Summary of Analysis

The application for Demolition Outside an HPO of a building over 50 years old in the Downtown Neighborhood Area, east of Old Town. Buildings within this area come under review when demolition is requested. The house is a small adobe house built between 1942 and 1951.

The demolition is requested to clear the site for new construction of a single-family house. The plans have not yet been finalized; however, demolition is requested now due to problems with break-ins and resulting safety issues.

This request was reviewed against the criteria for approval of a Certificate of Appropriateness for demolition.

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

<table>
<thead>
<tr>
<th>Request</th>
<th>Demolition of a Building over 50 years old outside an HPO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>Downtown Neighborhood Area CPO-3</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

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

<table>
<thead>
<tr>
<th>General Area</th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site to the North</td>
<td>1</td>
<td>Flat roof, Southwest adobe, c.1945</td>
<td>Residential Contributing</td>
</tr>
<tr>
<td>Site to the South</td>
<td>1</td>
<td>Territorial Revival, Southwest Vernacular, Flat roof, c. 1930</td>
<td>Residential Contributing</td>
</tr>
<tr>
<td>Sites to the East</td>
<td>1</td>
<td>Flat roof, Southwest adobe, c.1930</td>
<td>Residential Non-Contributing</td>
</tr>
<tr>
<td>Site to the West</td>
<td>1</td>
<td>Pitched roof, Bungalow influence, c.1945</td>
<td>Residential Non-Contributing</td>
</tr>
</tbody>
</table>

II INTRODUCTION

Proposal and History

The application for Demolition Outside an HPO is for demolition of a 650 sq. ft. single-story, house located at 1833 Marble Ave. NW, in the Downtown/East Old Town neighbourhood. The structure is in very poor condition structurally and is believed to have some asbestos and lead paint.

The property contains a single-family house dating back to the late 1940s. It is a small adobe U-shape structure with gabled ends. The property was rented for many years and is now vacant. The subject site is just outside the old Town HPO that was incorporated from the Buffer Zone.

The intention of the property owner is to clear the site for construction of a new house which he plans to build later this year. If the applicant had plans in place, this would have been approved without a hearing.
**Context**

The Old Town Historic Preservation Overlay Zone encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City’s first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico, comprise the traditional architectural character of the Old Town Historic Preservation Overlay Zone (MX-T). Inside this historic zone is the state registered “Old Albuquerque Historic District”. The Old Albuquerque Historic District is a sub-set of the Old Town Historic Preservation Overlay Zone.

The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico.

Almost every building has seen some degree of remodeling, resulting from the area’s growth as a tourist-oriented commercial center after 1940. Old Albuquerque became “Old Town”, a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

The area east of the HPO is residential and of various ages. Many houses were built in more generic styles than the Pueblo style of the earlier area.

**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-1A (Single-family residential).

The property is located within the Downtown Neighborhood Area that has demolition review. The Integrated Development Ordinance Part 14-16- 6-6(B)(1) applies to demolition of structures that are at least 50 years old located within the DNA, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).

**6-6(B)(3) Review and Decision Criteria**
An application for Demolition Outside an HPO shall be approved if it complies with all of the following criteria:

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

1. The structure's historic, architectural, engineering, or cultural significance.
   
   The structure does not possess any architectural or engineering significance.

2. 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.

3. 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.

4. 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.

5. 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 breaking into the house and there are signs of small fires within the house.

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 quality and condition of the house do not warrant the invocation of a 120-day review period.

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 site should not be designated a city landmark.
6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not Applicable

6-7(C)(3)(c) Designation of a Landmark Site or Structure

An application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

Not Applicable

IV NEIGHBORHOOD CONCERNS/COMMENTS

As of the writing of this report, there have been no formal comments concerning this request. There was a request for an informal discussion with the neighbors but staff has not received information of the outcome of such meeting.

Through conversation, it appears some neighbors want to see the removal of a neighborhood safety and security problem and others are concerned about what would fill the site.
1. The 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, zoned R-1A.

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. It is not a registered historic property, nor is it in a Historic District.

4. Removal of the structure is requested to make way for future development of the site.

5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
   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 breaking 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. Due to the quality and character of the house, the 120-day review period should not be invoked.

8. Section 14-16-6-7(C)(3)(c) Designation of a Landmark Site or Structure states an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

9. The subject property would not warrant city landmark status.

10. The clearing of the site without immediate redevelopment will not diminish the historic character of Old Town as the property is outside the eastern edge of the HPO.

RECOMMENDATION

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

APPROVAL of 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 ten (10) 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.
2. New construction will begin on the site before the end of 2021.

______________________________
Leslie Naji, Historic Preservation Planner
Urban Design and Development Division
South Elevation

Southwest Corner
Side (west) Elevation

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

Address Map Page:

**J-13-Z**

Map Amended through: 3/17/2017

These addresses are for informational purposes only and are not intended for address verification.
## City of Albuquerque

### DEVELOPMENT REVIEW APPLICATION

**Effective 5/17/18**

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

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
</tr>
<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
</tr>
<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Site Plan – DRB (Form P2)</td>
</tr>
<tr>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
<td>☐ Amendment of Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td>☐ Conditional Use Approval (Form ZHE)</td>
<td>☐ Subdivision of Land – Major (Form S1)</td>
</tr>
<tr>
<td>☐ Vacation of Easement or Right-of-way (Form V)</td>
<td>☐ Amendment of Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td>☐ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td>☐ Variance – DRB (Form V)</td>
</tr>
<tr>
<td>☐ Variance – ZHE (Form ZHE)</td>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
</tbody>
</table>

### APPLICATION INFORMATION

Applicant: NOEL J. NEVAREZ  
Address: 7405 WADI MUSA DR.  
City: ALBUQUERQUE  
State: NM  
Zip: 87122  
Phone: (505) 900-4336  
Email: NOEL.NEVAREZ@GMAIL.COM

Professional/Agent (if any):  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:  
Proprietary Interest in Site: List all owners:

### BRIEF DESCRIPTION OF REQUEST

DEMOLITION OF EXISTING BUILDING

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

Lot or Tract No.: 1  
Block: 2  
Unit:  
Subdivision/Addition: Roehls Garden Addition  
MRGC Map No.:  
UPC Code: 101305821528720701  
Zone Atlas Page(s): J-13  
Existing Zoning: R-1A  
Proposed Zoning:  
# of Existing Lots: 1  
# of Proposed Lots:  
Total Area of Site (acres): 0.08

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1833 MARBLE  
Between: ABQ NM 87104 and: 17th and 179h

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**Signature:**  
**Printed Name:** NOEL J. NEVAREZ  
**Date:** 1/28/21

### FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Meeting/Hearing Date:**  
**Staff Signature:**  
**Date:**  
**Project #**  
**Fee Total:**
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 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.

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Alteration</td>
<td>☐ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☐ Sign (see note below)</td>
<td>☐ Downtown Area</td>
</tr>
<tr>
<td>☒ Demolition</td>
<td>☐ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td>☐ New Construction</td>
<td>☐ Downtown Neighborhood Area – CPO-3</td>
</tr>
<tr>
<td>☐ City Landmark Designation</td>
<td></td>
</tr>
<tr>
<td>☐ City Overlay Designation</td>
<td></td>
</tr>
<tr>
<td>☐ City Landmark</td>
<td>☐ Huning Highland – HPO-4</td>
</tr>
<tr>
<td>☐ City Landmark</td>
<td>☐ East Downtown – CPO-4</td>
</tr>
<tr>
<td></td>
<td>☐ Nob Hill/Highland – CPO-8</td>
</tr>
<tr>
<td>Number and Classification of Structures on Property</td>
<td></td>
</tr>
<tr>
<td>Contributing Structures: ONE</td>
<td>Old Town – HPO-5</td>
</tr>
<tr>
<td>☐ Silver Hill – HPO-6</td>
<td>☐ City Landmark</td>
</tr>
<tr>
<td>Noncontributing Structures:</td>
<td></td>
</tr>
<tr>
<td>Unclassified Structures:</td>
<td>Residential Property? ☒ Yes ☐ ☐ No</td>
</tr>
</tbody>
</table>

*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 mailed 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 mailed 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
  - Proofs 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 14-16-6-3(D)(3)

☐ HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing
  - 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
  - Proofs 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: ___________________________ Date: 1/28/21
Printed Name: NOEL J. NEVAREZ
☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Signature: ___________________________ Date: ___________________________

Effective 5/17/18
Morning Ms. Naji,

Unfortunately, I am swamped today and tomorrow morning but I will work on the sketch, scope of work and some rough order of magnitude numbers this evening.

I won’t be able to get 3rd party quotes in a timely manner, but hopefully my degree in Construction Management from UNM, 12 years of construction experience and General Contractors Lic. (GB-98) will allow me some grace when it comes to cost and scope.

**HEALTH AND SAFETY**
Best I can figure the casita was built circa 1930. I have not had tests done but I would venture the paint (at least a coat or 2) is lead based and there is likely asbestos in the flooring and/or mastic for flooring and likely roofing materials.

**ILLEGAL ACTIVITY/DANGER**
I had 5 total face to face confrontations with the vagrant over the last 6 months, 2 where APD was involved and reported. The man was solo 4 times and had another male with him once. The house was filled with trash and electronics (I assume stolen). There was various items I took as possible drug paraphernalia. Finally there was ash and soot in multiple locations in the house indicating open fires were lit in the house.

Finally, I realize this may be the weakest argument however I feel compelled to say it all the same. The property in question is NOT in the historic preserve area, and it’s my house… not the neighbors nor the land commission’s? I am just hung-up, for lack of a better word on how my property’s fate is held in the hands of others - not me.

Thank you

Noel

p.s. Regarding the empty lot. I’d go so far as to say as soon as I get plans and City approval I could begin work… So, the empty lot wouldn’t be for long (relatively). Goal would be – dried in by winter 2021.

---

Good Morning Noel,

I am working on the staff report for your demolition request and find your justification to be lacking. When you say the cost of fixing it up is too much, I need some quotes, any environmental hazards on the site and I thought you were going to provide sketches of what you proposed to build on the site. As I mentioned before. We don’t like to have a demolition to be left with an empty lot.
Please provide more information about the situation leading up to the request and plans for rebuilding.

I need this today if possible.

Sincerely,

From: Noel Nevarez <Noel@ecinm.com>
Sent: Wednesday, February 24, 2021 11:28 AM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

External
Sure, it’s: (505) 900-4336

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Wednesday, February 24, 2021 11:12 AM
To: Noel Nevarez <Noel@ecinm.com>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

I will bring it by today. Can you give me your phone number?
From: Noel Nevarez <Noel@ecinm.com>
Sent: Wednesday, February 24, 2021 10:45 AM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: FW: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

External
Hello Leslie,

I wanted to touch base regarding the permit posting, below you mentioned it had to be posted yesterday.

Thank you,

Noel

From: Noel Nevarez
Sent: Thursday, February 18, 2021 12:50 PM
To: 'Naji, Leslie' <lnaji@cabq.gov>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

Okay, understood.

Thanks,

Noel

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Thursday, February 18, 2021 12:33 PM
To: Noel Nevarez <Noel@ecinm.com>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

Yes, either them or the city representative that does them. I suspect you will get a lot of push back from the LC.
From: Noel Nevarez <Noel@ecinm.com>
Sent: Thursday, February 18, 2021 12:31 PM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

External
So, it was brought to my attention that a couple of the neighbors would like to exercise the neighborhood meeting option regarding the teardown of said property. Should I expect to be contacted by the neighborhood association with a date/time?

Noel

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Tuesday, February 16, 2021 12:50 PM
To: Noel Nevarez <Noel@ecinm.com>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

Correct, not today. I am pretending I don’t know what is outside. I will let you know when I do though.

Leslie

From: Noel Nevarez <Noel@ecinm.com>
Sent: Tuesday, February 16, 2021 11:53 AM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

External
I’m sure the snow has thrown any plans you may have had for a loop, but if you would be so kind as to let me know when you do swing by, I can follow you and post the signage…. I just hope it’s not today burr…?

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Thursday, February 11, 2021 1:35 PM
To: Noel Nevarez <Noel@ecinm.com>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

Ok. I will bring it by early next week. It doesn’t have to go up until February 23.
I can pick it up from you if that makes anything easier for you? However if you are willing the address in question would be a good drop off location:

1833 Marble Ave. NW 87104

How big is the sign? Is it to be posted in a conspicuous location?

Do I have a day and time in March for a meeting with the LC?

Thank you

Where would you like me to drop off your sign?
Paid, please see attached
On Feb 10, 2021, at 3:21 PM, Noel Nevarez <Noel@ecinm.com> wrote:

Thanks Leslie,

I will swing by the treasury tomorrow and pay for this.

---

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Wednesday, February 10, 2021 11:59 AM
To: Noel Nevarez <Noel@ecinm.com>
Subject: FW: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

Hi Noel,
Pay this and I will get the signs to you for posting.

Thanks.

---

From: Ortiz, Annette
Sent: Wednesday, February 10, 2021 8:46 AM
To: Naji, Leslie <lnaji@cabq.gov>; Planning Development Review Services <PLNDRS@cabq.gov>
Cc: Segura, Vanessa <vsegura@cabq.gov>; Cordero, Shannon D. <sdcordero@cabq.gov>
Subject: RE: Certificate of Appropriateness MAJOR - PR-2021-005065/SI-2021-00176

---
Hello,

Please upload this for a certificate of appropriateness MAJOR for the March 10, 2021 Landmarks Commission hearing.

Thank you.

<image011.png>
<image012.png>
To Whom it May Concern,

I have a family property at 1833 Marble Ave NW 87104 that has fallen into disrepair. Unfortunately, I am struggling keeping vagrants/trespassers out of the home especially now that the temperatures have been so low. Being the costs to bring the home up to code are so great I feel it would be 1) safer 2) more cost effective to demolish the existing building and rebuild a new home in its place.
I am told I have to notify my neighbors as well as have a public hearing before this can take place. Please see the attached documents to begin this process. I am not familiar with this process so I apologize in advance for any mis-steps. Am I correct in expecting a current list of neighbors and historic board members to contact before a LC hearing?

Thank you,

Noel

Should you have any questions or concerns please feel free to contact me
(505) 900-4336
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Holly</td>
<td>Siebert</td>
<td><a href="mailto:chair@abqdna.com">chair@abqdna.com</a></td>
<td>408 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>871</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Jim</td>
<td>Clark</td>
<td><a href="mailto:treasurer@abqdna.com">treasurer@abqdna.com</a></td>
<td>516 11th Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>871</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Kathy</td>
<td>Hiatt</td>
<td><a href="mailto:historicoldtown@gmail.com">historicoldtown@gmail.com</a></td>
<td>110 San Felipe Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>871</td>
</tr>
<tr>
<td>Historic Old Town Property Owners Association</td>
<td>Jim</td>
<td>Hoffsis</td>
<td></td>
<td>2012 South Plaza Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>871</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: [http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance)

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

[https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393](https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393)

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-
924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Demolish existing unoccupied residence, that is in disrepair.

Contact Name
Noel Nevarez

Telephone Number
(505) 900-4336

Email Address
noel.nevarez@gmail.com

Company Name

Company Address

City
Albuquerque

State
NM

ZIP
87122

Legal description of the subject site for this project:

South one-half of lot1, Block 2, Roehl's Garden Addition to the cit of Albuquerque, Beranalillo County

Physical address of subject site:

1833 Marble Ave. NW ABQ NM 87104

Subject site cross streets:

19th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

=======================================================

This message has been analyzed by Deep Discovery Email Inspector.