



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

Date: December 10, 2025

OFFICIAL NOTIFICATION OF DECISION

HDR-2025-00001
Historic Demolition Review Outside an HPO

Michele Allison, Strata Design, Agent for Jesse Herron, request approval for Demolition Outside an HPO, located at 1010 Bellamah NW, described as Lot A Plat of Lots A & B Lands of Marvin J Gonzales, zoned R-1A, 0.197 acres. (J-13).

On December 10, 2025, the Landmarks Commission voted to APPROVE Project # **HDR-2025-00001** based on the following Findings and Conditions of Approval.

1. The application is for Demolition Outside an HPO of a building located at 1010 Bellamah Ave NW, described as Lot A, Plat of Lots A&B Lands of Marvin J Gonzales & Lot A, zoned R-1A.
1. The subject site is approximately 0.197 acres.
2. The application is for demolition of a 2000 sq. ft. single-story adobe building with a metal roof, located in the Sawmill District. It is not a registered historic property, nor is it in a Registered Historic District.
3. Removal of the structure is requested to make way for future development of the site.
4. 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:
 - a. The structure's historic, architectural, engineering, or cultural significance.
 - A. The Adobe building, located in Albuquerque, associated with the early development of the Sawmill Area, remains unregistered. Built in 1904, the adobe structure is in very good condition and is one of a limited number of houses in the neighborhood that still maintain original windows, roofing, and details.

- b. The structure's potential to contribute to the city's economic development or tourism industry.
 - A. The building is separated from the Painted Lady Bed and Brew (PL) by the parking lot for the PL. The preservation of this house would potentially create a historic anchor for future development of the site with additional cottage homes or short-term rentals. Such an inclusive development can spark new investment and development of the area for tourism.
- c. The structure's potential to enhance the city's heritage and historical identity.
- d.
 - A. The structure, especially when combined with the existing PL, could make a significant contribution to the city's heritage and be a catalyst for appreciation of the historical significance of the Sawmill area.
- e. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
 - A. While the overall structure is not particularly unique, it represents a rare example of adobe residential architecture, remaining in this part of Sawmill. The house to the east is a smaller adobe house with a majority of original windows, and a house on 12th St also maintains its original character. But many of the houses have had window replacements and porch enclosures that have changed the character of the houses.
- f. The structure's condition.
 - A. The adobe structure itself is solid. It has a metal roof in need of replacement, and all the windows are original. The ceilings are high, and the walls are without major cracking. The windows are plumb with original wood trim. The structure is substandard as there are no utilities in the building. The rear additions are in poor condition, and removal of those and the garage is recommended

5. 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.

The demolition was originally proposed to facilitate site preparation for a specialized residential development. The current plans did not include integrating the existing structure

and are no longer planning to built. While the rear additions are negligibly constructed and will require removal, the original adobe house remains structurally sound. It is recommended to proceed with the demolition of the rear additions. Additionally, a 120-day review period is advised for the original 1904 structure to allow for thorough evaluation, documentation, or sale to someone interested in renovating.

6. Section 14-16-6-6(B)(3)(c) In determining whether the structure should be designated as a landmark, the LC shall apply the criteria Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

The city is not in a position to purchase the property as would be required for landmarking.

RECOMMENDATION

Invoke a 60-day review period for Project # HDR-2025-00001, a request for the Demolition of a Building over 50 years old outside an HPO.

Cc:

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LC File

Legal Department

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 the decision of the 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.

ALL CASES THAT RECEIVED APPROVAL ON DECEMBER 10, 2025 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON DECEMBER 26, 2025.

Nasima Hadi

Historic Preservation Planner
Urban Design and Development Division