



CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION



Case Number: [HCOA-2026-00015](#)

Hearing Date: 06-11-2026

Appellant: Historic Old Town Association

Applicant: RBA Architects, Rick Bennett (Agent)
George Cook, (Owner)

Subject Property: 206 San Felipe NW

Case Description: Historic Old Town Association Appeals Staff Approval of Historic Certificate of Appropriateness – Minor [[HCOA-2026-00013](#)] to Replace a Pair of Existing Windows with Doors, located at 206 San Felipe Northwest, between Mountain Road, and Central Avenue, Lot 175, Tract A, Old Albuquerque Historic Addition, Old Town HPO, zoned MX-T, approximately 0.81 acres (J-13)

DECISION:

On August 12, 2026, the Landmarks Commission (LC) voted for an **Approval of the Appeal** for Case # **HCOA-2026-00015** based on the following Findings and Conditions.

1. This is an appeal of a Historic Certificate of Appropriateness – Minor that was requested after alterations were made 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 0.77 acres.
2. The applicant removed two banks of windows facing the Old Town Portal Market and replaced them with doors within the same opening without requesting the required Historic Certificate of Appropriateness.
3. The subject site is within the Old Town Historic Protection Overlay Zone (HPO-6) and subject to the Historic Old Town Development Standards & Guidelines, last amended in December 2022.
4. The Appellants filed a timely appeal under the IDO.

5. As a Neighborhood Association within 660 feet of the subject property, the Appellants have standing to appeal the April 1, 2026, decision of Historic Preservation staff on the basis of proximity pursuant to IDO § 14-16-6-4(U)(2)(a)5 and Table 6-4-2.
6. The Integrated Development Ordinance (IDO) [§ 14-16], and the Historic Old Town Development Standards & Guidelines are incorporated herein by reference and made part of the record for all purposes.
7. Pursuant to IDO § 14-16-6-6(D)(3) (Review and Decision Criteria), "An application for a Historic Certificate of Appropriateness – Minor shall be approved if it meets all of the following criteria."

- a) The change is consistent with the designation ordinance and specific development guidelines for the City Landmark or HPO zone.
Although the change is consistent with the specific development guidelines for doors and windows as discussed below, it creates some difficulties with the Old Town Portal Market by reducing the number of vendor spaces along the west façade of the building.
- 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 change will not impair or diminish the architectural character, historical value, or archaeological value of the building, since the original building had doors in the locations in question. Visually, whether they be doors or windows, the look of the openings remains essentially the same. However, the impact of the Old Town Portal Market, a long-established character-defining activity of Old Town would be adversely affected, significantly impairing the local character. The request does not meet Criterion B.

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

This criterion is not applicable, as no tax credits are being sought.

- 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, nearly 150 years old, has undergone multiple changes and reconfigurations. Prior to the most recent change, the window configuration had been in the building for over 50 years; before that, several of the windows

had been doors. Both configurations provided similar dimensions of openings and ratio of solid to glazing.

- 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 material and design of the doors fail to maintain the integrity of the building's architecture, as they are very flat compared to original doors still in place.

- 8. The application complies with the Historic Old Town Development Standards and Guidelines, as amended by the Landmarks Commission in December 2022.

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

The new door units use existing openings to replicate what may have originally been in the location. The position, size, and location of the replacement doors are similar to earlier doors; however, the character of the doors and the amount of glazing compared to the original windows, and even earlier doors, is not sufficient. The original glazing configuration should be reinstated.

- 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.

The change is a reversible intervention that removes window replacements that were not original.

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

Sidelights are introduced on one of the doors that does not reflect the nature of earlier sidelights.

- 9. The criteria for a decision on an appeal shall be whether the decision-making body or the prior appeal body made one of the following mistakes [IDO § 14-16-6-4(U)(4)(a)].
 - 1. The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
 - 2. The decision being appealed is not supported by substantial evidence.

3. The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

Planning staff, as the decision-making body, erred in not considering the impact of the change from windows to doors on the vendor stalls along the western façade that are part of the Old Town Portal Market, a long-established activity of Old Town. Since the Old Town Portal Market would be adversely affected, the requested change would significantly impair the local character of this historic area. The request does not meet all review and decision criteria and shall be denied.

10. While the email notice to Neighborhood Associations contained errors, the notice was sent by the applicant as required and corrected by Planning staff prior to decision on the Historic Certificate of Appropriateness – Minor. Failure to comply with email notice requirements for a Neighborhood Association pursuant to § 14-16-6-4(J)(2) is not sufficient grounds to uphold an appeal or remand a decision for further consideration.
11. The Landmarks Commission agrees with the appellant’s claims that staff erred in the decision for approval, pursuant to IDO § 14-16-6-4(U)(4)(a)3, by looking at the original placement of doors rather than the window configuration over the last 50 years, which established the character of the building.

Decision

That the APPEAL Project #: PR-2026-000074 / HCOA-2026-00015, be GRANTED, overturning staff’s decision, and DENYING HCOA-2026-00013 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 Findings #1-9.

Recommended Conditions of DENIAL– Historic Certificate of Appropriateness – Minor

Project #: PR-2026-000074 / Case #: HCOA-2026-00013

1. Removal of new doors and replacement with windows and frames matching those previously removed with original doors at the site.
2. Submittal of new windows to Historic Preservation staff to coordinate the design and materials of the reinstallation of windows.

cc:

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LC File

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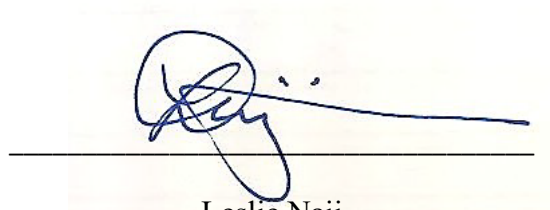
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION**, YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by the decision of the city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON AUGUST 12, 2026 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON AUGUST 27, 2025.

Sincerely,



Leslie Naji

Historic Preservation Principal Planner
Urban Design and Development Division
City of Albuquerque Planning Department
for Alan Varela
Planning Director