



Landmarks Commission

**Agenda Number: 04**  
**Project #:PR-2026-000074**  
**Case#: HCOA-2026-00015**  
**Hearing Date: May 13, 2026**

## Staff Report

|                             |   |
|-----------------------------|---|
| <b>Agent</b>                | Rick Bennet Architects  |
| <b>Applicant</b>            | George Cook   |
| <b>Request</b>              | Certificate of Appropriateness for replacement of windows with doors    |
| <b>Legal Description</b>    | Tract A Plat of Lands of Casa De Armijo and Plaza Hacienda MRGCD Map 38 |
| <b>Address/Location</b>     | 206 San Felipe NW   |
| <b>Size</b>                 | 0.77  |
| <b>Zoning</b>               | MX-T<br>Old Town Historic   |
| <b>Historic Designation</b> | Preservation Overlay Zone (HPO-6)                                       |

### Staff Recommendation

APPROVAL of  
Project # PR-2026-000074  
Case#: HCOA- 2026-00015  
Based on the Findings  
and subject to the  
Conditions of Approval  
within this report.

Leslie Naji, Staff Planner

### Summary of Analysis

The issues of this case involve the impact the addition of doors will have on the Portal Market. The market was formally established in 1991 through city ordinance and dedicates that portion of the sidewalk under the portal, for vendor sales locations.

The case before the Landmarks Commission is whether the reinstallation of doors into areas that had been later converted to windows, meets the criteria for a Certificate of Appropriateness. As outlined in the analysis above, the project adheres to the relevant guidelines for the Old Town Historic Protection Overlay Zone and meets renovation standards of the Secretary of the Interior.

This application was submitted on March 30, 2026, and is currently under review in accordance with the April 21, 2025, Integrated Development Ordinance (IDO).

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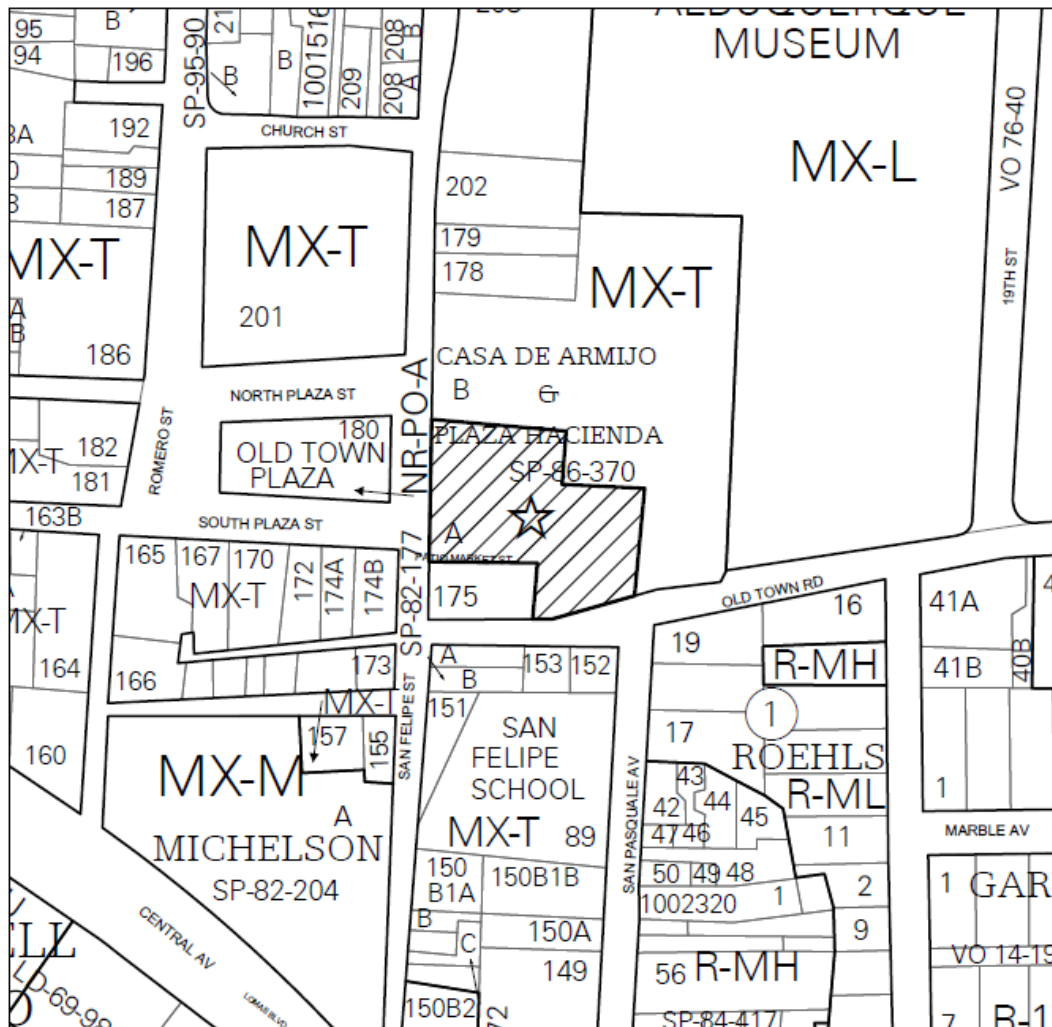
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### I. Maps

#### Aerial Map



**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading indicates County.

0 200 Feet

Hearing Date:  
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Plan Number:  
HCOA-2026-00015

Zone Atlas Page:  
J-13

*Land Use Map*



**LAND USE MAP**

Note: Gray shading  
 Indicates County.

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>Key to Land Use Abbreviations</b> | IND   Industrial            |
| LDRES   Low-density Residential      | ED   Educational            |
| MULT   Multi-family                  | TRANS   Transportation      |
| COMM   Commercial Retail             | PARK   Parks and Open Space |
| CMSV   Commercial Services           | CMTY   Community            |
| OFC   Office                         |                             |



0 200 Feet

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## ***II. Introduction***

### ***Request***

The request is for a Certificate of Appropriateness to replace windows with historic doors in the Armijo building, La Placita. The property is situated within the Old Town Historic Preservation Overlay Zone. The proposed doors, located on the west side facing Old Town Plaza, involves reinstating historic doorway openings, reversing the previous replacement of these doors with windows to restore the building’s original architectural integrity.

The contributing building is in the New Mexico Vernacular architectural style and was built in 1882. It features a pitched single ridge roof with a front gable roof. The exterior is finished with stucco.

|                                      | <b>Subject Site</b>     | Site to the West | Site to the North | Site to the East | Site to the South |
|--------------------------------------|-------------------------|------------------|-------------------|------------------|-------------------|
| <i># of Stories</i>                  | <b>1 1/2</b>            | -                | 1                 | 1                | 1                 |
| <i>Roof Configuration</i>            | <b>Front gable roof</b> | Old Town Plaza   | Flat roof         | Flat roof        | Flat roof         |
| <i>Architectural Style</i>           | <b>NM Vernacular</b>    |                  | Pueblo Revival    | Pueblo Revival   | Spanish Revival   |
| <i>Age of Construction (approx.)</i> | <b>1882</b>             | 1706             | 1957              | 1898             | 1890              |
| <i>Historic Classification</i>       | <b>Contributing</b>     | Contributing     | Contributing      | Contributing     | Contributing      |
| <i>Land Use</i>                      | <b>Commercial</b>       | Open Space       | Commercial        | Commercial       | Commercial        |

### ***Site History***

The Armijo House (subject site) is one of the earliest houses built in Old Town. The southern portion, with the gabled roof constituted the original house. The northern flat roof portion was a commercial addition with an original office space bridging the two.

### ***Area History and Character***

The Old Town Historic Protection Overlay Zone encompasses an area roughly bounded by Mountain Road and Central Avenue on the north and south, and by Rio Grande Boulevard and 19<sup>th</sup> Street. 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 and 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 comprising the State of New Mexico constitute 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 subset 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 area's main village 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.

Of the buildings in the district, only the San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few other buildings may date to the early nineteenth century, but the majority of the buildings in the Old Albuquerque Historic District were built between 1870 and 1900.

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 Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town.

### ***Landmark Commission's Role***

The Landmarks Commission (LC) is a 7-member board appointed by the mayor to promote the preservation of Albuquerque's historic and architectural character and to administer the development requirements for designated City historic districts and landmarks pursuant to Section 14-16-3-5 (Historic Protection Overlay Zones) and Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation Site History)

### **III. Zoning**

The application for this request was submitted subsequent to the effective date of April 21, 2025, of the Integrated Development Ordinance (IDO) and is therefore subject to its regulations and processes.

### **IV. Certificate of Appropriateness – Major**

#### ***IDO Review and Decision Criteria***

Pursuant to IDO §14-16-6-6(D)(3) (Review and Decision Criteria), "An application for a Historic Certificate of Appropriateness – Major shall be approved if it meets all of the following criteria."

1. The change is consistent with §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.

*Analysis: The purpose of the Historic Preservation Overlay (HPO) zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.*

*The change creates some difficulties with the portal market by either reducing the size of the spaces or the number of spaces along the front of the building. At the same time, additional access to areas within the Armijo Building can create new economic opportunities. The change is consistent with the specific development guidelines for doors and windows as discussed further below.*

2. 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.

*Analysis: The proposal will not impair or diminish the architectural character, historical value, or archaeological value of the building since the original building did have doors in the locations in question. Visually, whether they be doors or windows, the look of the spaces remains essentially the same. Old Town Historic District will not be adversely affected by the change.*

3. The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Analysis: Not applicable.*

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

*Analysis: The Armijo Building, being nearly 150 years old, has undergone multiple changes and reconfigurations. The window configuration had been in the building for over 50 years and before that, there were the door configurations. Both have worked by providing similar dimension and solid to glazing ration. The reinstallation of doors does not alter the original character of the building.*

5. 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.

*Analysis: The materials being replaced are not original nor are the materials they are being replaced with. The integrity of the architecture is, however, maintained.*

6. 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 in which it is to be located.

*Analysis: Not applicable.*

7. 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.

*Analysis: Not applicable.*

8. If the application is for a Historic Certificate of Appropriateness – Major for relocation and restoration of a historic sign pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Main Street (MS) Areas), the change is consistent with any specific development guidelines for historic signs.

*Analysis: Not Applicable*

### ***Development Guidelines for the Old Town Historic Zone***

Design Guidelines (as amended through December, 2022) have been adopted by the Landmarks Commission for building projects in the Old Town History Protection Overlay Zone (HPO-6). The guidelines include guidance on issues such as building height, massing, proportion and scale, the use of materials in new and existing buildings, the relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

#### **POLICY – Windows and Doors Guidelines**

Whenever possible, historic windows should be repaired rather than replaced.

#### **Guidelines**

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.
  - It is not appropriate to enclose, cover or fill in a historic window or door opening.
  - If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
  - New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
  - New openings must never compromise the architectural integrity of the building.
  - The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

*Analysis: The new door units utilize existing door units to replicate what may have originally been in the location. The position, size, location and arrangement are of the doors are compatible with original openings and doors.*

*The new doors do not compromise the architectural integrity of the building. No new openings are requested.*

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

- If a window or a door is completely missing, replace it with a new unit based on accurate documentation or a new design to fit the original opening and compatible with the historic and architectural character of the building.

*Analysis: The proposed works represent a reversible intervention that removes unsympathetic window replacements, allowing the re-establishment of the original doorway to better reflect the building's historic design.*

3. Retain and preserve functional and decorative features such as transoms and sidelights.

*Analysis: Sidelights will be retained within the openings.*

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

No agencies were asked for comment concerning this application.

### ***Neighborhood/Public***

This application was originally submitted as a COA-Minor which does not require mailed notice. The applicant did notify the Downtown Neighborhood Association, the Sawmill NA, the West Old Town NA, the West Park NA and the Historic Old Town Association, at the time of the application. The Landmarks Commission is hearing this case as an appeal to the original staff approval. The Historic Old Town Association, which was notified of the original application, is the appellant in this case.

Vendors who lease spaces on the Portal Market have expressed concerns over the impact the added doors have on the space distribution along the market.

## ***VI. Conclusion***

The issues of this case involve the impact the addition of doors will have on the Portal Market. The market was formally established in 1991 through city ordinance and dedicates that portion of the sidewalk under the portal, for vendor sales locations.

The case before the Landmarks Commission is whether the reinstallation of doors into areas that had been later converted to windows, meets the criteria for a Certificate of Appropriateness. As outlined in the analysis above, the project adheres to the relevant guidelines for the Old Town Historic Protection Overlay Zone and meets renovation standards of the Secretary of the Interior.

***Findings, Certificate of Appropriateness – Major***

***Project #: PR-2026-000074 / Case#: HCOA-2026-00015***

1. This is a request after the fact for Alterations to Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) And Plaza Hacienda MRGCD Map 38 located at 206 San Felipe St NW and containing approximately 0.8171 AC.
2. The applicant has removed two banks of windows facing the Portal Market, and replaced them with similarly configured doors.
3. The request affects the Portal Market located immediately to the west of the San Felipe St façade.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the design guidelines for HPO-6 and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. Pursuant to §14-16-6-6(D)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Historic Certificate of Appropriateness – Major shall be approved if it meets all of the following criteria."

- (a) The change is consistent with § 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 City landmark or the specific HPO zone where the property is located.

The change creates some difficulties with the portal market by either reducing the size of the spaces or the number of spaces along the front of the building. At the same time, additional access to areas within the Armijo Building can create new economic opportunities. The change is consistent with the specific development guidelines for doors and windows as discussed further below.

- (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 proposal will not impair or diminish the architectural character, historical value, or archaeological value of the building since the original building did have doors in the locations in question. Visually, whether they be doors or windows, the look of the openings remains essentially the same. Old Town Historic District will not be adversely affected by the change.

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

Not Applicable

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

The Armijo Building, being nearly 150 years old, has undergone multiple changes and reconfigurations. The window configuration had been in the building for over 50 years and before that, there were the door configurations. Both have worked by providing similar dimension and solid to glazing ration. The reinstallation of doors does not alter the original character of the building.

- (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.

The materials being replaced are not original nor are the materials they are being replaced with. The integrity of the architecture is, however, maintained.

- (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 in which it is to be located.

Not Applicable

- (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

- (h) If the application is for a Historic Certificate of Appropriateness – Major for relocation and restoration of a historic sign pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Main Street (MS) Areas), the change is consistent with any specific development guidelines for historic signs.

Not Applicable

6. The application complies with the specific Development Guideline for the Old Town Historic Protection Overlay Zone, as approved by the Landmarks Commission December 2022.

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

The new door units utilize existing door units to replicate what may have originally been in the location. The position, size, location and arrangement are of the doors are compatible with original openings and doors.

The new doors do not compromise the architectural integrity of the building. No new openings are requested.

2. Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended.

3. Retain and preserve functional and decorative features such as transoms and sidelights.

Sidelights will be retained within the openings.

7. Staff has reviewed the project and finds that the exchange of door for windows with similar delineation will not harm the locally distinctive qualities of Old Town Historic District (HPO-6). The request was reviewed against the relevant design guidelines for Old Town HPO-6 and the criteria for approval of a Certificate of Appropriateness – Major found in the Integrated Development Ordinance (IDO).

8. Neighborhood opposition has brought about this appeal.

### ***Recommendation***

***APPROVAL of Project #: PR-2026-000074 / HCOA-2026-00015, a request for Certificate of Appropriateness – Major for Alterations to Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) And Plaza Hacienda MRGCD Map 38 located at 206 San Felipe St NW, based on the preceding Findings.***

### ***Recommended Conditions of Approval***

***Project #: PR-2026-000074 / Case #: HCOA-2026-00015,***

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.

2. The applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
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Leslie Naji  
Historic Preservation, Principal Planner  
**Urban Design and Development Division**

Notice of Decision cc list:

List will be finalized subsequent to the LC hearing.

A) PHOTOGRAPHS

## B) SITE HISTORY – MINOR APPLICATION

**C) APPELLANT APPLICATION INFORMATION**

## D) STAFF INFORMATION

E) PUBLIC NOTICE

F) PUBLIC COMMENT