

HPO-5 Historic Old Town

Development Standards & Guidelines

The following Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone and in the 300 foot buffer zone surrounding Old Town.

Design Guidelines

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
5. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
6. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character

of the neighborhood, buildings, or its environment.

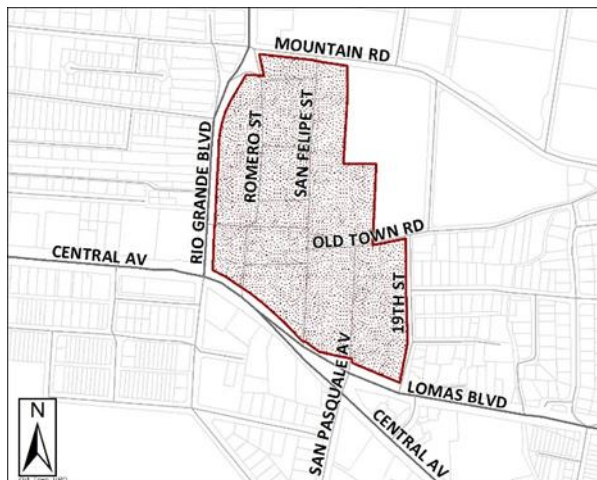
7. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
8. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.
9. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
10. Property owners are considering installing security devices are urged to contact LUCS staff for advice and a free handout on how to increase security without detracting from the historic character of a building.
11. An application for a Certificate of Appropriateness for work which does not require any type of building or construction permit may be approved by staff.

(The following Standards and Guidelines are to come into effect in early June 2018 – date to be announced)

The following Design Standards and Guidelines (as amended with the IDO, November 20, 2017) have been adopted by the Landmarks Commission for building projects in the HPO-5 historic Old Town Zone.

Applicability Area

The HPO-5 standards and guidelines apply in the mapped area shown.



Standards and Guidelines

Architectural Style

The Spanish Colonial, Territorial, or Western Victorian architectural styles of building 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 HPO-5 zone.

Building Height

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

Building Setback

Up to but not exceeding those required in the R-1 zone district, or as determined by the LC to protect the historic character of the area.

Minimum Parking and Loading

None, except that 1 off-street loading space 9 feet by 25 feet shall be provided for each property with primarily commercial uses if there is ground floor space available on the lot to accommodate that loading space.

Landscaping

At least 15 percent of the parking lot area shall be landscaped to meet the standards of IDO Subsection 14-16-**Error! Reference source not found. (Error! Reference source not found.)**.

Signs

1. Prohibited Signs

- a. Signs that flash or blink. Visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering) are not allowed as part of any sign.
- b. Moving signs. Streamers are not allowed.
- c. Portable signs.

2. Off-premises Signs

- a. Signs may be located no more than 20 feet from the intersection point of the public right-of-way lines of 2 streets or alleys or the intersection of a public right-of-way and a parking lot with over 20 parking spaces.
- b. The sign area relating to any 1 business shall not exceed 1/2 square foot.
- c. Sign height shall not exceed 10 feet.

3. On-premises Signs

- a. All signs attached to a structure fronting on Old Town Plaza or within a 150 foot radius of the exterior boundaries of the Plaza Park shall be wall or canopy signs.
- b. Establishments not fronting on Old Town Plaza and not within a 150 foot radius of the exterior boundaries of the Plaza Park may have freestanding or projecting signs.

- c. No more than 2 signs are allowed for any 1 business except that an establishment with frontage on 2 or more streets will be allowed a total of 3 signs. A composite group of small signs integrated into 1 framed unit shall be considered 1 sign.
- d. No wall sign's area shall exceed 8 square feet except that a wall sign on a façade abutting an arterial or collector street or on a front façade that is wholly visible from an arterial street shall not exceed 16 square feet.
- e. No non-wall sign's area shall exceed 3 square feet on each of 1 or 2 sides.
- f. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.
- g. Signs posted in windows or doors are allowed, provided that they do not exceed a combined total of 1.5 square feet in area, and no individual window or door sign is more than 16 square inches.

- h. Premises with 2 or more buildings, at least 1 of which does not front directly on the public right-of-way, are allowed an additional sign, provided that all of the following provisions are met:
 - i. Sign height shall not exceed 10 feet above grade.
 - ii. Sign area shall not exceed ½ square foot for each establishment located on the premises.
 - iii. Total sign area shall not exceed 20 square feet.
 - iv. Only wall signs or freestanding signs are allowed; freestanding signs cannot be located less than 150 feet from the exterior boundaries of the Plaza Park.
 - v. Additional signs in this category may be approved by the LC for premises with more than 1 entry from the public right-of-way or adjacent property where the LC determines that there is not reasonable public notice of businesses on the premises without such additional signs.
- i. Restaurants serving food prepared on premises for consumption on or off premises are allowed an additional wall sign of up to 6 square feet.