicable]*

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

#### Useful Links

**Integrated Development Ordinance (IDO):** https://ido.abc-zone.com/

# **IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>&</sup>lt;sup>6</sup> Available here: https://tinurl.com/idozoningmap



Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First	Last	Email	Address Line 1	City	State	Zip	Mobile	Phone
	Name	Name						Phone	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	NM	87104	5057151609	
Historic Old Town Property Owners Association	Jennie	Crews	jennie.crews@gmail.com	6501 Caballero Parkway NW	Los Ranchos	NM	87107		5053451936
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		5058426620

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <a href="https://www.cabq.gov/planning/online-planning-permitting-applications">https://www.cabq.gov/planning/online-planning-permitting-applications</a> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1%20Procedures%20Summary%20Table=1&outline-name=6-1&outline-nam

Thanks,



 Dalaina L. Carmona

 Senior Administrative Assistant

 Office of Neighborhood Coordination

 council Services Department

 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

 Albuquerque, NM 87102

 505-768-3334

 dlcarmona@cabq.gov or ONC@cabq.gov

 Website:
 www.cabq.gov/neighborhoods

 Image: Ima

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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Monday, December 06, 2021 11:06 AM

To: Office of Neighborhood Coordination <bran@leftturndistilling.com> Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission
Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below: Contact Name brian langwell Telephone Number 5053634858 Email Address brian@leftturndistilling.com Company Name Left Turn Distilling Company Address 2924 Girard Blvd NE City Albuquerque State NM ZIP 87107 Legal description of the subject site for this project: Physical address of subject site: 524 Romero Subject site cross streets: Mountain and Rio Grande Other subject site identifiers: This site is located on the following zone atlas page: J-13-z





December 7, 2021

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

To: Landmarks Commision

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

This Request is to install a cover to the front patio on to the existing iron fence to be made from historically appropriate Latillas.

This cover is not attached to the building but is a freestanding structure.

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

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

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

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

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

Sincerely;

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

Follow our progress by liking us on facebook !!!

From:	brian leftturndistilling.com
То:	Naji, Leslie
Subject:	FW: LAndmarks Commission meeting
Date:	Tuesday, December 7, 2021 1:10:56 PM
Attachments:	4. Emailed-Mailed-Notice-PublicMeetingHearing-PrintFill (002).pdf
	524 Romero Public Notice Inquiry .msg
	Summary of REquest.docx

#### External

Here is the email I sent to the neighborhood assn. I cc'd you but is said it was too big..

From: brian leftturndistilling.com
Sent: Tuesday, December 7, 2021 12:48 PM
To: jaime.leanos@gmail.com; dina.afek@gmail.com; historicoldtown@gmail.com; jennie.crews@gmail.com; gteffertz@gmail.com; g.clarke45@comcast.net; Naji, Leslie <lnaji@cabq.gov>
Subject: LAndmarks Commission meeting

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

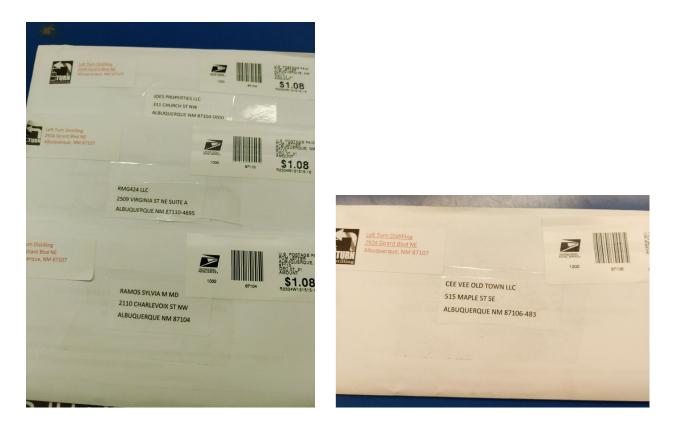
Brian Langwell President Left Turn Inc. 2924 Girard Blvd NE Albuquerque, NM 87107 505-363-4858

Locations :

Main Taproom 2924 Girard Blvd NE, Albuquerque 87107 ph 505-508-0508 The Taproom @ Old Town 524 Romero St NW, Albuquerque 87104 ph 505-508-4272 Gate City Craft Bar 244 South First St, Raton NM 87740 ph 575-245-7837







Clerk: 16 Receipt #: 840-58700067-4-6264401-2 UFN: 340146-0110

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Fri 12/10/2021 Mibuquerque, NM 87104 Weight: 0 lb 1.30 oz Estimated Delivery Date

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# PUBLIC COMMENT

Date: January 4, 2022
To: Landmarks Commission
Re: Certificate of Appropriateness for Painted Signs and Latilla cover on front porch 525 Romero Street NW, Old Town, Albuquerque NM87104
From: Sylvia Ramos PO Box 7398, Albuquerque, NM 87194

Dear members of the Landmarks Commission,

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

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

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

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

Thank you.

CHAIR DUDLEY: Okay, we'll move on to agenda item #6, PR-2021-006321, SI-2021-02069, Brian Langwell requests a Certificate of Appropriateness for new construction and signage at 524 Romero St. NW described as lot 232B, Old Town HPO-5, J-13. Move into the presentation. Excuse me, yes Commissioner Maddox.

COMMISSIONER MADDOX: Madam Chair, before we start this one I do want to let the rest of the Commissioners know that I will be recusing myself from any votes on this. The petitioner and I do have a business relationship outside of this particular building.

CHAIR DUDLEY: Okay, thank you. I'll hand it over to staff for the presentation of the staff report.

MS NAJI: Thank you Chair Dudley, Commissioners, regarding 524 Romero case number SI-2021-02069, project PR-2021-006321, we have an application for a Certificate of Appropriateness after the fact. We had a few years ago there was an application for some addition to the rear of the property and some changes to the second story of the property. Which was approved by the Landmarks Commission. Since that time a new tenant came into the building and you have here the image of the property, I think this was in early 2021. During that time signage was added and there was an overhang a little porch added in front of the porch. We had notified the applicant and the property owner about coming for a Certificate of Appropriateness hence it is coming to the Landmarks Commission, because it was not previously reviewed by staff, and so what we have is a request for approval of signage and the approval of this porch structure here in the front of the property. This is showing the existing signage the numbers here are an indication of what they would plan to reduce them to. That isn't actually how it worked out. This gives you a little better size of, the size it would need to be according to what was is currently there on the walls, which would be a 6 ft sign by about 3 ft 4 in here in the front, and a 6 ft 7 ft 8 ft sign by a 3 ft 4 in sign here on the side. Basically, the same signs that they have, but considerably smaller than what is currently located on the building. To address these issues again I want to remind the Commission we are not looking at murals here, we are looking at wall signs even though they are painted directly onto the stucco of the building. It is not reviewed as painting of the building, it is reviewed as a sign to which we

do not have control over content. Just the size of the of the signage. With the reduced sign size, I mean it would require a painting over and repainting of the signs, then it would be in compliance with the IDO Ordinance. There are also two small neon signs in the window facing north which is visible from Mountain Rd., these do fall within the allowable windows signage which is 2 square feet total 10 x 13 in the other is 10 x 12. So those do fall within approvable sizes for the Old Town guidelines in the IDO. There is an issue with this additional portion to which the staff report went into the idea of creating any sort of construction in front of a building that blocks the architectural characteristics of the property is not approvable. I will go back up it's a very simple little you know adobe dell concrete block, maybe it was concrete block all the way, but it did have a cute little porch with the beams and the corbel tops. Which, this new edition on to it completely blocks and therefore staff recommends approval of the signage as proposed to be changed, and request that this front shading structure be removed. It's not actually attached to the building removal shouldn't be difficult, but even though there's an attempt to try to cover it with these latillas across, that just further hides the character of the building. With that I stand for any questions.

CHAIR DUDLEY: Are there any questions of staff Commissioners? No questions at the time.

COMMISSIONER SOLARES: I have one question, thank you Commissioner, Chair Dudley. So, if I understand this correctly this new portion that was added to the front, is that this wood lattice thing that's sitting out there, or is it the hard canopy?

MS. NAJI: It is... this is what is there currently, which is this surface is sort of like a translucent plastic. I'm not exactly sure what that material is, the material was inappropriate for Old Town all together. So, they, and I don't know if this is actually been placed out here or if this is a visual recommendation for what it would be. This little bit here in front of this other adjacent shop is existing and has been there for quite some time, but this was added without a Certificate of Appropriateness. They are requesting to be able to keep it by adding the latias on top of it. Staff is recommending that it be removed.

COMMISSIONER SOLARES: Thank you.

CHAIR DUDLEY: Staff is recommending that it be removed, because it's removing character defining features on the portal?

MS. NAJI: It's blocking them, yes.

CHAIR DUDLEY: Any other questions for staff before we move on to the applicant's presentation Commissioners? Okay, without that we'll move on to the applicant's presentation you'll have 10 minutes to present.

MS NAJI: If the applicant wants me to show any photographs that I have up, I'm willing to do that, or if you have your own I'll stop my sharing.

MR LANGWELL: It's fine to leave those there I really don't have images this will probably be a short presentation. So, my name is Brian Langwell, my address is 4216 Hilton NE, Albuquerque 87110. I am the President and founder of Left Turn incorporated, which is also the entity that controls Left Turn Distilling, and Palmer Brewery and Cider House. We are the tenets of 524 Romero, took over this building and started the tap room in Old Town. We opened in March/June of this year, it's hard to say. I began this project in September 2019, that's when we leased the building. This project came to a halt with covid, and we just waited it out did all we could to get here. Any improvements we made, and I have to say this so we went through the process of going through the City Planning and Zoning committees hired Architects we followed the rules all of this, and during this whole process never I never heard of the Landmarks Commission. I have to apologize for that I know that's probably on me somewhere. So, when we move forward with the signage, and with this front cover that was that was kind of in unison with the IDO. We read the IDO, we learned what we could do we moved forward with that. I didn't learn of The Landmark commission until after this was all done and we got to red tag on the door, and now like I said all I can do is apologize for it. We can... I stand here to do whatever, whatever is recommended the signage that's on the building was intended to be smaller than that, it was done by an artist, and the artist kind of took creative control over it and did whatever he wanted to do. So, it came out bigger then needed, so we'll reduce that signage size to where it lives within the IDO rules. The front cover that was done just purely for customer comfort that's all it was. I mean the wrought iron structure was already there we added a couple supports to it to allow us to add

that piece of white plastic that you seen one of these pictures. That is actually the plastic that you would use on a greenhouse, the solution to cover that was to add latillas that is just an architect's rendering drawing of the latillas on there. I don't know of anything else I can add other than I stand beside your decision. I thank everyone for welcoming us to Old Town, it's awesome to be there, everybody is very friendly down there we've gotten a very warm welcome, and we're very happy to be there. We look forward to being in this neighborhood, and being good neighbors that's what we're here for. I think I can relinquish the floor with that. I think Bob Simon might have something to say, and I'll step back from there.

CHAIR DUDLEY: Thank you, Mr. Simon you're the property owner right, do you have something to add?

MR SIMON: Well not very much I want to thank Brian for being a good tenant. I don't know if anyone read venue review of Kitsune, which is the restaurant here that has taken over the restaurant function at the space. They got a terrific review and if you haven't eaten there it's an Asian fusion restaurant that is extremely exciting food is a tremendous addition to Old Town, I think. Let me address the issue of the portal. I think what I have always envisioned is that there would be the traffic circle at Rio Grande, and Mountain. The narrowing of Romero, and the expansion of the Conquistador site to expanded into a walking and sitting Park area. And it seems to me that that would be consistent with a café atmosphere on the property that I own, and Mr. Langwell leases. So that you would have an open patio with seats and people could sit and have a street side atmosphere, with the ability to have food and drink, on that patio area. And I'm very conscious of the fact that it faces west, and in the summer that presents some issues. And so, it seems to me that the solution that Mr. Langwell has proposed, which is to add the latillas to the top of the greenhouse plastic, would only enhance that sort of café atmosphere that is consistent with what the ultimate plan for that area would be. And it would provide additional seating outdoor seating which is important during covid and allow the people to be engaged in that urbanized area that hopefully will be developed in the future. I do not think that in any way blocks the view of the building, and in fact it appears to me that it is consistent with the latillas in the sense that everything is symmetrical. There would not be, it would simply be bringing the latilla treatment out to the edge of where the

currant latilla is. So that it would not any not in any way hinder, it would hinder but it wouldn't diminish of the visibility of the building. It's an old building its been improved 3 or 4 times. It is to my way of thinking ascetically appropriate to have the additional latillas and provide that additional roof area so that people can sit and enjoy a streetscape while they eat and drink. And I would encourage the Commission to consider that as an appropriate enhancement of the streetscape and the building.

CHAIR DUDLEY: Thank you. Are there any questions of the applicant from the Commission? Commissioner Bello.

COMMISSIONER BELLO: I'm familiar with the Taproom, and you have a large outdoor space in the back do you not?

MR LANGWELL: Yes.

COMMISSIONER BELLO: Yeah, so you got the outdoor space that you can use back there, and so how much of a hardship would it be if you lost this front patio?

MR LANGWELL: I'm sorry I missed that question.

CHAIR DUDLEY: How much of a hardship would it be if you lost the front patio given that you have the patio in the back?

MR LANGWELL: The front patio provides a really good place for people in the area to see people actually siting there and show people dining outside. It's, it's more of a feature that its advertising is what it is more than anything.

CHAIR DUDLEY: Okay thank you, are there other questions for the applicant?

MR SIMON: If I may, maybe I did not describe what I'm thinking of thinking, I'm thinking of a sort of like Parisian Cafe environment where you have the sitting area in the cafe is integrated with the streetscape, and it's that kind of wonderful you know where you have people sitting, and eating, and drinking, and I guess the way Brian described it. Where it's a commodious environment that attracts you to the environment, and makes you makes it part of the streetscape that I find rather appealing. So, maybe something that's not as traditional here, but when I think of Paris, or France, and the kind of cafe scene where there are people milling about and walking in and out and drinking and having and community and

conversation in that open area around the restaurant or in front of the restaurant on the street. Is what I'm thinking of, and I love that concept and would hope that it would be something that could develop and be part of Old Town.

CHAIR DUDLEY: Okay, thank you. Are there other questions from the Commission of the applicant? I have a question how was it considered, did you consider putting the latillas above the existing porch, and then and then extending them at that level so the latillas wouldn't be blocking the corbels goals and other wood work that's below the existing porch roof? was that looked at from an architectural perspective is a possibility?

MR LANGWELL: It was not, I can't even tell you why.

CHAIR DUDLEY: Is it (inaudible) does it have any support at the end of the latillas?

MR LANGWELL: It does, there's some, some metals poles that hold that whole structure up. I guess that could be an option to raise it to the same level as the existing roof that's there. I didn't say that because I didn't I didn't know it was an issue.

CHAIR DUDLEY: Okay, thank you. All right if there aren't any other questions from the Commission of the applicant we're going to open it up to here from other interested parties, each party will have two minutes to speak. We'll go ahead and start with Doctor Cruz we have heard your address so you can just say your two cents.

MS CRUZ: Thank you, and I will keep my remarks brief. By now you all know that I live in the soon to be more crowded corner of Old Town, and the signs that have been painted on three walls of the property of 524, and 524 ½, Romero St., far exceed the size allowed by the rules. In addition, the red and yellow ones are with all due respect garish. The plastic porch covering was placed to cover a nearly extended porch brick floor. As well as to perhaps protect the customers from the sun. I believe that I neither the porch covering extension, or the materials utilized alter the historic character of a building in this area are allowed, and furthermore all these changes deprived from the appearance of these buildings out of Old Town. And this corner is the entry into Old Town, right from Rio Grande, and Mountain, into Romero St. One more note, I thought I understood that neon signs

of the cocktail glass, and the beer mug flashing inside the window are not allowed I may be wrong. So, in any case I oppose approving this request for a certificate of appropriateness for these unapproved, but already in place changes at this property in question. Thank you.

CHAIR DUDLEY: Thank you. We'll go next to Mr. Ehrenberg.

MR EHRENBERG: Hello, once again, can you hear me?

CHAIR DUDLEY: Yes, we can.

MR EHRENBERG: Once again idea of Old Town, is to be an old town, and having a Parisian cafe at the entrance of Old Town is not what Old Town is all about. And of course, the signage again which is already agreed to be made smaller is inappropriate. That's it, thank you.

CHAIR DUDLEY: Mr. Carey, you can have your two minutes of comment please.

MR CAREY: Hey can you see me, all right. Hey Alexander Carey, I already gave my address before, but good to see you guys again. Personally, I've been to Kitsune and I love it and I think it's a great addition to Old Town. You know, I don't think any of the changes that have been done take away from historical factor and significance of Old Town. I'd also like to say as a new business owner that it is interesting that they also haven't heard the Landmarks Commission and the rules are applying a well. So, I would propose that it would be of note to make some good changes of to how you come across a new business owners, and businesses to how you will make alterations to Old Town, and what the rules and regulations will be. Which are coming to the whole point of this agenda the new guidelines. for Old Town. With that being said I look forward to Future interactions the Landmarks Commission, and thank you for your time and I approve of Kitsune.

CHAIR DUDLEY: Thank you. Are there any other people who wish to speak on this item 524 Romero? Okay, seeing none the applicants have 5 minutes to rebut anything that was just said, or any final say any final words.

MR LANGWELL: I'll go ahead and go first Bob, in case you wanted to say anything, but I'll go first. In issue to the neon signs in the window they are within what the IDO allows, they do not flash they're just steady signs there's nothing about them that are distracting other than they are neon. As far as the front cover on the building goes, I think it's a really good idea to cover with latillas. I mean the rest of the building over all the entryways has latilla coverings on um. If we think we can get there by raising that up more to be in level with the existing roof structure that is there I'm okay with that as well. Signage, like I already said we're going to reduce the size of that signage as to where it meets the standards of IDO, I'm not sure what else I can say about that, thank you.

CHAIR DUDLEY: Thank you. Did you want to add a couple of closing words Mr. Simon?

MR. SIMON: Maybe just one, thank you. As I told you initially today when we were on the Plaza Louise comments, I find this to be a very interesting development in Old Town, and one that I have really thought for many years and hoped for, for many years. It is the reason why we have spent a tremendous amount of money to make this building a commercial quality building. And I think I'm maybe if I'm guilty of anything it was to not tell Brian, that if he altered the exterior that he probably needed to seek your approval. But it is consistent with making Old Town a walkable new urbanist environment. And I think that is really a direction that I think will enhance Old Town. And if the latillas match existing latillas and are done in a way that is consistent with the appearance of the building as Brian has suggested, and that meets your approval that it would be a step in the direction of meeting a more walkable area, with evening amenity's that Old Town has lacked for at least the last 17, or 18 years that we've owned this building. And it is a part of the development of Old Town that we've supported financially to get the building to this point that it does meet the commercial needs of a tenant, that has a wonderful restaurant, and a wonderful tap room. And I encourage you to allow for Brian to modify if necessary to raise the roof line and to add the latillas that would make it consistent with the rest of the building. So that he can commercially developed the patio to his needs, thank you.

CHAIR DUDLEY: Thank you. I'm turning it back over to you Ms. Naji to give your last final statements on the item 5 minutes. Are you talking because we can't hear you?

MS NAJI: Yes, I am can you hear me now? I think I would leave that, if the Commission wishes to support the request to raise that lattila structure up, so that you would still have visual access to the original structure of the porch, I can change the conditions of approval to that. Other than that, I have no further comments about this application.

CHAIR DUDLEY: Thank you, with that I'm going to close the floor and it's now open just for Commissioners discussion. Who would like to start? Commissioner Solares.

COMMISSIONER SOLARES: Thank you, Chairman Dudley. Let me start off by saying excited about this project, excited about you guys moving in there with the exciting restaurant, and the tap room. You're creating synergy right there in that corner, and because of that let's talk about this front structure that's out there. First off, I believe we are for patio space in front of your project. I don't think anybody is trying to take that away from you we are promoting that, we want that. But let me just start out by saying that I personally don't think that the City of Albuquerque is endorsing any expansion of that Conquistador statue out there, nor would I encourage or want the City of Albuquerque to continue on with any Conquistador or anything promoting that, that's my first item. As we discussed as somebody said that it's kind of a gateway into Old Town coming down that street and that new structure right there does not compliment the entry into your building, it takes away from your building, and then it looks because the building itself is an odd-looking building with that thing sticking up towards the top right there's that residents in the back, it is an odd-looking building and I think that the signage could possibly be okay. I don't have any issues with our proposed changes to that signage, but the that structure that was put up there I do not think that is aesthetically pleasing nor adding some pieces of wood up on the top with some metal post holding it up is complimenting your building. And I would, I would recommend you hiring an architect to redo the entry there if you wish to add some kind of patio structure. That's it, I appreciate that your submission and I think it's a great project, thank you.

CHAIR DUDLEY: Thank you. Commissioner McKinney.

COMMISSIONER MCKINNEY: I did not raise my hand. May I clarify something right off the bat though, that Francisco Rivera Y Valdez is not Conquistador, he was a governor of New Spain, New Mexico.

CHAIR DUDLEY: I'm not even sure why we are talking about that part of this anyway.

COMMISSIONER MCKINNEY: No, but I just wanted to clarify that he is not a Conquistador statue at the entrance to Old Town. The... I'm wondering and I'd like to ask staff, Kitsune the latilla structure over its entry and it seems like that's where they took the idea to extend the portal to cover this this front patio area. I don't remember ever, well I don't know did that covering for Kitsune did that come before the Landmarks Commission? How long has it been there this could go back sometime, but the type of technique and structure there is certainly not reminiscent of anything that we would have in that in the architectural time period. I think that that we are challenged to adhere to. It's like a coyote fence structure, and it's not typical of any of the portals of the period that we feel is significant within Old Town, and I just kind of wondered where that came from? Moving from that though, it looks for a better a better term terminology it looks like it's jerry-rigged, and I think that certainly beneath the level of what you would be trying to achieve as your entry into to your structure there. I think it can be I understand the need in wanting to do shade, but it seems like it's inappropriate as it is, and as it is proposed in that perspective drawing. Which begs the question what the Commissioner said of getting an architect to design a more appropriate structure, and I'm wondering obviously that would come before the Commission, but could it be done in such a historic fashion and weather not the Commission would even approve it. That I don't know, but I just think that the existing certainly looks less appropriate then what it's trying to achieve. But the question on the Kitsune, does staff know when that latilla quote portal, it's not really a portal as such occurred? Or is that just one of the happenings that has happened in Old Town?

MS NAJI: All I can tell is that it is visible on aerial maps as far back as 2002. At what point it was actually installed I really don't know.

COMMISSIONER MCKINNEY: Okay, and it is lattila and not standard portal with columns?

MS NAJI: Yeah, It's just like a little overhang it's like the little porch overhang. I don't think it was ever set up a portal or a porch that went off of there.

COMMISSIONER MCKINNEY: I just think this is such a Keystone entry into Old Town, it's the entry way from interstate 25, it's a major entry, and I just find that what is there a what is proposed to doing latillas really is inappropriate.

CHAIR DUDLEY: Vice Chair Austin.

COMMISSIONER AUSTIN: I agree, with everything Commissioner McKinney, and Commissioner Solares said. It looks like a DIY project gone bad, and I think there's other ways to make it more attractive. I find it interesting that they have to have a lowered bamboo curtain, because obviously it doesn't take the evening light away which further detracts from the building. I agree that they should get perhaps an architect to submit something to us this is more suited for Old Town, and more suited for the building. I also want to make a comment, about the comment that was made about kind of implying that it was our fault that people who are opening businesses in Old Town, don't know that we exist. It's one called due diligence, two your realtor or your business broker should have brought this up that there are real rules. I'm sure that there is a merchant's association, I can't believe that they don't bring up that there are restrictions on the City. Ms. Naji, and I have talked before that we have to figure out a way to get that information out, too new owners and new business people. But that's not our responsibility, it's the responsibility of potential tenants, it's the responsibility of owners to know what restrictions are in the neighborhood they intend to work in.

CHAIR DUDLEY: Thank you, Vice Chair. Commissioner Bello.

COMMISSIONER BELLO: I agree with everything commissioner Austin just said.

CHAIR DUDLEY: Commissioner Maddox? No additional comments. What's that? Oh, he's recused, I'm sorry and thank you for reminding me. I'd like to add that you know there's been really good points made by all of you tonight. I also couldn't agree more with what Mr. Simon said about making the space really inviting and something as you enter Old Town, from this part of the of town that

you are instantly drawn in by the opportunity it presents just sit out and eat or drink and I think we do have a shortage of that as I said earlier in the first item before us. So, whatever we can do to make the spaces more prolific and aesthetically pleasing and appropriate I would, I'm all for it. I agree though with what the Commissioners have said before me about it not being the best articulation of that. I don't, I don't have anything I'm not opposed to latillas. I do think that our cause here in our task at hand is to make sure that the character defining features of the historic buildings in Old Town are preserved, and so with the additional roof if it's blocking all of that historic wood work. It's blocking the way the vigas come out the portals, excuse me the corbels on the portals. And so, if there is if you could figure out a way to extend that and it still serve the purpose without it having some additional you know bamboo shade, then I'm all for it. But I don't think we can we can approve it the way it's shown. So yeah, I think that's where I'll end, but I am very pleased to see that you're occupying this building that's such at a key corner of Old Town, and I like that you're bringing new Life to Old Town, and providing new opportunities to get both locals and tourists to go down on a regular basis. So, having said all that does anyone have the urge to make a motion on this item? Vice Chair Austin.

Commissioner Austin: Alright, God I hate doing this. On the case SI-2021-02069, project # PR-2021-006321, question should we just deny it. No, we recommend conditions for approval of 1 and 2, A and B, to be included. Which is removal of... to get all the proper permits, and number 2 remove the front metal plastic latilla structure, and bring the wall sign dimensions to the proper size. Does that make sense?

CHAIR DUDLEY: Do we have a second?

COMMISSIONER BELLO: That does make sense, I second that.

CHAIR DUDLEY: Okay, Commissioner Soalres, how do you vote?

COMMISSIONER SOALRES: Approve.

CHAIR DUDLEY: Commissioner McKinney.

COMMISSIONER MCKINNEY: Yes, approve.

CHAIR DUDLEY: And I also approve, so it passes the motion passes.

## **Planning Department** Alan Varela, Interim,, Planning Director

**Development Review Division** 600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor

600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor Albuquerque, NM 87102 **NOTICE OF APPEAL** 

January 27, 2022

## TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on January 26, 2022. You will receive a Notice of Hearing as to when the appeal will be heard by the <u>Land Use Hearing</u> <u>Officer.</u> If you have any questions regarding the appeal please contact Alfredo Ernesto Salas, Planning Administrative Assistant at (505) 924-3370.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

## CITY COUNCIL APPEAL NUMBER: AC-22-4 PLANNING DEPARTMENT CASE FILE NUMBER: PR-2021-006321, SI-2021-02069, VA-2022-00020

APPLICANT: Brian Langwell 524 Romero St NW Albuquerque NM, 87104

cc: Crystal Ortega, City Council, City county bldg. 9<sup>th</sup> floor Kevin Morrow/Legal Department, City Hall, 4<sup>th</sup> Floor-Brian Langwell, <u>brian@leftturninc.com</u>



## LANDMARKS COMMISSION AGENDA WEDNESDY JANUARY 12, 2022 3:00 P.M. Due to COVID-19 this meeting is a Public Zoom Video Conference Members of the public may attend via the web at this address: <u>https://cabq.zoom.us/j/2269592859</u>

# or by calling the following number: 1-301-715-8592 and entering Meeting ID: 226 959 2859

### **MEMBERS**

## Rosie Dudley – Chair Lauren Austin – Vice Chair Joe McKinney – Damon Maddox Daniel Solares - Robert Bello

Due to the number of cases and the time required for each, a time limit shall be imposed on all parties in interest to each case. Limits are necessary so that the LC may give the last case on the agenda the same attention given the first. Limits shall be as follows:

Five Minutes
Ten Minutes
Two Minutes Each
Five Minutes
Five Minutes
Commissioners' discussion and vote

1. Call to Order: **3:00** 

2. Additions and/or Changes to the Agenda.

3. Approval of the November 10, 2021, & December 8, 2021 Minutes.

4. PR-2021-006235 SI-2021-01904 - Certificate of Appropriateness	RBA Architecture PC, agent for Old Town ABQ LLC, requests approval of a Certificate of Appropriateness for Alteration at 301 Romero St. NW, described as Lot 186, MGRCD Map 38, Old Town HPO-5 (J-13).
5. PR-2021-006322 SI-2021-02070	Owen Kramme, agent for Marie Coleman, requests approval of a Certificate of Appropriateness for new construction at 522 Romero St. NW, described as Lot 232A, Block 42, MGRCD Map 38, Old Town HPO-5 (J-13).

6. PR-2021-006321 SI-2021-02069	Brian Langwell, requests approval of a Certificate of Appropriateness for new construction and signage at 524 Romero St. NW, described as Lot 232B, Old Town HPO-5 (J-13).
7. PR-2019-002225 SI-2021-01458 – Amendment to Historic Design Standards and Guidelines – Old Town (HPO-5)	The City of Albuquerque Planning Department requests the above action to amend the Historic Design Standards and Guidelines for Old Town- HPO-5 (J-13- Z). Applies to all properties within Old Town – HPO-5.

### **8.** Other Business:

## 9. Adjourn

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact the Planning Department, at 924-3860(VOICE) or TTY users may access the voice number via the New Mexico Relay Network by calling 1-800-659-8331.

**NOTICES OF DECISION** will be mailed only to the applicant or agent. All other interested parties can view and print a copy of the decision at the following website or a hard copy is available at our office on the 3<sup>rd</sup> floor, City Planning. www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets