



Landmarks Commission

City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 8, 2020

Notice of Decision

PR-2019-003167
SI-2019-00415
Application for Certificate of
Appropriateness

Mike Petersen, agent for Locust New Mexico LLC, requests approval of a Certificate of Appropriateness for demolition at 425 Locust St. SE described as Terrace Addition lot 1A1 block 4 in the Huning Highland Historic Protection Overlay Zone. (XX)

On January 8, 2020 the Landmarks Commission voted to Approve, Project PR-2019-003167 SI-2019-00415, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for Demolition of a Non-Contributing building, located at 425 Locust St. SE, described as Lot 1-A-1, Block 4, Hunings Highland Addition, a property in the Huning Highland Historic Protection Overlay Zone, zoned MX-L.
2. The subject site is approximately 0.8043 acres.
3. The application for a Certificate of Appropriateness is for demolition of a 2000 sq. ft. single story, flat roofed building, accessory awning and gas pumps, located in the Huning Highland HPOZ. The secondary structure is in poor condition and of no architectural or historic interest. It makes no contribution to the distinctive qualities of the Historic District.

Removal of the structure will make way for future development of the site.

4. Section 14-16-3-5(D) of the Integrated Development Ordinance states that within the boundaries of an HPO 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. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) 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 the specific HPO zone where the property is located”.
6. The project is consistent with the designation ordinance R-46-1991. The proposed work does not conflict with the development guidelines for the historic zone that states: Demolition of non-contributing buildings without approved plans for a replacement building shall only be permitted if the LUCC determines, based on evidence from the property owner, that the property is incapable of producing a reasonable economic return as presently controlled and that no mean of preserving the structure has been found.

The property as is, is no longer capable of producing reasonable economic return.

7. The IDO Section 14-16-6-6(D)(3)(b) 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”.
8. The architectural character, historical value of the Huning Highland Historic Protection Overlay Zone will not be impaired or diminished due to the proposed works.
9. The clearing of the site without immediate redevelopment will not diminish the historic character of Huning Highland as the property is on the eastern edge of the HPO.

Conditions of Approval:

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

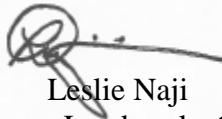
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE

CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji
Senior Planner, Landmarks Commission