



Landmarks Commission

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

Staff Report

Agent	Rick Bennet Architects
Applicant	George Cook
Request	Certificate of Appropriateness for replacement of windows with doors
Legal Description	Tract A Plat of Lands of Casa De Armijo and Plaza Hacienda MRGCD Map 38
Address/Location	206 San Felipe NW
Size	0.77
Zoning	MX-T Old Town Historic
Historic Designation	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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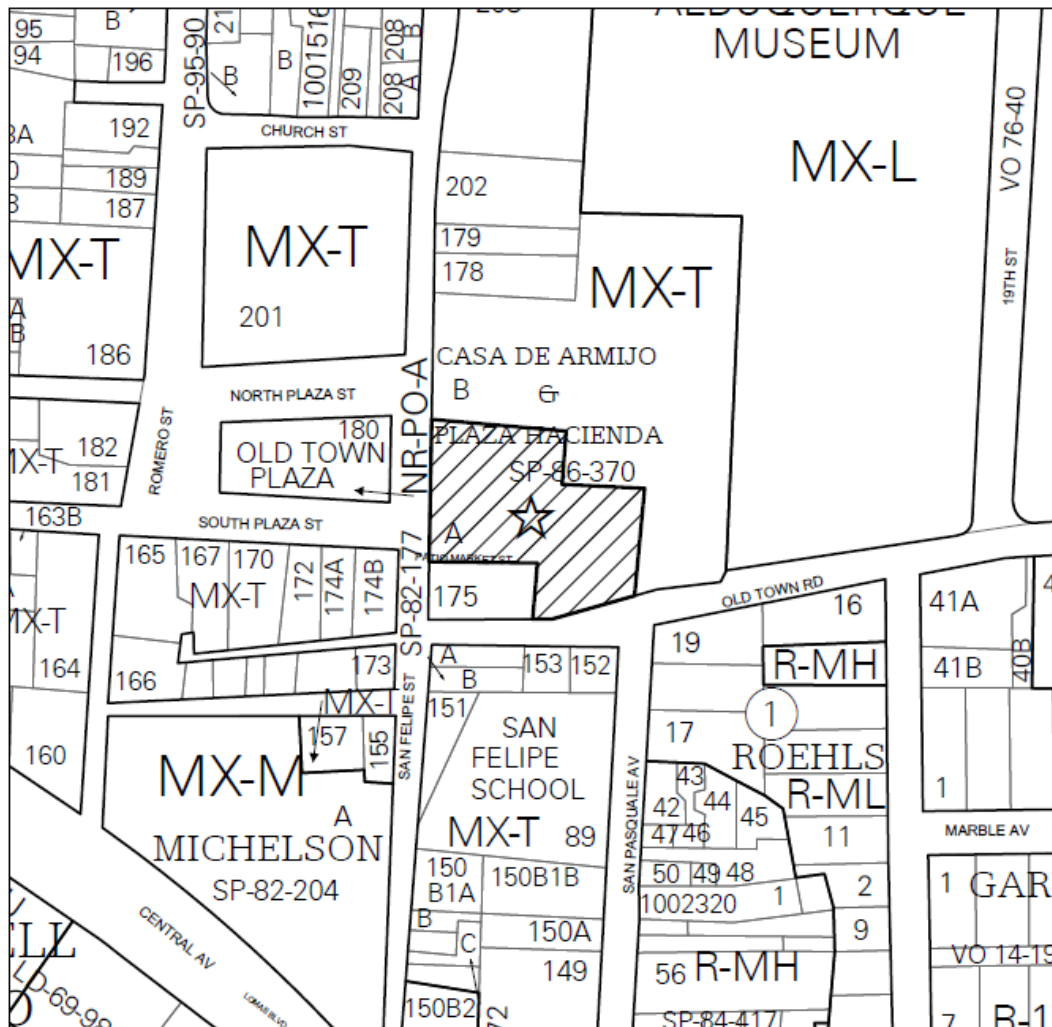
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I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
Indicates County.

AGIS

0 200 Feet

Hearing Date:
5/13/2026

Plan Number:
HCOA-2026-00015

Zone Atlas Page:
J-13

Land Use Map



LAND USE MAP

Note: Gray shading
 Indicates County.

Key to Land Use Abbreviations	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	



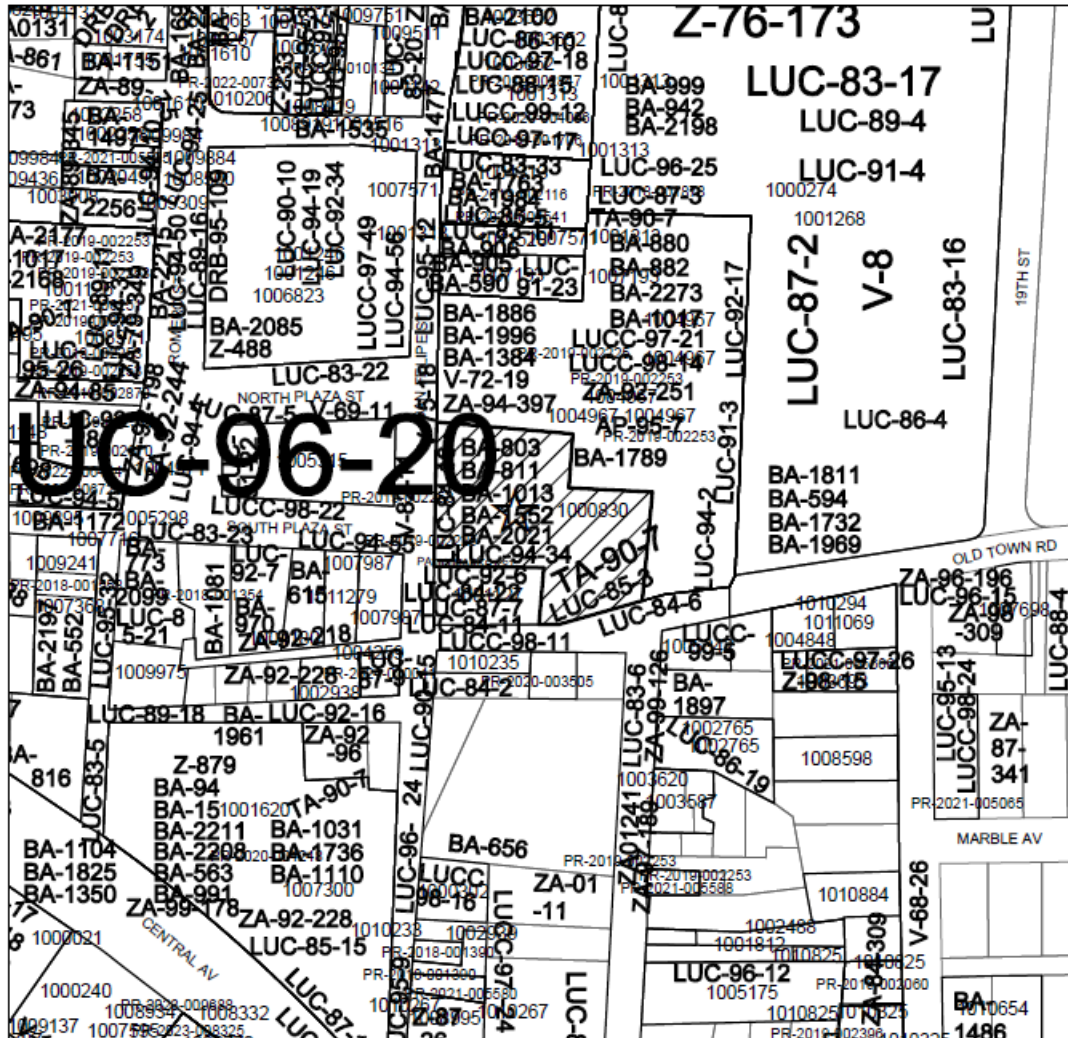
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Hearing Date:
 5/13/2026

Plan Number:
 HCOA-2026-00015

Zone Atlas Page:
 J-13

History Map



HISTORY MAP

Note: Gray shading
 Indicates County.



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Hearing Date:
 5/13/2026

Plan Number:
 HCOA-2026-00015

Zone Atlas Page:
 J-13

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.

	Subject Site	Site to the West	Site to the North	Site to the East	Site to the South
<i># of Stories</i>	1 1/2	-	1	1	1
<i>Roof Configuration</i>	Front gable roof	Old Town Plaza	Flat roof	Flat roof	Flat roof
<i>Architectural Style</i>	NM Vernacular		Pueblo Revival	Pueblo Revival	Spanish Revival
<i>Age of Construction (approx.)</i>	1882	1706	1957	1898	1890
<i>Historic Classification</i>	Contributing	Contributing	Contributing	Contributing	Contributing
<i>Land Use</i>	Commercial	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 19th 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

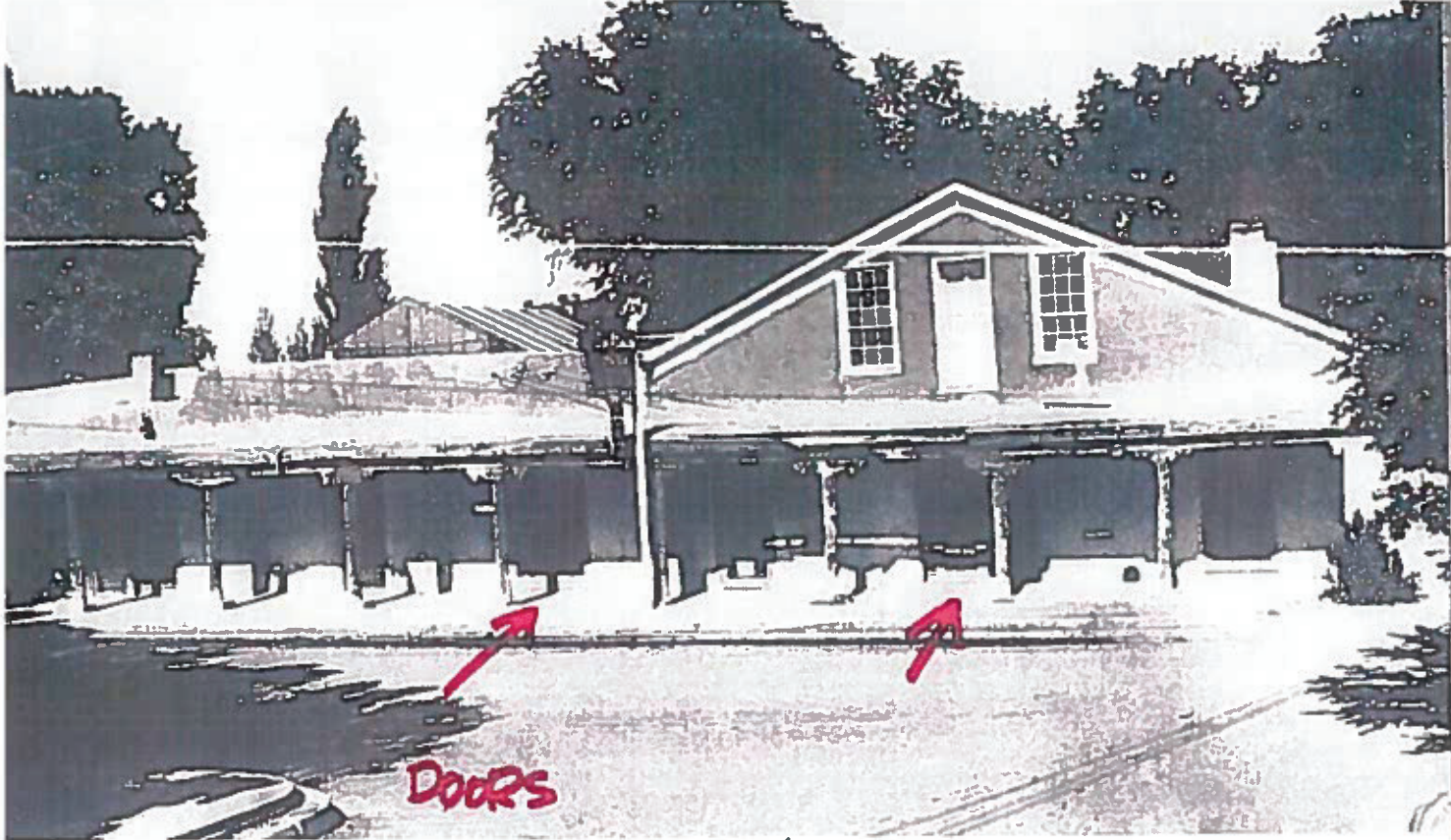
Notice of Decision cc list:

List will be finalized subsequent to the LC hearing.

A) PHOTOGRAPHS

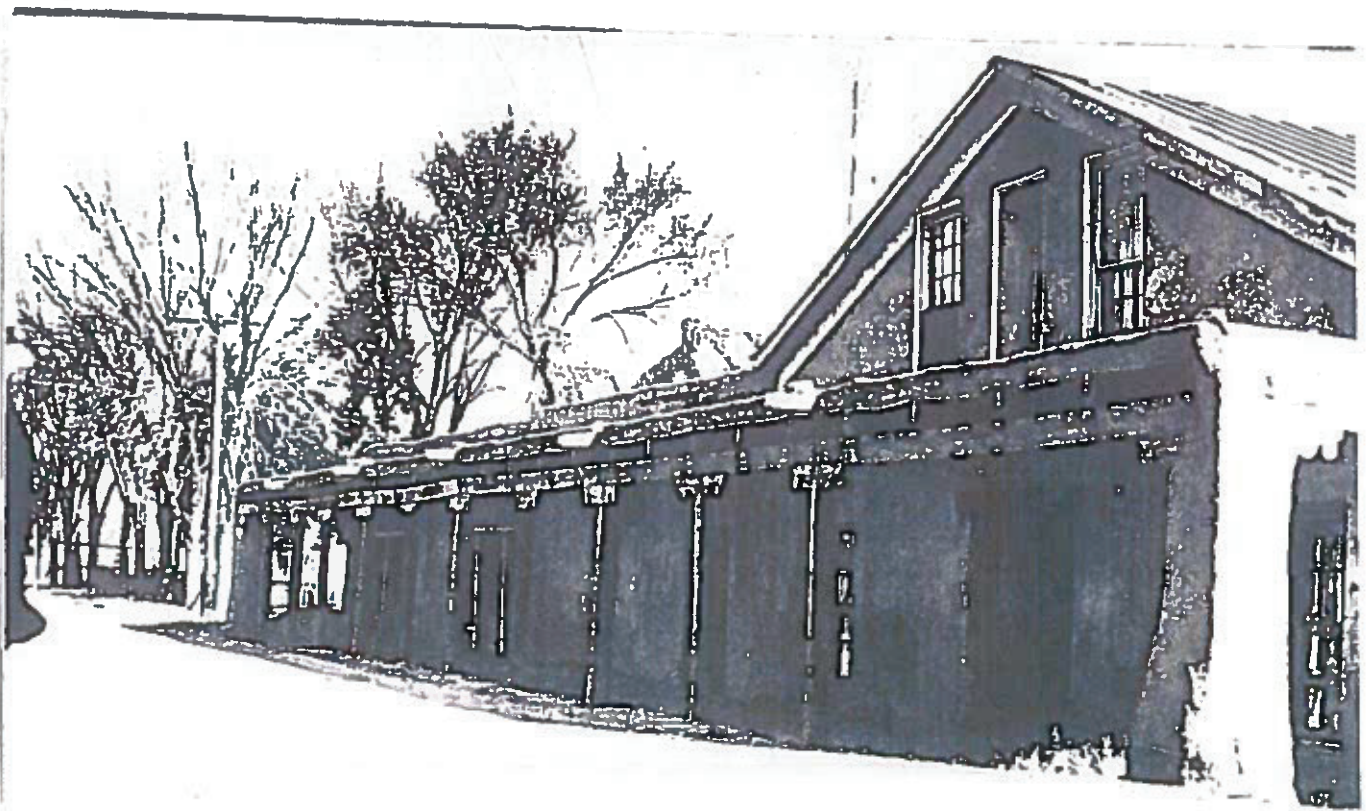


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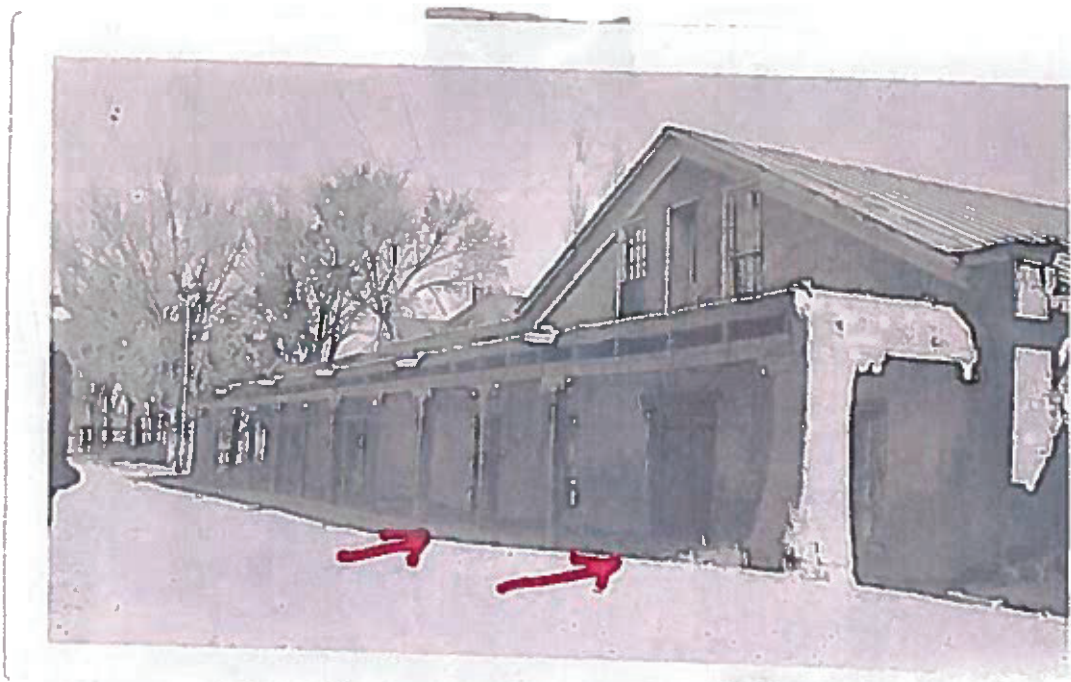
La Placita with paving and sidewalks, 1947.

D



La Placita, before paving and sidewalks, 1935.





1920

(F)



NEW DOORS





B

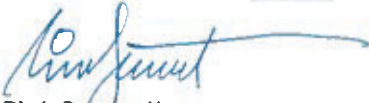
B) SITE HISTORY – MINOR APPLICATION

February, 20 2025
206 San Felipe St. NW

Justification Letter

We are removing existing doors and windows and replacing with new historic décor style doors and windows.

Sincerely,

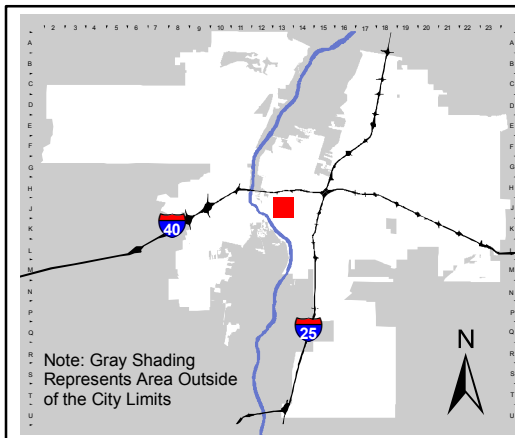


Rick Bennett
Architect

rba



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

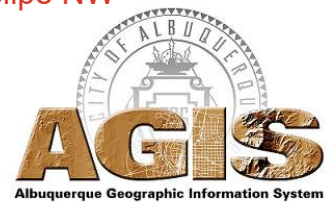


Note: Gray Shading
Represents Area Outside
of the City Limits

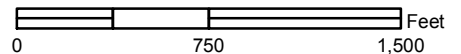
Address Map Page: **Site: 206 San Felipe NW**

J-13-Z

Map Amended through:
3/17/2017



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



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING STAFF DECISION

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 appeal period following the approval. Failure to maintain the signs during this entire period may be cause for delay in issuance of a certificate of appropriateness. Replacement signs for those lost or damaged are available from Historic Preservation 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 2/23/26 To 3/11/26

5. REMOVAL

- A. The sign is not to be removed before the 15-day appeal period ends.
- B. The sign should be removed within five (5) days after the appeal period ends.

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.

[Signature] 2/23/26
(Applicant or Agent) (Date)

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

PROJECT NUMBER: HCOA-2025-

C) APPELLANT APPLICATION INFORMATION

April 13, 2026

To : City of Albuquerque Landmarks and Urban Conservation Commission and
Planning Department

From: Historic Old Town Association

Re: Appeal of the COA for Property at 206 San Felipe Street NW, 87104 (AKA La Placita)

Sometime on April 8, a sign was placed on a window at 206 San Felipe stating that approval had been given for the change of windows to doors that was done, without a Certificate of Appropriateness, around October 3, 2025. We saw the COA sign on April 9.

The sign states that approval for the change was given by the Landmarks and Urban Conservation staff on April 1st and that an aggrieved person may appeal the determination by submitting, in writing, an application to the Planning Department within 15 days of the approval. (That would mean an appeal by 4/16/2026.) Furthermore, the sign states that if one wishes to appeal the decision one may do so by April 22, 2026.

As you may see, it is not clear what the correct date for submitting an appeal is. Voice messages left at the Commission's and Historic preservation offices have not yet been answered.

For several months, since the windows were changed to doors literally overnight, we have not received timely or satisfactory answers to our queries about what has been done at La Placita, whether anyone has been held accountable for flouting the historic preservation code, or what has been done to examine the situation and all its ramifications.

One major impact is how this will affect the Historic Old Town Portal Vendors Program and the artisans, many of whom have been a part of that market for several generations. They are permitted to sit and sell their art under the portal by the "Old Town Solicitations Ordinance" (27-1994, 13-3-2-12 OLD TOWN PORTAL MARKET).

This market has been a welcome attraction for residents and tourists as well as a source of revenue for the vendors and the City for many decades. The fact that the vendors, as a unit, sit under the portal is historic, picturesque, and traditional. If this decision is allowed to stand, what happens to their legal ability to sit under the Portal at ordained spaces that would be impacted or eliminated by the newly installed doors?

We, the Historic Old Town Association Board, believe this decision is not in the best interests of our historic community and, for that reason, hereby appeal this decision.

April 14, 2026



City of Albuquerque
Planning Department
Landmarks and Urban Conservation Commission

Re: Request to Set Aside Staff Approval, Require Resubmittal, Refund Appeal Fee, and Improve Public Notice Process

Property: 206 San Felipe Street NW, Albuquerque, NM 87104, also known as La Placita

To the Planning Department and Landmarks and Urban Conservation Commission:

The Historic Old Town Association respectfully requests that the staff approval of the Certificate of Appropriateness for 206 San Felipe Street NW be set aside, withdrawn, or reopened, and that the applicant be required to submit a complete and accurate application with proper notice to affected parties.

The application and notice package were wholly insufficient.

The notice provided to neighborhood associations was confusing on its face. It stated that the application was for “a new 2-story 4-unit apartment building,” while the same notice later described the project as “an existing restaurant’s pair of doors and windows replaced with new doors/windows matching existing decor style.” Those are materially different descriptions. A neighborhood association cannot meaningfully evaluate or respond to a project when the notice itself does not clearly identify what is being proposed.

The confusion was immediate and continued for weeks. The email thread contains 21 messages related to this notice and request. The first notice was sent on March 9, 2026, but it did not explain the project. HOTA responded that same day that the email “failed to contain any information about your project” and followed up again asking, “What is this?” because the material appeared to be only the Office of Neighborhood Coordination contact sheet, not a clear project application.

The next day, March 10, the applicant sent a notice that still created confusion. It described the application as both “a new 2-story 4-unit apartment building” and, separately, as a replacement of an existing restaurant’s doors and windows. Those are not minor wording issues. They are conflicting descriptions of materially different projects.

Because the application remained unclear, HOTA requested a facilitated meeting on March 16. When that was not clearly acknowledged or resolved, HOTA followed up again on March 23. In other words, from the initial March 9 notice until at least March 23, HOTA was still trying to determine what the application actually involved and how to properly respond. That is approximately two weeks of elapsed time and 21 emails spent trying to understand a notice that should have been clear from the beginning.

The later materials did not cure the defect. The notice did not clearly explain that portal-facing windows had already been converted into doors. It did not clearly disclose that the work had apparently occurred before approval. It did not address the effect on the historic portal, the visual and historic character of La Placita, or the potential impact on the Old Town Portal Vendors Program.

This is not a minor administrative concern. Converting windows to doors on the historic portal changes the building’s relationship to one of Old Town’s most visible and historically important public-facing spaces. It may

also affect the long-standing Portal Vendors Program, whose presence under the portal is historic, traditional, and economically important to Old Town.

A procedurally defective application should not be cured by after-the-fact approval. The appropriate remedy is to require the applicant to resubmit a complete and accurate application, provide clear notice, disclose the full scope and timing of the work, explain the historic preservation implications, and allow affected parties a fair opportunity to request a facilitated meeting and participate in review before any approval is granted.

HOTA also requests that the City review and update its public notice process for neighborhood associations.

The current process places too much responsibility on the applicant to provide accurate, complete, and understandable notice. This case shows why that is a problem. The applicant sent confusing, contradictory, and incomplete information to the neighborhood associations. HOTA then had to spend time trying to determine what the application actually involved, how to request a facilitated meeting, and how to protect its appeal rights.

That burden should not fall on volunteer neighborhood associations because an applicant handled notice carelessly. HOTA was forced to spend volunteer time and association resources simply trying to identify the project, understand the process, request a facilitated meeting, and preserve appeal rights.

Going forward, the City should send the notice materials directly to neighborhood associations on the applicant's behalf, using a standardized City-controlled notice packet. This would protect neighborhood association contact information, ensure that all required contacts receive the same complete information, and, most importantly, preserve the quality and reliability of the communication. Applicants should still pay any required notice fee and provide all required materials, but the City should control the actual notice transmission.

HOTA also requests reimbursement of the \$142.93 appeal fee. This appeal was made necessary by a defective notice process and an insufficient application package. HOTA should not be required to spend association resources correcting confusion created by the applicant's inadequate notice. The appeal fee should either be refunded by the City or charged back to the applicant as a cost caused by the applicant's failure to provide clear and accurate notice.

For these reasons, HOTA respectfully requests that:

1. The staff approval be set aside, withdrawn, or reopened;
2. The applicant be required to submit a complete and accurate COA application;
3. Proper notice be reissued in a clear and publicly understandable form;
4. HOTA and other affected parties be given a fair opportunity to request and participate in a facilitated meeting;
5. The \$142.93 appeal fee be refunded or charged to the applicant; and
6. The City update its notice process so neighborhood associations receive standardized notice directly from the City rather than relying on applicants to transmit critical public information.

Sincerely,

J.J. Mancini, President
Historic Old Town Association

D) STAFF INFORMATION

§ 13-3-2-12 OLD TOWN PORTAL MARKET.

Old Town Solicitations Permits will be granted to allow persons to solicit in the Old Town HPO 5 subject to the following conditions and subject to any necessary rules and regulations adopted by the Mayor to implement §§ 13-3-2-1 et seq.:

(A) Vendors shall be allowed to solicit within the Old Town HPO 5 only on the porch, on the sidewalk along the east side of San Felipe Street, NW, from the line perpendicular to San Felipe Street taken from the midpoint of South Plaza Street, NW, to 16 feet south of the north end of the porch. This area shall be divided into 15 equal spaces, which shall be generally five feet in width and six feet in depth measured from the building wall. The spaces shall have provision for access and shall be divided in such a way to ensure movement and safety. The Old Town Portal Manager shall administratively determine and delineate the exact location of the spaces to insure that soliciting does not obstruct the view from the two large windows of the La Placita Restaurant and to insure movement and safety between the vendors. All spaces will be numbered from 1 through 15 beginning at the south end of the designated area.

(B) The spaces shall be available each day to vendors. The Old Town Portal Manager will assign spaces for each day to those vendors present at the time of assignment. Assignment shall be made once a week for each day of the subsequent week for a seven-day period by such methods established by regulation of the Mayor that will insure a fair and equitable assignment of spaces. Each vendor who is assigned a space shall pay a daily user fee of \$12. No vendor may occupy more than one space, whether or not there are spaces otherwise unoccupied, and only one person shall be permitted to occupy one space. If a vendor has not filled his or her assigned space on a given day, the Old Town Portal Manager may reassign the space for the balance of that day and shall receive the daily user fee from the vendor reassigned to the space. The reassignment procedures will be established by regulation of the Mayor.

(C) A vendor shall sell only handcrafted items handcrafted by that vendor or his or her craft unit, and each item to be sold shall contain the maker's mark of that vendor or member of a craft unit. Items such as jewelry, shall be labeled for content if a significant part of the value of the item relates to its content; for example, silver should be labeled as sterling silver, nickel silver and the like, as appropriate, stone should be labeled as turquoise, reconstituted turquoise and the like, as appropriate. Vendors shall comply with the provisions of all laws of the state and of the United States applicable to the sales of the items they are vending.

(D) For each transaction, the vendor shall issue a sales receipt showing the vendor's permit number.

(E) The Old Town Portal Manager may designate a person to make site visits to the studio, the place of business or place of manufacture, of the vendor and the vendor's craft unit to insure compliance with the provisions of §§ 13-3-2-1 et seq. The Old Town Portal Manager and the designee shall from time to time inspect the vendor's operation on the Old Town Portal Market.

(F) Vendors shall attempt to solicit in the Old Town Portal Market in at least one weekly lottery in each four-week period.

(G) Permits will be issued for a one year period starting July 1, 1991. All permits issued after July 1 of any year will expire on the following June 30.

(H) The Mayor shall have the authority to issue warnings and citations and initiate complaints, as appropriate for violations of §§ 13-3-2-1 et seq., its implementing rules and regulations, or other city ordinances.

('74 Code, § 10-2-12) (Ord. 20-1991; Am. Ord. 14-2002; Am. [Ord. 2019-023](#))

C31-162

C31-162

PLAT OF LANDS OF
CASA DE ARMIJO (LA PLACITA PATIO MARKETS)
AND PLAZA HACIENDA

Albuquerque, New Mexico

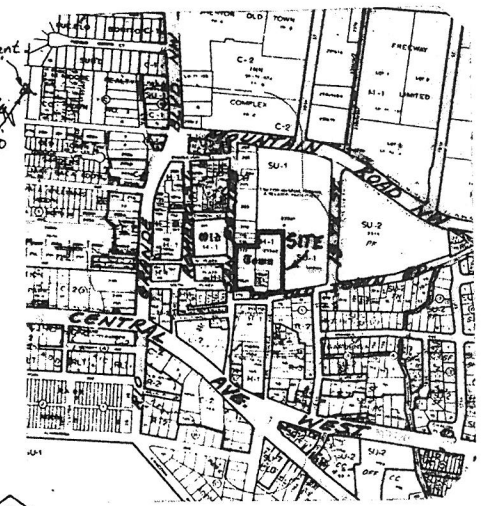
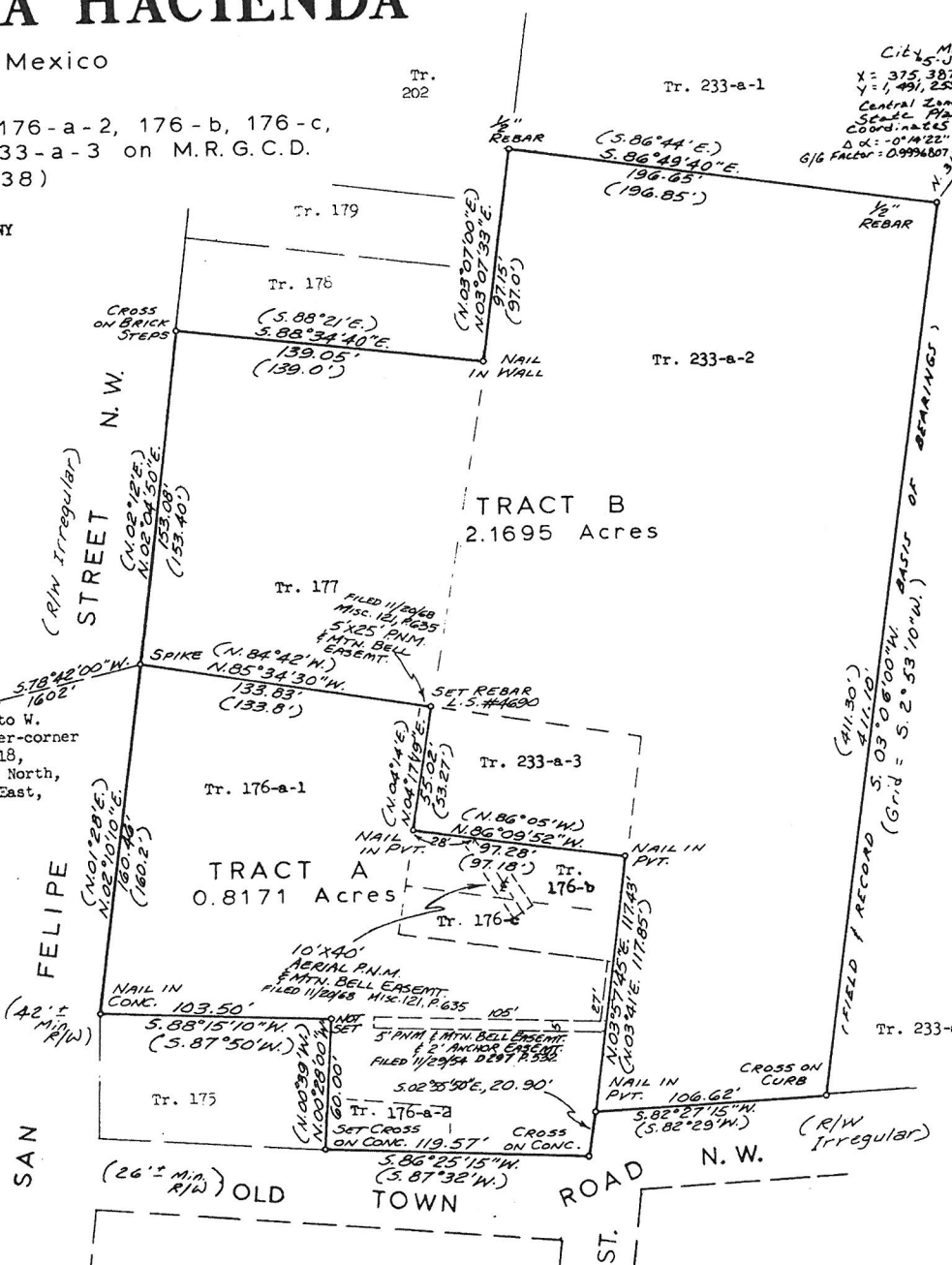
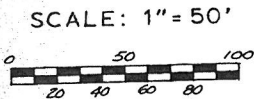
(Tracts 176 a 1, 176-a-2, 176-b, 176-c, 177, 233-a-2 & 233-a-3 on M.R.G.C.D. Property Map No. 38)

SURVEY AND PLAT BY ELDER COMPANY
 Aug.-Sept. 1986 Job No. 2592
 ERE JLM

State of New Mexico } ss
 County of Bernalillo }
 This instrument was filed for record on

OCT 9 1986

Recorded in Vol. C31
 of records of said County Folio 162
 Ed Ross Elder, Clerk & Recorder
 Deputy Clerk



AREA MAP J-13-Z
 (NTS)
 SP 08-26-2364

- NOTES:
1. Total area of parcel: 2.9866 Acres.
 2. Where record calls do not match field calls, record calls are shown in parentheses.
 3. This Plat shows all easements of record.
 4. Corners not marked "set" were found in place.
 5. The purpose of this Plat is to consolidate the several Conservancy tracts belonging to the two owners of this land, and to remove an encroachment of a structure along the common line.

DESCRIPTION, FREE CONSENT & DEDICATION:

The above and foregoing Plat of that certain tract of land in the City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts 176-a-1, 176-a-2, 176-b, 176-c, 177, 233-a-2 and 233-a-3 as shown on Middle Rio Grande Conservancy District Property Map No. 38, and more particularly described by survey of Elder Company in August, 1986, as follows: BEGINNING at a point on the easterly line of San Felipe Street NW which is the Northwest corner of said Tract 176-a-1 and the Southwest corner of said Tract 177, whence the West Quarter-corner of Section 18, Township 10 North, Range 3 East, NMPM, bears S.78°42'00"W., 1602.00 feet distant; RUNNING from said beginning-point N.02°04'50"E., 153.08 feet along said Street line to the Northwest corner of the parcel, which is the Northwest corner of said Tract 177; THENCE S.88°34'40"E., 139.05 feet to the Northeast corner of said Tract 177; THENCE N.03°07'33"E., 97.15 feet to the Northwest corner of said Tract 233-a-2; THENCE S.86°49'40"E., 196.65 feet to the Northeast corner thereof and northeast corner of the parcel herein described; THENCE S.03°06'00"W., 411.10 feet to the Southeast corner of said Tract and southeast corner of said parcel; THENCE S.82°27'15"W., 106.62 feet along the northerly line of Old Town Road NW to an angle point; THENCE S.02°55'50"W., 20.90 feet to an angle point; THENCE S.86°25'15"W., 119.57 feet to the Southwest corner of said Tract 176-a-2; THENCE N.00°28'00"W., leaving said Road line, 60.00 feet to the Northeast corner of Tract 175 and an interior corner on the boundary herein described; THENCE S.88°15'10"W., 103.50 feet to the Southwest corner of said Tract 176-a-1 and southwest corner of the parcel herein described; THENCE N.02°10'10"E., 160.46 feet along the easterly line of San Felipe Street NW to the point of beginning; NOW SURVEYED, platted, and subdivided as shown hereon and now comprising Tracts A and B hereof, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners hereby grant the easements shown hereon for the purposes hereon specified.

OWNERS AND PROPRIETORS: Tract A: (La Placita Patio Markets)
 Tract B: (Plaza Hacienda)

Nelda Sewell Moorhead
 ELMER C. SPROUL, Pres.
 SPROUL ENTERPRISES, INC.
 by ELMER C. SPROUL, President

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss.
 The foregoing instrument was acknowledged before me on Sept. 1986, by NELDA SEWELL MOORHEAD and by ELMER C. SPROUL, on behalf of SPROUL ENTERPRISES, INC.

Edward Ross Elder, Notary Public
 My Commission expires July 18, 1987.

SURVEYOR'S CERTIFICATE:

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licenced under the laws of the State of New Mexico, hereby certify that this Plat was prepared from notes of an actual field survey performed by me or under my direction and that it is true and correct to the best of my knowledge and belief, and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance.

Edward Ross Elder
 EDWARD ROSS ELDER, N.M.R.L.S. No. 4690

The foregoing certificate was acknowledged before me on Sept 2 1986, by EDWARD ROSS ELDER.

Edward S. Elder
 Notary Public
 My commission expires Aug 25 1990

APPROVALS: DRB 86-615

Frank J. Leguin 9-30-86 CITY ENGINEER	Adriana Jimenez 9-20-86 TRAFFIC ENGINEERING
Jon E. Estep 9-30-86 WATER RESOURCES DEPT.	Neil Alt 09-22-86 CITY SURVEYOR
Frank J. Leguin 9/30/86 A.M.A.F.C.A.	Janet Davis 9-30-86 PARKS AND RECREATION
Rene P. Howell 9/30/86 PROPERTY MANAGEMENT	Richard Brown 10-8-86 CITY/COUNTY PLANNING

SP# 86-370
 DRB-86-615

C31-162

E) PUBLIC NOTICE



Roger Esplain <roger@rba81.com>

206 San Felipe St. NW _Public Notice Inquiry Sheet Submission

Roger Esplain <roger@rba81.com>
 To: westoldtownna@gmail.com, westparkna@gmail.com

To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Section 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Ne submitting an application for a Building permit to be reviewed and decided by the City of Albuquerque Building and Safety City Staff. The application is for an existing La Placita restaura

1. Property Owner – **George Cook**
2. Agent - **RBA Architecture**
3. Subject Property Address – **206 San Felipe NW**
4. Location Description - **Property Located in Old Town between Mountain Rd. and Central Ave. at N. Plaza St.**
5. Zone Atlas Page - **J-13**
6. Legal Description - **Tract a plat of lands of Casa De Armijo and Plaza Hacienda MRGCD map 38 cont 0.8171 AC M/L**
7. Area of Property - **0.8171 acres**
8. IDO Zone District – **MX-T**
9. Overlay Zone – **N/A**
10. Center or Corridor Area - **N/A**
11. Current Use - **Mixed Use**
12. Deviation(s) Requested - **N/A**
13. Variance(s) Requested - **N/A**
14. More detailed Description of the Request/Project – **An existing restaurant pair of doors replaced with new doors matching existing decor style.**

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potenti Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit [http: meetings-for-proposed-development](http://meetings-for-proposed-development).

Please contact me with any questions or concerns at 505-242-1859 or via rick@rba81.com.

----- Forwarded message -----
 From: **Flores, Suzanna A.** <Suzannaflores@cabq.gov>
 Date: Wed, Feb 11, 2026 at 1:27 PM
 Subject: 206 San Felipe St. NW _Public Notice Inquiry Sheet Submission
 To: roger@rba81.com <roger@rba81.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Downtown Neighborhoods Association		Sylvia	Holguin	President@abqdna.org	1503 Marble Ave NW
Downtown Neighborhoods Association		Eric	Carson	vicepresident@abqdna.org	820 Kent Ave NW
Historic Old Town Association		J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero ST NW, U
Historic Old Town Association		Historic Old Town	Zoning Group	zoning@albuquerqueoldtown.com	400 Romero ST NW ST
West Old Town NA	westoldtownna@gmail.com	Neri	Holguin	neriholguin@gmail.com	2523 Carson Road NW
West Old Town NA	westoldtownna@gmail.com	Robert	Norman	rnorman@sunpinehomes.com	2704 Corte Mirabal Rd
West Park NA	westparkna@gmail.com	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW
West Park NA	westparkna@gmail.com	Calvin	Tribby	cptribby@gmail.com	2223 Alhambra Ave SW

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/publ>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice->
- Once you have e-mailed the listed contacts 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 application and subm

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of p
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, February 11, 2026 1:13 PM
To: Office of Neighborhood Coordination <roger@rba81.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Roger Esplain

Telephone Number

505-242-1859

Email Address

roger@rba81.com

Company Name

RBA Architecture, PC

Company Address

1104 Park Ave.

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Tract a plat of lands of Casa De Armijo and Plaza Hacienda MRGCD map 38 cont 0.8171 AC M/I

Physical address of subject site:

206 San Felipe St. NW

Subject site cross streets:

San Felipe St. & S. Plaza St., south of Mountain Rd.

Other subject site identifiers:

East of Old Town Plaza

This site is located on the following zone atlas page:

J-13

Link for map

Captcha

2 attachments



Zoning map OT FW_J-13-Z.pdf

422K



Scanned from a Xerox Multifunction Printer.pdf

638K

Naji, Leslie

From: Naji, Leslie
Sent: Monday, March 30, 2026 10:29 AM
To: zoning@albuquerqueoldtown.com; president@albuquerqueoldtown.com; sylvia4quality@gmail.com; ericcarson@protonmail.com; rnorman@sunpinehomes.com; neri holguin gmail; melvin.andrewsrn@gmail.com; cealleach1@gmail.com
Cc: Naji, Leslie; Roger Esplain
Subject: notification of door installation at the Armijo house/La Placitas
Attachments: Justification Letter.pdf; Zoning map OT FW_J-13-Z.pdf; Photos of new and old.pdf; Public Notice.pdf

This is to provide notice of the application to replace windows along the portal of La Placitas, located at 206 San Felipe St NW, with doors and side lites. Following correspondence with the Chair of the Landmarks Commission, it was determined that since the original openings had been doors, the decision for approval could be made administratively.

Please find attached photos of the location and earlier opening. Please reach out to me if you have any questions or concerns.

Thank you.

LESLIE NAJI

principal planner, historic preservation

(she/her)

📞 505.921.3927

✉️ lnaji@cabq.gov

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 02-11-26

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)*: HISTORIC OLD TOWN - HPO - 5

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* 206 SAN FELIPE ST. NW
Location Description OLD TOWN AREA, SAN FELIPE & ^{N.} PLAZA ST.
2. Property Owner* GEORGE COOK
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative²

Summary of project/request*:

REPLACING EXISTING (2) DOORS WITH NEW, MATCH
EXISTING DOOR DECOR STYLE

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

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 Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

6. Where more information about the project can be found³:

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁴ J-13-2
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)⁵ Waiver(s)⁶

Explanation^{*}:

CHANGE 2 WINDOWS TO 2 DOORS AS HISTORICAL PLAN WAS.

4. Pre-submittal Neighborhood Meeting: Not Required
5. **For Site Plan – Administrative 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:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 0.8171
2. IDO Zone District MX-T
3. Overlay Zone(s) [if applicable] HISTORIC PROTECTION (HPD)
4. Center or Corridor Area [if applicable] _____

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.caba.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if none] MIXED - USE

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 within 15 days of the date of this notice. 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: _____ [Other Neighborhood Associations, if any]

F) PUBLIC COMMENT

April,21,2026

Adonica Gravengood

agravengood@gmail.com
(505) 974-2619

Re: Letter in support of the Historic Old Town Associations appeal. Appeal application number:HCOA-2026-00015

Damon Maddox, Chair

Landmarks Commission

Dear Chairman Maddox,

My name is Adonica Gravengood. I am from Santo Domingo Pueblo, NM. I am a fourth generation artist who makes and sells my jewelry in the HPO5 zone Old Town portal market program, in front of Casa De Armijo. I have held a permit for almost 23 years. My great grandmother Natividad Garcia Moquino, my grandmother Dolores Moquino Twinning sold under the portal before there were any ordinances like the chapter 10-1974 ordinance or the ordinance we operate off of today and for the last 35 years §13-3-2-1. –My mother Marylin Moquino as well, who still sells there today for over 50 years. Families have relied on that sidewalk for their livelihoods since the 1950s, spanning three to four generations.

I am writing this letter in support of the Historic Old Town Associations appeal application number HCOA-2026-00015, with the hopes of respectfully bringing a few things to your attention.

In October of 2025, the new owner of 206 San Felipe St NW building replaced windows with doors visible from the public right-of-way. This alteration was performed at night without a Certificate of Appropriateness. Although the owner was fined, he was subsequently granted a Certificate of Appropriateness (HCOA-2026 00013) after the fact, effectively approving alterations that had already been completed 6 months ago. Those alterations removed 60 year old, probably older windows, and doors were installed in replacement. Wouldn't that give the windows their own historical significance and is it possible they were made of historical fabric, which would then harm the overall character of the historic building. Is there a chance that this was a major not a minor alteration.

Vendor spaces 1 through 15 as outlined in §13-3-2-12 (A) places the vendor's in front of the building on the westside, this section of the ordinance designates that area as a public right-of-way for us vendors to solicit, which includes in front of the windows that are now doors.

The new owner who installed those doors knew it would interfere with our spaces based off of his request to city staff to move spaces, the Arts and Cultural department has fulfilled that request as of April 15, 2026 and moved 6 of our spaces from in the front of the building, to private property on the Southside. The current ordinance was disregarded all together by moving any spaces. The plan or idea of moving spaces should have gone through city council for approval.

The claim that the front portal is private property, I believe is not true, based on the fact that Nelda Sewell Moorhead gave the front portal to the city of Albuquerque in the 1970's. She could no longer deal with the vendors because by 1974 there were many more wanting to vend. From that point the city took over and eventually issued permits to the vendors under the 1010 ordinance with no detailed rules or regulations, like we have today. At that time there was no law and order until the city council members carefully

created the current ordinance. Vendors including my family had to literally take turns sleeping on their spaces or another vendor would take it, there were vendors fist fighting over spaces, throwing one another's jewelry into the street, vendors used to set up on the south side and were stolen from often because they were more vulnerable on that side not only to the theft but to elements of the weather.

County map white roof of porch outside property line. A lawsuit was filed in 1990 by Ramona Tafoya who still obtains those documents today which state the portal is city property. There are many old news articles that show when vendors were kicked out for 3 months until the city ordinance was completed and vendors were allowed back in July of 1991. It does not make any sense why we would be paying the city, application fees, permit fees, and daily vending fees for use of private property for all these years including the 1010 permits. Years ago our formal portal manager who retired in 2023, was trying to determine who was responsible for repairs to the portal when he found a document of proof at the city clerk's office, stating the portal is city property, he said the city legal department also has a copy of that document. In addition there should be records showing the city pays for repairs to not only the sidewalk under the portal, but the portal roof as well. I hope this information helps.

I am asking for a review, to help ensure the city ordinance is upheld as well as the laws and guidelines surrounding changes in the historical district of Old Town Albuquerque.

Thank you for your time and consideration, I truly do appreciate it!

Sincerely

Adonica Gravengood