



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

Date: January 15, 2021

OFFICIAL NOTIFICATION OF DECISION

Project 2020-004806
SI-2020-01405
Approval of Demolition Outside an
HPO

Dekkar/Perrick/ Sabatini, agent for DBG Properties, Inc., requests approval of Demolition of a Building over 50 years old outside an HPO, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, located at 611 Coal Ave. SW. (K-17)

On January 13, 2021 the Landmarks Commission voted to **DENY Project 2020-004806, SI-2020-01405** based on the following Findings.

FINDINGS

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, zoned MX-UD-FB.
2. The subject site is approximately 0.12 acres.
3. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelás. It is not a registered historic property, nor is it in a Historic District.
4. Removal of the structure is requested to make way for future development of the site.
5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
 1. The structure's historic, architectural, engineering, or cultural significance.

The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

2. The structure's potential to contribute to the city's economic development or tourism industry.

The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

3. The structure's potential to enhance the city's heritage and historical identity.

The house, originally designed as a Queen Anne/ Italianate (Folk Victorian) dwelling, and later used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

It is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

5. The structure's condition.

The structure is indeed substandard as there are no utilities to the building. The structure itself is very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition

6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

7. The applicant has requested a decision rather than a 120-day review period.

8. The application does not meet the criteria for approval as set forth in IDO Section 14-16-6-6(B)(3)(a).

RECOMMENDATION

Case SI-2020-01405 / Project # PR-2020-004806, January 13, 2021

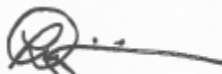
DENIAL of Case SI-2020-01405 / Project # PR-2020-004806, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, based on the above ten (10) findings and subject to the following conditions.

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,



Leslie Naji
Planner, Landmarks Commission