



**Landmarks Commission**



Agenda Item: 4  
 Case # SI-2019-00415  
 Project # PR-2019-003167  
 January 8, 2020

**Staff Report**

<b>Agent</b>	Mike Petersen, Southfork Property Management
<b>Applicant</b>	Locust New Mexico,
<b>Request</b>	Certificate of Appropriateness for Demolition
<b>Legal Description</b>	Lot 1A1, Block 4, Terrace Addition
<b>Address/Locution</b>	425 Locust St SE
<b>Size</b>	0.8043 Acres
<b>Zoning</b>	MX-L
<b>Historic Location</b>	Huning Highland Historic Preservation Overlay Zone

**Staff Recommendation**

**APPROVAL of Case # SI-2019-00415, Project # PR-2019-003167, a request for a Certificate of Appropriateness for Demolition of a Non-Contributing building, based on the Findings beginning on page 6 and subject to the conditions on page 7.**

Leslie Naji  
 Historic Preservation Planner

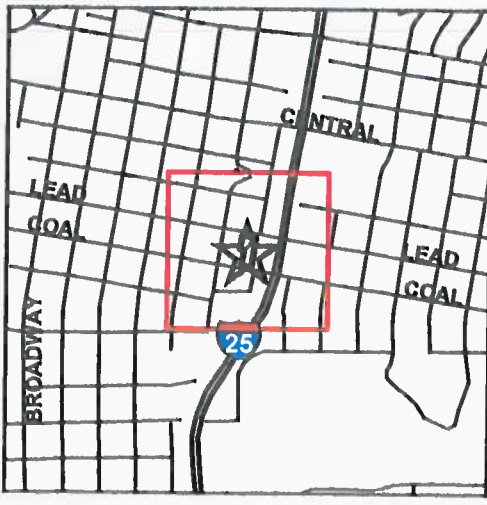
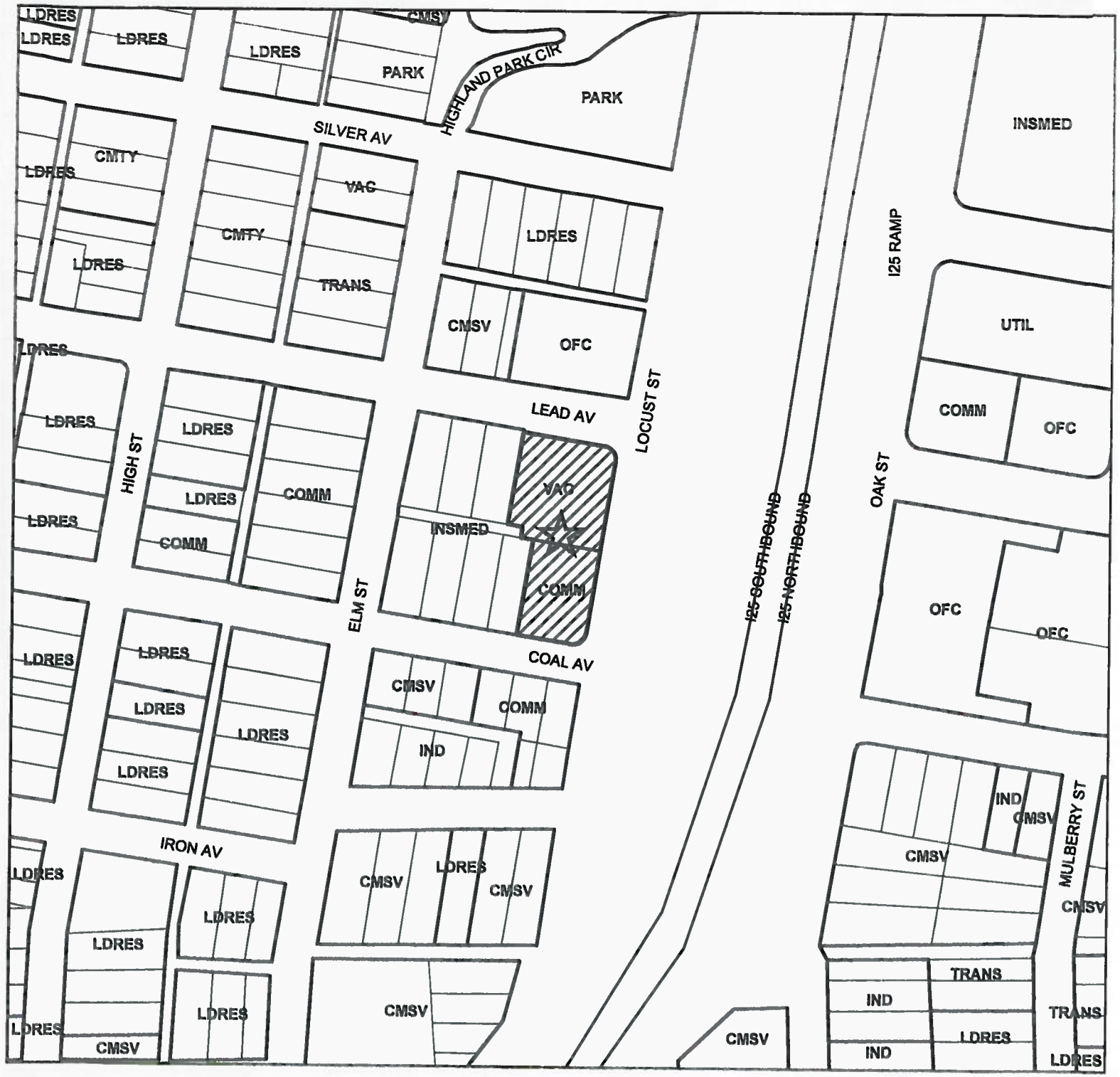
**Summary of Analysis**

The application for a Certificate of Appropriateness is for demolition of a Non-Contributing gas station located on the edge of the Huning Highland Historic Protection Overlay Zone. The reason this application is coming before the Landmarks Commission is that there are no immediate redevelopment plans for the lot. The property owner wishes to clear the entire site and resell for others to develop.

The architecture of the gas station is a generic 20<sup>th</sup> Century gas station without architectural style or detailing. The question is whether or not approval should be granted without an approved replacement development plan.

This request was reviewed against the relevant guidelines for the Huning Highland Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness for demolition.





# LAND USE MAP

Note: Gray shading indicates County.

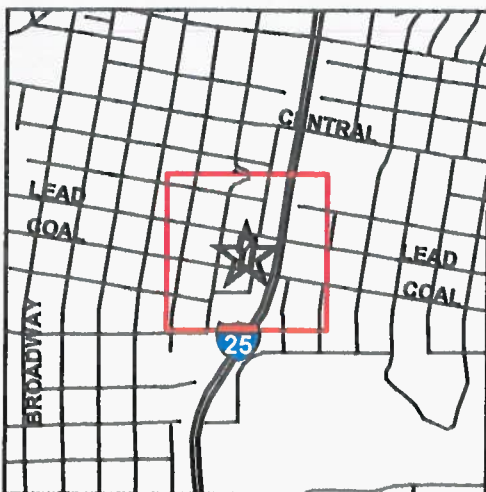
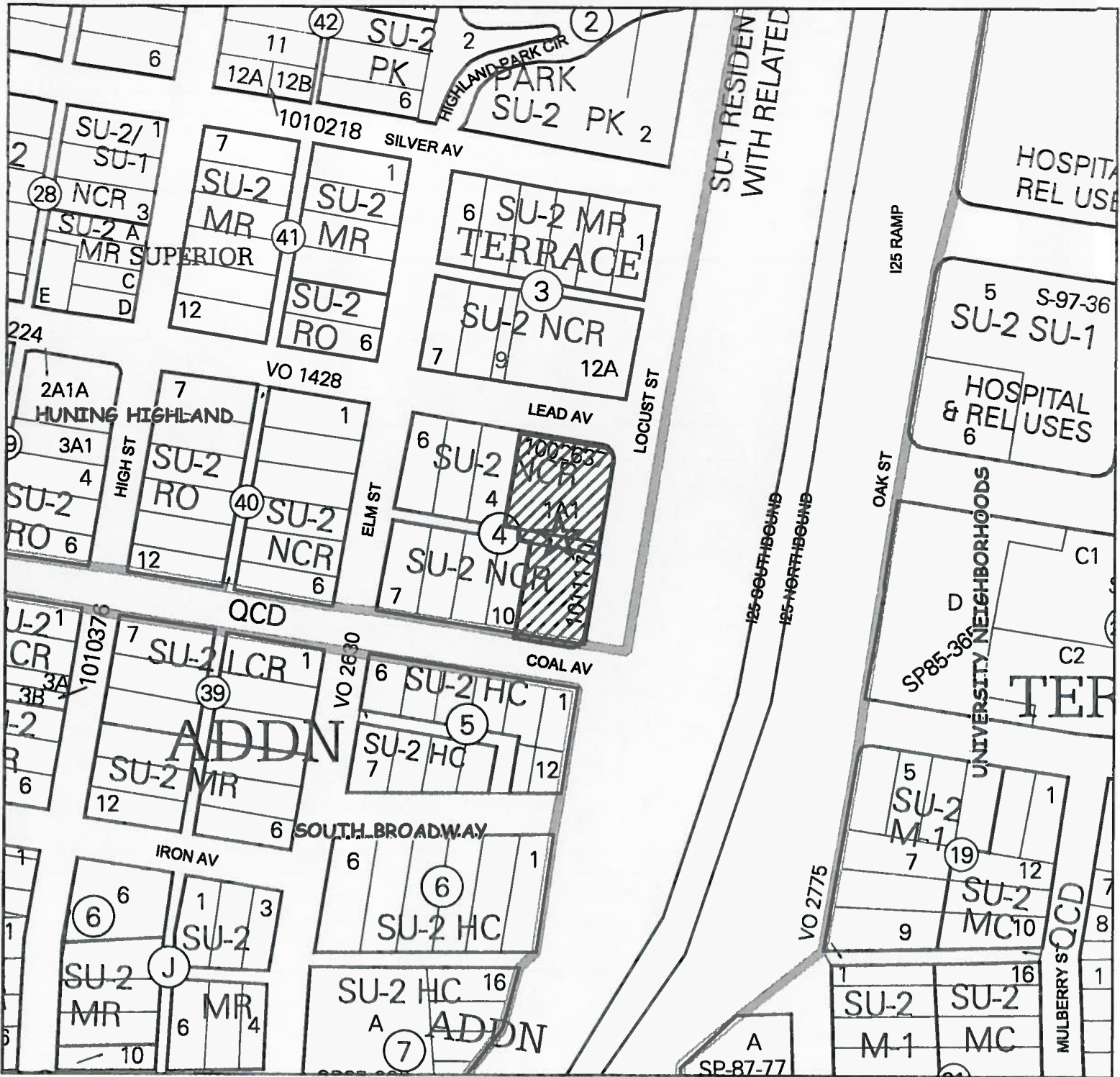
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
  - MULT | Multi-family
  - COMM | Commercial Retail
  - CMSV | Commercial Services
  - OFC | Office
  - IND | Industrial
  - INSMED | Institutional / Medical
  - ED | Educational
  - APRT | Airport
  - TRANS | Transportation
  - AGRI | Agriculture
  - PARK | Parks and Open Space
  - DRNG | Drainage
  - VAC | Vacant
  - UTIL | Utilities
  - CMTY | Community
  - KAFB | Kirtland Air Force Base



1 inch = 200 feet

Hearing Date:  
1/8/2020  
Project Number:  
PR-2019-003167  
Case Numbers:  
SI-2019-00415

Zone Map Page:  
K-15



## OLD ZONING MAP

Note: Gray shading  
indicates County.



1 inch = 200 feet

Hearing Date:  
1/8/2020

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PR-2019-003167

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SI-2019-00415

Zone Map Page:  
K-15



### HISTORY MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:  
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Zone Map Page:  
K-15

**SUMMARY OF REQUEST**

<b>Request</b>	<b>Certificate of Appropriateness for Demolition of a Non-Contributing Building</b>
<b>Historic Location</b>	<b>Huning Highland Historic Preservation Overlay Zone</b>

**I AREA HISTORY AND CHARACTER**

*Surrounding architectural styles, historic character and recent (re)development*

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; Neutral; residential
<b>Site to the North</b>	1	Contemporary office	Non-Contributing
<b>Site to the South</b>	1	Mid Century gas station	Non-Contributing
<b>Sites to the East</b>		Vacant	Vacant
<b>Site to the West</b>	1 & 2	Simplified Prairie style, TB Cottages	Contributing

**II INTRODUCTION**

***Proposal and History***

The application for a Certificate of Appropriateness is for demolition of a 2000sq. ft. single story, flat roofed gas station and awning located at 425 Locust St SE, in the Huning Highland HPOZ. The structure is in poor condition and of no architectural or historic interest. It is located at the eastern edge of Huning Highland along the I-25 service road and makes no contribution to the distinctive qualities of the Historic District.

The property contains one of four service stations that were constructed along the small stretch of Locust St that serves I-25 southbound. Two have already been demolished while one still remains directly to the south of the site. Neither of the remaining service stations continue to serve as such.

The intention of the property owner is to clear the site, including abatement of the gasoline reservoirs on site, then to sell the property, which has been consolidated with lots 11 and 12, for future development.

***Context***

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth- century.

The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

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***III ANALYSIS APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

Policies are written in regular text and staff analysis and comment in italic print.

***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1C

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (I) identifies standards and guidelines for HPO 4: Huning Highland.

**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

Those Guidelines state:

- Demolition of non-contributing primary buildings is permitted without a Certificate of Appropriateness if plans for a replacement building have been approved by the LUCC and a building permit has been issued for the new construction.
- 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 is a non-contributing building to the HPO. Review by the LC is required because it is the main structure on the site (rather than an accessory building) and there are not immediate plans for redevelopment.*

*According to the applicant, the gas station can no longer be used due to the fact that the underground gasoline storage tanks (USTs) were leaking and had to be removed. Without gasoline storage there is no further use for the facility.*

*In addition, the vacant building is attracting displaced individuals and creating a safety and health concern.*



6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

*The existing structure has no architectural contribution to the HPO. A new development might better suit the neighborhood.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-

*Not Applicable*

16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*Not Applicable*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*Not Applicable*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*Not Applicable*

**Resolution – 132-1980 Designating the Huning Highland Historic Overlay Zone**

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The District was established and adopted by the Council on June 2, 1980 and development guidelines were adopted with the resolution.

*The proposal is consistent with the designation ordinance.*

**IV NEIGHBORHOOD CONCERNS/COMMENTS**

As of the writing of this report, there have been no comments concerning this request.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for Demolition of a Non-Contributing building- Case SI-2019-00415 / Project # PR-2019-003167 (January 8,2020)***

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 LUCG 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.

***RECOMMENDATION***

***Case SI-2019-00415 / Project # PR-2019-003167, January 8, 2020***

**APPROVAL** of **Case SI-2019-00415 / Project # PR-2019-003167**, an application for a Certificate of Appropriateness for Demolition of the 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, based on the above nine (9) findings and subject to the following conditions.

**Recommended Conditions of Approval**

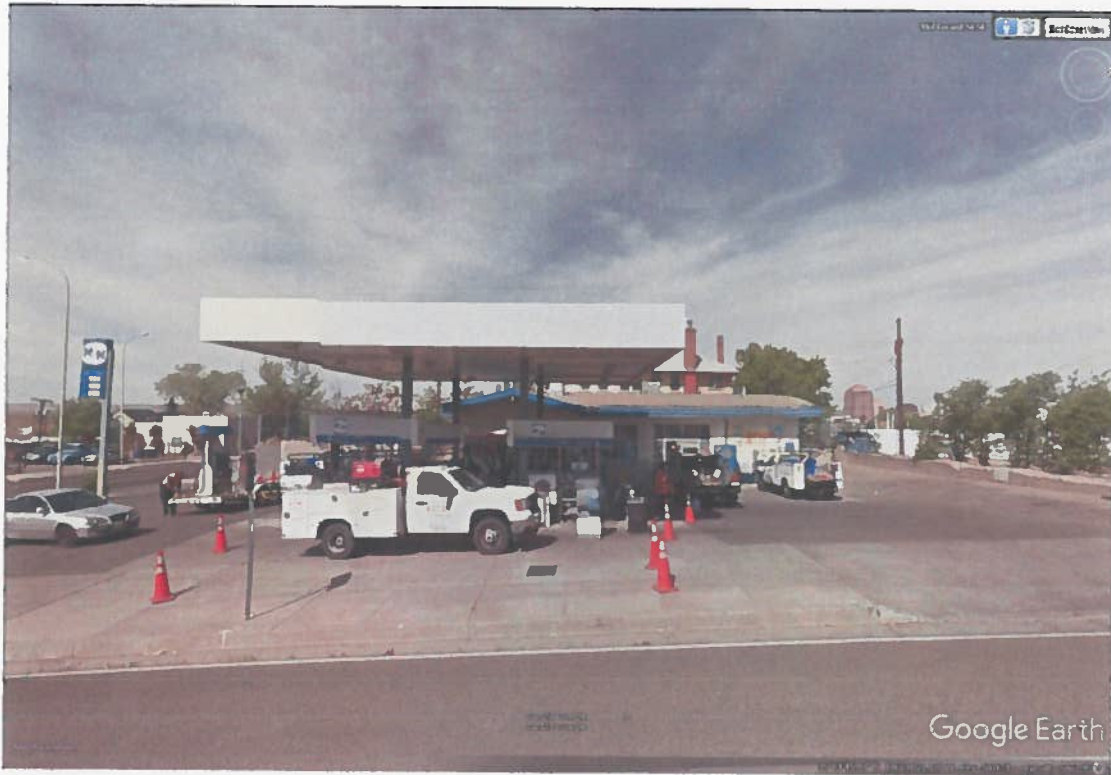
1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

Attachments: Picture pages



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**Leslie Naji, Historic Preservation Planner  
Urban Design and Development Division**



**East Elevation**



**South Elevation**



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Brad & Andrea Hall / <i>Locust New Mexico, LLC</i>		Phone: 011
Address: PO Box 50620		Email:
City: Idaho Falls	State: ID	Zip: 83405-0620
Professional/Agent (if any): <i>Mike Petersen / Southfork Property Mgmt</i>		Phone: <i>(208) 710-6845</i>
Address: <i>PO Box 50620</i>		Email: <i>mikepetersen@southforkmanagement.com</i>
City: <i>Idaho Falls</i>	State: <i>ID</i>	Zip: <i>83405-0620</i>
Proprietary Interest in Site:	List all owners:	

**BRIEF DESCRIPTION OF REQUEST**

Demolition of vacant gas station

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: 1A1	Block: 4	Unit:
Subdivision/Addition: Terrace Addition	MRGCD Map No.:	UPC Code: 101505704122431203
Zone Atlas Page(s): <i>K14 K15</i>	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.8043

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 425 Locust St SE	Between: Lead	and: Coal
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

1011170

Signature: <i>Mike Petersen</i>	Date: 11/12/2019
Printed Name: Mike Petersen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
<i>51-2019-00415</i>	<i>COA</i>	<i>\$195</i>

Meeting/Hearing Date: <i>January 8 2020</i>	Fee Total: <i>\$195</i>
Staff Signature: <i>[Signature]</i>	Date: <i>12-10-19</i> Project # <i>PR-2019-003167</i>

**Form L: Historic Preservation and Landmarks Commission (LC)**

**Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**


Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
<b>Number and Classification of Structures on Property</b>		<input checked="" type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures: 1		<input type="checkbox"/> Silver Hill – HPO-8	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**\*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.**

- HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
  - \_\_\_ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
  - \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
  - \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Sign Posting Agreement
- INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
  - \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - \_\_\_ Sign Posting Agreement
- DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
  - \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)
- HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**
  - \_\_\_ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
  - \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - \_\_\_ Proposed Design Standards and Guidelines
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)
- ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
  - \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

*I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.*

Signature: <u>Mike Petersen</u>	Date: 11/12/2019
Printed Name: Mike Petersen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
<u>PR-2019-003167</u>	<u>31-2019-00415</u>
Staff Signature: <u>[Signature]</u>	
Date: <u>12-10-19</u>	

South Fork Property Management  
PO Box 50620  
Idaho Falls, ID 83405

Attention: Matt Meyers  
Land Mark Commission

Mr. Meyers

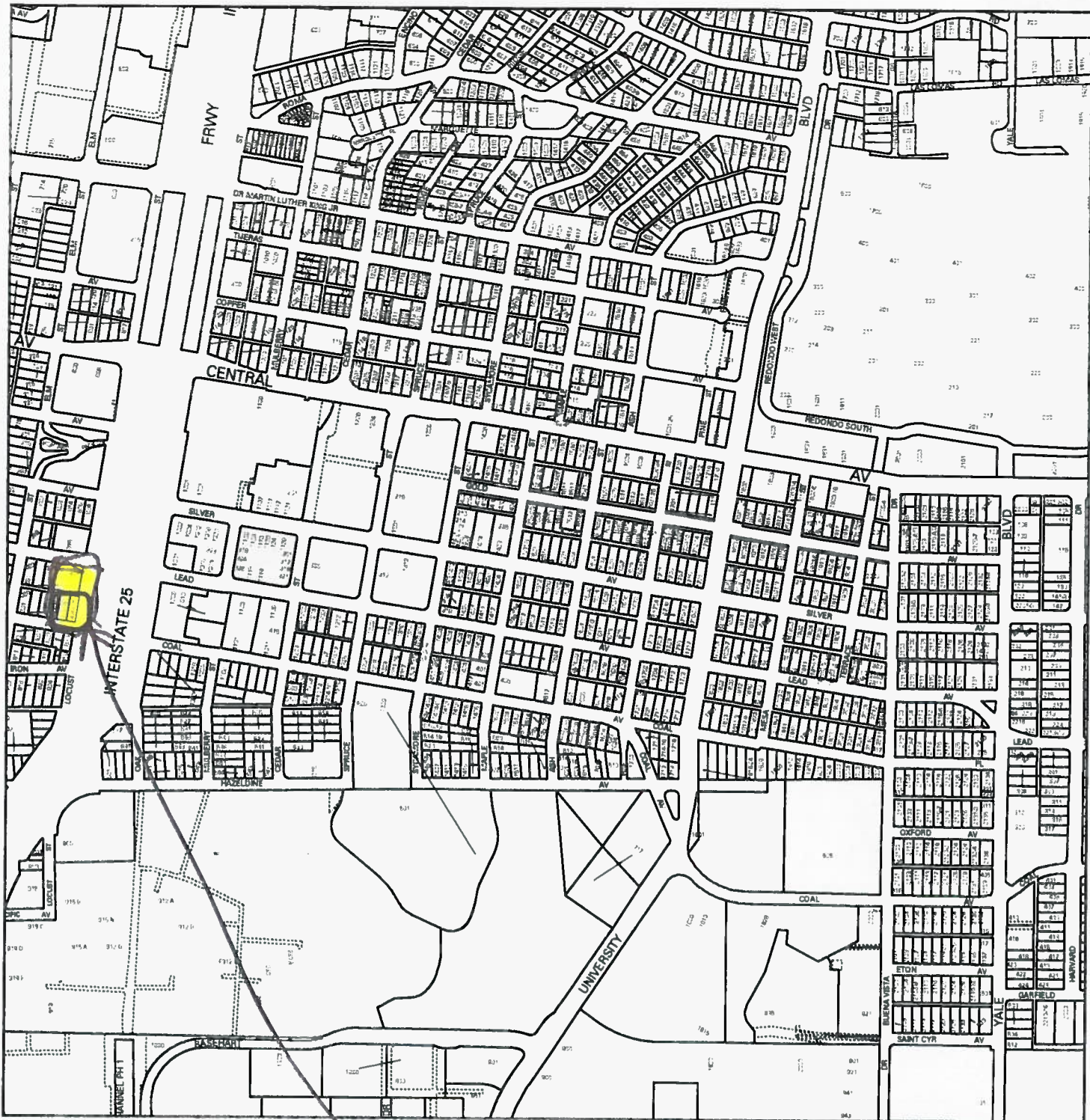
We are Applying for the required permits to demolish the building that is located at 425 Locust Street. The property was a gas station that can no longer be used due to the fact that the UST were leaking and had to be removed. The building has numerous deficiencies that make is economically un feasible to be operated in the state it is in. This building is located on the outskirts of the historical overlay zone and has no historical value to the community.

Right now, it is empty and has become a health concern for the community do to the fact the homeless are setting up camps between it and the neighboring wall to the West of it and have continuously broken into it and vandalized the property. Our intent is to raze the building and other equipment to create one lot of property that will be more desirable to a future owner/builder and remove the opportunity for the homeless to gather and create unsanitary conditions in the neighborhood.

Respectfully,

*Mike Petersen*

Mike Petersen  
Maintenance Manager  
South Fork Property Management

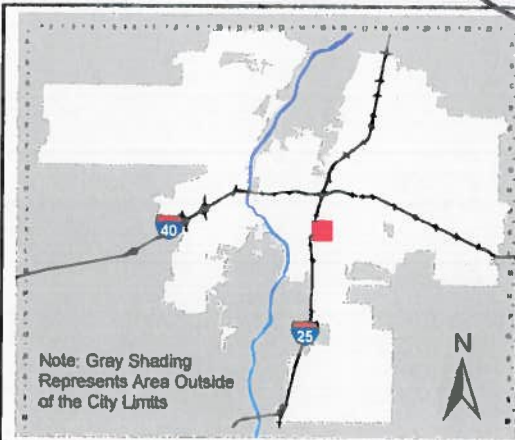


For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Address Map Page: 4

# K-15-Z

Map Amended through:  
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



SE



**WRITTEN CONSENT OF THE MEMBERS  
OF  
LOCUST NEW MEXICO PROPERTY, LLC**

December 10, 2019

The undersigned, being the sole Owner and Member (the "Owner") of Locust New Mexico Property, LLC, an Idaho limited liability company (the "Company"), does hereby consent and agree to the adoption of the following resolutions, such resolutions to have the same force and effect as a majority vote at a meeting regularly noticed and held.

**RECITALS**

A. The Owner owns the real property and improvements located at 425 Locust Street SE, Albuquerque, NM and has determined it is in the best interest of the Company to demolish the buildings on the property.

B. The Owner desires to authorize Mike Petersen (of South Fork Property Management, LLC, "SFPM") to take all steps necessary to demolish the building located at 425 Locust Street SE, Albuquerque, NM.

**RESOLUTIONS**

1. The Owner authorizes Mike Petersen (of SFPM) to take all steps necessary to demolish the building located at 425 Locust Street SE, Albuquerque, NM.

2. This Consent may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one document. Delivery of an executed copy of this Consent by telecopy or other means of electronic communication producing a printed copy will be deemed to be an execution and delivery of this Consent. This Consent may be executed by digital or electronic means through the use of commercially available electronic software and which results in confirmed signatures.

[Signature Page Follows]


G:\My Drive\Legal3 - Properties\NM\Locust New Mexico Property, LLC\Organizational Documents\2019-12-6 Member Consent of Demolition (Locust New Mexico Property, LLC).doc

IN WITNESS WHEREOF, the undersigned, being the sole Owner and Member of the Company, has executed this Consent as of the date first above written.

**OWNER/MEMBER:**

HFI Real Estate Holdings, LLC

By:

  
Logan Hall, Manager

South Fork Property Management  
PO Box 50620  
Idaho Falls, ID 83405

To Whom It May Concern:

This letter is to give written notification that we have applied for a Certificate of Appropriateness with the land marks commission for the removal of the building located at 425 Locust Street (M&M gas station). We are hoping to get a hearing date for January 8th at plaza del sol. At 3:00 PM.

Respectfully,

*Mike Petersen*

Mike Petersen  
South Fork Property Management

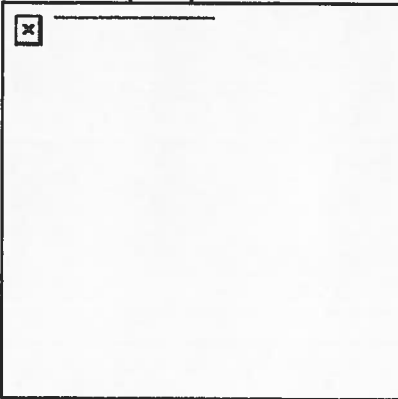
**Naji, Leslie**

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**From:** Mike Petersen <mpetersen@southforkmanagement.com>  
**Sent:** Monday, November 18, 2019 7:55 AM  
**To:** Naji, Leslie  
**Subject:** Fwd: notification of application for certificate of appropriateness  
**Attachments:** South Fork Property Management letter to neighbors-signed.pdf

here is the letter I sent to Huning Highland, EDO and Southbroadway. originally I had yours and Ann Carson's email address incorrect. I forwarded this same email to you and to ann i can forward the forward i sent to Ann if you need.

**Mike Petersen**  
**Maintenance Manager**  
**South Fork Property Management**  
**PO Box 50620**  
**Idaho Falls, Idaho 83405**  
**email: [mpetersen@southforkmanagement.com](mailto:mpetersen@southforkmanagement.com)**  
**cell# (208) 710-6845**



----- Forwarded message -----

**From:** Mike Petersen <mpetersen@southforkmanagement.com>  
**Date:** Fri, Nov 15, 2019 at 1:42 PM  
**Subject:** notification of application for certificate of appropriateness  
**To:** <[a.lousa.carson@gmail.com](mailto:a.lousa.carson@gmail.com)>, <[andersonbonnie505@gmail.com](mailto:andersonbonnie505@gmail.com)>, <[john@innovateabq.com](mailto:john@innovateabq.com)>, <[rob@abqhigh.com](mailto:rob@abqhigh.com)>, <[tiffany.hb10@gmail.com](mailto:tiffany.hb10@gmail.com)>, <[fparmiyo@gmail.com](mailto:fparmiyo@gmail.com)>, <[lnajii@cabq.gov](mailto:lnajii@cabq.gov)>  
**Cc:** Ryan Meikle <[rmeikle@bradhallfuel.com](mailto:rmeikle@bradhallfuel.com)>

please see attached letter of notification  
Respectfully,

**Mike Petersen**  
**Maintenance Manager**  
**South Fork Property Management**

South Fork Property Management  
PO Box 50620

613 967 1111  
810 10th Ave SE  
Albuquerque, NM 87102 3788

South Fork Property Management  
PO Box 50620

National Indian Youth Council Inc.  
318 Elm St. SE  
Albuquerque, NM 87102

South Fork Property Management  
PO Box 50620

1001 Coal LLC  
40 First Plaza Center NW  
Suite 610  
Albuquerque, NM 87102 5801

South Fork Property Management  
PO Box 50620  
Idaho Falls, ID 83405

CNM Ingenuity Inc.  
525 Buena Vista Dr SE  
Albuquerque, NM 87106



South Fork Property Management  
PO Box 50620

Christopher Pino C/O Bruce Carid Realty  
2425 San Pedro St. NE Suite 200  
Albuquerque, NM 87110-4078

South Fork Property Management  
PO Box 50620

CDG Properties LLC  
5809 Padre Roberto Rd. NW  
Los Ranchos, NM 87107-7115

South Fork Property Management  
PO Box 50620

SAFE House Inc.  
PO Box 25363  
Albuquerque, NM 87123

South Fork Property Management  
PO Box 50620

Presbyterian Healthcare Services  
Attention: Real Estate Dept.  
PO Box 26666  
Albuquerque, NM 87125-6666

