



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



Landmarks & Urban
Conservation Commission

Date: July 15, 2011

OFFICIAL NOTIFICATION OF DECISION

Project #1006976/11-LUCC-50030
City Landmark Designation

Studio Southwest Architects, agent for Memorial Ventures LLC request a recommendation of approval for Landmark Designation for the Parq Central Hotel at 806 Central SE, Tract A of the Plat of Tract A Hotel Parq Central. (K-15)

Daniel Solares, Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104

On July 13, 2011 the Landmarks and Urban Conservation Commission voted to **RECOMMEND APPROVAL TO THE CITY COUNCIL FOR CITY LANDMARK DESIGNATION** for Project #1006976/11-LUCC-50030 based on the following findings:

FINDINGS OF APPROVAL:

1. This is a request by the property owner for a recommendation to the City Council to designate the property at 800/806 Central SE, specifically described as Tract A of Parq Central Hotel, as a City Landmark. The approximately 2.23 acre property is located on the south side of central SE between Elm and I-25.
2. The subject site contains the former AT & SF Railroad Hospital (Memorial Hospital) and two ancillary buildings constructed in 1926 by the AT & SF Railroad. The existing historic buildings have recently been rehabilitated and adapted for hotel use. That rehabilitation was reviewed and approved by the LUCC in 2008. The project was also reviewed and approved by the National Park Service for conformance with the Secretary of the Interior's Standards for Rehabilitation. The buildings retain a high degree of architectural and historic integrity.
3. The property is listed on the National Register of Historic Places and the State Register of cultural properties as contributing historic properties the registered Huning Highland historic district. The main hospital building is designated as Significant and the ancillary living quarters (SANS) and mechanical buildings are designated Contributing in the Huning Highland Historic District.

4. The AT & SF Railroad Hospital Complex meets the criteria for designation of city landmark in that it was registered in both the State Register of Cultural Properties and National register of Historic Places in 1978.
5. The AT & SF Railroad Hospital Complex meets the criteria for designation of city landmark in that it has historic significance rooted in its architecture and its associations with the railroad industry that was critical to the development of the City of Albuquerque.
6. The AT & SF Railroad Hospital Complex has historical and other cultural significance and integrity, is suitable for preservation, and has educational significance.
7. The proposal meets the Comprehensive Plan goals and policies for historic resources, including to “protect, reuse or enhance historic buildings and districts. Designation as a City Landmark enhances the image and significance of this property that has important historic associations with the railroad.
8. The request fulfills the intent of the Landmarks and Urban Conservation Ordinance in that it serves to preserve, protects, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural significance located within the City.
9. The following features of the AT & SF Railroad Hospital Complex help convey its significance and should be preserved in any rehabilitation: all three historic buildings on the site; the original massing of the historic buildings; roof tiles and exterior ornamentation on the historic buildings; patterns and proportions of original window and door openings on the historic buildings; and the open porch, entrance staircase and balustrade on the north façade of the historic hospital building.

APPEAL: IF YOU WISH TO PROTEST THIS RECOMMENDTION of the Commission. Please see City staff for procedural information.

Sincerely,

Maryellen Hennessy
LUCCS