



Agenda Item: 4
Project # HDR-2025-00001
December 10, 2025

Staff Report

Agent	Michelle Negrette
Applicant	Michelle Allison.
Request	Demolition outside of HPO
Legal Description	LT A, Plat of LTS A&B Lands of Marvin J Gonzales & Lot A
Address	1010 Bellamah Ave NW
Size	0.197 Acres
Zoning	R-1A
Historic Location	Not in Historic Location

Staff Recommendation

Invoke a 120-day review period for Project # HDR-2025-00001, a request for Demolition of a Building over 50 years old outside an HPO, based on the Findings 1-7 beginning on page 9 and subject to the conditions on page 10.

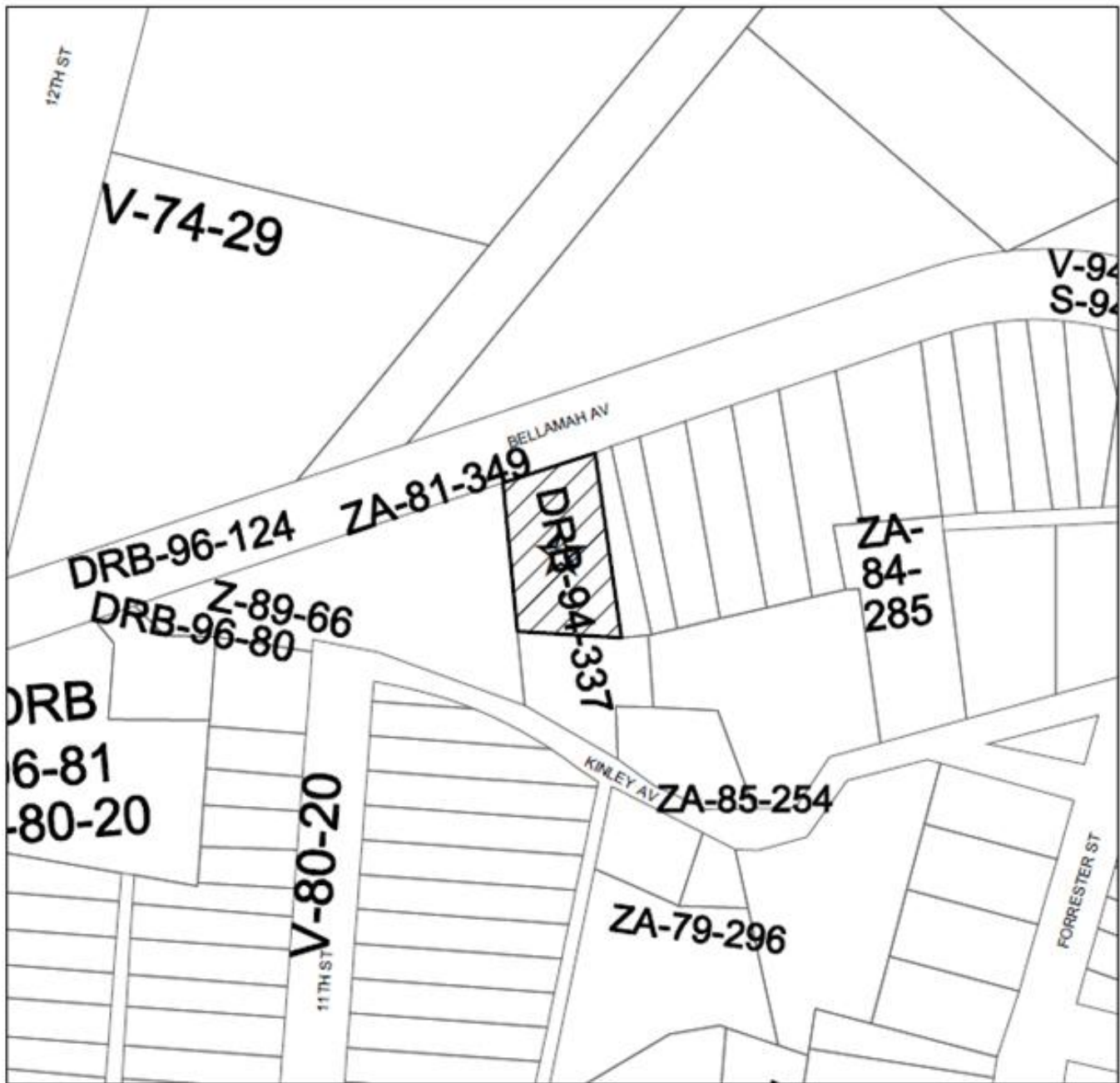
Nasima Hadi
Historic Preservation Planner

Summary of Analysis

The application for Demolition Outside an HPO of a building built before 1946 is reviewed when a demolition request is submitted. The building was initially constructed as a single-story, four-room residence with adobe masonry walls, no basement or crawlspace, and a wood roof and floor framework. A subsequent flat-roofed extension was added at the rear.

The demolition is requested to clear the site for a special residential development which is no longer scheduled to be built. The plans were created without any consideration of incorporating the existing building into the design. While the rear additions were poorly constructed and in need of removal, the original adobe house is very solid, with most of its original windows intact. Demolition of the later rear additions is recommended; however, a 120-day demolition review is recommended for the original portion of the 1904 house.

PRIMARY REFERENCES: This request was reviewed against the criteria for Demolition outside an HPO in the Integrated Development Ordinance.



HISTORY MAP

Note: Gray shading
indicates County.

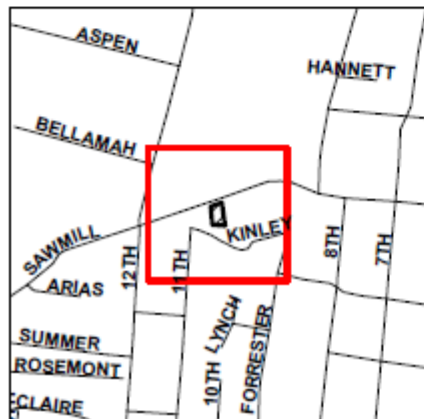
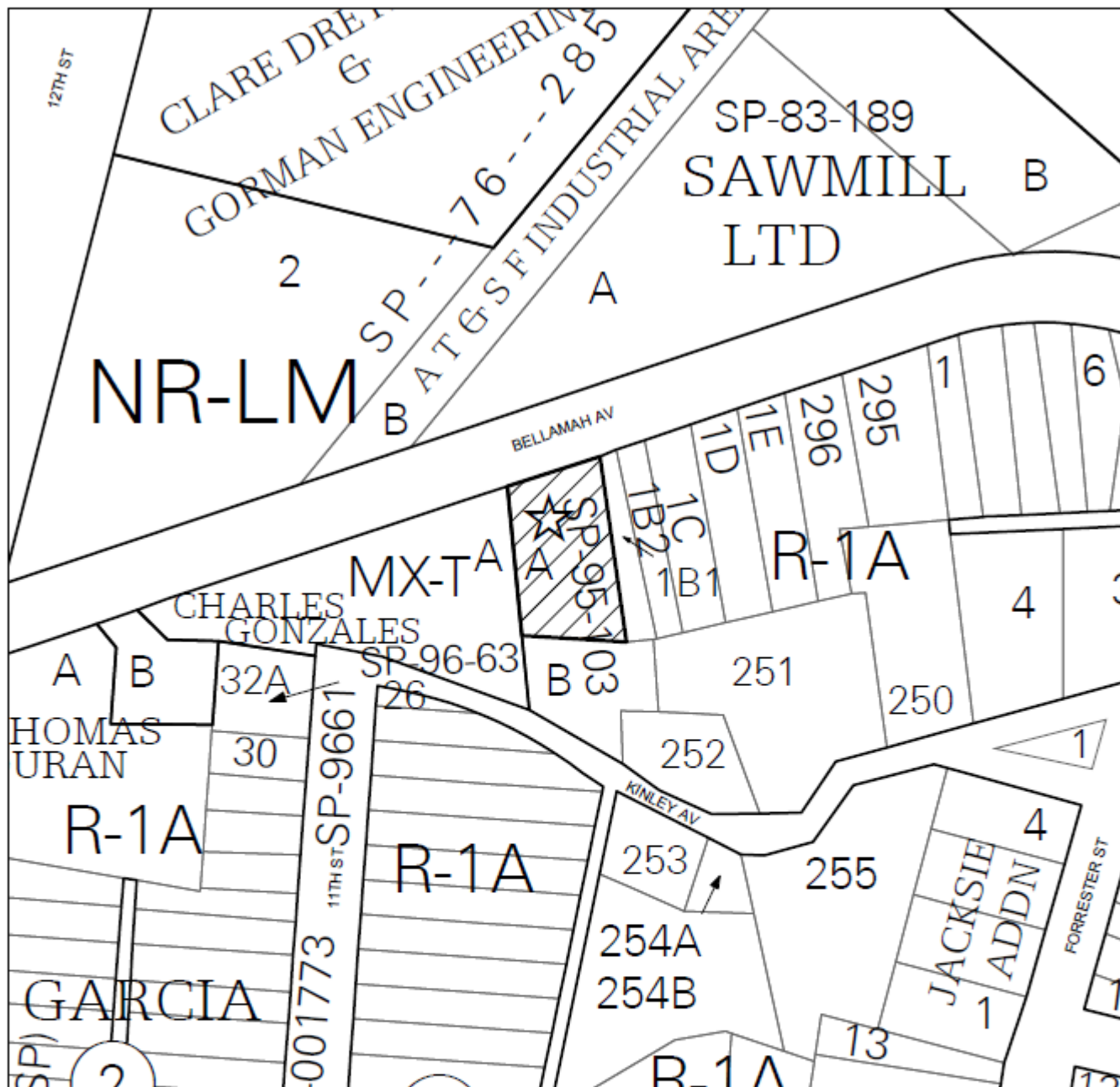


1 inch = 100 feet

Hearing Date:
12/10/2025

Plan Numbers:
HDR-2025-00001

Zone Atlas Page:
J-13



IDO ZONING MAP

Note: Gray shading
indicates County.

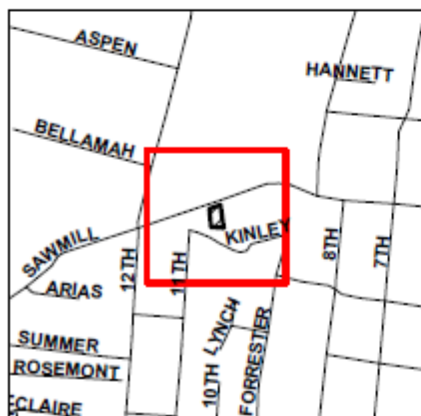


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LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 100 feet

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J-13

SUMMARY OF REQUEST

Request	<i>Demolition of a Building outside an HPO built before 1946.</i>
Historic Location	<i>Sawmill/Wells Park- CPO-12</i>

I AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style, and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1	Residential structure, Hipped Box Vernacular.	Not-Contributing
<i>Site to the North</i>	2	Large industrial facility, flat roof	Non-Contributing
<i>Site to the South</i>	2	Residential structure, gable roof,	Non-Contributing
<i>Sites to the East</i>	1	Residential structure, gable roof,	Non-Contributing
<i>Site to the West</i>		vacant lot	Non-Contributing

II INTRODUCTION

Proposal and History

The application for Demolition Outside an HPO pertains to the removal of a 2,000-square-foot single-story adobe building with a metal roof, located at 1010 Bellamah Ave NW in the Sawmill district. The structure consists of the 1155 sq.ft. single-story, four-room adobe house, a 210 sq.ft. front porch and a later rear addition of 840 sq.ft.

The property owner currently intends to clear the site of the adobe house and addition, as well as a separate garage building; however, there are no plans to construct the proposed facility at this time. The property owner also owns the Painted Lady Bed and Brew located to the west of this property.

Context

The Sawmill District in Albuquerque has a historical foundation rooted in the American Lumber Company, which established a substantial sawmill in 1903. By 1908, it had become the largest manufacturing enterprise in the Southwest and employed over 1,000 individuals. The area developed into a residential community for workers, and following the sawmill's closure, it was

redeveloped with affordable housing initiatives through the Sawmill Community Land Trust. Today, the district features revitalized spaces such as the Sawmill Market.

The Sawmill District has undergone a significant transformation—from its origins as an industrial timber hub in the early 20th century to a dynamic, vibrant residential and cultural area in Albuquerque. Its strategic proximity to the railway contributed to its growth as an industrial center for many decades. By the 2010s, the district experienced notable revitalization, exemplified by the opening of the Sawmill Market—a popular food hall and community gathering space that now plays a central role in the district’s renewal. The historic residential structures within Albuquerque’s Sawmill District constitute an invaluable component of the city’s heritage, embodying its industrial legacy and offering distinctive character, identity, and sustainability advantages that cannot be replicated through new development. Preservation, rather than demolition, is essential for safeguarding the neighborhood’s unique social, cultural, and historical fabric.

III ANALYSIS

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Policies are written in regular text, and staff analysis and comments are 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-1A (Residential-Rural and Agricultural Zone District).

The property is located within the Sawmill Area. The Integrated Development Ordinance Part 14-16-6-6(B) applies to any of the following: 6-6(B)(1)(a) Demolition of any structure that was constructed in or prior to 1945.

6-6(B)(3) Review and Decision Criteria

6-6(B)(3)(a) The Historic Preservation Planner shall review the application involving demolition based on the following criteria:

1. The structure’s historic, architectural, engineering, or cultural significance.

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 maintains original windows, roofing, and details.

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

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.

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

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.

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

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.

5. The structure's condition.

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

- 6-6(B)(3)(b) 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 they are no longer planning to build. 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.

6-6(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.

IV NEIGHBORHOOD CONCERNS/COMMENTS

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

FINDINGS for Invoking a 120-day review period prior to Demolition Outside an HPO- Project # HDR-2025-00001 (December 10, 2025)

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.
2. The subject site is approximately 0.197 acres.
3. 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.
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:
 - 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

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.

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 build. 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.

7. 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 120-day review period for Project # HDR-2025-00001, a request for Demolition of a Building over 50 years old outside an HPO,

Nasima A Hadi

Nasima Hadi, Historic Preservation Planner
Urban Design and Development Division

PHOTOGRAPHS



Street view



West view



1008 Bellamah NW



1006 Bellamah NW



1004 Bellamah NW



1002 Bellamah NW

APPLICATION INFORMATION



November 12, 2025

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

RE: 1010 Bellemah NW

To Whom It May Concern,

This request concerns a demolition outside of an HPO (Section 14-16-6-6(B)). The structure proposed for demolition, located at **1010 Bellemah NW, Albuquerque, NM**, was constructed prior to 1945. It is **not** listed on the State or National Historic Register, nor is it identified as a contributing structure within any state or national historic district. The building previously operated commercially as a **promotional product supplier** and has remained **vacant** since that use ended.



Jesse Herron purchased **1010 Bellamah NW** in early 2025. Prior to his acquisition, the City of Albuquerque Code Enforcement Division had cited the structure as a **substandard property**.

In February 2025, Mr. Herron hired **Guzman Construction Solutions** to demolish the building. However, the demolition permit was denied due to the structure's age, which triggered the required demolition review process.

Accordingly, on behalf of Mr. Herron, the owner of 1010 Bellamah NW, we are requesting a permit to demolish this **pre-1945 structure**. The following information is provided to address the **Section 6-6(B)(3) Review and Decision Criteria for Demolition Outside of an HPO**, as outlined in the adopted Integrated Development Ordinance.

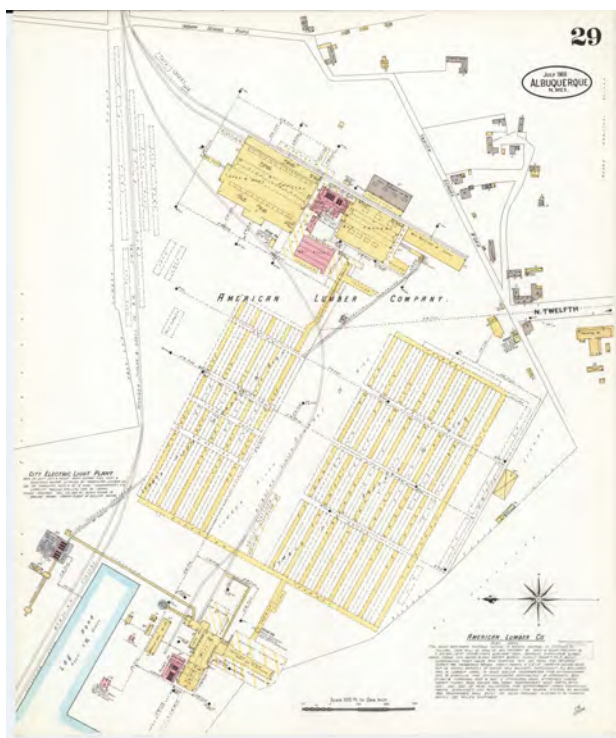
6-6(B)(3)(a) The Historic Preservation Planner shall review the application involving demolition based on the following criteria:

- 1. The structure's historic, architectural, engineering, or cultural Significance*
- 2. The structure's potential to contribute to the city's economic*

- development or tourism industry.*
- 3. The structure's potential to enhance the city's heritage and historical identity.*
 - 4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.*
 - 5. The structure's condition.*

Criteria 1: The structure's historic, architectural, engineering, or cultural Significance

Applicant Response: The structure is an approximately 2,000-square-foot adobe building with a tin roof. The original portion appears as a dwelling on the **1908 Albuquerque Sanborn Insurance Map**. It most likely served, along with other similar adjacent structures, as housing for workers at the nearby sawmill.



1908 Sanborn Insurance Map

Although this structure dates to the sawmill era, its historical contribution as a residential building for sawmill workers is typical of many others in the area. Its architectural characteristics—a “four-square” adobe form with a metal roof and railroad-era details—are also common within the neighborhood and in the nearby 8th and Forrester Historic Overlay District. No known cultural significance has been identified. Therefore, demolition of this structure would not represent a significant loss to the historical, architectural, or cultural heritage of the city.

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

Applicant Response:

The subject structure is approximately **2,000 square feet**, with a garage/workshop area comprising more than half of the total square footage. The building currently lacks functioning plumbing. The original house consists of four rooms with **no plumbing, restroom, or kitchen**. The garage/workshop addition also has no working plumbing; its shop sink and single-use restroom are in a **partially demolished** state. The original four rooms show visible deterioration of both floors and walls, and the addition includes walls that are **near collapse**. The structure has been deemed **unsafe to inhabit** by the City of Albuquerque, and a structural inspection has identified **substantial structural deficiencies**.

The property is located along a **mixed-use street**. Directly across the street are large industrial facilities engaged in active manufacturing, storage, and shipping, with daily semi-truck activity. To the east, there are approximately five remaining sawmill-era residential structures, followed by two-story duplexes and multi-family apartment buildings. To the west lies a vacant parcel adjacent to the **Painted Lady Bed and Breakfast**.



East View at Property.



West View toward property.



Street view.



View across street.

The deteriorated condition of the structure—combined with the lack of plumbing and its substandard structural, electrical, and heating systems—significantly limits any feasible opportunity for economic redevelopment. Additionally, its location across from active industrial uses places it outside any potential tourist corridor. Therefore, demolition of the structure would have little to no impact on the city's economic development or tourism industry.

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

Applicant Response: Due to years of neglected maintenance, water damage, and significant structural deterioration, the structure has limited potential to contribute to the city's heritage or historical identity. Rehabilitation would be extensive and, as noted in the structural engineering report, would require all improvements and modifications to meet **International Building Code Level 3** standards. Because the original roof, most windows and doors, the porch, exterior cladding, and the nonexistent foundation would all require replacement with modern, code-compliant materials, a large portion of the original historic fabric would be lost.



Deterioration NE corner of original structure Adobe wall deterioration at front door



Existing floor joists sit directly on dirt



Exterior adobe addition wall collapsing



Exterior wall of original structure



Damage to wall and roof

This structure is not a registered historic building, is not designated as a city landmark, and is not located within a registered historic district or City Historic Overlay District. Given its deteriorated condition beyond repair, removal of the structure would have minimal impact on the city's heritage or historical identity.

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

Applicant Response: The four-square house style was a common architectural typology in Albuquerque during its period of construction. Multiple comparable examples remain in the surrounding neighborhood and within the nearby 8th Street and Forrester Historic Overlay District.

Additional examples of sawmill-related housing are located along Bellamah Road—including **1008, 1006, 1004, 1002, and 1000 Bellamah NW**—as well as elsewhere in the adjacent neighborhood.



1008 Bellamah NW



1006 Bellamah NW

As there are similar four-square houses, adobe constructed buildings and sawmill era structures along Bellamah Road and within the adjacent and nearby neighborhoods, the subject structure is not unique or the last remaining example of its kind in the neighborhood, city or region.

Criteria 5: The structure's condition.

Applicant's Response:

The structure was cited as a **substandard building** prior to Mr. Herron's purchase in early 2025. Upon acquiring the property, Mr. Herron began working with City Code Enforcement to address the citation. In late February 2025, he hired **MacCornack Engineering** to assess the structural condition of the building. **Don MacCornack, P.E.**, visited the site and provided a structural report in early March 2025.

According to Mr. MacCormack's report, the building originally consisted of a **single-story, four-room residence** with no basement or crawlspace, constructed with **adobe masonry walls** and **wood roof and floor framing**. A later flat-roofed addition was constructed at the rear.

The report notes that the original pitched metal roof is in **poor condition**, allowing water intrusion into the structure. Photographs document deflection in the ceiling of the northeast room. Significant cracking in the exterior walls indicates **foundation settlement**; for example, an interior door frame is measured at **1¾ inches out of level over a span of less than 48 inches**. The adobe blocks are described as "severely damaged" in areas affected by roof leaks, and multiple sections of plaster and stucco are missing.

Mr. MacCormack was unable to confirm the presence of a conventional foundation. The previous owner, whose family built the original structure, reported that the walls rest on flat-laid 2×10 boards. The report further notes that the floor joists in both the original structure and the addition **bear directly on the earth**. Mr. MacCormack concludes that the structure is in **very poor condition**, with some elements **near collapse**.

The report also states that rehabilitation would trigger **Level III requirements** of the International Existing Building Code, requiring full compliance with current building standards. Given the major deficiencies in all structural components, he finds rehabilitation **not feasible** and recommends **demolition**.

At Mr. Herron's request, I visited the site on **August 11, 2025**. I observed similar conditions as those documented in the engineering report, both in the original structure and the later addition, as shown in the attached photographs.

Mr. Herron values the historic character of the sawmill area. Over the past decade, he has purchased and revitalized **three adobe structures** in the vicinity, investing significant time and resources to preserve and restore original materials and architectural features. He is experienced in historic rehabilitation and understands the effort and cost involved.

However, in this case, prolonged neglected maintenance, inadequate drainage, insufficient clearance between floor framing and soil, a substandard or absent foundation, extensive remodeling, and long-term water damage have compromised the structure beyond its useful life. Unlike his previous successful restorations, this building also presents extensive structural, electrical, and plumbing deficiencies and would be subject to **IBC Level 3 compliance**, significantly increasing the cost and complexity of any rehabilitation. Together, these factors represent an **undue hardship** for the property owner.

Please refer to the attached **August 2025 site photographs** and the **structural engineering report** for supporting documentation.

Due to the extensive structural failures and liability risks associated with the deteriorated condition of this substandard structure, Mr. Herron respectfully requests approval of a **demolition permit** before the building succumbs to natural forces.

We are requesting **immediate approval** of the submitted demolition permit for **1010 Bellamah NW**. This demolition should not trigger **Section 6-6(B)(3)(b)**, which allows a 120-day review period only if the Landmarks Commission determines that, in the public interest, preservation or rehabilitation is preferable. In making that determination, the Commission must consider the criteria in Subsection (a) and Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

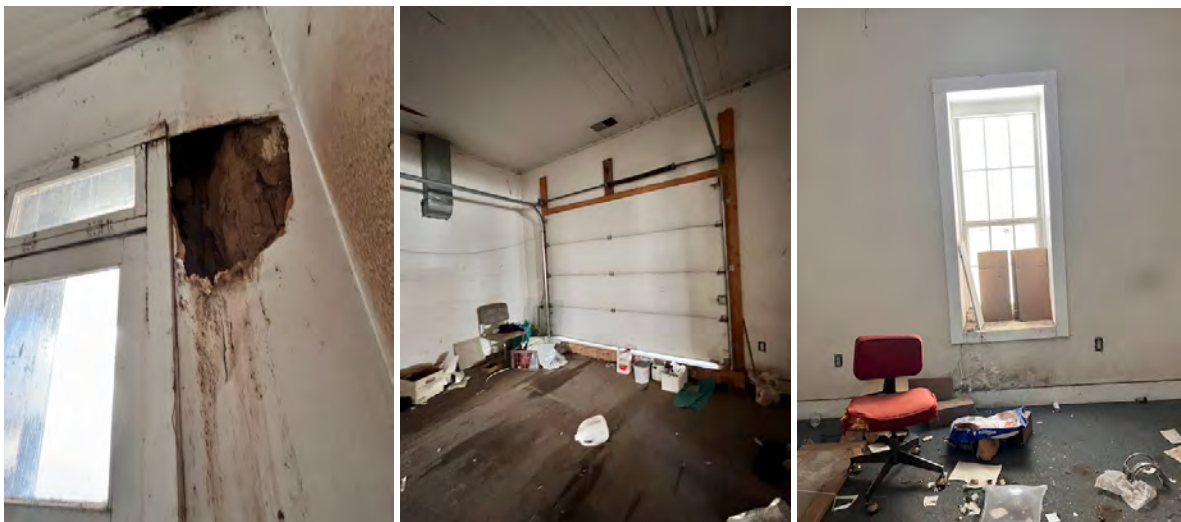
The subject structure **does not meet the criteria** in Subsection (a) due to decades of deferred maintenance, major structural deficiencies, and its limited potential to support tourism, economic development, or the city's heritage and historical identity. The building is not unique and is not the only remaining example of its type in the area; its historical and architectural characteristics are shared with many nearby structures.

Thank you,

Michelle Negrette

Strata Design, LLC
711 Amherst Se
Albuquerque, NM 87106
505.710.4221

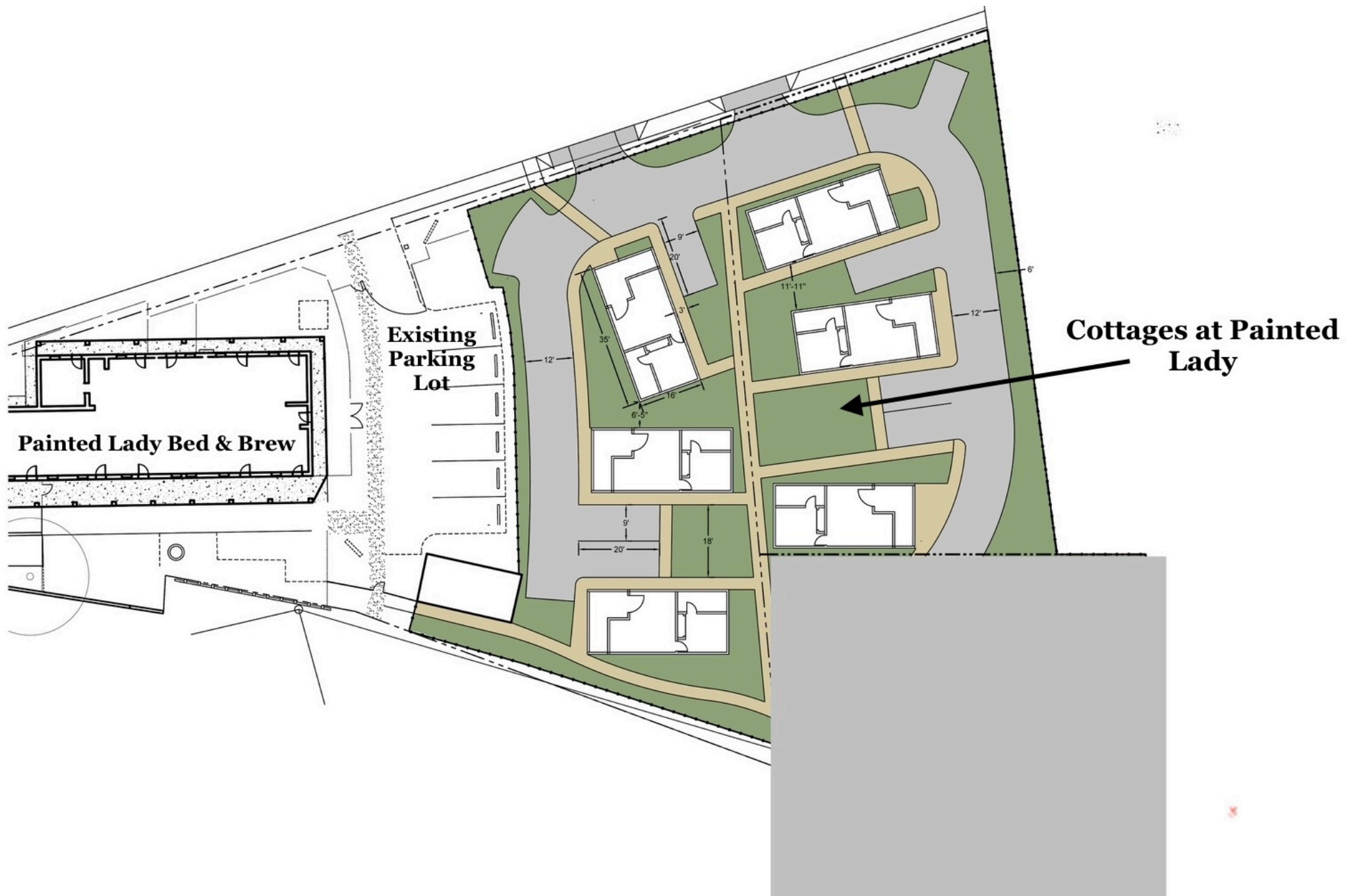
Site Visit Images – August 11, 2024











March 25, 2025

To whom it may concern,

I, Jesse Herron, property owner of 1010 Bellamah Ave NW 87104, hereby authorize Strata Design to act as agent on my behalf for the zone change at 1010 Bellamah Ave NW, Albuquerque, NM 87104.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesse Herron', with a stylized, flowing script.

Jesse Herron

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER

March 7, 2025

Mr. Jesse Herron
1100 Bellamah Ave NW
Albuquerque, NM 87104

Re: 1010 Bellamah Ave NW
Albuquerque, New Mexico

Introduction

At your request, on February 26, 2025, Donald A. MacCornack of MacCornack Engineering LLC meet with you at 1010 Bellamah Ave. NW. The purpose of the site visit was to observe the current structural conditions of the residence and determine the structural issues. As you know the City of Albuquerque has deemed the residence substandard.

The purpose of the evaluation was to review the existing building conditions and identify any building deficiencies. It is not the intention of this report to inform the reader of a full structural investigation but intended only as an assessment of the current structural conditions. The opinions and comments in this letter are based on limited visual observations only. No physical testing was performed, and no calculations have been made to determine the adequacy of the structural system. Architectural, roofing, mechanical, plumbing, or electrical conditions are not included and no warranty, expressed or implied, as to the structural condition is intended.

Building Description

The original residence was built in 1904 with an addition being constructed later on the south side of the residence.

The residence is a single-story structure with no basement or crawl space. The original four room residence has a hip roof, and the addition has a flat roof.

The roof and floor framing are constructed of wood. The walls of the original residence and the addition are adobe masonry.

1776 Montano Road NW, Suite 24
Los Ranchos de Albuquerque, NM 87107
Voice 505-881-0570 FAX 505-884-4773

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER

Observations

Roof



The pitched metal roofing is in poor condition and is allowing water into the residence.



The flat roof area could not be observed from above but from the interior daylight was seen in several areas.



The ceiling in the northeast room is deflected. The majority of the ceiling in the rear portion of the residence is missing due to roof leaks.

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER

The roof framing at the pitched roof could not be observed because the only access is through a vent at the front of the residence above the front porch which has been deemed unsafe.



Many of the roof framing members at the rear portion of the residence were split and several had been poorly repaired in the past.

Walls and Foundation



The walls have severe cracking which is evidence of foundation settlement.



One of the interior doors was measured to be 1 ¾ inches out of level in less than 48 inches.

1776 Montano Road NW, Suite 24
Los Ranchos de Albuquerque, NM 87107
Voice 505-881-0570 FAX 505-884-4773

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER



The adobe walls are severely damaged in areas where the roof leaks. The plaster and stucco finishes are missing in several areas.



Holes were observed in the exterior adobe walls.



The foundation could not be observed but reportedly the adobe walls are supported on a wood 2x10 laid flat.

1776 Montano Road NW, Suite 24
Los Ranchos de Albuquerque, NM 87107
Voice 505-881-0570 FAX 505-884-4773

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER

Floors

The floors are in poor condition.

The floors are uneven and spongy.



There are several areas where the original floors have been overlaid with OSB sheathing. The OSB sheathing was not removed to determine what issues are under the sheathing.



In both the front and rear portions of the residence the floor joists were observed bearing directly on the earth with no crawl space.

MacCornack Engineering LLC

CONSULTING STRUCTURAL ENGINEER

Conclusions

The residence does not meet current building code and is in very poor structural condition with some elements near collapse.

The major issues are as follows

- The roof diaphragms are not Code approved.
- The wood framing members are undersized.
- There is not a tie between the roof framing and the adobe walls.
- There is not a bond beam on top of the adobe walls.
- There is not any air space between the floor framing and the earth.
- The settlement will continue as the wood plate decays.
- There is not a foundation under the adobe walls.

The International Existing Building Code would classify any rehabilitation as Level 3 which would require the structure be in conformance with the current building code.

In my opinion it would not be feasible to rehab the residence since there are major issues with all of the structural components of the residence and the structure should be demolished.

If you have any questions, please call.

Respectfully Submitted,
MacCornack Engineering LLC

Don MacCornack

Donald A. MacCornack, PE
Managing Member



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$10.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

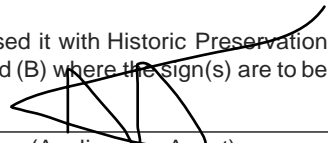
4. TIME

Signs must be posted from 11-25-25 To 12-9-25 —

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with Historic Preservation Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

Nov 12, 2025

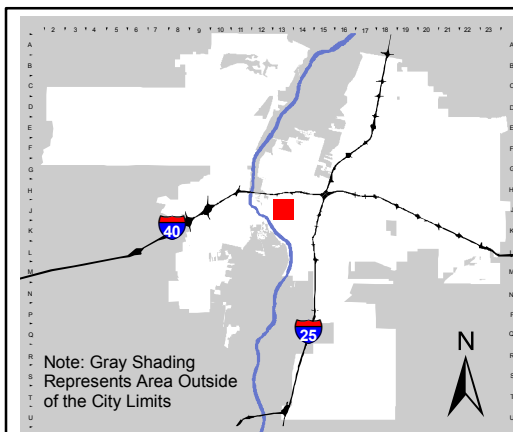
(Date)

I issued _____ signs for this application, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



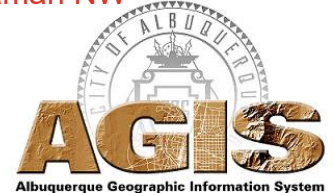
For more current information and details visit: www.cabq.gov/gis



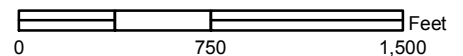
Address Map Page: **Site: 1010 Bellamah NW**

J-13-Z

Map Amended through:
3/17/2017



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



PUBLIC NOTICE

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: November 12, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Sawmill Area NA

Name of NA Representative*: James Salazar and Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: nvcabq@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1010 Bellemah NW
Location Description On Bellemah east of 12 th street
2. Property Owner* Jesse Herron
3. Agent/Applicant* [if applicable] strata design, llc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

Demolition review of structure built prior to 1945.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: November 12, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Sawmill Area NA

Name of NA Representative*: Amanda Browne and DAvid Stryker

Email Address* or Mailing Address* of NA Representative¹: sawmillneighborhood@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1010 Bellemah NW
Location Description On Bellemah east of 12 th street
2. Property Owner* Jesse Herron
3. Agent/Applicant* [if applicable] strata design, llc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Demolition review of structure built prior to 1945.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: November 12, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Wells Park NA

Name of NA Representative*: Doreen McKnight and Edwina Kiro

Email Address* or Mailing Address* of NA Representative¹: wellsparkna@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1010 Bellemah NW
Location Description On Bellemah east of 12 th street
2. Property Owner* Jesse Herron
3. Agent/Applicant* [if applicable] strata design, llc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Demolition review of structure built prior to 1945.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

From: Michelle Negrette stratadesign.nm@gmail.com 
Subject: Demolition Request: 1010 Bellmah NW
Date: November 12, 2025 at 10:51 AM
To: wellsparkna@gmail.com, doreenmcknightnm@gmail.com, glma.kiro@gmail.com

MN

Good Morning,

My client, Jesse Herron, is requesting a Demolition Review for a structure built prior to 1945. Please find the attached information regarding the property.

Thank you,

Michelle

Michelle Negrette
Strata Design, LLC
505.710.4221
stratadesign.nm@gmail.com

**NV.Emailed notification
requiring a hearing.pdf**



**SawmillNA.Emailed
notification requiring a ...**



**WellsParkNA.Emailed
notification requiring a ...**
1.2 MB



**Photos of 1010 Bellemah NW
.docx**



**1010.Bellemah.Neighborhood
MeetingRequest-Print&Fill.pdf**



From: Michelle Negrette stratadesign.nm@gmail.com 
Subject: Demolition Request: 1010 Bellmah NW
Date: November 12, 2025 at 10:44 AM
To: nvcabq@gmail.com, jasalazarm@gmail.com, peggynorton@yahoo.com

MN

Good Morning Peggy and James,

My client, Jesse Herron, is requesting a Demolition Review for a structure built prior to 1945. Please find the attached information regarding the property.

Thank you,

Michelle

NV.Emailed notification
requiring a hearing.pdf



SawmillNA.Emailed
notification requiring a ...
1.2 MB



WellsParkNA.Emailed
notification requiring a ...



Photos of 1010 Bellemah NW
.docx
2.3 MB



1010.Bellemah.Neighborhood
MeetingRequest-Print&Fill.pdf



From: Michelle Negrette stratadesign.nm@gmail.com 
Subject: Demolition Request: 1010 Bellmah NW
Date: November 12, 2025 at 10:44 AM
To: nvcabq@gmail.com, jasalazarm@gmail.com, peggynorton@yahoo.com

MN

Good Morning Peggy and James,

My client, Jesse Herron, is requesting a Demolition Review for a structure built prior to 1945. Please find the attached information regarding the property.

Thank you,

Michelle

NV.Emailed notification
requiring a hearing.pdf



SawmillNA.Emailed
notification requiring a ...
1.2 MB



WellsParkNA.Emailed
notification requiring a ...



Photos of 1010 Bellemah NW
.docx
2.3 MB

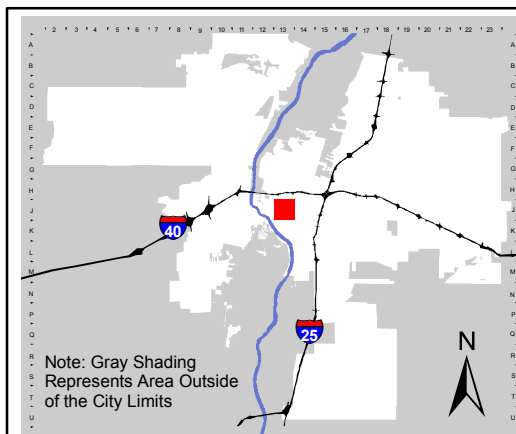


1010.Bellemah.Neighborhood
MeetingRequest-Print&Fill.pdf





For more current information and details visit: www.cabq.gov/gis



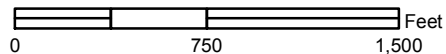
Address Map Page: **Site: 1010 Bellamah NW**

J-13-Z

Map Amended through:
3/17/2017



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



Photos of 1010 Bellemah NW (August 11, 2025)



[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☒ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: 12/10/25 at 3pm.

Location*³: Via Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
stratadesign.nm@gmail.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

Demolition review requested for substandard building built prior to 1945.

Building has been cited by Code Enforcement and inspection by structural

Engineer indicates major structural issues with foundation and other structural components.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] .2 acres
 2. IDO Zone District R-1
 3. Overlay Zone(s) [if applicable] CPO-12 Wells Park
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] last use of structure was commercial.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]
Sawmill Area NA, Wells Park NA

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[Note: Items with an asterisk (*) are required.]

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6. Where more information about the project can be found*⁴:
stratadesign.nm@gmail.com

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3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

Demolition review requested for substandard building built prior to 1945.
Building has been cited by Code Enforcement and inspection by structural
Engineer indicates major structural issues with foundation and other structural
components.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
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Additional Information [Optional]:

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1. Area of Property [typically in acres] .2 acres
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Cc: North Valley Coalition [Other Neighborhood Associations, if any]
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☐ Variance(s)

☐ Waiver(s)

Explanation*:

Demolition review requested for substandard building built prior to 1945.

Building has been cited by Code Enforcement and inspection by structural Engineer indicates major structural issues with foundation and other structural components.

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 - ☐ Total gross floor area of proposed project.
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-

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711 Ambrose St
Albany, NY 87106



Edward + Judith Amodeo
128 Cammode Amador Blvd
Albany, NY 87103-6750

711 Ambrose St
Albany, NY 87106



Paul Pedicino
9342 Admiral Lonsdale Place NW
Albany, NY 87111-1264

711 Ambrose St
Albany, NY 87106



Sgt. LC
PO BOX 743
Albany, NY 87103

711 Ambrose St
Albany, NY 87106



HIGH DESERT PROPERTY SOLUTIONS LLC
6705 ACADEMY BLVD STE 100
Albany, NY 87104-3361

711 Ambrose St
Albany, NY 87106



Doranne and Jose De La Cruz
1006 Belenway NW
Albany, NY 87104-2130

711 Ambrose St
Albany, NY 87106



1011 SMOYLLER LLC
1251 S CAMINO ST
DENVER, CO 80210-2014

711 Ambrose St
Albany, NY 87106



E BECAREDO CORP + ALMA HOST
1004 BELLEVUE AVE NW
Albany, NY 87104-2130

711 Ambrose St
Albany, NY 87106



Joseph Carrillo
3201 Maple Place SW
Albany, NY 87121

711 Ambrose St
Albany, NY 87106



Charles Babin
Emily Warner
909 Kinley Ave NW
Albany, NY 87114-2181

711 Ambrose St
Albany, NY 87106



One Main Financial Group
1010 Belenway Ave NW
Albany, NY 87104-2130

711 Ambrose St
Albany, NY 87106



Christine and Carlton Pennington
1010 Sawmill Rd NW
Albany, NY 87104-2130

711 Ambrose St
Albany, NY 87106



AT & SF LAUREN CO.
SANTA FE BLDG 04 S4
ALBUQUERQUE, TX 77110