



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

Date: March 15, 2021

OFFICIAL NOTIFICATION OF DECISION

Project 2021-005065
SI-2021-00176
Approval of Demolition Outside an
HPO

Noel Nevarez, requests approval of Demolition of a Building over 50 years old outside an HPO, described as Lot 1, Block 2, Roehl's Garden Addition, located at 1833 Marble Ave. NW. (J-13)

On March 10, 2021 the Landmarks Commission voted for a **120- review for Project 2021-005065, SI-2021-00176** 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 Coal1833 Marble Ave NW, 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 0.08 acres.
3. The application is for demolition of a 650 sq. ft. single-story, pitch roofed building, located in the Downtown Neighborhood Area just east of Old Town HPO-5. 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, currently without design or schedule.
5. Section14-16-6-6(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.

- a. The structure's historic, architectural, engineering, or cultural significance.
The structure does not possess any architectural or engineering significance.
- b. The structure's potential to contribute to the city's economic development or tourism industry.
The building does not have the potential to contribute to the city's economic development. It is small, with low ceilings and possesses environmental safety hazards
- c. The structure's potential to enhance the city's heritage and historical identity.
The structure, though made of adobe, does not have any of the traditional styling or elements that might enhance the city's historical identity.
- d. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
The structure has no unique qualities.
- e. The structure's condition.
The structure is believed to have lead paint and potentially asbestos although no testing has been conducted. Basic utilities are substandard. The property owner has had problems with vagrants braking into the house and there are signs of small fires within the house

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 120-day review period is being invoked to:

- a. Allow the applicant time to determine if a totally new structure would be possible on the site;
- b. Allow the applicant time to finalize a design for the site to be reviewed by the Landmarks Commission;
- c. Allow applicant opportunity to investigate options to include the existing house in a new design; and
- d. Allow LC staff an opportunity to document the house prior to demolition.

RECOMMENDATION

Case SI-2021-00176 / Project # PR-2021-005065, March 10, 2021

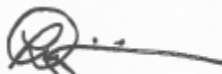
Invoke 120-review period for Case SI-2021-00176 / Project # PR-2021-005065, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 1833 Marble Ave NW, described as Lot 1, Block 2, Roehl's Garden Addition, based on the above seven (7) 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