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MEMO

AC-26-15

PR-2026-000074 (Project)
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HCOA-2026-00015 (Historic Certificate of Appropriateness)

City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

September 14, 2026

To: **Klarissa J. Peña, President, City Council**

From: **Alan Varela, Director, Planning Department** AV

Subject: **AC-26-15, HCOA-2026-00033: George Cook, ("Applicant") appeals the Landmarks Commission's decision to GRANT an Appeal of the replacement of windows with doors for the property located at 206 San Felipe NW, zoned MX-T.**

OVERVIEW

On March 30, 2026, RBA Architects LLC ("Agent") for George Cook ("Applicant") applied for a Certificate of Appropriateness – Minor for two window openings that had been changed to doors without approval (HCOA-2026-00013). The openings had previously been doors, and no other changes to the openings were made. The Applicant required the doors for access and egress from individual rental spaces in the property. Planning staff approved the Certificate of Appropriateness – Minor on April 1, 2026.

On April 14, 2026, the Historic Old Town Association ("Appellee") appealed the staff decision (HCOA-2026-00015). Appeals of staff decisions are heard by the Landmarks Commission. The Appellee argued that the change negatively impacted the Old Town Portal, regulated by § 13-3-2-1 Old Town Solicitations, and thereby significantly impaired or diminished the historical value of the structure or site: "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."

An initial hearing was held on May 13, 2026; however, an error in proceedings required the case to be reheard de novo at a subsequent hearing.

On June 10, 2026, the Landmarks Commission heard the appeal to determine if City staff had erred in approving the case. The majority of testimony was from vendors of the Old Town Portal Market. The Landmarks Commission continued the hearing for one month in order to hear additional testimony and adopt findings.

At the August 12, 2026 hearing, following a cancellation of the July hearing due to lack of quorum, the Landmarks Commission granted the appeal and found that the impact on the Old Town Portal Market superseded the impact on the building, reversing the approval made by City staff.

The Applicant timely filed an appeal of the Landmarks Commission's decision before the August 28, 2026 deadline.

APPELLANTS

The appeal of the Landmarks Commission decision to grant the appeal of the City staff's approval was filed by the original applicant and property owner, George Cook ("Applicant"). This memo refers to the Appellee as the Historic Old Town Association, which appealed the original City staff decision to the Landmarks Commission (HCOA-2026-00015).

The Applicant asserts standing to appeal the Landmarks Commission decision as the property owner whose "property rights or other legal rights have been specially and adversely affected by the decision." [IDO § 14-16-6-4(U)(2)(a)(4)].

The Applicant questions the standing of the Historic Neighborhood Association to appeal the original City staff decision. The Applicant asserts that the Historic Old Town Association did not provide the required petition to appeal based on proximity: "I raise this because standing is jurisdictional and I am told it must be raised now or not at all. I would rather resolve this matter with the Association, the Advisory Board and the vendors than have it decided on this point, and I say so plainly."

The Landmarks Commission found that the Historic Old Town Association had standing to appeal based on proximity pursuant to IDO § 14-16-6-4(U)(2)(a)5 and Table 6-4-2 (Finding #5). As the Applicant notes, a Neighborhood Association appealing on the basis of proximity must submit a petition in support of the appeal signed by property owners or tenants of a majority of Bernalillo County Assessor's lots within 660 feet of the subject property [IDO § 14-16-6-4(U)(2)(a)5.b]. No petition was provided as part of the Historic Old Town Association's appeal.

BASIS FOR APPEAL

Pursuant to Integrated Development Ordinance (IDO) § 14-16-6-4(U)(4), the applicable criteria for the appeal shall be whether the Landmarks Commission made 1 of the following mistakes:

> 6-4(U)(4)(a) The Landmarks Commission acted fraudulently, arbitrarily, or capriciously.
> 6-4(U)(4)(b) The decision being appealed is not supported by substantial evidence.
> 6-4(U)(4)(c) The Landmarks Commission 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).

The Applicant asserts that the Landmarks Commission made mistakes in each of the 3 criteria, summarized below.

STAFF RESPONSE

The Landmarks Commission adopted 11 Findings in the Official Notice of Decision. The Findings were developed based on a thorough analysis contained in the Staff report.

The Applicant's arguments have been summarized below, and Planning staff has responded in *italics*.

Issue 1: Conflict with Fire Code and Building Codes
In response to Criterion a, the Applicant asserts that the Landmarks Commission acted fraudulently, arbitrarily, or capriciously in requiring that the doors be returned to window openings [Condition #1]. The Applicant argues that the Fire Marshal's Office and the Building Safety Division of the Planning Department cannot approve the building for occupancy without the exits provided by the new doors and that the original exits do not satisfy the building code's separation requirement: "Carrying out the order would leave the building without lawful exits and therefore unoccupiable. The Commission never addressed occupancy at all. Ordering work that cannot lawfully be completed, without ever addressing the conflict, is arbitrary and capricious."

The Applicant did not present his inability to obtain a certificate of occupancy at the hearing, although the Applicant did talk about access to individual spaces on the property as the reason for the change from windows to doors. As such, the challenge related to a certificate of occupancy cannot be presented as evidence for his appeal. Moreover, even if this argument were presented to the Landmarks Commission, it does not justify reversing the decision. Any difficulties that the Applicant is facing in obtaining a certificate of occupancy are a result of the Applicant's failure to obtain the necessary Certificate of Appropriateness prior to making alterations to the property. If the Applicant has altered the property in a manner that precludes the issuance of a certificate of occupancy, the proper remedy would be to revert the property to its prior state rather than issuing a Historic Certificate of Appropriateness – Minor that does not comply with the IDO's requirements.

Issue 2: Notice to Neighborhood Associations
In response to Criterion b, the Applicant asserts that the Landmarks Commission did not have substantial evidence that the email notice to the neighborhood association was faulty, as was claimed by the Appellee, and cited the IDO provision that faulty notice "is not sufficient grounds to uphold an appeal" [IDO 14-16-6-4(U)(4)(b)]. The Commission agreed that that ground failed and granted the appeal based on other grounds.

Finding #10 notes that the email notice to Neighborhood Associations contained errors but was corrected by Planning staff. The finding notes that an error with email notice is not sufficient grounds for appeal or remand.

The Landmarks Commission granted the appeal because it found that City staff erred in applying the decision criteria for a Certificate of Appropriateness – Minor: "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" (Finding #9).

Issue 3: Error in Procedure
In response to Criterion c, the Applicant asserts that the Landmarks Commission erred in applying the IDO § 14-16-6-4(U)(4)(a)3, which grants the Landmarks Commission the power to "affirm, reverse, or otherwise modify" City staff's decision. The Applicant argues that the Appellee requested

relief beyond the powers granted to the Commission in requesting all of the following: “setting the approval aside, ordering resubmittal, refunding the appeal fee, and revising the City's notice practices citywide.”

The Landmarks Commission reversed the City staff’s approval, as allowed by IDO § 14-16-6-4(U)(4)(a)3 [Finding #9]. The Conditions require the Applicant to replace the windows that were removed with similar windows in coordination with Historic Preservation staff, which would be required in any case where changes were made without a required Historic Certificate of Appropriateness.

CONCLUSION

The Applicant requested a Historic Certificate of Appropriateness – Minor to approve replacing two window openings with doors on the west façade at 206 San Felipe St NW, which is also regulated as the Old Town Market Portal. City staff approved the request. The Historic Old Town Association appealed the decision to the Landmarks Commission, which granted the appeal, reversing the staff decision based on Findings #1-11 in the Notice of Decision.

/ Mikaela Renz-Whitmore /
Mikaela Renz-Whitmore, Urban Design & Development Division Manager
City of Albuquerque Planning Department

Signature: Alan Varela (Sep 28, 2026 15:05:01 MDT)
Email: avarela@cabq.gov

NOTICES OF DECISION

AC-26-15

PR-2026-000074 (Project)
HCOA-2026-00033 (Appeal)
HCOA-2026-00015 (Historic Certificate of Appropriateness)

CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION

Landmarks Commission

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 June 10, 2026, the Landmarks Commission (LC) voted for a **CONTINUANCE** for Case # **HCOA-2026-00015** to the Landmarks Commission hearing on July 8, 2026, which begins at 3:00 pm. based on the following Findings.

Sincerely,

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

cc:
George Cook, info@tbirdinc.com
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LC File
City Legal Department, acoon@cabq.gov

CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION

Landmarks Commission

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:
George Cook, info@tbirdinc.com
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Historic Old Town Association, president@albuquerqueoldtown.com
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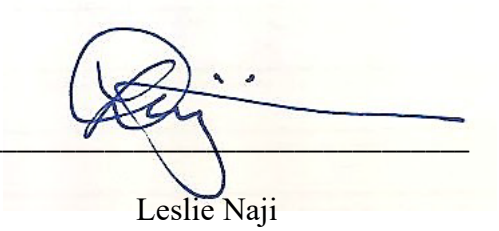
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION,** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

APPEAL APPLICATION

AC-26-15

PR-2026-000074 (Project)
HCOA-2026-00033 (Appeal)
HCOA-2026-00015 (Historic Certificate of Appropriateness)

BEFORE THE CITY COUNCIL OF THE CITY OF ALBUQUERQUE
STATEMENT OF GROUNDS FOR APPEAL

Appeal from the Decision of the Landmarks Commission Dated August 12, 2026

Project #: PR-2026-000074 **Case #:** HCOA-2026-00015 (denying HCOA-2026-00013)
Property: 206 San Felipe St. NW — Tract A, Plat of Lands of Casa de Armijo (La Placita Patio Markets) and Plaza Hacienda, MRGCD Map 38; the Armijo House, known as La Placita; Old Town HPO-6, zoned MX-T
Appellant: George Cook, applicant and owner of record below

I. What this appeal is about

1. I applied for Historic Certificate of Appropriateness No. HCOA-2026-00013 to replace two banks of non-original windows with doors, in the same openings, on the west wall of the Armijo House. Historic Preservation staff approved it on April 1, 2026. The Historic Old Town Association appealed, and on August 12 the Landmarks Commission reversed staff and ordered the doors taken out. Notice of Decision, Exhibit A at 1, 4.

2. A word first about why I made this change at all. The restaurant that occupied this building for decades is gone, and I could not find a tenant to take that much space as a single unit. The realistic way to bring the building back to life — occupied, maintained, and open to the public — was to return it to its original configuration of five separate spaces, and each of those spaces needs its own code-compliant exit. That is what these doors are: the exits the City's own reviewers say are required before those spaces can be occupied. Exhibits D-1, D-2. The certificate criteria are about the building, and the grounds below stand on those criteria; I offer this so the Council knows the purpose behind the openings, not as a substitute for them.

3. The doors went in during October 2025, before the certificate was obtained. I am not asking the Council to excuse that. It was a permitting failure and I corrected it as soon as the City raised it.

4. It was not, however, done behind the City's back. On August 20, 2025 — two months before the work — City staff told the Old Town Portal Market Advisory Board that "the property owner is taking out windows and putting in doors," that this "will impact spaces," and that it would "be complete after Balloon Fiesta Week." Advisory Board Minutes, Aug. 20, 2025, New Business (Exhibit H). By December the same staff had "a contingency plan in place to relocate vendors to the south side of the property if westside spaces cannot be utilized." Advisory Board Minutes, Dec. 17, 2025, Old Business (Exhibit H).

5. The installation itself was done at night, and I understand how that looked to people who came to work the next morning and found it finished. I believe it was scheduled that way for a practical reason. My contractor tells me the sidewalk had to be blocked for the length of the installation, and doing it in business hours would have closed the walkway in front of the vendors and the plaza for a full day or more. I do not offer that as an excuse for going ahead without the certificate. I would handle the sequence differently today.

6. Twice the City's own preservation staff studied this on the merits and twice recommended approval. In May they concluded 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." Staff Report, Exhibit B. In July they recommended the appeal be "DENIED, affirming staff's decision," subject to a condition that the doors be replaced with "high relief doors more in keeping with original doors at the site." Supplemental Staff Report, Exhibit C at 11, 12. Staff wanted doors. They wanted better doors.

7. I want to say plainly, because the public account of this has not been kind and some of it is fair: I support the Old Town Portal Market continuing under the portal at its full fifteen spaces, and I am willing to sit down with the Advisory Board and the vendors to work out the layout. My architect drew a plan that fits all fifteen spaces under the original portal, and I accepted it. Exhibit C at 3; Exhibit E. That is the outcome I am asking for.

8. There is also a problem with the order itself. The Fire Marshal's Office wrote on August 25, 2026 that under the 2021 International Fire Code this building "cannot be approved for occupancy without the modifications detailed in the proposed plan," that three egress doors are required, that the restaurant's old exits "do not meet the diagonal separation requirement," and that the proposed exits are "an absolute requirement. Without them, the building will not be approved." Exhibit D-1. The Planning Department's own Building Safety Division reached the same conclusion the next day: exits must discharge directly to the exterior of the building, and without the additional exits to the public right of way, "a building permit for the use of these spaces will not be approved by Building Safety at this time." Exhibit D-2. Because both letters postdate the hearing, I ask that they be accepted into the record under IDO § 14-16-6-4(U)(3)(d)(2) as evidence necessary to a proper disposition that could not have been placed there earlier.

9. This appeal is timely. The decision issued August 12, 2026, and the fifteen-day period, which excludes the date of the decision, runs through **August 27, 2026**. Exhibit A at 5.

II. Standing

10. I am the applicant whose certificate was denied and the owner identified throughout the proceedings below, and I am aggrieved by the decision. IDO § 14-16-6-4(U)(2)(a)(1). A letter authorizing submission of this appeal on my behalf accompanies it. Exhibit G.

III. Why the decision should be reversed

11. The Council may reverse if the Commission acted fraudulently, arbitrarily or capriciously, if its decision is not supported by substantial evidence, or if it erred in applying the IDO. § 14-16-6-4(U)(4)(a). I say it did all three, and each point below names the one it goes to.

A. The Commission took staff's findings and removed the parts that pointed the other way.

12. The findings adopted on August 12 are staff's July 8 findings, edited. Staff had drafted them to deny the appeal. Every change runs one direction. The two documents are set side by side in Exhibit I.

13. Staff had written that "moving spaces to the south façade allows 15 vendor spaces in total to meet the minimum required by the Old Town Solicitations Ordinance." Exhibit C at 9.

That sentence is gone. Staff had written that "Old Town Historic District will not be adversely affected by the change." Exhibit C at 10. Replaced. Staff had written that "[t]he reinstallation of doors does not alter the character of the building." Exhibit C at 10. Gone, though every fact supporting it was kept. Staff had recommended that "a door more in keeping with earlier doors should be used." Exhibit C at 10. That became a direction that "[t]he original glazing configuration should be reinstated." Exhibit A at 3. And staff's final finding, which said the Commission "does not agree" that staff erred, appears in the decision with the word "not" removed. Compare Exhibit C at 11 with Exhibit A at 4.

14. What survived is telling. The adopted findings still say the change is consistent with the door and window guidelines, still say it will not impair the building's architectural or historical value, still say the openings originally held doors and that both configurations gave "similar dimensions of openings and ratio of solid to glazing," and still say the work "is a reversible intervention that removes window replacements that were not original." Exhibit A at 2–3. The premises were kept and the conclusions deleted.

15. Of the five criteria, only Criterion (b) is expressly found unmet, and only because of the Portal Market. Exhibit A at 2. Take that consideration out — it does not belong in the criteria — and nothing in the decision identifies a criterion this application fails. Keeping the facts and deleting the conclusions those facts support is arbitrary and capricious, and it leaves the denial without substantial evidence. § 14-16-6-4(U)(4)(a)1 and 2.

B. The vendor-space question belongs to a different ordinance, and the department that administers it had already resolved it.

16. A certificate application "shall be approved" if it meets the criteria in IDO § 14-16-6-5(B)(3). Those criteria ask about the building — its architectural, historical and archaeological value, its original qualities, its materials. Exhibit C at 3–4. None of them asks about vendor spaces. Staff said so in the plainest terms: the criteria do "not involve consideration of any other Ordinance, so the Old Town Solicitations Ordinance was not a factor in the original decision," and "the Landmarks Commission does not have jurisdiction over the Old Town Solicitations Ordinance." Exhibit C at 8, 7.

17. The Commission denied the certificate anyway, and it denied it for that reason and no other. Exhibit A at 2, 4. Meanwhile the department that does have jurisdiction had already acted. The Arts and Culture Department, which serves as Old Town Portal Manager under ROA 1994 § 13-3-2-12, worked with the Portal Market Advisory Board and adjusted the layout effective April 15, 2026, keeping all fifteen spaces the ordinance requires — four months before the hearing. Exhibit C at 1, 3.

18. I do not suggest the vendors' concerns are unimportant, and I am not asking the Council to treat a relocated space as identical to the one it replaced. I am saying that where those spaces sit is a question the Council assigned to a different ordinance and a different department, and that the Landmarks Commission decided it anyway. Deciding a certificate application on a factor the criteria do not contain is an error in applying the IDO. § 14-16-6-4(U)(4)(a)3.

C. The findings the decision relies on do not contain a finding of error.

19. The Commission may reverse only if it finds that staff acted fraudulently, arbitrarily or capriciously; that the decision lacked substantial evidence; or that staff erred in applying the IDO. § 14-16-6-4(U)(4)(a). One of those three has to be found.

20. The decision states that the appeal is granted "based on Findings #1-9." Exhibit A at 4. Findings 1 through 6 are procedural recitals. Finding 7 is the criteria analysis. Finding 8 is the guidelines analysis. Finding 9 simply restates the three appeal criteria without applying them. Exhibit A at 1–4. The only place in the entire document where the Commission says staff erred is Finding 11 — and Finding 11 sits outside the range the decision relies on. Exhibit A at 4.

21. A decision is measured by what it says, and this one does not say that staff made any of the three mistakes. Reversing without that finding is itself an error in applying § 14-16-6-4(U)(4)(a).

D. The design objections have nothing behind them.

22. The doors are called "very flat compared to original doors still in place," but no comparison, measurement or photograph supports it. Exhibit A at 3. The glazing is called "not sufficient," without any standard against which sufficiency was judged. Exhibit A at 3. Sidelights are faulted for not reflecting "the nature of earlier sidelights," though no earlier sidelight is documented anywhere in the record. Exhibit A at 3. And the Portal Market is treated as "a long-established character-defining activity of Old Town" without any analysis of what that phrase means under criteria that speak to the character of the structure, the site and the zone rather than to activities conducted on the sidewalk. Exhibit A at 2.

23. These are the observations that produced the denial, and staff had already answered them with a condition rather than a refusal. Exhibit C at 12. A denial resting on them is not supported by substantial evidence. § 14-16-6-4(U)(4)(a)2. I have requested the recordings of the June 11, July 8 and August 12 hearings under the Inspection of Public Records Act and reserve the right to supplement this ground when they are produced.

E. The order cannot be carried out.

24. The conditions direct that the doors be removed and windows matching the previous ones installed. Exhibit A at 4. The Fire Marshal's Office has since confirmed that the building cannot be approved for occupancy without the exits shown on the plan, and that the exits that existed in the restaurant configuration do not satisfy the code's separation requirement. Exhibit D-1. Building Safety has likewise written that without these exits a building permit for the use of these spaces will not be approved. Exhibit D-2. Carrying out the order would leave the building without lawful exits and therefore unoccupiable. The Commission never addressed occupancy at all. Ordering work that cannot lawfully be completed, without ever addressing the conflict, is arbitrary and capricious. § 14-16-6-4(U)(4)(a)1.

F. The appeal was brought on a ground the ordinance does not recognize.

25. Section 14-16-6-4(U)(4)(b) says that failure to comply with the neighborhood association email notice requirement "is not sufficient grounds to uphold an appeal." The Association's justification, as staff described it, "focuses on faulty notice." Exhibit C at 6. The Commission agreed that ground failed and granted the appeal regardless. Exhibit A

at 4. Its April 14 submission also asked for relief the Commission has no power to give — setting the approval aside, ordering resubmittal, refunding the appeal fee, and revising the City's notice practices citywide — none of which is within the authority to "affirm, reverse, or otherwise modify" conferred by § 14-16-6-4(U)(3)(b)(5). Exhibit C, Attachment B. Granting an appeal on a ground the ordinance forecloses is an error in applying the IDO. § 14-16-6-4(U)(4)(a)3.

G. Standing of the appellant below.

26. IDO § 14-16-6-4(U)(2)(a)(5)(b) provides that, for standing to appeal, a Neighborhood Association must submit a petition in support of the appeal signed by a majority of all property owners, or tenants of a majority of Bernalillo County Assessor's lots, located within 660 feet of the subject property. No such petition appears anywhere in the record. Finding 5 recites proximity alone. Exhibit A at 2. I raise this because standing is jurisdictional and I am told it must be raised now or not at all. I would rather resolve this matter with the Association, the Advisory Board and the vendors than have it decided on this point, and I say so plainly.

IV. What I am asking for

27. Reverse the Commission and reinstate staff's approval of HCOA-2026-00013, subject to staff's own recommended condition that the final door design and materials be coordinated with and approved by Historic Preservation staff. Exhibit C at 12.

28. If the Council prefers not to decide the merits itself, remand to the Landmarks Commission with instructions to enter the disposition and conditions its staff recommended on July 8, 2026, to apply the certificate criteria without regard to the Old Town Solicitations Ordinance, and to address the occupancy requirements identified by the Fire Marshal's Office and Building Safety. § 14-16-6-4(U)(3)(d)(5)–(6), (3)(e)(4).

29. Either way, I ask that the Council's order state that the Old Town Portal Market continues under the portal at its full fifteen spaces, and I will work with the Advisory Board and the vendors on the layout that gets them there.

Respectfully submitted,

George Cook, Appellant
P.O. Box 7308, Albuquerque, NM 87194-7308
gcook@tbirdinc.com | (505) 243-0684
Dated: August 26, 2026

Index of Exhibits

1. **Exhibit A** — Notice of Decision, Landmarks Commission, Case # HCOA-2026-00015 (Aug. 12, 2026)
2. **Exhibit B** — Staff Report, PR-2026-000074 / HCOA-2026-00015 (hearing date May 13, 2026) (record below; cited by its internal pagination)
3. **Exhibit C** — Supplemental Staff Report (continued hearing date July 8, 2026), including its attachments (record below; cited by its internal pagination)

4. **Exhibit D-1** — Letter of Inspector Ryan Hopkins, Albuquerque Fire Rescue, Fire Marshal's Office Plans Check Division (Aug. 25, 2026)
5. **Exhibit D-2** — Letter of Deborah Rowley, City of Albuquerque Planning Department, Building Safety Division (Aug. 26, 2026)
6. **Exhibit E** — Portal layout accommodating all fifteen vendor spaces under the original portal
7. **Exhibit F** — Photographs of the west façade openings before and after the work (in the record below, among the attachments to Exhibits B and C)
8. **Exhibit G** — Letter of Authorization
9. **Exhibit H** — Old Town Portal Market Advisory Board minutes, August 20, 2025 and December 17, 2025 (in the record below, Attachment F to Exhibit C)
10. **Exhibit I** — Comparison of the findings proposed by staff on July 8, 2026 with the findings adopted August 12, 2026

LETTER OF AUTHORIZATION

August 27, 2026

City of Albuquerque Planning Department
Land Development Coordination / ABQ-PLAN
600 2nd Street NW, Albuquerque, NM 87102

Re: Appeal of Landmarks Commission Decision — Project # PR-2026-000074 / Case # HCOA-2026-00015; 206 San Felipe St. NW (Armijo House / La Placita)

To Whom It May Concern:

I, George Cook, the applicant and owner of record in the above-referenced matter and the Appellant in the appeal of the Landmarks Commission's August 12, 2026 decision, hereby authorize Estephanita Garcia of T-Bird Inc. to act as my agent for purposes of submitting my appeal, including submitting the appeal application and all supporting materials through the City's ABQ-PLAN system on my behalf, paying the required filing fee on my behalf, and receiving submission confirmations related to the filing.

All notices and correspondence regarding this appeal should be directed to me at the contact information below.

Sincerely,

George Cook
P.O. Box 7308, Albuquerque, NM 87194-7308
gcook@tbirdinc.com | (505) 243-0684
Date: August 26, 2026

LA PLACITA, LLC, owner of the subject property, joins in and confirms the foregoing authorization.

By: George Cook, Member, La Placita, LLC
Date: August 26, 2026

Justification of Appeal for Decision of the Landmarks Commission dated August 12, 2026.

Project#: PR-2026-000074 Case# HCOA-2026-00015 (denying HCOA-2026-00013)

Property: 206 San Felipe St. NW – Tract A, Plat of Lands of Casa de Armijo (La Placita Patio Markets) and Plaza Hacienda, MRGCD Map 38; the Armijo House, known La Placita; Old Town HPO-6, zoned MX-T.

The Commission misapplied IDO § 14-16-6-5(B)(3) by denying a certificate that meets the criteria based on vendor-space considerations under a separate ordinance (ROA 1994 § 13-3-2) outside the certificate criteria and its jurisdiction; acted arbitrarily and without substantial evidence, § 14-16-6-4(U)(4)(a)(1)–(3); made no finding of staff error; granted the appeal below on a ground § 14-16-6-4(U)(4)(b) forecloses; and ordered removal of code-required exits. Full grounds in the attached Statement of Grounds for Appeal, Exhibits A–I

EXHIBITS TO STATEMENT OF GROUNDS FOR APPEAL

Appeal from the Decision of the Landmarks Commission Dated August 12, 2026
Project # PR-2026-000074 / Case # HCOA-2026-00015 — Appellant George Cook
206 San Felipe St. NW, Albuquerque, New Mexico

Exhibit A — Notice of Decision, Landmarks Commission, Case # HCOA-2026-00015 (Aug. 12, 2026)

Exhibit B — Staff Report, PR-2026-000074 / HCOA-2026-00015 (hearing date May 13, 2026) — record below

Exhibit C — Supplemental Staff Report (continued hearing date July 8, 2026), including its attachments — record below

Exhibit D-1 — Letter of Inspector Ryan Hopkins, Albuquerque Fire Rescue, Fire Marshal's Office Plans Check Division (Aug. 25, 2026)

Exhibit D-2 — Letter of Deborah Rowley, City of Albuquerque Planning Department, Building Safety Division (Aug. 26, 2026)

Exhibit E — Portal layout accommodating all fifteen vendor spaces under the original portal (E-1, E-2)

Exhibit F — Photographs of the west facade openings (in the record below, among the attachments to Exhibits B and C)

Exhibit G — Letter of Authorization

Exhibit H — Old Town Portal Market Advisory Board minutes, Aug. 20, 2025 and Dec. 17, 2025 (record below, Attachment F to Exhibit C)

Exhibit I — Comparison of the findings proposed by staff on July 8, 2026 with the findings adopted August 12, 2026

EXHIBIT A

Notice of Decision, Landmarks Commission, Case # HCOA-2026-00015 (Aug. 12, 2026)

CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION

Landmarks Commission

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:
George Cook, info@tbirdinc.com
Roger Esplain, roger@rba87.com
Historic Old Town Association, president@albuquerqueoldtown.com
JJ Mancini, 317 19th St, oldtownabqneighborhood@gmail.com
Ramona Tafoya 2536 Zearing Ave NW, ramonatafoya0@gmail.com
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Erica Salazar, 7808 Baybrook Rd NW, 1971ejs@gmail.com
LC File
City Legal Department, acoon@cabq.gov

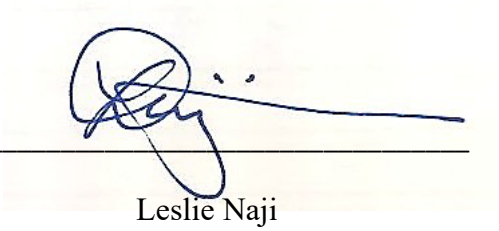
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION,** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

EXHIBIT B

Staff Report, PR-2026-000074 / HCOA-2026-00015 (hearing date May 13, 2026)

This exhibit is part of the record of the decision below, which the Planning Department transmits to the Land Use Hearing Officer pursuant to IDO Sec. 14-16-6-4(U)(3)(d)(1). It is cited in the Statement of Grounds by its internal pagination.

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
Historic Designation	Old Town Historic 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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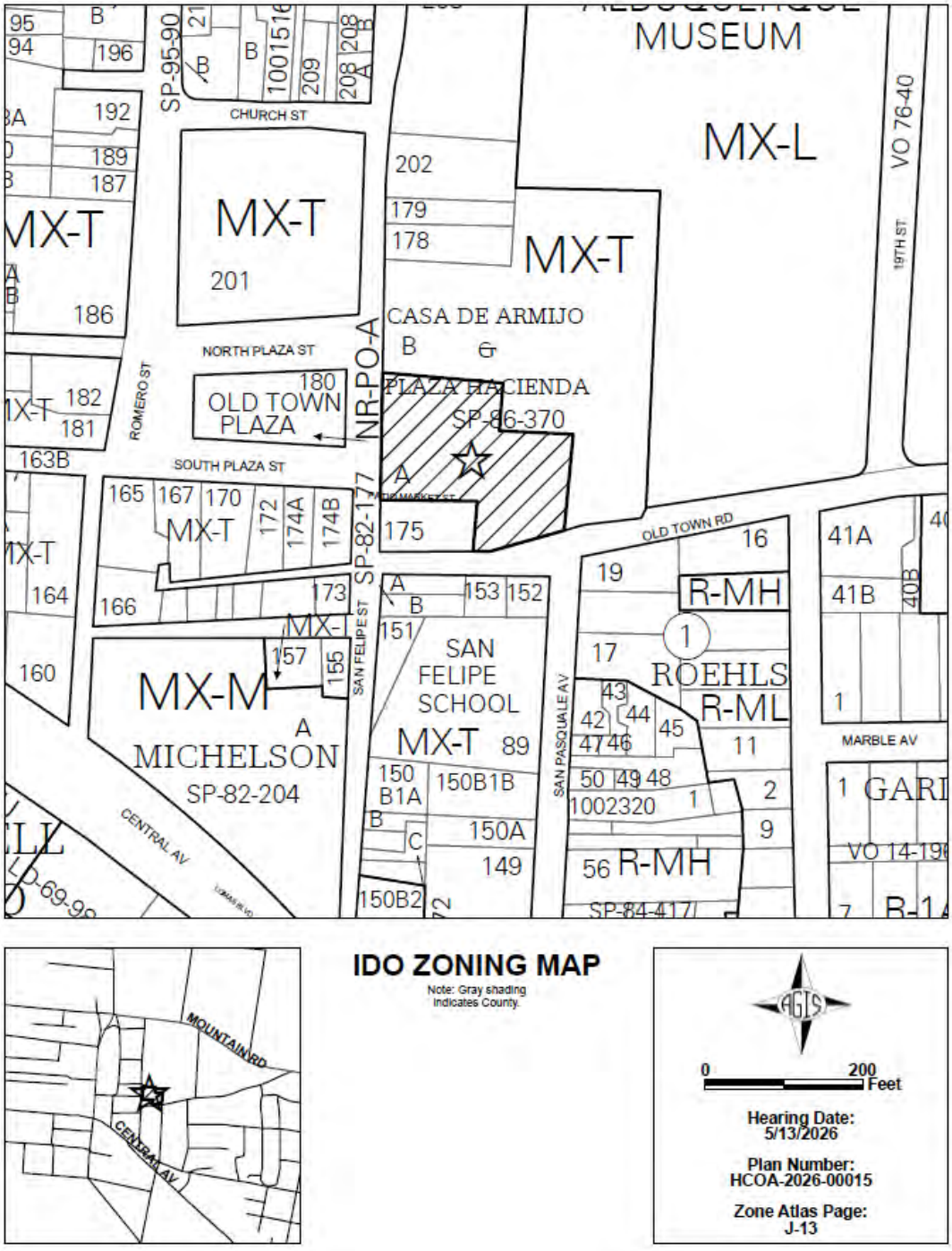
F) PUBLIC COMMENT ..... F

I. Maps

Aerial Map



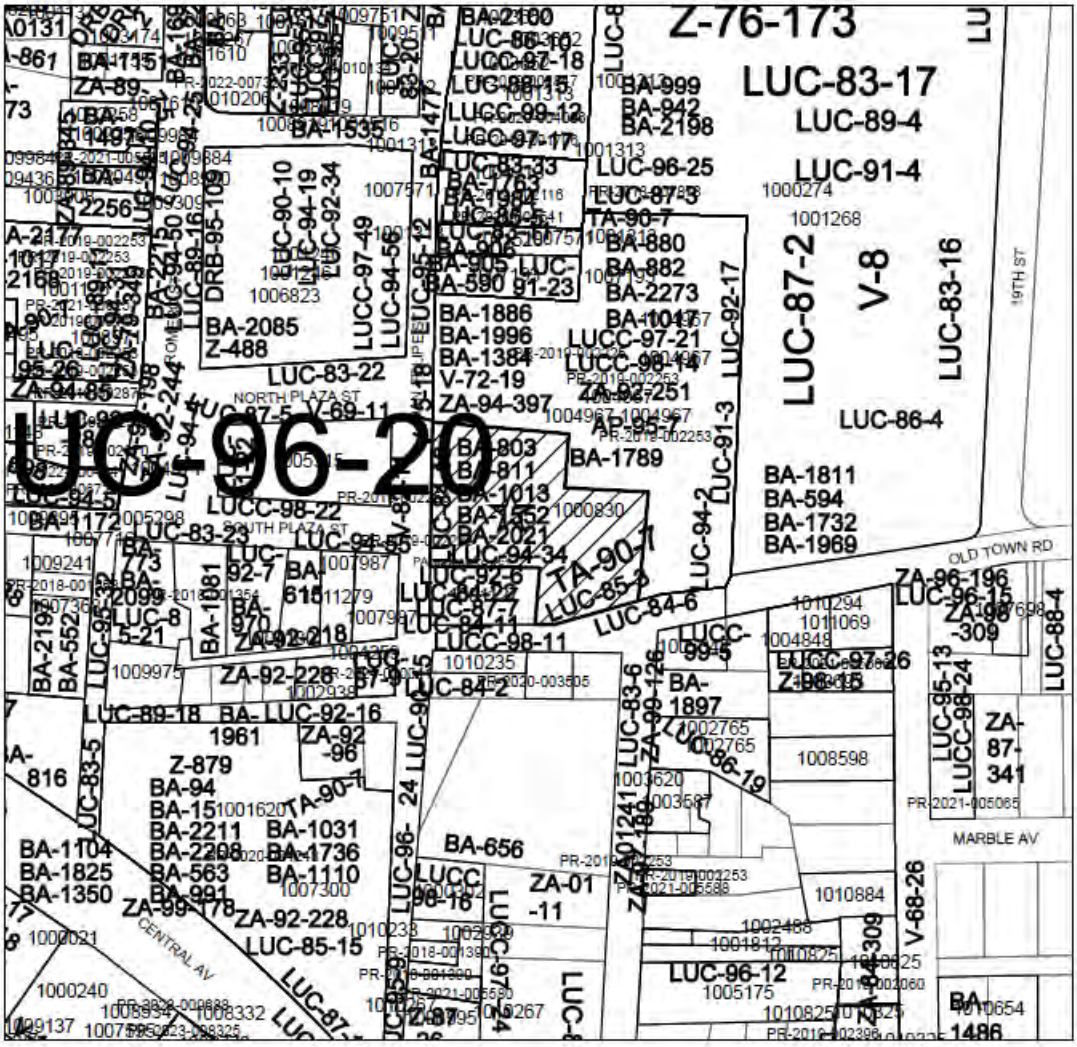
IDO Zoning Map



Land Use Map


COMM
LDRES
CHURCH ST
CMTY
CMSV
NORTH PLAZA ST
ROMERO ST
SAN FELIPE ST
PARK
OFC
SOUTH PLAZA ST
IND
TRANS
ED
OLD TOWN RD
19TH ST
SAN PASQUALE AV
MARBLE AV
CENTRAL AV
LAND USE MAP
Note: Gray shading Indicates County.
Key to Land Use Abbreviations
LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
ED | Educational
TRANS | Transportation
PARK | Parks and Open Space
CMTY | Community
MOUNTAIN RD
0
200
Feet
Hearing Date:
5/13/2026
Plan Number:
HCOA-2026-00015
Zone Atlas Page:
J-13

History Map





HISTORY MAP

Note: Gray shading
Indicates County

0 200 Feet

Hearing Date:
5/13/2026

Plan Number:
HCOA-2026-00015

Zone Atlas Page:
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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.

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

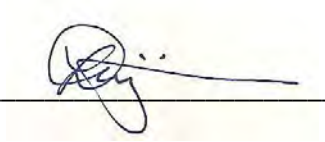
APPROVAL of Project #: PR-2026-000074 / HCOA-2026-00015, a request for Certificate of Appropriateness – Major for Alterations to Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) And Plaza Hacienda MRGCD Map 38 located at 206 San Felipe St NW, based on the preceding Findings.

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.

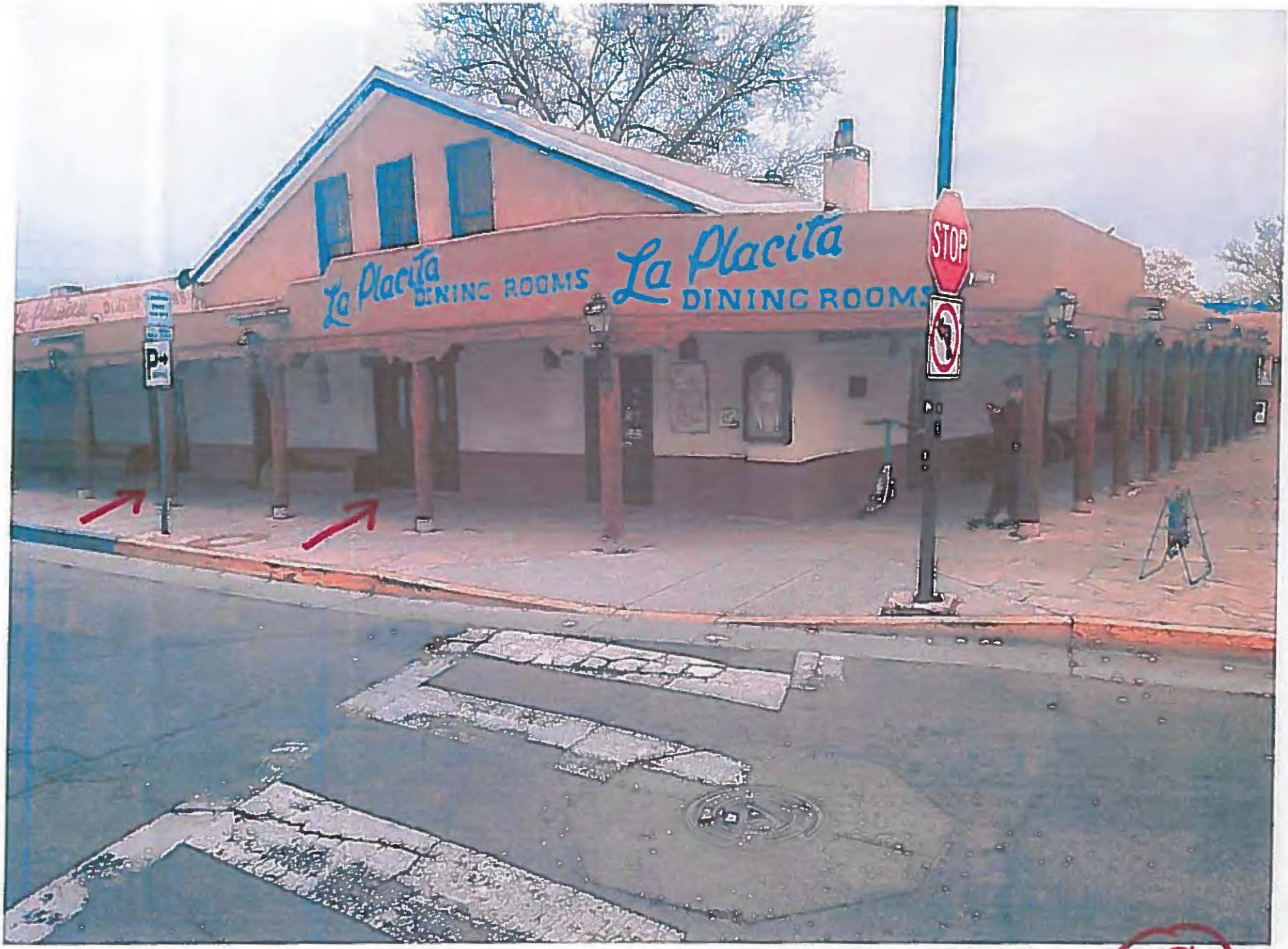


Leslie Naji
Historic Preservation, Principal Planner
Urban Design and Development Division

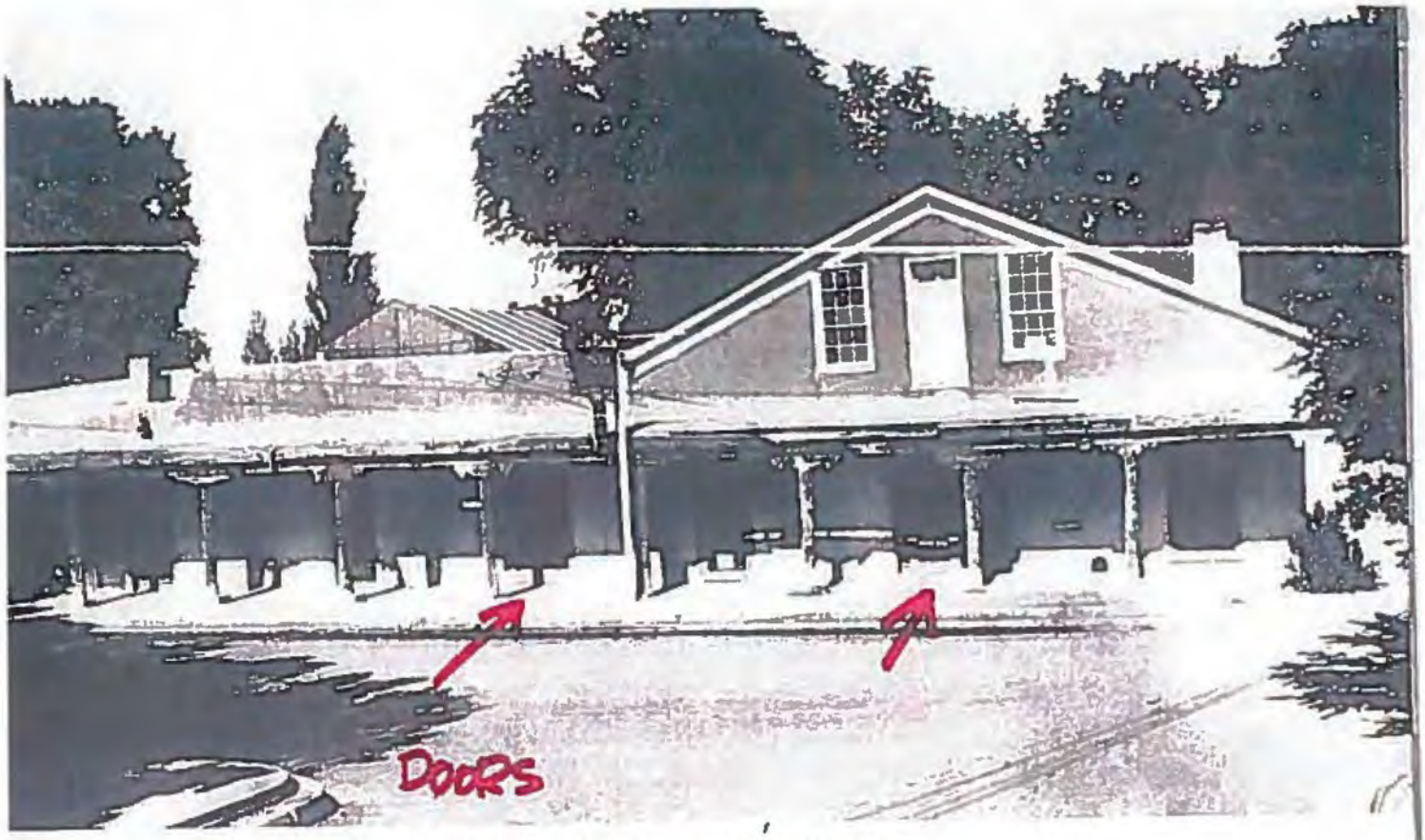
Notice of Decision cc list:

List will be finalized subsequent to the LC hearing.

A) PHOTOGRAPHS

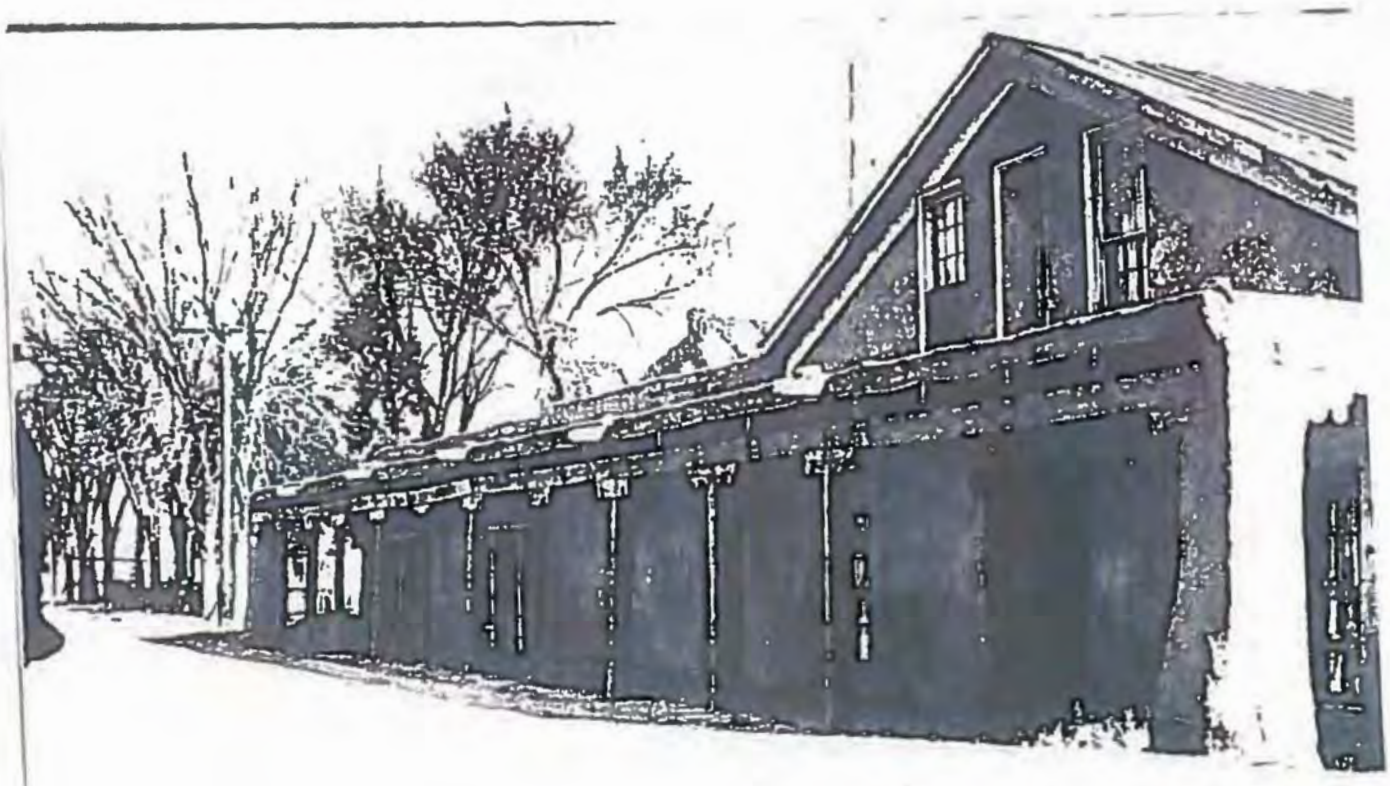


(C)



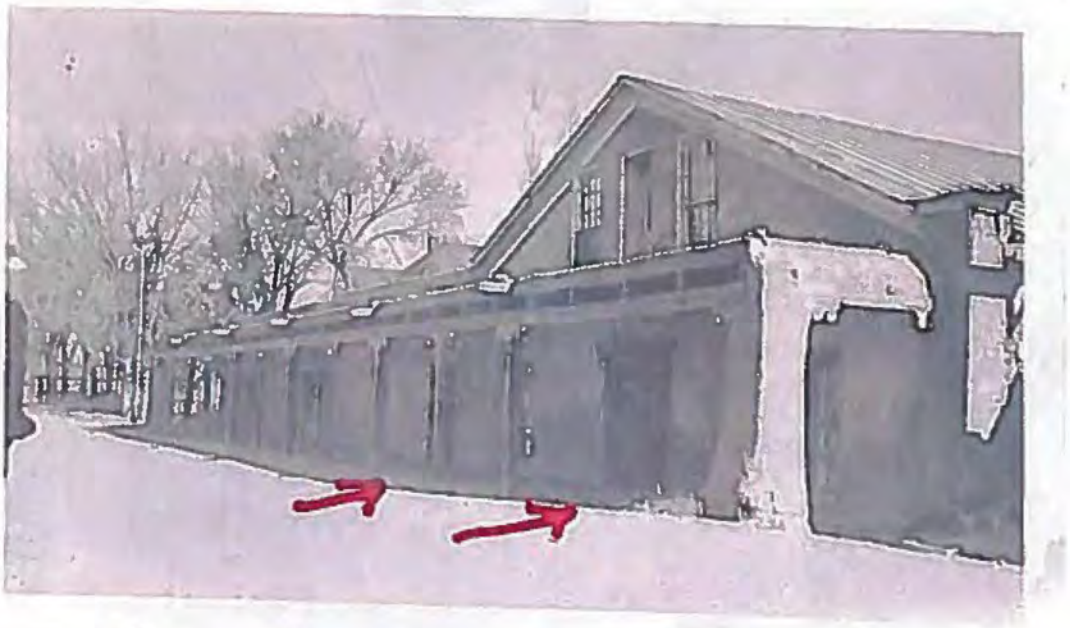
La Placita with paving and sidewalks, 1947.

D



La Placita, before paving and sidewalks, 1935.

(E)



1920

(F)



NEW DOORS


La Placita DINING ROOMS
P
ARRIBO

B) SITE HISTORY – MINOR APPLICATION

RBA
ARCHITECTURE
PLANNING
DESIGN

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.

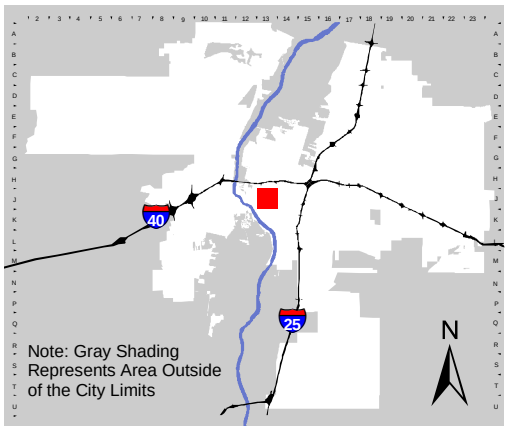
Sincerely,

Rick Bennett
Architect

1104 Park Avenue SW · Albuquerque, New Mexico 87102 · (505)242-1859 Phone · (505)242-6630 Fax



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



Address Map Page: Site: 206 San Felipe NW

J-13-Z

Map Amended through:
3/17/2017

Albuquerque Geographic Information System

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

0 750 1,500 Feet

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-_____

Rev. 1/11/05

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, and 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

OLD TOWN
• ALBUQUERQUE •

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

86 97736

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 }
County of Bernalillo } SS
This instrument was filed for record on
OCT 8 1986
At o'clock m. Recorded in Vol. C31
of records of said County Folio 162
Clerk & Recorder
Deputy Clerk



AREA MAP (NTS) J-13-Z

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)

Nelda Sewell Moorhead
NELDA SEWELL MOORHEAD

TRACT B: (Plaza Hacienda)

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
EDWARD ROSS ELDER, Notary Public
My Commission expires July 18, 1987.

EDWARD ROSS ELDER
NEW MEXICO
PROFESSIONAL SURVEYOR

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 3, 1986, by EDWARD ROSS ELDER.

Edward S Elder
Notary Public
My commission expires Aug 25 1990

APPROVALS: DRB 86-615

Fred J Logan 9-30-86		Roberta Jaramillo 9-30-86	
CITY ENGINEER	DATE	TRAFFIC ENGINEERING	DATE
Jon E. Eatinger 9-30-86		Neil Clark 09-23-86	
WATER RESOURSES DEPT.	DATE	CITY SURVEYOR	DATE
Fred J Logan 9/30/86		Janet Jaramillo 9-30-86	
A.M.A.F.C.A.	DATE	PARKS AND RECREATION	DATE
Rosie P. Elwell 9/30/86		Richard Bowen 10-8-86	
PROPERTY MANAGEMENT	DATE	CITY/COUNTY PLANNING	DATE

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) **Subsection 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 restaurar

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 potentia 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.

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, Ur
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/hers)
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*: 12-11-26

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 Representative[1]: _____

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. & S. 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 – Administrative[2]

   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 found*[3]:

_____

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

1. Zone Atlas Page(s)*[4] J-13-Z
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 Map[7]:

1. Area of Property *[typically in acres]* 0.8171
2. IDO Zone District MX-T
3. Overlay Zone(s) *[if applicable]* HISTORIC PROTECTION (HPO)
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.cabq.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

EXHIBIT C

Supplemental Staff Report (continued hearing date July 8, 2026), including its attachments

This exhibit is part of the record of the decision below, which the Planning Department transmits to the Land Use Hearing Officer pursuant to IDO Sec. 14-16-6-4(U)(3)(d)(1). It is cited in the Statement of Grounds by its internal pagination.

Landmarks Commission

Supplemental Staff Report

TO BE VIEW WITH PREVIOUS STAFF REPORT JULY 8, 2026

Hearing Date:	July 8, 2026
Case #:	HCOA-2026-00015 Appeal of HCOA-2026-00013
Project #:	PR-2026-000074
Appellant:	Historic Old Town Association (HOTA)
Applicant:	George Cook
Agent:	RBA Architects
Application:	Appeal of Historic Certificate of Appropriateness – Minor
IDO Section:	IDO § 14-16-6-4(U)(3)(B) IDO § 14-16-6-4(U)(4)
Legal Description:	Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) and Plaza Hacienda, MRGCD Map 38
Address/Location:	206 San Felipe St. NW
Property Area:	Approximately 0.81 Acres
Existing Zoning:	MX-T
Staff Planner:	Leslie Naji

CASE SUMMARY:

On March 30, 2026, an application for a Certificate of Appropriateness – Minor was submitted after the subject property was altered. The request was to approve the replacement of two banks of windows with doors.

Staff approved the request, which was then appealed by the Historic Old Town Association.

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For ATTACHMENTS: View staff report for July 8, 2026

I. Introduction

Request

This application is an appeal of a staff approval of a Historic Certificate of Appropriateness – Minor to replace windows with doors in the Armijo House, La Placita ("the subject site"), located at 206 San Felipe NW.

In October 2025, new owners of the subject property removed banks of windows and replaced them with doorways. This work was done without a Certificate of Appropriateness, although both the owner and the agent knew that an approval was required. In March 2026, following a Notice of Violation by Code Enforcement, the applicant submitted an application for the Certificate of Appropriateness.

The applicant submitted evidence that the doors were installed in locations that used to have doors prior to having windows. Staff approved the Certificate on April 1, 2026[Case # HCOA-2026-00013]. Replacing the windows with doors precluded the use of previously designated vendor spaces. The City's Arts and Culture Department changed the arrangement of vendor spaces in coordination with the Old Town Portal Market Advisory Board to keep the doors clear for ingress/egress and move 6 of the 15 spaces to the south façade.

If the appeal is granted, the doors installed on the west façade facing Old Town Plaza would need to be removed and replaced with windows to restore the building's pre-door installation architectural character.

Site Context

Characteristic	***Subject Site***	*Site to the West*	*Site to the North*	*Site to the East*	*Site to the South*
# of Stories	**1.5**	2	1	1	1
Roof Configuration	**Front gable**	-	Flat roof	Flat roof	Flat roof
Architectural Style	**NM Vernacular**	Old Town Plaza	Pueblo Revival	Pueblo Revival	Spanish Revival
Age of Construction (approx.)	**1882**	1706	1957	1898	1890
Historic Classification	**Contributing**	Contributing	Contributing	Contributing	Contributing
Land Use	**Commercial**	Park	Commercial	Commercial	Commercial

This building, parts of which are said to date back to 1706, is a contributing building in the New Mexico Vernacular architectural style. The building features a pitched single ridge roof with a front gable roof. The exterior is finished with stucco.

Site History

The Armijo House 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.

Over the years, the property has undergone multiple changes. The uses of the spaces have changed from residential and shops to a theater and later restaurants. The number of openings has changed over the years, as well. The original buildings had one entrance to each space, the residence to the south, the office directly north of the residence, and one entrance into each of the two shop spaces at the northern end.

The configuration of windows and doors prior to the latest change was in place for over 50 years and has historic character of its own. Both windows and doors have hhistoric integrity as the opening sizes have not changed.

Landmark Commission's Role

The Landmark Commission is the appeal body for a Historic Certificate of Appropriateness – Minor [IDO Table 6-1-1; IDO § 14-16-6-5(B); IDO § 14-16-6-4(U)(1)(a)]. The procedure for the appeal are established in IDO § 6-4(U)(3)(b). The criteria for a decision on an appeal are established in IDO § 14-16-6-4(U)(4).

II. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES ANALYSIS

Old Town Soliciations Ordinance

As confirmed in the survey provided by the applicant, the portal is public right-of-way owned by the City.

The City regulates outdoor retail sales and related display of "handcrafted items" on specified portions of the public sidewalk through the Old Town Solicitations Ordinance [ROA 1994 § 13-3-2]. The purpose of this ordinance is "to preserve, protect and promote the educational, cultural and artistic interests of the Old Town HPO 5 and the general public, control congestion, and protect the health and welfare of the citizens of the city." The Ordinance establishes that 15 permits may be granted to vendors, hours of solicitation, prohibited activities, and the size and general location of the vendor spaces on the Old Town Portal Market [13-3-2-12].

> (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.

The City's Arts and Culture Department is the designated Old Town Portal Manager and convenes and coordinates with the Old Town Portal Market Advisory Board. A change to the stall distribution inacted on April 15, 2026 reduced the number os stalls along San Felipe to 9. A recent submittal provided by the Agent for the property owner (See Attachment C) demonstrates how a layout could still accommodate 15 vendores under the original portal. The property owner, George Cook, has tentatively agreed to this layout.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code, and the property's zoning converted from H-1 to MX-T.

Old Town Historic Protection Overlay Zone (HPO-6)

The property is located within the Old Town Historic Protection Overlay zone (HPO-6). The IDO establishes regulatory controls for HPO zones. IDO § 14-16-3-5(L) identifies standards for Old Town HPO-6 related to building height, parking, signs, and outdoor display and demonstrations .

Procedures and Decision Criteria for Historic Certificate of Appropriateness – Minor

The IDO establish procedures for reviewing and deciding applications in Table 6-1-1 and Specific Procedures [IDO § 14-16-6-5]. Table 6-1-1 establishes that Planning staff reviews and decides Historic Certificates of Appropriateness – Minor, which can be appealed to the Landmarks Commission.

Staff reviewed and decided the Historic Certificate of Appropriateness – Minor under the following IDO criteria. (See Attachment D for Staff Report with analysis of the decision criteria.)

6-5(B)(3) Review and Decision Criteria [Historic Certificate of Appropriateness – Minor]

An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

6-5(B)(3)(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.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Historic Old Town Development Standards and Guidelines

The Landmarks Commission adopted Development Standards and Guidelines (last amended in December 2022) for building projects in the Old Town Historic Protection Overlay Zone (HPO-6). The guidelines include 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

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.
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.

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

III. Appeal of Historic Certificate of Appropriateness – Minor

Appeal Body

The IDO establishes that staff decisions on a Historic Certificate of Appropriatenss – Minor may be appealed to the LC [§ 14-16-6-4(U)(1)(a)].

Landmarks Commission Procedure

The procedure for this appeal is established in IDO § 14-16-6-4(U)(3)(b).

1. Once an appeal has been accepted by the Planning Director, the City Planning Department staff (Historic Preservation planner) shall prepare and transmit a record of the appeal together with all appeal material received from the appellant the property owner and appellant(s) and to the LC. The LC shall schedule a hearing on the matter within 45 calendar days of receipt. The Historic Preservation Planner shall notify the parties. Appellants and parties to the appeal may submit written arguments to the LC so long as the written argument is received by LC staff at least 10 calendar days prior to the hearing.
2. The LC may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that is offered on a key factual issue, may be allowed or may justify remand.
3. The LC may impose reasonable limitations on the number of witnesses heard and, on the nature, and length of their testimony and cross-examination.
4. The LC shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.
5. The LC may affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of this IDO, applicable City regulations, and any prior approvals related to the subject property.
6. If the LC determines that the matter should be remanded, the LC shall set forth the reason(s) for the remand and the matters to be reconsidered and may order such remand. The matter must be heard and decided by the original decision-making body prior to any further appeal of the matter.

Criteria for Decision on an Appeal

The decision criteria for an appeal is established in IDO § 14-16-6-4(U)(4).

6-4(U)(4)(a) The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.

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).

6-4(U)(4)(b) An additional criterion for review of an appeal shall be if the applicant failed to comply with mailed notice requirements for property owners pursuant to § 14-16-6-4(J)(3)(c). 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.

The appellant's letter of justification for the appeal is quoted in bullet points, and staff's response follows in *italics*.

The appellant's letter of justification for the appeals focuses on faulty notice to the Neighborhood Association, in this case the Historic Old Town Association.

- 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.

- 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.

Although notice from the applicant was flawed, the required notice was sent, which gave the Neighborhood Associations time to respond to LC staff. It was clear that the nature of the request was known, since the NA had notified staff of the window replacements

when the doors were first installed. Before the application was approved, staff sent the required notification to all neighborhood associations with details of the action.

Failure to comply with email notice requirements for a Neighborhood Association is not sufficient ground to uphold an appeal; nonetheless, the subsequent appeal hearings have allowed affected parties a fair opportunity to participate in review.

In addition, the appellant contends that Planning staff erred in the original decision (Appeal Criterion 3).

- 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.

In the evaluation, staff looked at the earlier photos showing doors in the locations of the new installations. Pursuant to Historic Old Town Development Standards and Guidelines for Doors and Windows #2, "Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended."

Staff determined the reintroduction of doors was appropriate to restore the historic character of the building.

While the configuration of doors and windows affects the placement of vendor spaces, the Landmarks Commission does not have jurisdiction over the Old Town Solicitations Ordinance. The Arts and Culture Department has adjusted the placement of the spaces to ensure 15 vendor spaces all of the same sized to comply with the Ordinance and retain the Old Town Portal Market as an historic activity within Old Town.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

The State Historic Preservation Office (SHPO) staff that reviews tax credits has been asked for comment concerning this application. Although this application is no longer eligible for tax credits, it probably would not have been eligible with this change to long standing architectural feature; however, this is not definitive.

Planning staff met with Arts and Culture staff about the Old Town Portal Market on June 22, 2026, and Arts and Culture provided comments and materials on June 24, 2026.

Neighborhood/Public

The Historic Certificate of Appropriateness – Minor does not require mailed notice to property owners within 100 feet. Neighborhood Associations (NAs) within 660 feet were notified, as required. The applicant notified the Downtown NA, 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 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 distribution of vendor spaces along the market. The doors require six (6) spaces to move to the southern façade to ensure appropriate ingress/egress. This reduces the spaces on the west façade from 15 to 9.

V. Conclusion

The appeal is to a staff decision of approval for a Historic Certificate of Appropriateness – Minor to replace windows with doors along the west façade of 206 San Felipe, a.k.a. La Placita. The staff decision was made solely on the impact of the new doors on the architectural character of the building. The openings in question had, at an earlier time, been doors, which staff determined was grounds for approval of the application.

The appeal has drawn attention to the cultural contribution of the Old Town Portal Market vendors. The decision criteria for the Historic Certificate of Appropriateness – Minor does not involve consideration of any other Ordinance, so the Old Town Solicitations Ordinance was not a factor in the original decision.

The Landmarks Commission shall determine whether Historic Preservation staff made an error in approving the Historic Certificate of Appropriateness – Minor to replace windows and install the doors. If the Landmarks Commission finds that staff erred, the appeal shall be granted, and the the original approval will be overturned. If the Landmarks Commission finds that staff did not err, then the appeal shall be denied, affirming the original approval.

Findings, Appeal of Certificate of Appropriateness – Minor

Project #: PR-2026-000074 / Case#: HCOA-2026-00015 (Appeal of HCOA-2026-00013)

1. This is an appeal to 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 0.81acres.
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.

    The change is consistent with the specific development guidelines for doors and windows as discussed below. The change creates some difficulties with the Old Town Portal Market by reducing the number of vendor spaces along the west façade of the building; however, moving spaces to the south façade allows 15 vendor spaces in total to meet the minimum required by the Old Town Solicitations Ordinance. Additional access to areas within the Armijo Building can create new economic opportunities.

    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. 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.

Considering the length of time the windows have been in place, the project might not meet the Secretary of Interior (SOI) standards for tax credits; however, no tax credits are being sought and both configurations could be defensible.

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. The reinstallation of doors does not alter the 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 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 palce.

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 utilize 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. Should the openings remain doors, a door more in keeping with earlier doors should be used.

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. Replacement with doors more in keeping with earlier doors is recommended.

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. Replacement with doors more in keeping with earlier doors is recommended.

7. 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).
8. 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.
9. The Landmarks Commission does not agree 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.

Recommendation

That the APPEAL Project #: PR-2026-000074 / HCOA-2026-00015, be DENIED, affirming staff's decision, and APPROVING 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 Approval – Historic Certificate of Appropriateness – Minor

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

1. Removal of new doors and replacement with high relief doors more in keeping with original doors at the site.
2. Submittal of new doors to Historic Preservation staff to coordinate the design and materials of the replacement doors.

A) PHOTOS


La Placita in Casa de Armijo
Built in 1706
Old Albuquerque.


CASA DE ARMIJO
CASA DE ARMIJO ON SITE OF
DON AMBROSIO ARMIJO HACIENDA
DATING BACK TO 1706. ONE OF
THE FIRST HOMES IN ALBUQUERQUE.
COURTESY OF LA PLACITA
SPONSORED BY THE ALBUQUERQUE HISTORICAL SOCIETY

B) APPEAL APPLICATION

C) STAFF INFORMATION

D) HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR APPLICATION [HCOA-2026-00013]

E) REVIEW AND DECISION CRITERIA [HCOA-2026-00013]

6-5(B)(3) Review and Decision Criteria [Historic Certificate of Appropriateness –Minor]
An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

Analysis: Pursuant to IDO §14-16-3-5(A), 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 staff decision was based solely on the character of the building.

6-5(B)(3)(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.

Analysis: The architectural character of the building will not be significantly altered. The openings had originally been doors, although the openings have been windows without access for more than 50 years and as such, have their own historic character and significance.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Analysis: Considering the length of time the windows have been in place, 9

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

Analysis: The openings into the building from the portal have undergone multiple changes over the years. As noted above, the openings had originally been doors. The configuration of three (3) doors and five (5) windows has been in place for 50-70 years. The

replacement of two windows with doors is an alteration to the building's original character and especially the character of the Portal Market.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Analysis: The change is not meant to be a repair, and the windows in place had not been in a deteriorated state.

Historic Old Town Development Standards and Guidelines
Landmarks Commission adopted Development Standards and Guidelines (last amended in December 2022) for building projects in the Old Town Historic Protection Overlay Zone (HPO-6). The guidelines include 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 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. Should the doors remain, a door more in keeping with earlier doos should be used.
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 window replacements that would be considered original due to their long-standing placement and their contribution to the use of the Portal Market.

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

Analysis: Sidelights are introduced on one of the doors but do not reflect the nature of earlier sidelights.

F) NOTICE OF DECISION [*HCOA-2026-00013]*

G) OLD TOWN PORTAL MARKET ADVISORY BOARD MINUTES

EXHIBIT D-1

Letter of Inspector Ryan Hopkins, Albuquerque Fire Rescue, Fire Marshal's Office Plans Check Division (Aug. 25, 2026)

Postdates the August 12, 2026 decision. Admission into the record is requested under IDO Sec. 14-16-6-4(U)(3)(d)(2).

ALBUQUERQUE FIRE RESCUE — FIRE MARSHAL'S OFFICE, PLANS CHECK DIVISION

Electronic mail transmission — printed for the record

From: Hopkins, Ryan A. <rhopkins@cabq.gov>
Sent: Tuesday, August 25, 2026 15:40:21
To: greendesert4@hotmail.com
Subject: 206 San Felipe St. NW.

Forwarded Aug. 25, 2026 by Roberto Olague (Green Desert) to Gary S. Barreras (CABQ)

Dear Mr. Cook,

I have completed the review of the proposed architectural plans for the building located at 206 San Felipe St. NW. Based on the 2021 International Fire Code (IFC), the current existing layout is insufficient, and your building cannot be approved for occupancy without the modifications detailed in the proposed plan.

To secure building approval, the space must meet the following mandatory code requirements:

- Three Egress Doors Required: The designated occupancy and layout necessitate the use of three functional egress doors.
- Travel Distance Limits: The maximum travel distance cannot exceed 75 feet for any area relying on a single exit or access to a single exit (2021 IFC 1006.2.1).
- Occupant Load & Exit Separation: Because the occupant load exceeds 49 people, a minimum of two exits are legally required. These exits must be separated by at least one-half (1/2) of the diagonal distance of the entire area they serve (2021 IFC 1007.1.1).

Critical Deficiency:

The existing exits previously used by the restaurant do not meet the diagonal separation requirement. However, the proposed plan - which introduces an exit door in Suite C and an exit door in the common area - fully satisfies these safety codes.

Please be advised that implementing the proposed plan with these three specific exits is an absolute requirement. Without them, the building will not be approved.

Sincerely,

Inspector Ryan Hopkins
Fire Marshal's Office Plans Check Division
Albuquerque Fire Rescue
600 2nd ST NW
Albuquerque NM 87102
Tel 505-924-3611

EXHIBIT D-2

Letter of Deborah Rowley, City of Albuquerque Planning Department, Building Safety Division (Aug. 26, 2026)

Postdates the August 12, 2026 decision. Admission into the record is requested under IDO Sec. 14-16-6-4(U)(3)(d)(2).

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
BUILDING SAFETY DIVISION
600 2nd Street NW Room 190
Albuquerque, NM 87102
Tel: (505) 924-3320

August 26, 2026

Deborah Rowley
600 2nd St.
Alb. NM 87015

Dear Mr. Cook,

I have reviewed the architectural plans for the building located at 206 San Felipe St. NW. The 2021 International Commercial code language reads in **Section 1028.2 Exit discharge**. *Exits* shall discharge directly to the exterior of the building. The *exit discharge* shall be at grade or shall provide a direct path of egress travel to grade.

At this time the current layout of the entire building that was previously used by the restaurant will not meet code and safety requirements to use the building in its original design of five separate spaces. Without the additional exits to the public right away a building permit for the use of these spaces will not be approved by Building Safety at this time.

If you should need any further information, please feel free to contact me.

Regards,

Deborah Rowley

ONE ALBUQUERQUE planning

office 505.924.3308
cell 505-804-6091
email drowley@cabq.gov

EXHIBIT E

Portal layout accommodating all fifteen vendor spaces under the original portal

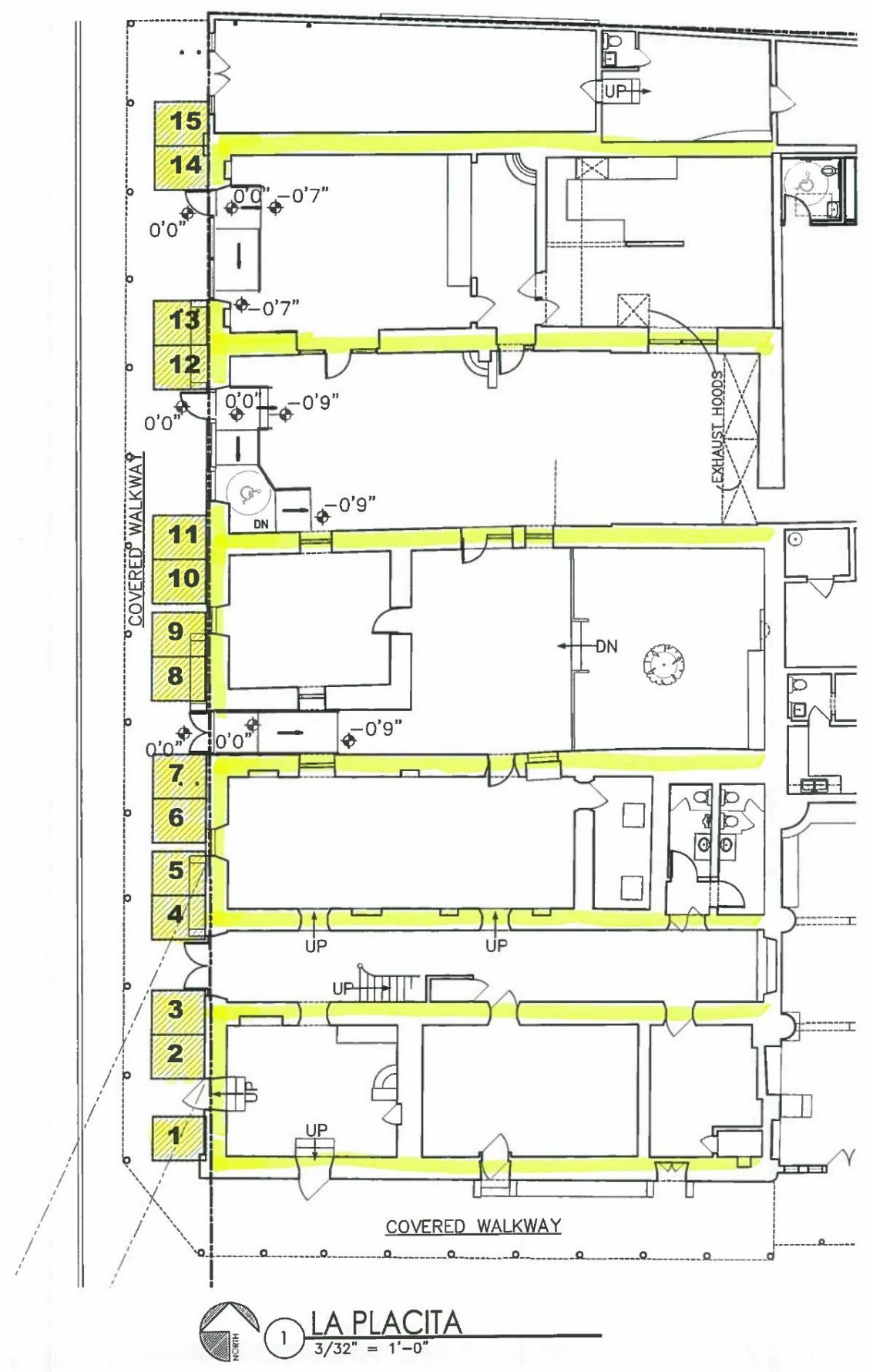


Exhibit E-1 - RBA Architects layout, 206 San Felipe St. NW (revised 3/2/2026): all fifteen vendor spaces under the original portal along the covered walkway.

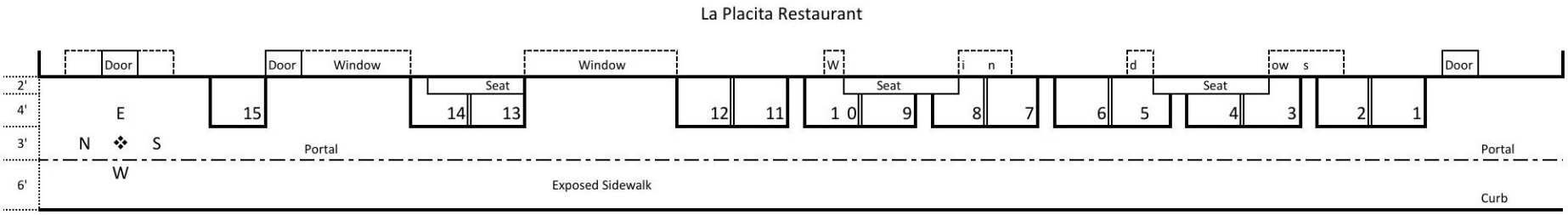


Exhibit E-2 - City of Albuquerque Rules & Regulations, Exhibit A: the fifteen delineated Portal Market spaces.

EXHIBIT F

Photographs of the west facade openings before and after the work

In the record below, among the attachments to Exhibits B and C. This exhibit is part of the record of the decision below, which the Planning Department transmits to the Land Use Hearing Officer pursuant to IDO Sec. 14-16-6-4(U)(3)(d)(1). It is cited in the Statement of Grounds by its internal pagination.

EXHIBIT G

Letter of Authorization

LETTER OF AUTHORIZATION

August 27, 2026

City of Albuquerque Planning Department
Land Development Coordination / ABQ-PLAN
600 2nd Street NW, Albuquerque, NM 87102

Re: Appeal of Landmarks Commission Decision — Project # PR-2026-000074 / Case # HCOA-2026-00015; 206 San Felipe St. NW (Armijo House / La Placita)

To Whom It May Concern:

I, George Cook, the applicant and owner of record in the above-referenced matter and the Appellant in the appeal of the Landmarks Commission's August 12, 2026 decision, hereby authorize Estephanita Garcia of T-Bird Inc. to act as my agent for purposes of submitting my appeal, including submitting the appeal application and all supporting materials through the City's ABQ-PLAN system on my behalf, paying the required filing fee on my behalf, and receiving submission confirmations related to the filing.

All notices and correspondence regarding this appeal should be directed to me at the contact information below.

Sincerely,



George Cook
P.O. Box 7308, Albuquerque, NM 87194-7308
gcook@tbirdinc.com | (505) 243-0684
Date: August 26, 2026

LA PLACITA, LLC, owner of the subject property, joins in and confirms the foregoing authorization.



By: George Cook, Member, La Placita, LLC
Date: August 26, 2026

EXHIBIT H

Old Town Portal Market Advisory Board minutes, August 20, 2025 and December 17, 2025

In the record below, Attachment F to Exhibit C. This exhibit is part of the record of the decision below, which the Planning Department transmits to the Land Use Hearing Officer pursuant to IDO Sec. 14-16-6-4(U)(3)(d)(1). It is cited in the Statement of Grounds by its internal pagination.

EXHIBIT I

Comparison of the findings proposed by staff on July 8, 2026 with the findings adopted August 12, 2026

Prepared by the Appellant from Exhibit C at 9-12 and Exhibit A at 2-4.

EXHIBIT I

Comparison of the findings proposed by Historic Preservation staff on July 8, 2026 (Supplemental Staff Report, Exhibit C at 9–12) with the findings adopted by the Landmarks Commission on August 12, 2026 (Notice of Decision, Exhibit A at 2–4)

Appeal of Project # PR-2026-000074 / Case # HCOA-2026-00015 — Appellant George Cook

Finding	Language staff proposed on July 8, 2026	What the adopted findings did
7(a)	Staff wrote: "…however, moving spaces to the south façade allows 15 vendor spaces in total to meet the minimum required by the Old Town Solicitations Ordinance. Additional access to areas within the Armijo Building can create new economic opportunities."	BOTH SENTENCES DELETED. The finding that the market keeps all fifteen spaces — the fact that answers the Commission's own concern — was removed from the findings.
7(b)	Staff wrote: "Old Town Historic District will not be adversely affected by the change."	REPLACED with a finding that the Portal Market "would be adversely affected, significantly impairing the local character," and "The request does not meet Criterion B."
7(c)	Staff wrote: "…both configurations could be defensible."	DELETED.
7(d)	Staff wrote: "The reinstallation of doors does not alter the character of the building."	DELETED. The favorable predicate facts were kept; only the conclusion drawn from them was removed.
7(e)	Staff wrote: "The doors should be replaced with doors that match the existing doors as closely as possible in material and design."	DELETED.
8(1)	Staff wrote: "Should the openings remain doors, a door more in keeping with earlier doors should be used."	REPLACED with "The original glazing configuration should be reinstated." A door-design condition became a mandate to restore windows.
8(2)	Staff wrote: "Replacement with doors more in keeping with earlier doors is recommended."	DELETED. The sentence retained — that the change "is a reversible intervention that removes window replacements that were not original" — favors Appellant.
8(3)	Staff wrote: "Replacement with doors more in keeping with earlier doors is recommended."	DELETED.
Final	Staff wrote: "The Landmarks Commission does NOT agree with the appellant's claims that staff erred…"	The word "not" was removed, reversing the finding (NOD Finding 11).

MATERIALS SUBMITTED TO LANDMARKS COMMISSION

AC-26-15

PR-2026-000074 (Project)
HCOA-2026-00033 (Appeal)
HCOA-2026-00015 (Historic Certificate of Appropriateness)

Landmarks Commission

Agenda Number: 04
Project #:PR-2026-000074
Case#: HCOA-2026-00015
Hearing Date: June 10, 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
Historic Designation	Old Town Historic 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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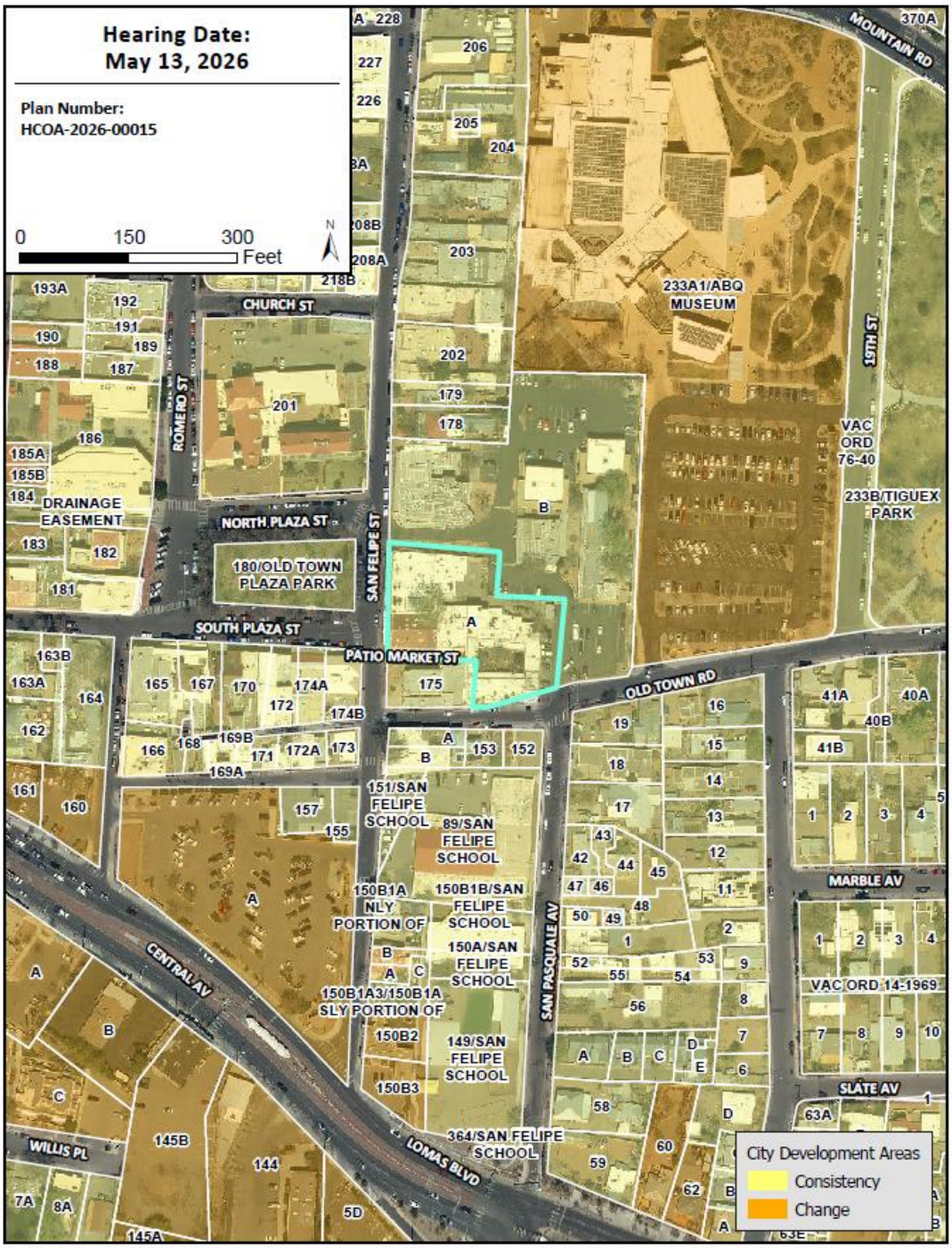
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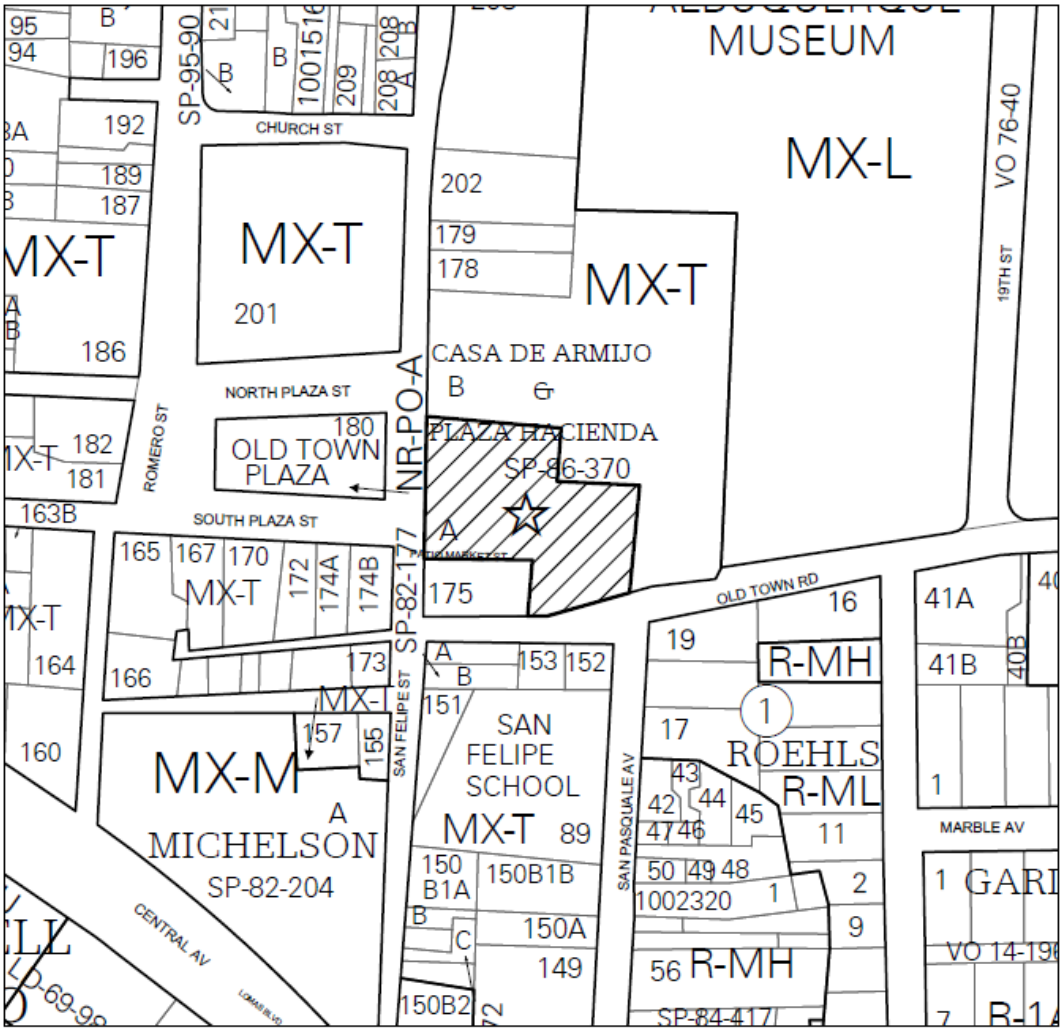
E) PUBLIC COMMENT ..... E

I. Maps

Aerial Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

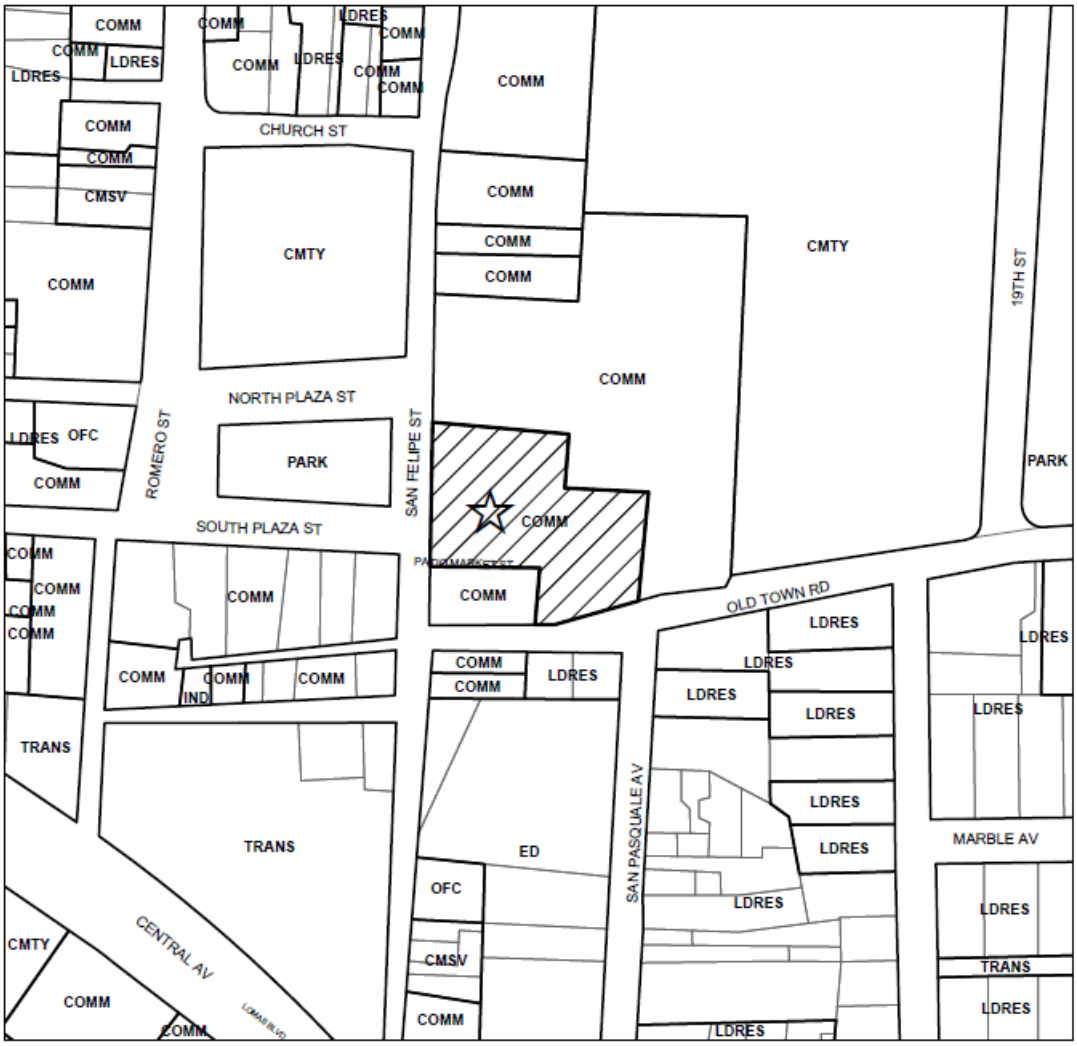
0 200 Feet

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

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
ED | Educational
TRANS | Transportation
PARK | Parks and Open Space
CMTY | Community

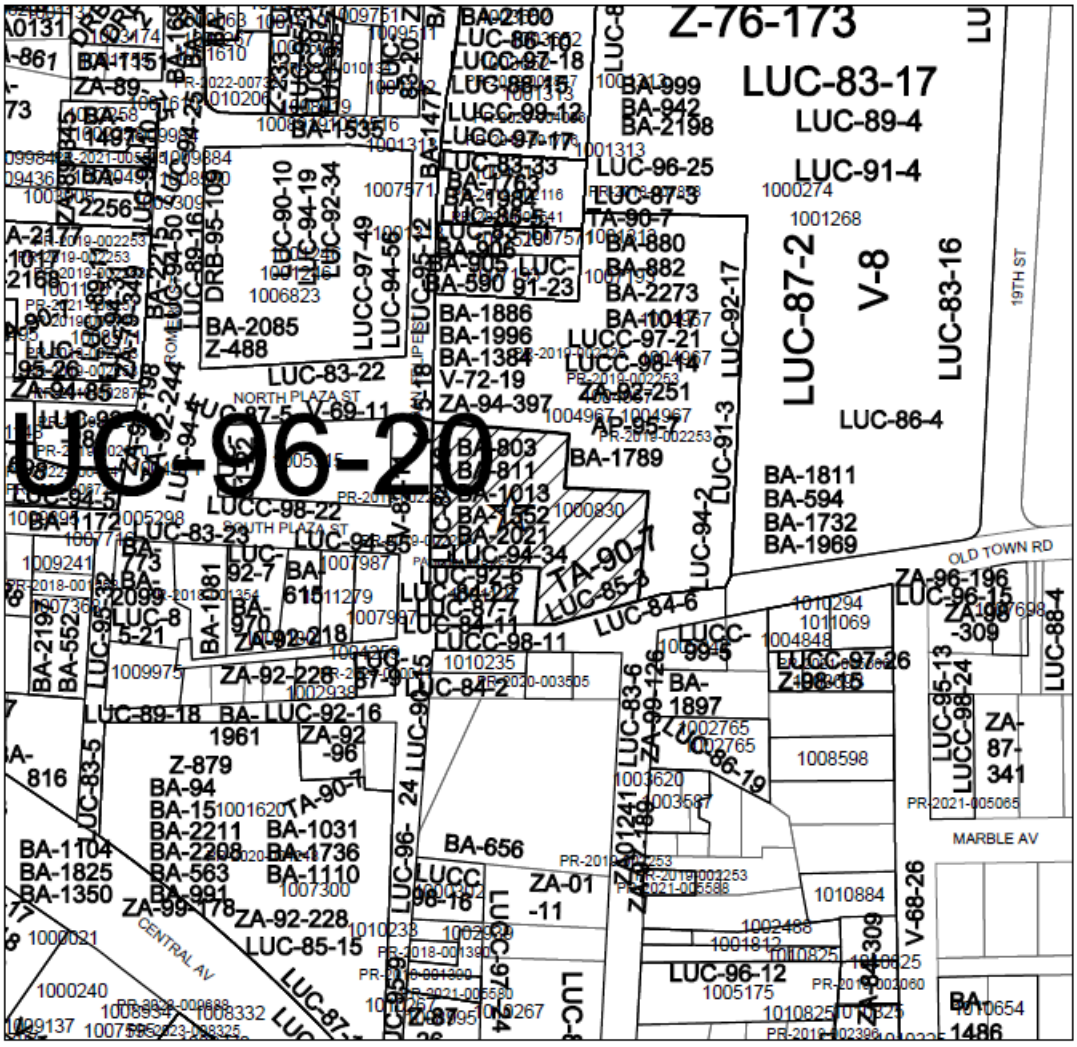
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Hearing Date:
5/13/2026

Plan Number:
HCOA-2026-00015

Zone Atlas Page:
J-13

History Map





HISTORY MAP

Note: Gray shading Indicates County.

0 200 Feet

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
# of Stories	**1 1/2**	-	1	1	1
Roof Configuration	**Front gable roof**	Old Town Plaza	Flat roof	Flat roof	Flat roof
Architectural Style	**NM Vernacular**		Pueblo Revival	Pueblo Revival	Spanish Revival
Age of Construction (approx.)	**1882**	1706	1957	1898	1890
Historic Classification	**Contributing**	Contributing	Contributing	Contributing	Contributing
Land Use	**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

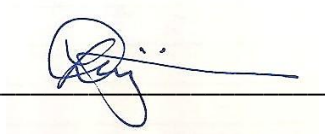
APPROVAL of Project #: PR-2026-000074 / HCOA-2026-00015, a request for Certificate of Appropriateness – Major for Alterations to Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) And Plaza Hacienda MRGCD Map 38 located at 206 San Felipe St NW, based on the preceding Findings.

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.



Leslie Naji
Historic Preservation, Principal Planner
Urban Design and Development Division

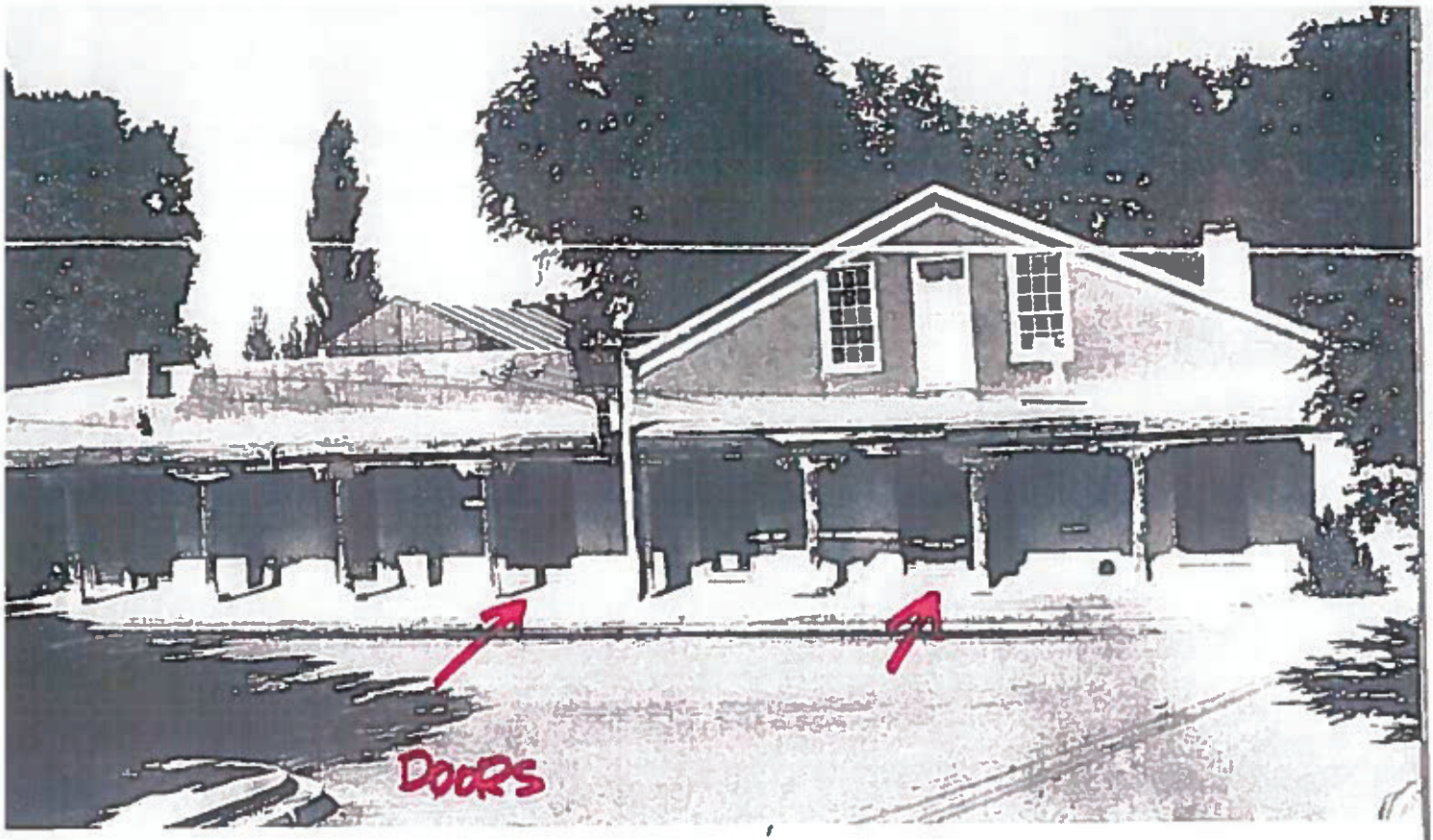
Notice of Decision cc list:

List will be finalized subsequent to the LC hearing.

A) PHOTOGRAPHS

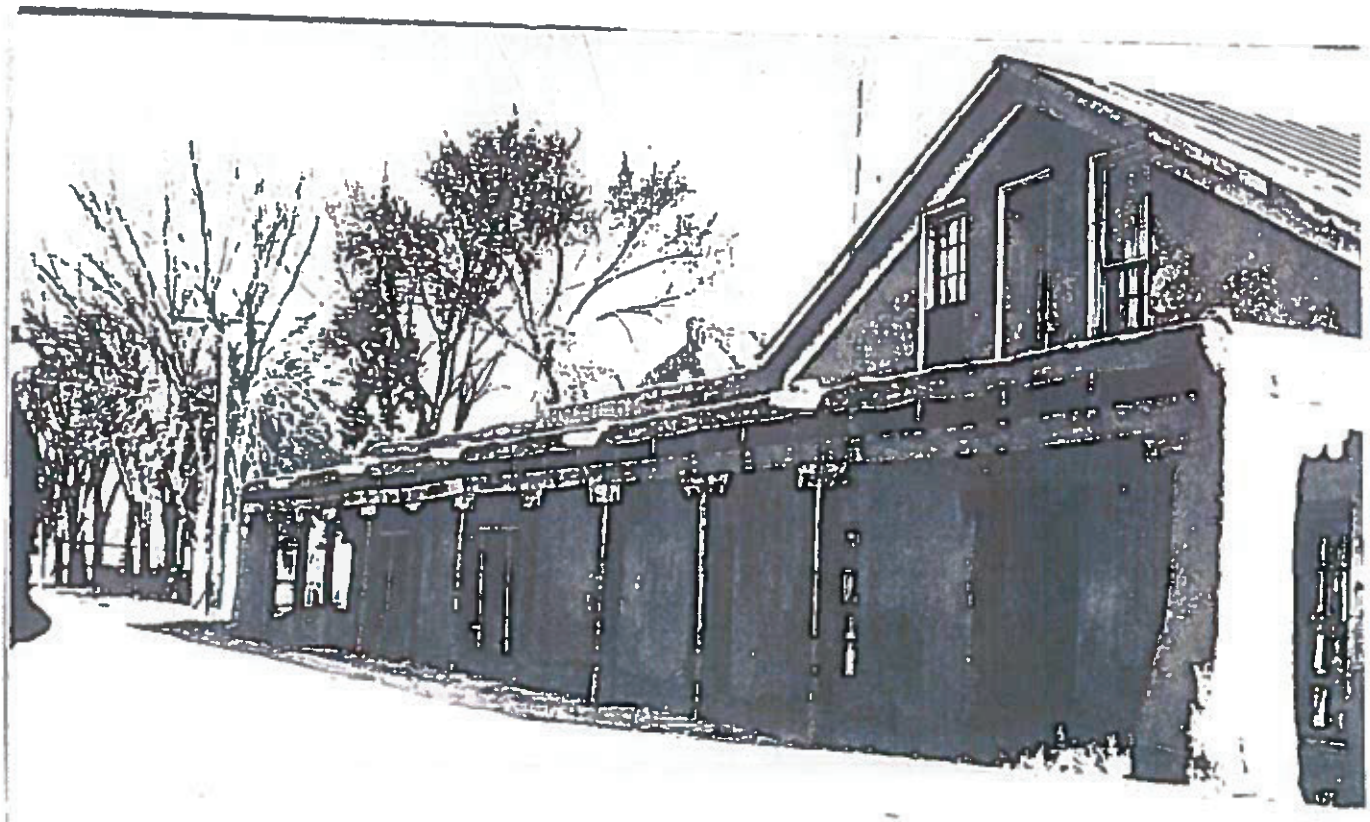
A) PHOTOGRAPHS


La Placita DINING ROOMS
La Placita DINING ROOMS
STOP
P
(C)



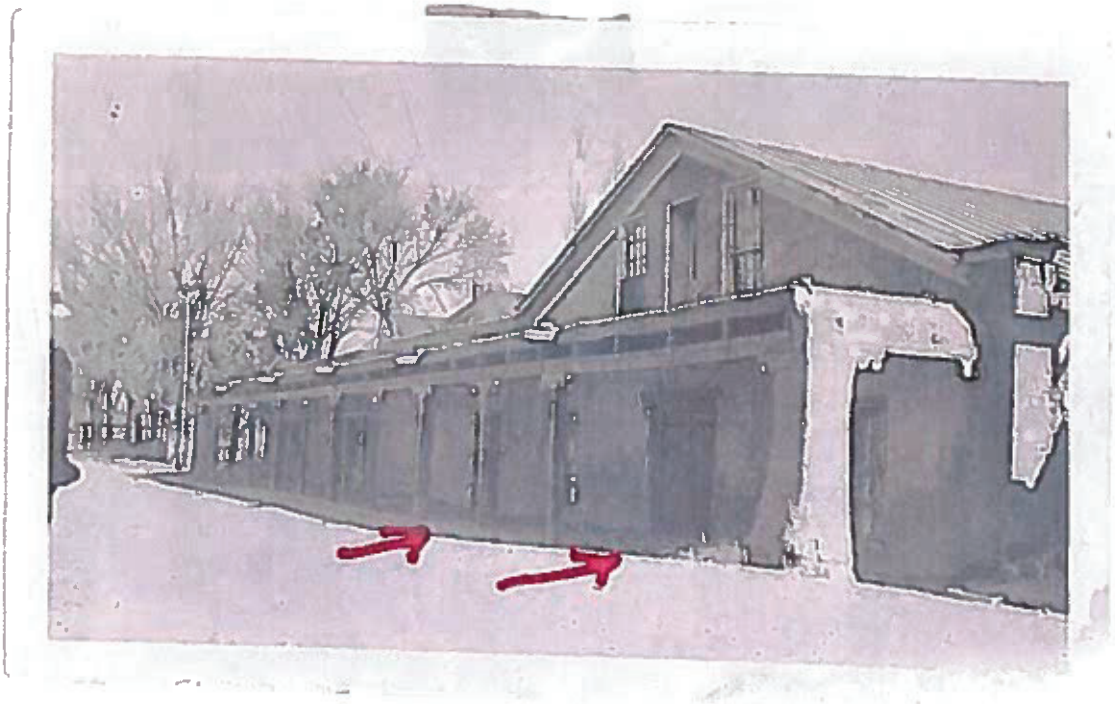
La Placita with paving and sidewalks, 1947.

D



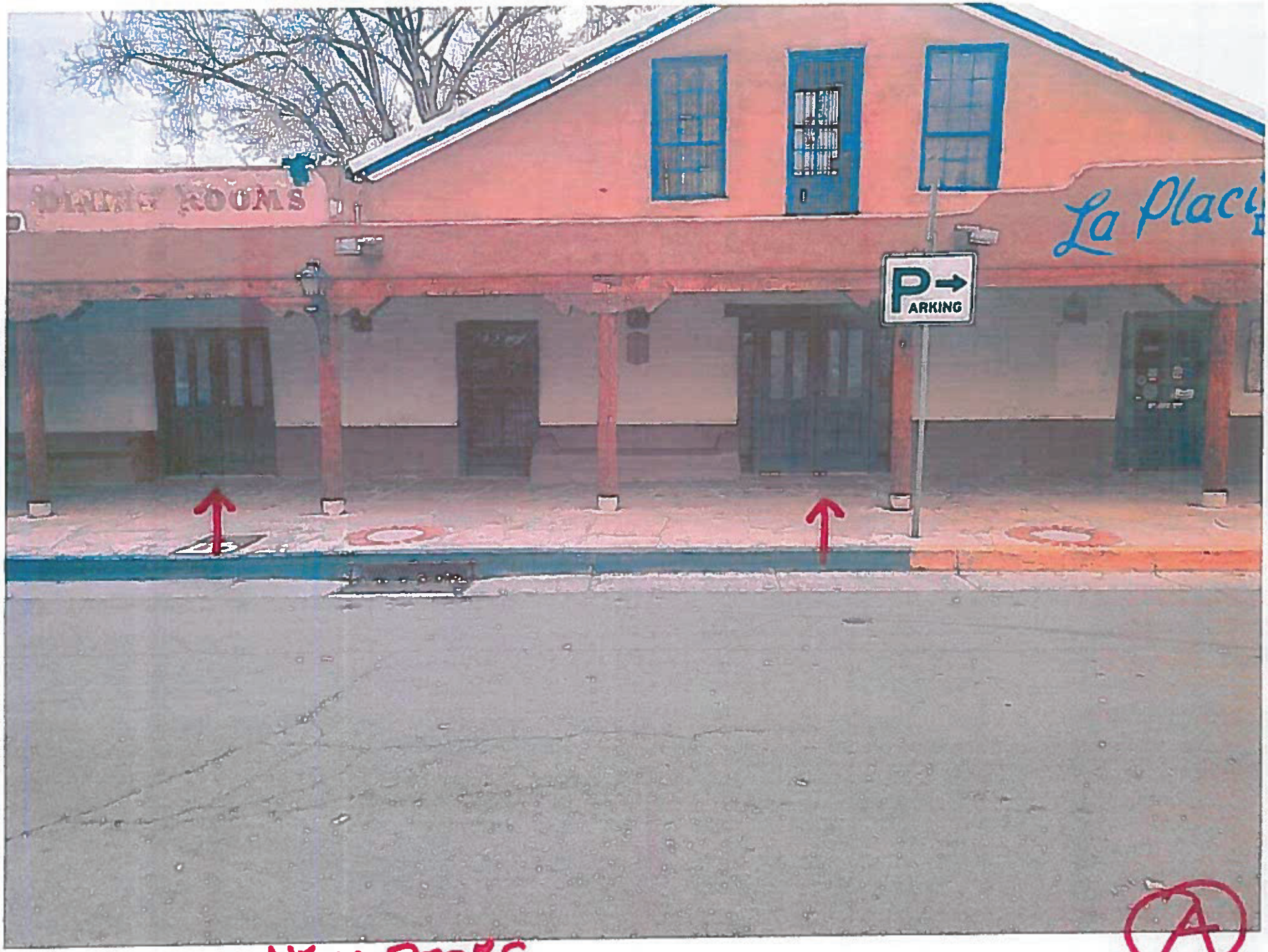
La Placita, before paving and sidewalks, 1935.

(E)



1920

(F)



NEW DOORS

A


La Placita DINING ROOMS
P
B

B) SITE HISTORY – MINOR APPLICATION

RBA
ARCHITECTURE
PLANNING
DESIGN

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.

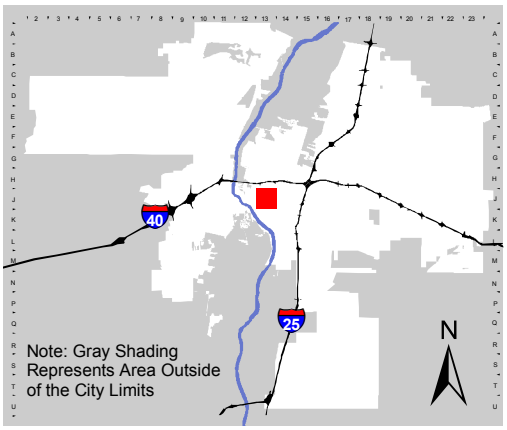
Sincerely,

Rick Bennett
Architect

1104 Park Avenue SW · Albuquerque, New Mexico 87102 · (505)242-1859 Phone · (505)242-6630 Fax



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



Address Map Page: Site: 206 San Felipe NW

J-13-Z

Map Amended through:
3/17/2017

Albuquerque Geographic Information System

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

0 750 1,500 Feet

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-_____

Rev. 1/11/05

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, and 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

OLD TOWN
• ALBUQUERQUE •

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

86 97736

PLAT OF LANDS OF

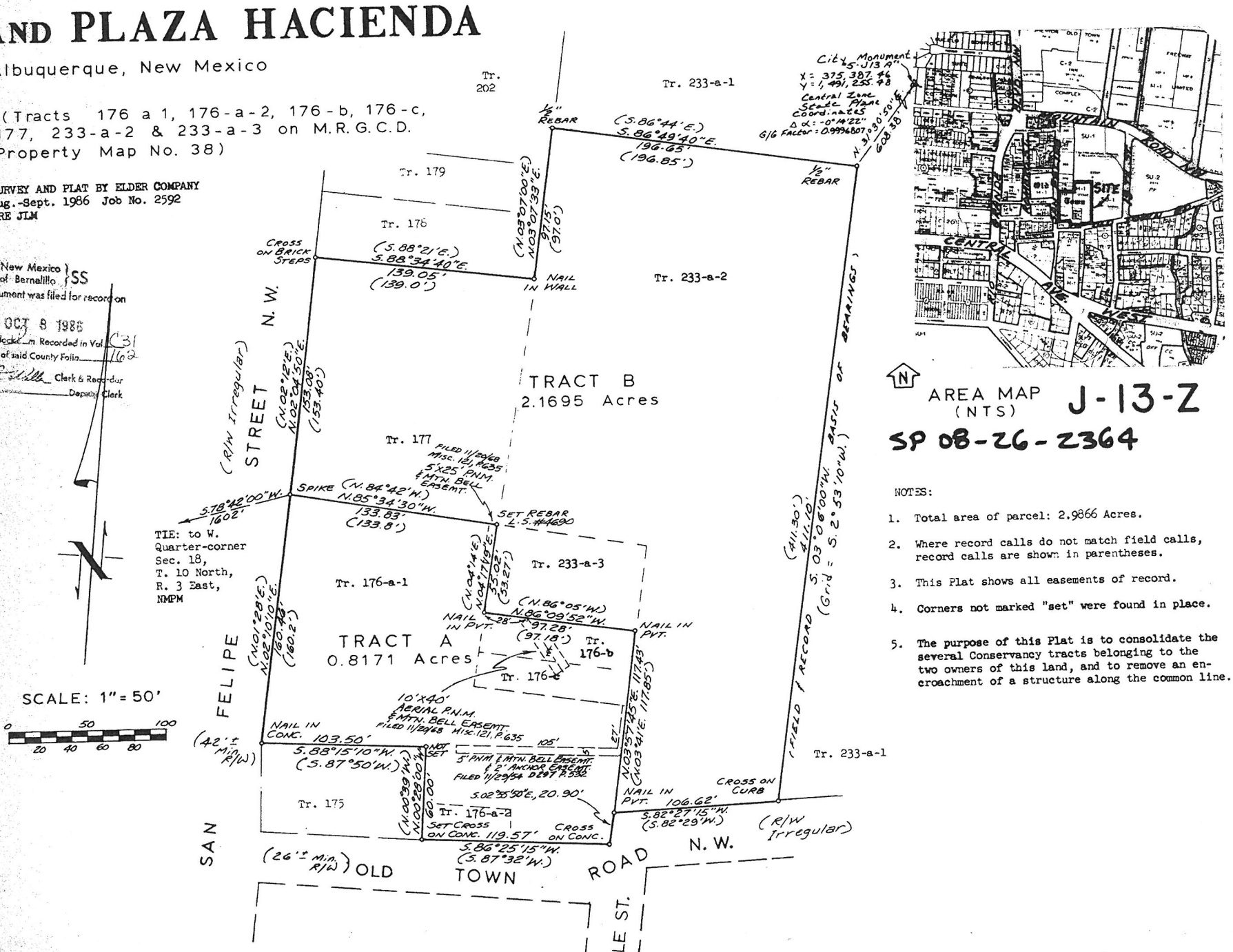
CASA DE ARMIJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA

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)
County of Bernalillo) SS
This instrument was filed for record on
OCT 8 1986
At o'clock m. Recorded in Vol. C31
of records of said County Folio 162
Clerk & Recorder
Deputy Clerk



J-13-Z

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)

NELDA SEWELL MOORHEAD

TRACT B: (Plaza Hacienda)

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, N.M.R.L.S. No. 4690

The foregoing certificate was acknowledged before me on Sept 3, 1986, by EDWARD ROSS ELDER.

Notary Public

My commission expires Aug 25 1990.

APPROVALS: DRB 86-615

CITY ENGINEER	9-30-86 DATE	TRAFFIC ENGINEERING	9-30-86 DATE
WATER RESOURSES DEPT.	9-30-86 DATE	CITY SURVEYOR	092386 DATE
A.M.A.F.C.A.	9/30/86 DATE	PARKS AND RECREATION	9-30-86 DATE
PROPERTY MANAGEMENT	9/30/86 DATE	CITY/COUNTY PLANNING	10-8-86 DATE

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) **Subsection 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 potentia 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.

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/hers)
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*: 12-11-26

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 Representative[1]: _____

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. S. 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 – Administrative[2]

   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/Ims/Login.aspx

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

6. Where more information about the project can be found*[3]:

_____

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

1. Zone Atlas Page(s)*[4] J-13-Z
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 HISTORIC 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 Map[7]:

1. Area of Property *[typically in acres]* 0.8171
2. IDO Zone District MX-T
3. Overlay Zone(s) *[if applicable]* HISTORIC PROTECTION (HPO)
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.cabq.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

Landmarks Commission

Supplemental Staff Report

Hearing Date:	July 8, 2026
Case #:	HCOA-2026-00015 Appeal of HCOA-2026-00013
Project #:	PR-2026-000074
Appellant:	Historic Old Town Association (HOTA)
Applicant:	George Cook
Agent:	RBA Architects
Application:	Appeal of Historic Certificate of Appropriateness – Minor
IDO Section:	IDO § 14-16-6-4(U)(3)(B) IDO § 14-16-6-4(U)(4)
Legal Description:	Tract A Plat of Lands of Casa De Armijo (La Placita Patio Markets) and Plaza Hacienda, MRGCD Map 38
Address/Location:	206 San Felipe St. NW
Property Area:	Approximately 0.77 Acres
Existing Zoning:	MX-T
Staff Planner:	Leslie Naji

CASE SUMMARY:

On March 30, 2026, an application for a Certificate of Appropriateness – Minor, was submitted after the subject property was altered. The request was to approve the replacement of two banks of windows with doors.

Staff approved the request, which was then appealed by the Historic Old Town Association.

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I. Introduction

Request

This application is an appeal of a staff approval of a Historic Certificate of Appropriateness – Minor to replace windows with doors in the Armijo House, La Placita ("the subject site"), located at 206 San Felipe NW.

In October 2025, new owners of the subject property removed banks of windows and replaced them with doorways. This work was done without a Certificate of Appropriateness, although both the owner and the agent knew that an approval was required. In March 2026, following a Notice of Violation by Code Enforcement, the applicant submitted an application for the Certificate of Appropriateness.

The applicant submitted evidence that the doors were installed in locations that used to have doors prior to having windows. Staff approved the Certificate on April 1, 2026[Case # HCOA-2026-00013]. Replacing the windows with doors precluded the use of previously designated vendor spaces. The City's Arts and Culture Department changed the arrangement of vendor spaces in coordination with the Old Town Portal Market Advisory Board to keep the doors clear for ingress/egress and move 6 of the 15 spaces to the south façade.

If the appeal is granted, the doors installed on the west façade facing Old Town Plaza would need to be removed and replaced with windows to restore the building's pre-door installation architectural character.

Site Context

Characteristic	***Subject Site***	*Site to the West*	*Site to the North*	*Site to the East*	*Site to the South*
# of Stories	**1.5**	2	1	1	1
Roof Configuration	**Front gable**	-	Flat roof	Flat roof	Flat roof
Architectural Style	**NM Vernacular**	Old Town Plaza	Pueblo Revival	Pueblo Revival	Spanish Revival
Age of Construction (approx.)	**1882**	1706	1957	1898	1890
Historic Classification	**Contributing**	Contributing	Contributing	Contributing	Contributing
Land Use	**Commercial**	Park	Commercial	Commercial	Commercial

This building, parts of which are said to date back to 1706, is a contributing building in the New Mexico Vernacular architectural style. The building features a pitched single ridge roof with a front gable roof. The exterior is finished with stucco.

Site History

The Armijo House 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.

Over the years, the property has undergone multiple changes. The uses of the spaces have changed from residential and shops to a theater and later restaurants. The number of openings has changed over the years, as well. The original buildings had one entrance to each space, the residence to the south, the office directly north of the residence, and one entrance into each of the two shop spaces at the northern end.

The configuration of windows and doors prior to the latest change was in place for over 50 years.

Landmark Commission's Role

The Landmark Commission is the appeal body for a Historic Certificate of Appropriateness – Minor [IDO Table 6-1-1; IDO § 14-16-6-5(B); IDO § 14-16-6-4(U)(1)(a)]. The procedure for the appeal are established in IDO § 6-4(U)(3)(b). The criteria for a decision on an appeal are established in IDO § 14-16-6-4(U)(4).

II. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES ANALYSIS

Old Town Soliciations Ordinance

As confirmed in the survey provided by the applicant, the portal is public right-of-way owned by the City.

The City regulates outdoor retail sales and related display of "handcrafted items" on specified portions of the public sidewalk through the Old Town Solicitations Ordinance [ROA 1994 § 13-3-2]. The purpose of this ordinance is "to preserve, protect and promote the educational, cultural and artistic interests of the Old Town HPO 5 and the general public, control congestion, and protect the health and welfare of the citizens of the city." The Ordinance establishes that 15 permits may be granted to vendors, hours of solicitation, prohibited activities, and the size and general location of the vendor spaces on the Old Town Portal Market [13-3-2-12].

> (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.

The City's Arts and Culture Department is the designated Old Town Portal Manager and convenes and coordinates with the Old Town Portal Market Advisory Board.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code, and the property's zoning converted from H-1 to MX-T.

3-5(L) Old Town Historic Protection Overlay Zone

The property is located within the Old Town Historic Protection Overlay zone (HPO-6). The IDO establishes regulatory controls for HPOs. Part 14-16-3-5(L) identifies standards and guidelines for HPO-6: Old Town.

Procedures and Decision Criteria for Historic Certificate of Appropriateness – Minor

Table 6-1-1 and Specific Procedures in § 14-16-6-5 establish procedures for reviewing and deciding applications. Table 6-1-1 establishes that Planning staff reviews and decides Historic Certificates of Appropriateness – Minor, which can be appealed to the Landmarks Commission.

The original decision to an application for a Historic Certificate of Appropriateness – Minor was reviewed under the following IDO criteria. (See Attachment D for Staff Report with analysis of the decision criteria.)

6-5(B)(3) Review and Decision Criteria [Historic Certificate of Appropriateness – Minor]

An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

6-5(B)(3)(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.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where "original" means both those included at the

time of initial construction and those developed over the history of the structure.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Historic Old Town Development Standards and Guidelines

The Landmarks Commission adopted Development Standards and Guidelines (last amended in December 2022) for building projects in the Old Town Historic Protection Overlay Zone (HPO-6). The guidelines include 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

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

III. Appeal of Historic Certificate of Appropriateness – Minor

Appeal Body

6-4(U)(1)(a) Any decision by the Historic Preservation Planner on a Historic Certificate of Appropriateness – Minor may be appealed to the LC.

Landmarks Commission Procedure

6-4(U)(3)(b) Landmarks Commission – Appeal of Historic Certificate of Appropriateness – Minor

1. Once an appeal has been accepted by the Planning Director, the City Planning Department staff (Historic Preservation planner) shall prepare and transmit a record of the appeal together with all appeal material received from the appellant the property owner and appellant(s) and to the LC. The LC shall schedule a hearing on the matter within 45 calendar days of receipt. The Historic Preservation Planner shall notify the parties. Appellants and parties to the appeal may submit written arguments to the LC so long as the written argument is received by LC staff at least 10 calendar days prior to the hearing.
2. The LC may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that is offered on a key factual issue, may be allowed or may justify remand.
3. The LC may impose reasonable limitations on the number of witnesses heard and, on the nature, and length of their testimony and cross-examination.
4. The LC shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.
5. The LC may affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of this IDO, applicable City regulations, and any prior approvals related to the subject property.
6. If the LC determines that the matter should be remanded, the LC shall set forth the reason(s) for the remand and the matters to be reconsidered and may order such remand. The matter must be heard and decided by the original decision-making body prior to any further appeal of the matter.

Criteria for Decision on an Appeal

6-4(U)(4)(a) The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.

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).

6-4(U)(4)(b) An additional criterion for review of an appeal shall be if the applicant failed to comply with mailed notice requirements for property owners pursuant to § 14-16-6-4(J)(3)(c). 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.

The appellant's letter of justification for the appeal is quoted in bullet points, and staff's response follows in *italics*.

The appellant's letter of justification for the appeals focuses on faulty notice to the Neighborhood Association, in this case the Historic Old Town Association.

- 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.

- 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.

Although notifice from the applicant was flawed, the required notice was sent, which gave the Neighborhood Associations time to respond to LC staff. It was clear that the nature of the request was known, since the NA had notified staff of the window replacements when the doors were first installed. Before the application was approved,

staff sent the required notification to all neighborhood associations with details of the action.

Failure to comply with email notice requirements for a Neighborhood Association is not sufficient ground to uphold an appeal; nonetheless, the subsequent appeal hearings have allowed affected parties a fair opportunity to participate in review.

In addition, the appellant contends that Planning staff erred in the original decision (Appeal Criterion 3).

- 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.

In the evaluation, staff looked at the earlier photos showing doors in the locations of the new installations. Pursuant to Historic Old Town Development Standards and Guidelines for Doors and Windows #2, "Replacement of windows and doors that have been altered and no longer match the historic character of the building is recommended."

Staff determined the reintroduction of doors was appropriate to restore the historic character of the building.

While the configuration of doors and windows affects the placement of vendor spaces, the Landmarks Commission does not have jurisdiction over the Old Town Solicitations Ordinance. The Arts and Culture Department has adjusted the placement of the spaces to ensure 15 vendor spaces all of the same sized to comply with the Ordinance and retain the Old Town Portal Market as an historic activity within Old Town.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

The State Historic Preservation Office (SHPO) staff that reviews tax credits has been asked for comment concerning this application. Although this application is no longer eligible for tax credits, it probably would not have been eligible with this change to long standing architectural feature; however, this is not definitive.

Planning staff met with Arts and Culture staff about the Old Town Portal Market on June 22, 2026, and Arts and Culture provided comments and materials on June 24, 2026.

Neighborhood/Public

The Historic Certificate of Appropriateness – Minor does not require mailed notice to property owners within 100 feet. Neighborhood Associations (NAs) within 660 feet were notified, as required. The applicant notified the Downtown NA, 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 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 distribution of vendor spaces along the market. The doors require six (6) spaces to move to the southern façade to ensure appropriate ingress/egress. This reduces the spaces on the west façade from 15 to 9.

V. Conclusion

The appeal is to a staff decision of approval for a Historic Certificate of Appropriateness – Minor to replace windows with doors along the west façade of 206 San Felipe, a.k.a. La Placita. The staff decision was made solely on the impact of the new doors on the architectural character of the building. The openings in question had, at an earlier time, been doors, which staff determined was grounds for approval of the application.

The appeal has drawn attention to the cultural contribution of the Old Town Portal Market vendors. The decision criteria for the Historic Certificate of Appropriateness – Minor does not involve consideration of any other Ordinance, so the Old Town Solicitations Ordinance was not a factor in the original decision.

The Landmarks Commission shall determine whether Historic Preservation staff made an error in approving the Historic Certificate of Appropriateness – Minor to replace windows and install the doors. If the Landmarks Commission finds that staff erred, the appeal shall be granted, and the the original approval will be overturned. If the Landmarks Commission finds that staff did not err, then the appeal shall be denied, upholding the original approval.

Findings, Appeal of Certificate of Appropriateness – Minor

Project #: PR-2026-000074 / Case#: HCOA-2026-00015 (Appeal of HCOA-2026-00013)

1. This is an appeal to 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.

    The change is consistent with the specific development guidelines for doors and windows as discussed below. The change creates some difficulties with the Old Town Portal Market by reducing the number of vendor spaces along the west façade of the building; however, moving spaces to the south façade allows 15 vendor spaces in total to meet the minimum required by the Old Town Solicitations Ordinance. Additional access to areas within the Armijo Building can create new economic opportunities.

    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. 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.

Considering the length of time the windows have been in place, the project might not meet the Secretary of Interior (SOI) standards for tax credits; however, 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. The reinstallation of doors does not alter the 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 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 palce. The doors should be replaced with doors that match the existing doors as closely as possible in material and design.

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 utilize 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. Should the openings remain doors, a door more in keeping with earlier doors should be used.

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. Replacement with doors more in keeping with earlier doors is recommended.

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. Replacement with doors more in keeping with earlier doors is recommended.

7. 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).
8. 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.
9. The Landmarks Commission does not agree 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.

Recommendation

That the Appeal, Project #: PR-2026-000074 / HCOA-2026-00015, be DENIED, upholding staff's decision, and APPROVING 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 Approval – Historic Certificate of Appropriateness – Minor

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

1. Removal of new doors and replacement with high relief doors more in keeping with original doors at the site.
2. Submittal of new doors to Historic Preservation staff to coordinate the design and materials of the replacement doors.

A) PHOTOS


La Placita
190
La Placita in Casa de Armijo
Built in 1706
Old Albuquerque.


CASA DE ARMIJO
CASA DE ARMIJO ON SITE OF
DON AMBROSIO ARMIJO HACIENDA
DATING BACK TO 1706. ONE OF
THE FIRST HOMES IN ALBUQUERQUE.
COURTESY OF LA PLACITA
SPONSORED BY THE ALBUQUERQUE HISTORICAL SOCIETY

B) APPEAL APPLICATION

April 14, 2026

OLD TOWN
• ALBUQUERQUE •

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

Attachment: Exhibit A – Email History and Notice Materials

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, and 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.

C) HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR APPLICATION [HCOA-2026-00013]

RBA
ARCHITECTURE
PLANNING
DESIGN

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

1104 Park Avenue SW · Albuquerque, New Mexico 87102 · (505) 242-1859 Phone · (505) 242-6630 Fax

SUITE F
899 S.F.

SUITE E
2,074 S.F.

SUITE D
1,641 S.F.

COMMON
1,040 S.F.

SUITE C
1619 S.F.

SUITE B
724 S.F.

COMMON
1,059 S.F.

SUITE A
1,065 S.F.

206-1
1,380 S.F.
(BOMA)

COVERED WALKWAY

EXHAUST HOODS

WATER HEATER

PROPOSED DOOR

PROPOSED DOOR

COVERED WALKWAY

NORTH BUILDING

SUITE – 3, UPSTAIRS

NO WORK THIS AREA

SUITE J2
845 S.F.

OUT BUILDING

NO WORK THIS AREA

SUITE E
893 S.F.
(BOMA)

206-3
1,635 S.F.
(BOMA)

206-3
1,725 S.F.
(LEASE)

206-7
1,238 S.F.
(LEASE)

206-7
1,020 S.F.
(BOMA)

206-5
1,042 S.F.
(BOMA)

206-5
230 S.F.
(LEASE)

206-9
322 S.F.
(BOMA)

206-9
625 S.F.
(LEASE)

206-8
660 S.F.
(BOMA)

206-8
755 S.F.
(BOMA)

206-8
650 S.F.
(LEASE)

DISPLAY

COVERED WALKWAY

WATER FEATURE

OPEN AIR COURTYARD

BREEZEWAY

SUITE F
1,232 S.F.

1086 S.F.
(BOMA)
REVISED
3/2/2026

206-4
1,078 S.F.
(BOMA)

206-4
1,125 S.F.
(LEASE)

306-6
1,716 S.F.
(BOMA)

306-6
1,615 S.F.
(LEASE)

DISPLAY

COVERED WALKWAY

RAMP DOWN

BREEZEWAY

SOUTH BUILDING

NO WORK THIS AREA

SUITE A-1
1,449 S.F.

206 UPSTAIRS

NO WORK THIS AREA

1 LA PLACITA
3/32" = 1'-0"

BAR SCALE
5'6" 0 11" 22'
(IN FEET)

LA PLACITA
LEASE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #2551

REVISION DATE

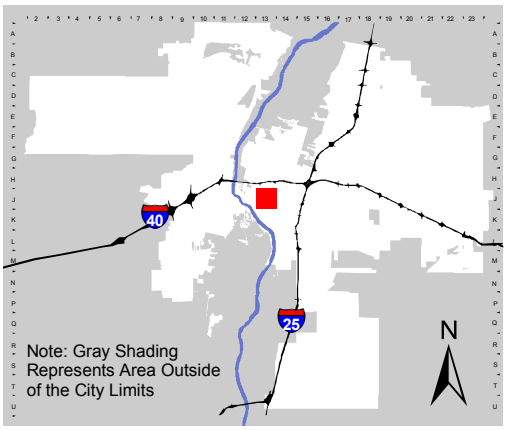
RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1124 Park Ave. SW
Albuquerque, NM 87102
(505)242-3581(505)242-4400
www.rbaabq.com

DATE
06–17–2026

SHEET NUMBER
A–1.0



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



Address Map Page: Site: 206 San Felipe NW

J-13-Z

Map Amended through:
3/17/2017

Albuquerque Geographic Information System

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

0 750 1,500 Feet

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.

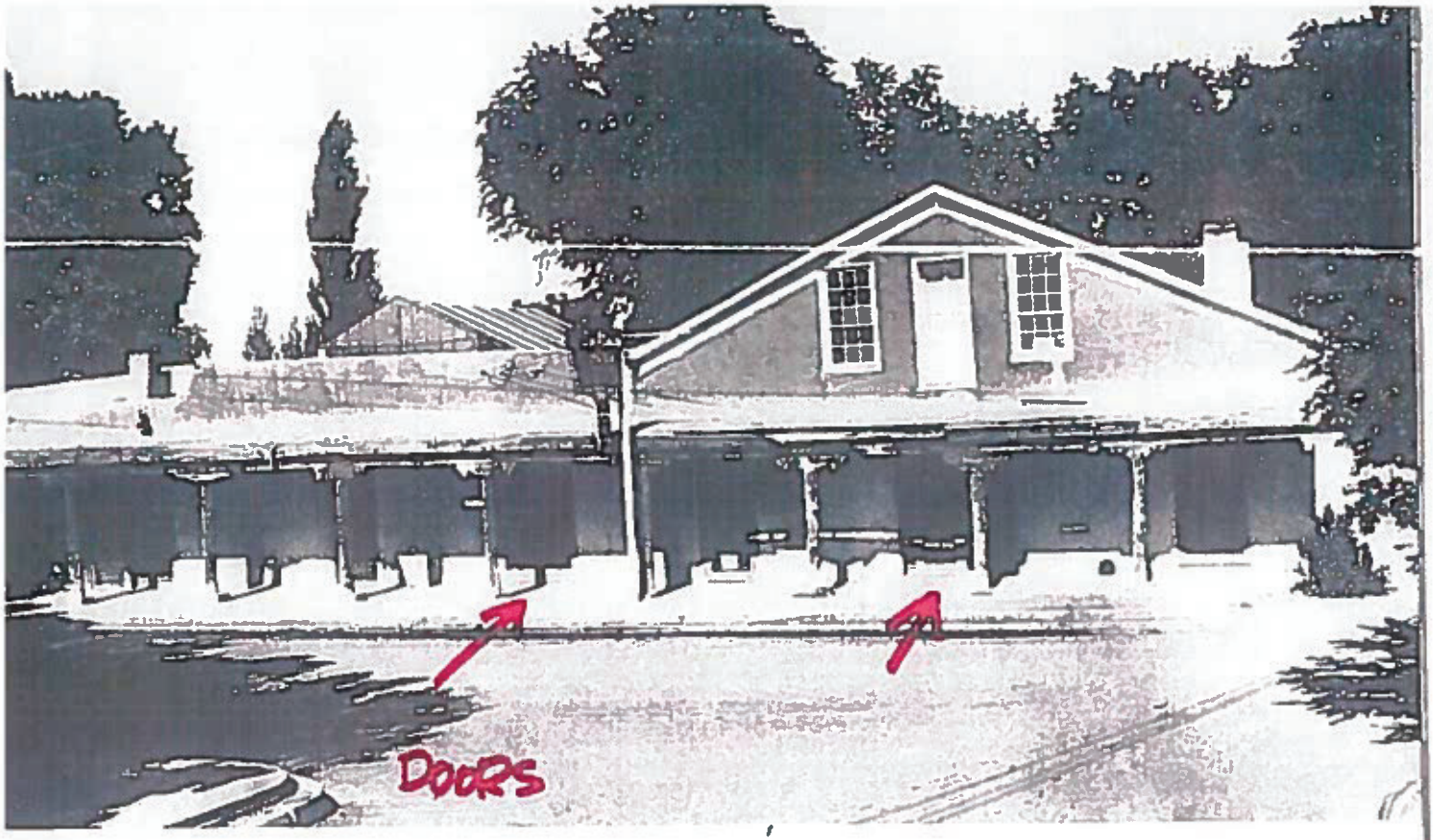
[signature] 2/23/26
(Applicant or Agent) (Date)

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

PROJECT NUMBER: HCOA-2025-_____

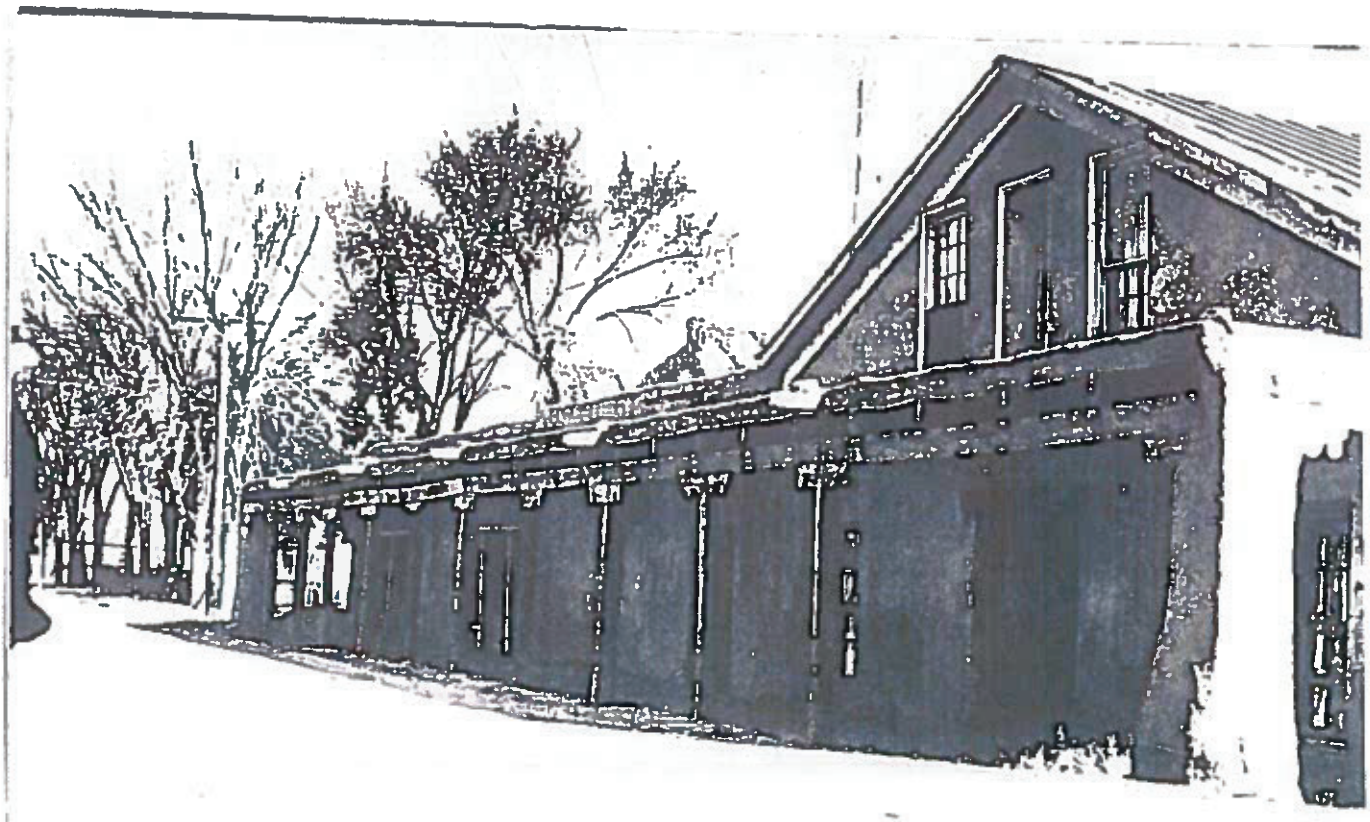
Rev. 1/11/05


La Placita DINING ROOMS
La Placita DINING ROOMS
STOP
P
(C)



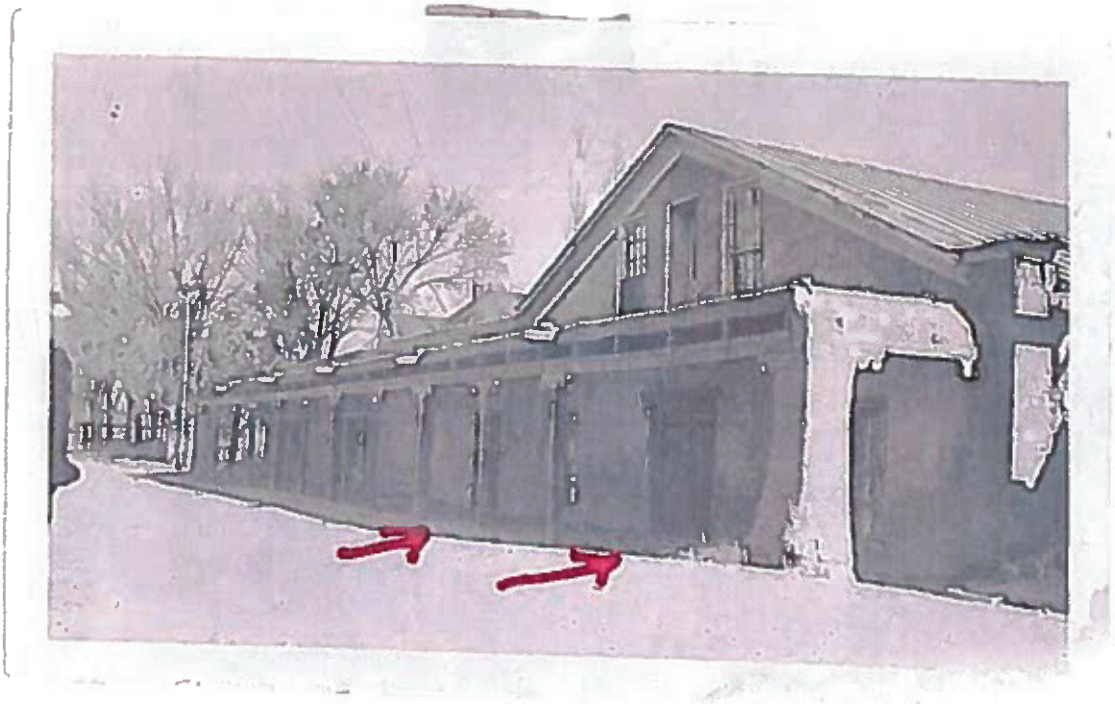
La Placita with paving and sidewalks, 1947.

D



La Placita, before paving and sidewalks, 1935.

(E)



1920

(F)



NEW DOORS

A


La Placita DINING ROOMS
P
B

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) **Subsection 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 potentia 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.

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

[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*: 12-11-26

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 Representative[1]: _____

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. S. 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 – Administrative[2]

   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/Ims/Login.aspx

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

6. Where more information about the project can be found*[3]:

_____

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

1. Zone Atlas Page(s)*[4] J-13-Z
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 HISTORIC 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 Map[7]:

1. Area of Property *[typically in acres]* 0.8171
2. IDO Zone District MX-T
3. Overlay Zone(s) *[if applicable]* HISTORIC PROTECTION (HPO)
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.cabq.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]*

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/hers)
505.921.3927
lnaji@cabq.gov

D) REVIEW AND DECISION CRITERIA [HCOA-2026-00013]

6-5(B)(3) Review and Decision Criteria [Historic Certificate of Appropriateness –Minor]
An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

Analysis: Pursuant to IDO §14-16-3-5(A), 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 staff decision was based solely on the character of the building.

6-5(B)(3)(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.

Analysis: The architectural character of the building will not be significantly altered. The openings had originally been doors, although the openings have been windows without access for more than 50 years and as such, have their own historic character and significance.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Analysis: Considering the length of time the windows have been in place, 9

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

Analysis: The openings into the building from the portal have undergone multiple changes over the years. As noted above, the openings had originally been doors. The configuration of three (3) doors and five (5) windows has been in place for 50-70 years. The

replacement of two windows with doors is an alteration to the building's original character and especially the character of the Portal Market.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Analysis: The change is not meant to be a repair, and the windows in place had not been in a deteriorated state.

Historic Old Town Development Standards and Guidelines
Landmarks Commission adopted Development Standards and Guidelines (last amended in December 2022) for building projects in the Old Town Historic Protection Overlay Zone (HPO-6). The guidelines include 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 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. Should the doors remain, a door more in keeping with earlier doos should be used.
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 window replacements that would be considered original due to their long-standing placement and their contribution to the use of the Portal Market.

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

Analysis: Sidelights are introduced on one of the doors but do not reflect the nature of earlier sidelights.

E) NOTICE OF DECISION [*HCOA-2026-00013]*

Landmarks Commission

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

Date: April 1, 2026

OFFICIAL NOTIFICATION OF DECISION

Project HCOA-2026-00013
Application for Certificate of Appropriateness

RBA Architects, Agent for George Cook, requests approval of Certificate of Appropriateness for Alterations at Tract A Plat of Lands of Casa De Armijo and Plaza Hacienda MRGCD Map 38, located at 206 San Felipe in the Old Town Historic Protection Overlay Zone, zoned MX-T (J-13)

On March 30, 2026 the Landmarks Commission staff **Approved Project HCOA-2026-00013** based on the following Findings and Conditions of Approval.

FINDINGS

1. This application is a request for a Certificate of Appropriateness for the property described as Tract A Plat of Lands of Casa De Armijo and Plaza Hacienda MRGCD Map 38, located at 206 San Felipe in the Old Town Historic Protection Overlay Zone, zoned MX-T.
2. The subject property is approximately 0.81 acres and contains the historic Armijo House.
3. The proposal is for the replacement of window banks along the front portal with doors and sidelights as were originally in the building.
4. The applicant has provided evidence that the building originally had doors at the location affected.
5. The proposed project is consistent with the historic district designation ordinance. The proposed work complies with a number of the relevant development guidelines for Old Town and ABC Comp Plan goals and policies.
6. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located*"

The replacement doors will be more in keeping with the original architecture than the windows being replaced, which were not original to the property.

7. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*".

   The proposal will cause no harm to the significance of the building. The installation of the new doors will enhance the property.

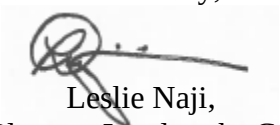
8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if "*The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of the history of the structure."*

   The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

Conditions of Approval

1. Applicant is responsible for acquiring, and approval is contingent upon, approval of all applicable permits and related approvals.

Sincerely,



Leslie Naji,
Principal Planner, Landmarks Commission

F) OLD TOWN PORTAL MARKET ADVISORY BOARD MINUTES

RULES AND REGULATIONS GOVERNING SOLICITING IN THE H-1 HISTORIC OLD TOWN ZONE, pursuant to Ordinance §13-3-2-18

These Rules & Regulations are adopted pursuant to the Old Town Solicitations Ordinance (the "Ordinance"). being Ordinance No. 20-1991, as amended, which is compiled as Part 2 of Article 3 of Chapter 13, Revised Ordinances of Albuquerque, New Mexico, 1994 governing all soliciting within the H-1 Historic Old Town Zone, §§ 13-3-2-1 et seq. ROA 1994.

In the event that these Rules & Regulations herein are in conflict with the provisions of the Old Town Solicitations Ordinance, the provisions of the Ordinance shall prevail.

Terms and words, which are used but not defined in these Rules & Regulations, shall have the same meaning as defined in the Old Town Solicitations Ordinance. The term MAYOR in these Rules & Regulations, for example, means "The Mayor or the Mayor's designated representative," as defined in Ord. §§ 13-3-2-1 et seq. All hourly times stated within the Rules & Regulations and Ordinance shall be applied reasonably by the Old Town Portal Staff ("Community Events Staff"), depending on specific circumstances.

I. GENERAL REQUIREMENTS

A. Vendors (including all Craft Unit members) must have a City of Albuquerque Business Registration License. Vendors including all Craft Unit members shall provide evidence of a Current Business Registration License to the Community Events Staff by May 15 of each year.

B. Vendors (including all Craft Unit members) shall allow site visits to their place(s) of production of hand-crafted items. Such site visits will be conducted by Community Events Staff or a person designated by Community Events Staff to verify the ability of the Vendors to produce the items they sell pursuant to the Old Town Solicitations Permit. Such visits shall occur for all new members or as often as deemed necessary by the Mayor.

C. Vendors that will be participating in the upcoming permit cycle are required to attend one of two orientation meetings to be held in June leading up to the new permit cycle. The Old Town Solicitations Ordinance and Rules & Regulations Governing Soliciting in the H-1 Historic Old Town Zone will be reviewed. Vendors that have not participated in one of these mandatory meetings will not receive their permit until such time that they schedule and complete a review of the Old Town Solicitations Ordinance and Rules & Regulations Governing Soliciting in the H-1 Historic Old Town Zone with Community Events Staff.

D. In all matters relating to Vendor participation in the Portal Market program deference shall be given to vendors with special conditions as identified by a Doctor's note or comparable notice.

E. Vendors shall provide to Community Events Staff written notice of change in Vendor name and or address within ten (10) days of such a change.

II. APPLICATION FOR PERMIT

A. Each Craft Unit may consist of one to three Vendors. Individuals who are seeking a permit as a Craft Unit may submit an application only in connection with one Craft Unit at any given time. Applicants that are not currently participating in the Portal Market program shall complete a studio visit prior to being granted a permit. Applications with applicants that are required to but

have not yet successfully completed a studio visit by the application deadline shall be placed on the waiting list. All members of a Craft Unit shall be capable of handcrafting a handcrafted item produced by the Craft Unit for sale pursuant to this ordinance.

B. Any person or Craft Unit desiring a permit pursuant to §§ 13-3-2-1 et seq. shall file an application with the Mayor upon a form to be provided by the Mayor. If a permit is issued, members of the Craft Unit may be deleted during the permit period by giving the Mayor prior written notice of the changes, provided at no time shall the Craft Unit exceed the maximum of three individuals. Fees as set forth in §§ 13-3-2-1 et seq. shall accompany the application. The application shall include, but not be limited to, the following information:

1) The name, mailing address, telephone number and a copy of a Current City of Albuquerque Business Registration of the applicant's Craft Unit who request authorization by the permit to make and sell items under the terms of §§ 13-3-2-1 et seq.

2) The location at which the applicant makes such items.

3) Each applicant shall sign a declaration stating that if the Vendor should become subject by notice from the City of a suspension or revocation of vending privileges due to acts by any member within the Craft Unit of a violent, threatening, menacing or peace disturbing nature, that each member of the Craft Unit agrees to immediately honor any City notice of ban (prohibited presence) from the vicinity (within 250 feet) of Portal Market operations in Old Town until such time that the resulting suspension or revocation is no longer in effect, or if appealed until the Hearing Officer makes a final determination in the case and any subsequent suspension or revocation is no longer in effect.

C. Craft Unit applications shall be filed with the City of Albuquerque as prescribed by the application. If any of the requirements, as stated in §§ 13-3-2-1 et seq. have not been met by any of the prospective members within the Craft Unit, then those prospective members shall be removed from the application and the remainder of the Craft Unit may move forward with the application process. The Mayor shall notify each member of the prospective Craft Unit in writing stating the finding of facts that led to the removal of the individual applicant from the application. Any prospective member of a Craft Unit thus affected by such an action shall have all of the rights of appeal as stated in §§ 13-3-2-1 et seq. Such appeal shall be filed directly with the Independent Office of Administrative Hearings. Only natural persons may be issued a Permit. Craft Unit members may cooperate in making and selling hand-crafted items. No person may hold more than one active Permit at any given time. Vendors may surrender his or her Permit at any time during the Permit period. Persons that do not hold a current Permit and are not restricted by the previous suspension or revocation of a Permit are eligible to apply for a Permit. A Vendor may be issued a duplicate Permit to replace a valid Permit, which has been lost or destroyed. A fee of five dollars ($5.00) will be charged for duplicate Permits. Permits will be awarded on a first-come, first-served basis during the permit period, until 50 (fifty) permits are awarded. After 50 (fifty) permits have been awarded, applicants will be placed on a waiting list in the order in which the applications are received by the City.

D. If a Craft Unit permit is revoked or is surrendered prior to June 30 of any year, the first Craft Unit application in numbered order on the waiting list will be notified in writing that the application for a permit has been granted.

E. Prospective Craft Units that have been accepted into the program shall receive a written notice of acceptance; each such notification shall contain a statement to be signed by the primary member of the Craft Unit. The statement shall contain a declaration that the Craft Unit still desires to participate in the Portal Market program and understands that each of the prospective members within the Craft Unit if issued a Permit will be subject to the provisions of the Old Town Solicitations Ordinance and the Rules & Regulations Governing Soliciting in the H-1 Historic Old Town Zone. Each Craft Unit shall designate upon the application for permit a primary member for that Craft Unit, if a member of a Craft Unit drops out of the Craft Unit during the Permit period, the primary member of the Craft Unit shall give written notification to Community Events Staff of the change in the Craft Unit prior to such change. Community Events Staff shall delete the names of the members of the Craft Unit who have left the Craft Unit. The Primary member of a Craft Unit may dissolve the craft unit at any point in the Permit cycle by notifying Community Events Staff in writing that the permit is abandoned as of the signed date of such notice. No substitutions or additions may be made to a Craft Unit during the Permit period. If the primary member of a Craft Unit leaves the Craft Unit, the remaining members of the Craft Unit shall choose a primary member between themselves and shall provide the name and current address of the new primary member to Community Events Staff.

F. Prospective Craft Units that receive a Letter of Acceptance to be a Permit Holder shall file with the City within six (6) days the following:

1) the signed declaration, accompanied by a nonrefundable payment in the amount of one hundred dollars ($100) for the Craft Unit Permit fee;
2) one (1) photograph of each Vendor in the Craft Unit, that meet the general guidelines of passport photographs: taken within the last four years, 2x2 inches in size, the photographs must be in color, be clear, with a full front view of the face, without a hat, head covering, or dark glasses. Photographs which do not meet this standard will not be accepted.

If any of these requirements have not been met by any of the prospective members within the Craft Unit, then those prospective members may be removed from the application and the remainder of the Craft Unit may move forward with the remainder of the application process.

The Mayor, or his designee, shall notify each member of the prospective Craft Unit in writing stating the findings of fact that led to the removal of the individual Vendor from the application. Any applicant thus affected by such an action shall have all of the rights of appeal as stated in §§ 13-3-2-1 et seq.

G. If the signed declaration, accompanied by the Permit fee, and the photograph(s) are not received by the City within six (6) days of the Craft Unit having received such notification, the Craft Unit will be deemed to have abandoned the Craft Unit's application for a permit.

H. Prospective applicants shall provide to Community Events Staff written notice of any change in name or address as shown on the application within ten (10) days of such change.

III. DAILY VENDING SPACE SELECTION

A. A lottery will be conducted on the first and third Wednesday of each month unless the Vendors are notified otherwise by the Mayor. Lotteries will be witnessed and certified by a neutral party. Whenever possible, the lottery will be conducted at least seven (7) days prior to the vending period being called.

1) For each day covered by the lottery, the Community Events Staff shall, using a random number generating device of the Mayor's choosing, enter the numbers of the Craft Units that are seeking solicitation spaces for that day.

2) The Craft Unit number that matches the first number selected shall be assigned to solicitation space number one (1). The Craft Unit number that matches the second number selected shall be assigned to solicitation space number two (2), and so on until fifteen (15) numbers are selected and fifteen (15) spaces are filled. The process shall continue in order to create a reassignment list. The Craft Unit number that is the sixteenth number selected shall be placed first on the reassignment list, and so on, until all of the Craft Units that wish to vend on that day have received a solicitation space or placement on the reassignment list. Community Events Staff shall repeat this procedure for each day covered by the lottery.

3) Lottery results will be emailed to vendors on the first and third Wednesday of the month. In order to be excluded in a Lottery, vendors will need to contact Community Events Staff by noon on the first and third Wednesday of each month.

B. Soliciting is to take place only on the designated spaces within the designated area, between the hours of 9:00 a.m. and 9:00 p.m. A Craft Unit shall conduct solicitations only at the space assigned by Community Events Staff to that Craft Unit and only the Craft Unit to which Community Events Staff has assigned the space may conduct solicitations at that space. No Craft Unit shall occupy more than one space nor shall any person save spaces for others. All items involved in solicitations shall be removed from the designated area promptly upon the cessation of soliciting.

1) Each Vendor who has been assigned a solicitations space by Community Events Staff shall pay a non-refundable daily user fee of twelve dollars ($12.00) to Community Events Staff for the use of the space. Payment shall be made daily to Community Events Staff or his or her designee prior to 9:30 a.m. on the day the Vendor has been assigned a space, or if a Vendor accepts an assigned space due to reassignment, the daily vending fee of twelve dollars ($12.00) must be paid before any space is taken over by the Vendor.

2) Upon receipt of their space assignments, Vendors may begin to place their wares on their assigned spaces at 8:00 a.m., but may not begin soliciting until 9:00 a.m.

3) Community Events Staff shall determine each day at 9:30 a.m. if any solicitation spaces are available for reassignment. If any spaces are available, they shall be assigned to vendors present for the reassignment in the order that the Craft Unit is listed on the reassignment list for that day. Reassignments shall be made only to an empty space, and if more than one space is empty, reassignments shall be made to the spaces in their numerical order beginning with the lowest numbered space. To be considered an empty space, all items from the previous Vendor must be removed from the space prior to the designated time for reassignment.

4) To be assigned to a spot at the 9:30 a.m. reassignment times, the Vendor must be listed on the reassignment list. Placement on the reassignment list after the lottery has taken place may occur by the Vendor wishing to be placed on the list finding Community Events Staff during the day and requesting such placement.

5) Afternoon reassignment at 1 p.m., shall follow the same conventions as the 9:30 a.m. reassignment, and may be called at the discretion of Community Events Staff.

6) A third reassignment may be called at 4:30 p.m. at the discretion of Community Events Staff.

7) Assignments and reassignments on City Holidays as well as extreme weather condition days shall be administered at the discretion of Community Events Staff.

8) There will be no moving of spaces unless conducted by the Community Events Staff. If a vendor is in a space not assigned, the vendor will be removed from the day.

IV. DAILY SOLICITING RULES & REGULATIONS

A. In conducting solicitations, Vendors shall comply with the Old Town Solicitations Ordinance and these Rules & Regulations and all other applicable laws, ordinances and Rules & Regulations. If the Mayor has a reasonable suspicion that a Vendor is not following the provisions as laid out in this section (IV) of the Rules & Regulations, and determines that the Vendor is either unwilling or unable to comply, then the Mayor may require the vendor to cease soliciting for that day and leave the Old Town Portal Market.

1) Craft Units that claim a space prior to or as part of the 9:30 a.m. reassignment shall be in the process of setting up in the assigned space by 9:45 a.m.

2) Craft Units absent from the Portal shall display a 5" X 11" or larger sign indicating "Closed" along with a "Will Return" time. For periods of absence in excess of 15 minutes all merchandise shall be covered completely and said sign shall be displayed.

3) Vendors shall set up and pack up their wares by themselves. However, if a Vendor has a disability and needs special assistance to meet the requirements of the Old Town Solicitations Ordinance or these Rules & Regulations, the Vendor should contact Community Events Staff, who will review and may authorize requested accommodations.

4) Vendors shall give each customer a numbered receipt from either a preprinted numbered sales receipt book, or a sequentially numbered credit card receipt. Each receipt shall contain his/her Permit number, the date, a brief description of the items sold, and the total dollar amount of the sale.

5) Vendors shall not obstruct or restrict the free use of the sidewalk along the designated area by pedestrians.

6) Vendors shall not use electronic audio or other media capable devices in such a manner as to be noticeable by anyone in the direct vicinity. The use of devises with speakers or the use of remote speakers in combination with any device is not allowed. The use of headphones that are audible to anyone other than the user is not allowed. The use of headphones or earbud style headphones that are not audible to anyone other than the user is permissible.

7) Items to be sold which exceed twelve (12) inches in height shall be placed at the rear of solicitations spaces and in such a manner so as not to restrict the view by the public of traditional hand-crafted items in adjoining solicitations spaces.

8) Display stands, cases, racks, or similar items shall not project more than twelve (12) inches or so, above the sidewalk nor shall they be fastened in any manner to the sidewalk; provided, however, that a work surface not to exceed thirty-six (36) inches high by twenty-four (24) inches wide by eighteen (18) inches deep, and one folding chair or other chair of equivalent size, may be placed on a space for use by the Vendor (such items shall be placed at the rear of solicitations spaces and in such a manner so as not to restrict the view by the public of traditional hand-crafted items in adjoining solicitations spaces). If blankets or similar items are used, they shall not be glued to the sidewalk nor shall they be fastened to the sidewalk in any other permanent manner.

9) Children under the age of eighteen (18) years shall not be allowed to accompany Vendors when they are vending under the portal.

10) The Portal Market closes at 9:00 p.m. and vending spaces must be clear of all Craft Unit items by 10:00 p.m.

V. ITEMS WHICH MAY BE SOLD IN THE H-1 HISTORIC ZONE

A. As applicable, Vendors shall comply with the provisions of the New Mexico Indian Arts and Craft Sales Act, NMSA 1978, §§ 13-3-2-1 et seq., as amended.

B. Solicitations shall involve only items that are hand-crafted by the Craft Unit, such hand-crafted items are defined in the Old Town Solicitations Ordinance to mean those objects which are produced through the use of hand and hand tools, displaying a degree of manual skill or dexterity, and include but are not limited to beadwork, basketry, pottery, silver, turquoise and shell jewelry, handwoven cloth and blankets and objects made therefrom, leather goods and wood carving. Such items may be comprised of new materials or machine-made parts or elements, provided that no object which is primarily mass produced or machine-made shall be considered to be hand-crafted. Bread shall not be considered a hand-crafted item, nor shall any other food item be considered hand-crafted. Refer to the current Handcrafted Jewelry Guidelines sheet for more detailed information on handcrafted criteria.

C. Items such as jewelry shall be labeled for content of all substances 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, silver plate, surgical steel etc., as appropriate, turquoise should be labeled as natural turquoise, stabilized turquoise, dyed turquoise or reconstituted turquoise etc., as appropriate, and material that has been manufactured to look like more valuable material should be labeled as dyed (identify the material), synthetic, glass, plastic, and so forth 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. Refer to the current Material Quality Guidelines for Labeling sheet for more detailed information on labeling.

D. All items to be sold shall be labeled with a maker's mark, the individual Vendor's mark or Craft Unit's mark, to indicate and verify creation of the item by that person or unit. The maker's mark should be stamped on the item whenever possible, or when using a label, attached in such a

manner that the label can be removed but not reattached, whenever possible. The maker's mark shall accompany the Permit application and shall be on file with the City.

VI. MINIMUM SOLICITATIONS

Each Craft Unit shall vend on the Portal Market at least once in each six-week period. Craft Units that are not participating within these guidelines will be removed from the Lottery and may have their Permits revoked.

VII. OLD TOWN PORTAL STAFF

The Old Town Portal Staff is designated by the City's Chief Administrative Officer to daily monitor the solicitations area, insure compliance with the Old Town Solicitations Ordinance, these Rules & Regulations, and other applicable Rules & Regulations and laws. Old Town Portal Staff may give warnings and initiate complaints, as appropriate, for violations of the Old Town Solicitations Ordinance, these Rules & Regulations, or other laws, and suspend or revoke Permits.

VIII. OLD TOWN PORTAL MARKET ADVISORY BOARD

A. At an appropriate time more than thirty (30) days prior to the expiration of the term of a member of the Old Town Advisory Board representing the interests of the Vendors, Community Events Staff shall schedule a meeting of Vendors for the purpose of recommending to the Mayor a person or persons to serve on the Old Town Portal Market Advisory Board. A majority of the Vendors present at that meeting shall determine the method by which a person, who is to be recommended to the Mayor, shall be chosen.

B. At an appropriate time more than thirty (30) days prior to the expiration of the term of a member of the Old Town Advisory Board representing the interests of the merchants or property owners in the H-1 Historic Zone, Community Events Staff shall schedule a meeting of merchants and property owners for the purpose of recommending to the Mayor a person or persons to serve on the Old Town Portal Market Advisory Board. A majority of the merchants and property owners present at that meeting shall determine the method by which a person, who is to be recommended to the Mayor, shall be chosen.

C. Evidence of owning property in the H-1 Zone shall be determined by reference to the list of property owners at the County Assessor's Office. Evidence of being a merchant shall be a current City business registration license for premises in the H-1 Historic Zone. Evidence of being a Vendor shall be a license issued under the ordinance regulating solicitations in Old Town.

IX. VIOLATIONS OF THE ORDINANCE OR RULES & REGULATIONS

A. Persons who have had a Permit revoked for violating any provision of the Ordinance §§ 13-3-2-1 et seq. or these Rules & Regulation, including but not limited to 1) selling items that have not been handcrafted by the Craft Unit or misrepresenting the content and therefore the value of an item in a significant way, or 2) violent, abusive, or indecent conduct on or about the Portal which tends to disturb the peace or has maliciously disturbed, threatened any person, 3) conduct in an insolent manner, intentionally touching or applying force to any person, or 4) criminal or other violations of the law adversely impacting the Portal Market or the health, safety and welfare of individuals within the H-1 Old Town Historic District shall not be issued another Permit for a period of up to ten (10) years from the date of such revocation. Vendors who are in the process of having a Permit suspended or revoked shall not be issued another Permit until the suspension

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or revocation process has been resolved and or the term of the suspension or revocation of the Permit is no longer in affect. During an existing suspension period or appeal pendency, the City may file a subsequent notice of an extension of the suspension period or a notice of revocation due to ongoing or additional violations described in this Paragraph, which if appealed may be consolidated into a single appeal proceeding at the discretion of the Hearing Officer.

B. Violations of these Rules & Regulations will be treated in the same manner as violations of the Ordinances regulating Soliciting in Old Town. Disciplinary actions may be carried out against the Permit Holding Craft Unit and all of the members therein or individual Vendors within the Craft Unit at the discretion of the City, taking into account the nature and severity of the violation. Vendors may request a hearing by a City Hearing Officer regarding appeals of any suspension, revocation, denial of a Permit, or any other City action noticed pursuant to the Ordinance Regulating Soliciting in Old Town or Rules & Regulations, such requests shall be filed with the office of the City Clerk and shall be accompanied by a nonrefundable hearing fee of fifty dollars ($50.00) no later than fourteen (14) calendars days from the date that the Vendor receives notice. Any Craft Unit and its Vendors shall be deemed to have received notice no later than three (3) days after a notice is sent certified U.S. mail to the Vendor craft group or individual Vendor mailing address listed in the Vendor declaration (or changed mailing address if provided to the City in writing by the Craft Unit or individual). The expiration of the current Permit Term shall not end or render moot any pending appeal of a revocation or denial of a Permit, unless the City withdraws its revocation or denial by written notice to the Craft Unit and Hearing Office.

X. PENALTY PROVISIONS

1. The first time a violation is recorded regarding of the Ordinance or these Rules & Regulations the Craft Unit and all of the members therein will receive a warning, suspension or revocation of their Permit depending of the severity of the offense.

2. Subsequent violations shall be met with disciplinary actions of increasing severity up to and including suspension, revocation and enforcement of up to a ten (10) year denial in response to a Permit application.

3. A Vendor or the Community Events Staff, may request mediation between Craft Units and or Vendors individually in lieu of or as an augmentation to other disciplinary actions. Any of the aforementioned parties or any related, affected party may request Community Mediation by contacting the City of Albuquerque Alternative Dispute Resolution (ADR) Office @ 505-768-4660. Additional information on Community Mediation Services may be found at http://www.cabq.gov/legal/adr

XI. REPEAL

The Rules & Regulations Governing Soliciting in the H-1 Historic Old Town Zone, which were adopted and became effective on November 14, 1988, and which were amended July 16, 1992, September 23, 1993, April 20, 1995, March 15, 2011, November 22, 2017, July 1, 2020, and August 15, 2025 are hereby repealed and replaced by these Rules & Regulations stated herein.

XII. EFFECTIVE DATE AND FILING

These Rules & Regulations shall become effective on *April 15, 2026* and these Rules & Regulations shall be filed in the Office of the City Clerk.

x _____ 12/11/25

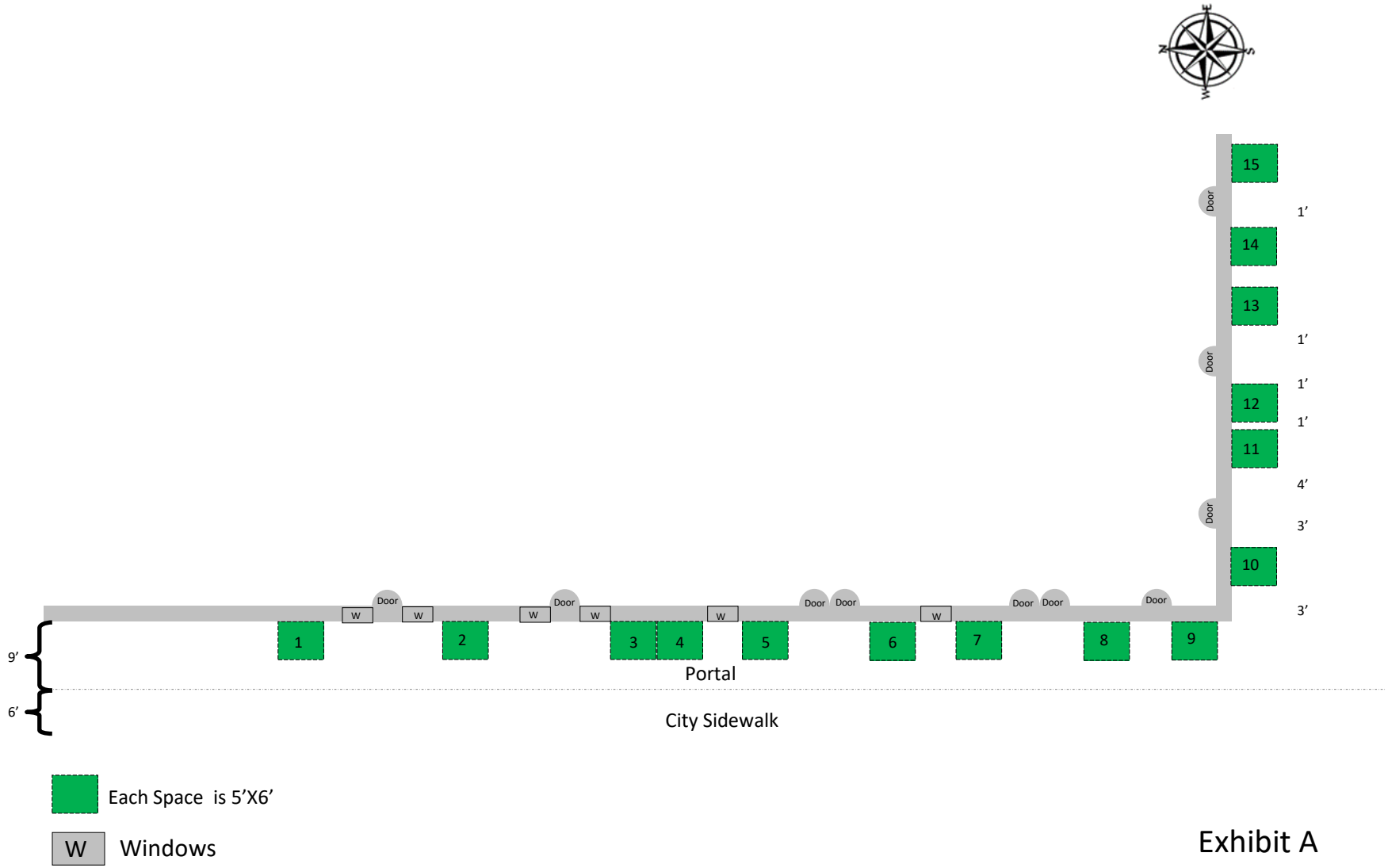

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1'
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1'
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4'
3'
3'
9'
6'
Portal
City Sidewalk
Each Space is 5'X6'
W Windows

Exhibit A

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Agenda
Wednesday, February 18, 2026 from 4:00 to 5:00 P.M.
Albuquerque Museum Auditorium Room

Denise Pepin……. Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……...……...……...……. Property Owner Representative
Vacant ……..……..……. Merchant Representative
Dana Sherrill ……..……...Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum** *(2 minutes allocated 4 - 4:02 p.m.)*
  - Meeting called to order:

- **Approve Agenda and Minutes** *(3 minutes allocated 4:03 - 4:05 p.m.)*

- **Community Events Staff Report** *(5 minutes allocated 4:05 - 4:10 p.m.)*
  - Advisory Board Vacancy Update
  - Reminders
    - Portal Operations
    - 2026 Board Meeting Dates: 04/15/26, 06/17/26, 08/19/26, 10/21/26, 12/16/26.

- **Parliamentary Rules Training** *(20 minutes allocated 4:10 - 4:30 p.m.)*
  - Presented by Cristobal Rocha, Office of the City Clerk.

- **Old Business** *(10 minutes allocated 4:30 - 4:40 p.m.)*
  - Doctor's notes policy
  - Blanket checks
  - Public Safety Proposal
  - Reassignment
  - Discuss items for next Agenda

- **New Business** *(5 minutes allocated 4:40 - 4:50 p.m.)*
  - Landmarks Commission Update
  - Sidewalk updates

- **Public Comments** *(5 minutes allocated 4:50 - 4:55 p.m.)*

- **Final notes from Board** *(5 minutes allocated 4:55 - 5 p.m.)*
  - Meeting Adjourned:

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, December 17, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Auditorium Room

Denise Pepin……Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……..……..……..……. Property Owner Representative
Vacant ……..……. Merchant Representative
Dana Sherrill ……..…...Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - Meeting called to order at 4 p.m. by Chair.
  - Quorum established.

- **Approve Agenda**
  - Agenda approved at 4:01 p.m.

- **Approve August 20, 2025 Minutes**
  - Minutes approved at 4:03 p.m.
  - October 15, 2025 Old Town Portal Market Advisory was postponed due to lack of Quorum.

- **Community Event Staff Report**: At 4:04 p.m.
  - Community Event Staff thanks Marylin Moquino for her time as the Vendor Representative.
  - Introducing Denise Pepin on to the Old Town Portal Market Advisory Board as the new Vendor Representative. Denise Pepin was approved at the Twenty-Sixth Council Forty-Second meeting.
  - Vice Chair, Dee Clary leads meeting moving forward until the Board Representative has an election to update the Chair and Vice Chair.
    - Nominations presented for Dee Clary to be the new Chair and Denise Pepin to be the new Vice Chair. Unanimous votes for Dee Clary to be the new Chair and Denise Pepin to be the new Vice Chair.
  - Reminder for Board Meeting dates: 02/18/26, 04/15/26, 06/17/26, 08/19/26, 10/21/26, 12/16/26.
  - Advisory Board would like to plan to have an additional meeting or extended meeting if changes are made to the Ordinance by City Council.
  - The staff has a contingency plan in place to relocate vendors to the south side of the property if westside spaces cannot be utilized.
- **Parliamentary Rules Training:** At 4:10 p.m.
  - Motion was made to postpone training until later date.

- **Old Business**: At 4:12 p.m.
  - Motion was made to leave the process with the Community Events Staff handling the Vendor Representative nomination and election process.
  - Motion was made to review ADA policies before continuing discussion on Doctor's notes.

    - Complaint Forms have been updated and are now online for easier access for Portal Market Vendors.
    - Motion was made to wait for public comments to discuss matters regarding Reassignment.
    - Repairs to sidewalk have been completed by the property owner George Cook.
    - Motion for the Advisory Board to follow up with Landmarks Commission

- **New Business** At 4:35 p.m.
    - Discuss items for next Agenda
    - Marylin agreed to update the Public Safety Proposal and present it by the next meeting.

- **Public Comments** At 4:53 p.m.
    - Blanket Checks
    - Weekend reassignment
    - Nomination process

- **Final notes from Board**
    - Meeting Adjourned: At 5 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, June 18, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Conference Room

Marylin Moquino……Sitting - Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……..……..…… Property Owner Representative
Vacant ……..…….…….. Merchant Representative
Dana Sherrill …… Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - *Meeting called to order: 4:01 p.m.*

- **Approve Agenda** *approved at 4:01 p.m.*

- **Approve April 16, 2025 Minutes** *approved at 4:02 p.m.*
- **Community Event Staff Report**:
  - Presentation from the Director of Arts & Culture, Dr. Shelle Sanchez
    - Shelle explained the proposed updates to the ordinance.
    - Since ordinances are more difficult to change than the Rules and Regulations, the ordinance will provide the overarching framework, while the Rules and Regulations will be more detailed.
  - Vendor Participation Report
  - A discussion was had on the Vendor Representative Nominations.
    - Five vendors nominated, only two accepted. Voting will be conducted online.
    - Voting will close Wednesday, June 25 at 5 p.m.
  - Reminder of Board Meeting dates 8/20/25, 10/15/25, 12/17/25
- **Old Business:**
  - Advisory Board involvement in Vendor Representative nomination
  - Doctors' notes
  - Complaint forms
    - A discussion was had that the compliant forms are for major issues.

- **At 4:43 p.m. it was agreed to move the 'New Business' to the next board meeting to utilize Shelle, and Cristobal's time with the board.**
  - Being good neighbors and boundaries
  - Discussion on parking/loading zone
  - Reassignment issues
  - Adding a discussion on nominations and future vacancies
  - Discuss items for next Agenda

- **Public Comments**
  - A discussion was had about the ordinance, Shelle said that the proposed ordinance will get sent to the vendors and they will have two weeks to share their feedback.
  - The updated ordinance will help clarify violations and suspensions.
- **Final notes from Board/ meeting dismissed**
  - Meeting Adjourned: 5:02 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, August 20, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Conference Room

Marylin Moquino……Sitting - Vendor Representative
Dee Clary ……Vendor Representative
Vacant ……..……..…… Property Owner Representative
Vacant ……..……. Merchant Representative
Dana Sherrill …… Sitting -At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - *Meeting called to order at 4:00 p.m. by Chair.*
  - *Quorum established.*

  - **Approve Agenda** *approved at 4:02 p.m.*

- **Approve June 18, 2025 Minutes** *approved at 4:05 p.m.*

- **Community Event Staff Report**: *At 4:03 p.m.*
  - Vendor Participation Report
    - For the month July, an average of nine vendors participated in the program daily.
  - Advisory Board Vacancy Update: Still two vacancies (property owner, at-large). Applications pending; one applicant declined due to conflict of interest.
  - Old Town Portal Applications: Mid-year applications reopened. Board hopes this will bring in new vendors.
  - Board Meeting Dates: October 15, 2025 and December 17, 2025 confirmed.
  - Discussion: possibility of moving to a larger meeting space due to growing attendance.
- **Old Business:** *At 4:11 p.m.*
  - Advisory Board involvement in Vendor Representative nomination
    - Discussion on board involvement. Proposal documents distributed for review.
  - Doctors' notes
    - Concerns raised about vendors using doctor's notes to swap spaces.
    - Current policy: doctor's notes only apply for setup/teardown assistance.
    - Proposal: require annual doctor's note submission; clarify scope in Rules & Regulations.

  - Complaint forms
    - Agreement: complaint forms should be used for major issues only**.**

- Suggestion: develop online digital form to improve accessibility for vendors without scanners/printers.

- **New Business:** *At 4:23 p.m.*
  - Being good neighbors and boundaries
    - Reminder to respect space boundaries and customer interactions.
    - City Staff let the board know that the property owner is taking out windows and putting in doors. This will impact spaces and will be complete after Balloon Fiesta Week.
    - To be added to future Rules & Regulations review.
  - Discussion on parking/loading zone and sidewalk
    - Concerns about vendors/customers parking for extended times, blocking view of vendors.
    - Recommendation: use SeeClickFix app or call 311 to report violations.
    - Cracks and uneven sections noted. Responsibility unclear between city and property owner. Staff will review.
  - Reassignment issues
    - Discussion on confusion during daily space reassignments.
    - Suggestion: clearer system so one vendor/security completes the process consistently.
    - To be addressed in Rules & Regulations update.
  - Adding a discussion on nominations and future vacancies
    - Proposal distributed for vendor representative involvement. Will be discussed next meeting.
  - Discuss items for next Agenda
    - Blanket checks.
    - Continued discussion on doctor's notes, reassignments, and public safety proposal.
    - Rules & Regulations review pending ordinance update.
    - Request for City Clerk presentation on Open Meetings Act and ADA compliance.

- **Public Comments** *At 4:48 p.m.*
  - ADA concerns on doctor's notes, fairness in assignments, need for vendor vote on ordinance changes, parking issues with large trucks, and support for reinstating a Portal Manager. Vendor voiced concern that only one vendor is speaking directly to City Council without updates being shared with the larger vendor group

- **Final notes from Board/** *Meeting adjourned at 5:00 p.m.*

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Wednesday, February 19, 2025 - Minutes

Marylin Moquino……..……..Vendor Representative
Dee Townsend ……Vendor Representative
Dana Sherrill …….. At-Large Representative
Steven Pettingill……..…….City Representative
Carissa Galban……..……..….City Representative

- **Establish Quorum:** 4:00 p.m.
    - Marylin established that there was a quorum and called the meeting to order.

- **Approve Agenda:** 4:01 p.m.
    - Dee motioned to approve the agenda; the motion was seconded by Dana and approved unanimously.

- **Approve December 18, 2024 Minutes:** 4:02-4:15 p.m.
    - After a discrepancy regarding the minutes, Marylin asked Dana to approve the minutes, Dee seconded and the minutes were approved unanimously. The misunderstanding came from Marylin wanting to change a decision made at the previous meeting; however, the minutes remain accurate to what was decided therefore no changes are necessary. We will add reassignment time change back to the agenda to reopen discussion and allow for changes.
    - During the discussion on how to move forward, the public in attendance was asked by City Staff to save their comments for public comment resulting in a negative reaction. Ramona said having public comment before board discussion hinders them from being able to comment on agenda items. City staff was guided to have public comment before old business to respect the public's time. City staff has been asked to move public comment to the end for the next meeting's agenda.
    - Before moving on, Marylin mentioned that she would like for the Vendor Representative votes to come to the Advisory Board to verify the votes and potentially have a vote- this will be added to new business for discussion.

- **Public Comments:** 4:15-4:34 p.m.
    - Public in attendance: Adonica Gravengood, Christy Hales, Ramona Tafoya, Marie Coleman
    - Ramona Tafoya: Ramona expressed that open communication throughout the meeting allows for her to educate on agenda items. Ramona provided a handout on charms and fetishes; however, the handout was not given to City staff or the board prior to the meeting. City staff asked that any handouts be sent to the board with the agenda 10 days before the meeting. Examples of charms and fetishes that are banned were passed around as Ramona explained what they are and why they are banned from the program.
    - Marylin Moquino: Marylin asked why the reassignment changes have not been made to the rules and regulations. City staff said that edits to the rules and regulations take time and that they are moving forward. Marylin asked if a reminder could be sent to the vendors letting them know the change is not in affect; City staff agreed to send out a reminder. Marylin said that Dee has been allowing vendors to take a spot after reassignment. Dee stated she has not allowed any vendor to take a space outside of the current reassignment times. Marylin stated that she has received complaints from vendors about spot shifting. She said

that vendors do not feel comfortable filling out formal complaint forms as requested by City staff because they are not anonymous.
    - Adonica Gravengood: Adonica said City staff did not address her complaint during Balloon Fiesta Week and that staff is inconsistent. Staff reiterated that submitting a formal complaint form protects staff and vendors and give us something to stand on to take disciplinary action.

- **Community Event Staff Report:** 4:34-4:41 p.m.
    - Vendor Participation Report: City staff reported on vendor attendance for the month of January. Marylin commented that the weather keeps vendors away. City staff stated we will be reporting the monthly attendance statistics throughout the year.
    - Lottery Participation: City staff reported that on average only two vendors have excluded themselves from participating in the Lottery since the start of the FY25 permit cycle. Marylin asked to put the automatic Lottery entry on the next agenda for discussion.
    - Studio Visits and Blanket Checks: City staff has reported that blanket checks have been conducted and that we have a studio visit planned. Marylin said that if someone has illegal items on their blankets during a blanket check that they should get a studio visit.
    - Advisory Board Vacancy Update (Property Owner and Merchant): City staff reported there are two upcoming vacancies on the board for a Vendor Representative and At-Large Member. Marie Coleman's application is still with City Council. Marylin mentioned being in touch with two people to potentially fill the Merchant vacancy.
    - Marylin requested a cleaning of the Portal. A cleaning is being planned for March 4 at 3 p.m. Vendors will be notified. Power washing the Portal will be scheduled when the weather warms up.
    - Reminder of Board Meeting dates 4/16/25, 6/18/25, 8/20/25, 10/15/25, 12/17/25

- **Old Business:** 4:41-4:55 p.m.
    - Casting pieces/charms guidelines discussion continued: Dee said there are already guidelines that ban the use of mass manufactured charms and fetishes. With more blanket checks being done, City staff will be able stop illegal items from being on the Portal. Item was not closed before moving on.
    - Public Safety discussion continued: Marylin asked if the City has made a plan for public safety, City staff is waiting on resources from Sylvia Ramos. This item will be revisited.

- **New Business:** discussion on old business rolled over into new business.
    - Showing permits at reassignment: Marylin does not want vendors doing reassignment to use the word "show" when asking to see permits for check in prior to reassignment and wants them to use "witness." Dee said vendors need to show their permits to whoever is doing reassignment as part of the check-in procedure. Item was not closed and discussion will be continued.
    - Marylin asked about the vendor spotlights that City staff has planned for social media posts and asked why no one was told about them. City staff shared that the vendors were informed about the vendor spotlights and that another email will be sent out to let vendors know they have the opportunity to highlight their business and the program through the Old Town social media.
    - Discuss items for next Agenda: 1. Proposed changes to reassignment procedure (reopened old business), 2. Automatic Lottery entry, 3. Advisory Board involvement in Vendor Representative nomination, 4. Doctor's notes, 5. Complaint forms

- **Final notes from Board/ meeting dismissed:** 4:55-5:00 p.m.
    - Meeting Adjourned: 5:00 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Wednesday, February 19, 2025 - Minutes

Marylin Moquino……..……..Vendor Representative
Dee Townsend ……Vendor Representative
Dana Sherrill …….. At-Large Representative
Steven Pettingill……..…….City Representative
Carissa Galban……..……..….City Representative

- **Establish Quorum:** 4:00 p.m.
    - Marylin established that there was a quorum and called the meeting to order.

- **Approve Agenda:** 4:01 p.m.
    - Dee motioned to approve the agenda; the motion was seconded by Dana and approved unanimously.

- **Approve December 18, 2024 Minutes:** 4:02-4:15 p.m.
    - After a discrepancy regarding the minutes, Marylin asked Dana to approve the minutes, Dee seconded and the minutes were approved unanimously. The misunderstanding came from Marylin wanting to change a decision made at the previous meeting; however, the minutes remain accurate to what was decided therefore no changes are necessary. We will add reassignment time change back to the agenda to reopen discussion and allow for changes.
    - During the discussion on how to move forward, the public in attendance was asked by City Staff to save their comments for public comment resulting in a negative reaction. Ramona said having public comment before board discussion hinders them from being able to comment on agenda items. City staff was guided to have public comment before old business to respect the public's time. City staff has been asked to move public comment to the end for the next meeting's agenda.
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    - Discuss items for next Agenda: 1. Proposed changes to reassignment procedure (reopened old business), 2. Automatic Lottery entry, 3. Advisory Board involvement in Vendor Representative nomination, 4. Doctor's notes, 5. Complaint forms

- **Final notes from Board/ meeting dismissed:** 4:55-5:00 p.m.
    - Meeting Adjourned: 5:00 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, June 18, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Conference Room

Marylin Moquino……Sitting - Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……..……..…… Property Owner Representative
Vacant ……..…….…….. Merchant Representative
Dana Sherrill …… Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - *Meeting called to order: 4:01 p.m.*

- **Approve Agenda** *approved at 4:01 p.m.*

- **Approve April 16, 2025 Minutes** *approved at 4:02 p.m.*
- **Community Event Staff Report**:
  - Presentation from the Director of Arts & Culture, Dr. Shelle Sanchez
    - Shelle explained the proposed updates to the ordinance.
    - Since ordinances are more difficult to change than the Rules and Regulations, the ordinance will provide the overarching framework, while the Rules and Regulations will be more detailed.
  - Vendor Participation Report
  - A discussion was had on the Vendor Representative Nominations.
    - Five vendors nominated, only two accepted. Voting will be conducted online.
    - Voting will close Wednesday, June 25 at 5 p.m.
  - Reminder of Board Meeting dates 8/20/25, 10/15/25, 12/17/25
- **Old Business:**
  - Advisory Board involvement in Vendor Representative nomination
  - Doctors' notes
  - Complaint forms
    - A discussion was had that the compliant forms are for major issues.

- **At 4:43 p.m. it was agreed to move the 'New Business' to the next board meeting to utilize Shelle, and Cristobal's time with the board.**
  - Being good neighbors and boundaries
  - Discussion on parking/loading zone
  - Reassignment issues
  - Adding a discussion on nominations and future vacancies
  - Discuss items for next Agenda

- **Public Comments**
  - A discussion was had about the ordinance, Shelle said that the proposed ordinance will get sent to the vendors and they will have two weeks to share their feedback.
  - The updated ordinance will help clarify violations and suspensions.
- **Final notes from Board/ meeting dismissed**
  - Meeting Adjourned: 5:02 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, August 20, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Conference Room

Marylin Moquino……Sitting - Vendor Representative
Dee Clary ……Vendor Representative
Vacant ……..……..…… Property Owner Representative
Vacant ……..……. Merchant Representative
Dana Sherrill …… Sitting -At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - *Meeting called to order at 4:00 p.m. by Chair.*
  - *Quorum established.*

  - **Approve Agenda** *approved at 4:02 p.m.*

- **Approve June 18, 2025 Minutes** *approved at 4:05 p.m.*

- **Community Event Staff Report**: *At 4:03 p.m.*
  - Vendor Participation Report
    - For the month July, an average of nine vendors participated in the program daily.
  - Advisory Board Vacancy Update: Still two vacancies (property owner, at-large). Applications pending; one applicant declined due to conflict of interest.
  - Old Town Portal Applications: Mid-year applications reopened. Board hopes this will bring in new vendors.
  - Board Meeting Dates: October 15, 2025 and December 17, 2025 confirmed.
  - Discussion: possibility of moving to a larger meeting space due to growing attendance.
- **Old Business:** *At 4:11 p.m.*
  - Advisory Board involvement in Vendor Representative nomination
    - Discussion on board involvement. Proposal documents distributed for review.
  - Doctors' notes
    - Concerns raised about vendors using doctor's notes to swap spaces.
    - Current policy: doctor's notes only apply for setup/teardown assistance.
    - Proposal: require annual doctor's note submission; clarify scope in Rules & Regulations.

  - Complaint forms
    - Agreement: complaint forms should be used for major issues only**.**

- Suggestion: develop online digital form to improve accessibility for vendors without scanners/printers.

- **New Business:** *At 4:23 p.m.*
  - Being good neighbors and boundaries
    - Reminder to respect space boundaries and customer interactions.
    - City Staff let the board know that the property owner is taking out windows and putting in doors. This will impact spaces and will be complete after Balloon Fiesta Week.
    - To be added to future Rules & Regulations review.
  - Discussion on parking/loading zone and sidewalk
    - Concerns about vendors/customers parking for extended times, blocking view of vendors.
    - Recommendation: use SeeClickFix app or call 311 to report violations.
    - Cracks and uneven sections noted. Responsibility unclear between city and property owner. Staff will review.
  - Reassignment issues
    - Discussion on confusion during daily space reassignments.
    - Suggestion: clearer system so one vendor/security completes the process consistently.
    - To be addressed in Rules & Regulations update.
  - Adding a discussion on nominations and future vacancies
    - Proposal distributed for vendor representative involvement. Will be discussed next meeting.
  - Discuss items for next Agenda
    - Blanket checks.
    - Continued discussion on doctor's notes, reassignments, and public safety proposal.
    - Rules & Regulations review pending ordinance update.
    - Request for City Clerk presentation on Open Meetings Act and ADA compliance.

- **Public Comments** *At 4:48 p.m.*
  - ADA concerns on doctor's notes, fairness in assignments, need for vendor vote on ordinance changes, parking issues with large trucks, and support for reinstating a Portal Manager. Vendor voiced concern that only one vendor is speaking directly to City Council without updates being shared with the larger vendor group

- **Final notes from Board/** *Meeting adjourned at 5:00 p.m.*

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Minutes
Wednesday, December 17, 2025 from 4:00 to 5:00 P.M.
Albuquerque Museum Auditorium Room

Denise Pepin……Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……..……..……..……. Property Owner Representative
Vacant ……..……. Merchant Representative
Dana Sherrill ……..…...Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum**
  - Meeting called to order at 4 p.m. by Chair.
  - Quorum established.

- **Approve Agenda**
  - Agenda approved at 4:01 p.m.

- **Approve August 20, 2025 Minutes**
  - Minutes approved at 4:03 p.m.
  - October 15, 2025 Old Town Portal Market Advisory was postponed due to lack of Quorum.

- **Community Event Staff Report**: At 4:04 p.m.
  - Community Event Staff thanks Marylin Moquino for her time as the Vendor Representative.
  - Introducing Denise Pepin on to the Old Town Portal Market Advisory Board as the new Vendor Representative. Denise Pepin was approved at the Twenty-Sixth Council Forty-Second meeting.
  - Vice Chair, Dee Clary leads meeting moving forward until the Board Representative has an election to update the Chair and Vice Chair.
    - Nominations presented for Dee Clary to be the new Chair and Denise Pepin to be the new Vice Chair. Unanimous votes for Dee Clary to be the new Chair and Denise Pepin to be the new Vice Chair.
  - Reminder for Board Meeting dates: 02/18/26, 04/15/26, 06/17/26, 08/19/26, 10/21/26, 12/16/26.
  - Advisory Board would like to plan to have an additional meeting or extended meeting if changes are made to the Ordinance by City Council.
  - The staff has a contingency plan in place to relocate vendors to the south side of the property if westside spaces cannot be utilized.
- **Parliamentary Rules Training:** At 4:10 p.m.
  - Motion was made to postpone training until later date.

- **Old Business**: At 4:12 p.m.
  - Motion was made to leave the process with the Community Events Staff handling the Vendor Representative nomination and election process.
  - Motion was made to review ADA policies before continuing discussion on Doctor's notes.

    - Complaint Forms have been updated and are now online for easier access for Portal Market Vendors.
    - Motion was made to wait for public comments to discuss matters regarding Reassignment.
    - Repairs to sidewalk have been completed by the property owner George Cook.
    - Motion for the Advisory Board to follow up with Landmarks Commission

- **New Business** At 4:35 p.m.
    - Discuss items for next Agenda
    - Marylin agreed to update the Public Safety Proposal and present it by the next meeting.

- **Public Comments** At 4:53 p.m.
    - Blanket Checks
    - Weekend reassignment
    - Nomination process

- **Final notes from Board**
    - Meeting Adjourned: At 5 p.m.

CITY OF ALBUQUERQUE,
OLD TOWN PORTAL MARKET ADVISORY BOARD
Meeting Agenda
Wednesday, February 18, 2026 from 4:00 to 5:00 P.M.
Albuquerque Museum Auditorium Room

Denise Pepin……. Vendor Representative
Dee Clary ……Vendor Representative
Marie Coleman ……...……...……...……. Property Owner Representative
Vacant ……..……..……. Merchant Representative
Dana Sherrill ……..……...Sitting - At-Large Representative
Steven Pettingill ……..…….City Representative

- **Establish Quorum** *(2 minutes allocated 4 - 4:02 p.m.)*
  - Meeting called to order:

- **Approve Agenda and Minutes** *(3 minutes allocated 4:03 - 4:05 p.m.)*

- **Community Events Staff Report** *(5 minutes allocated 4:05 - 4:10 p.m.)*
  - Advisory Board Vacancy Update
  - Reminders
    - Portal Operations
    - 2026 Board Meeting Dates: 04/15/26, 06/17/26, 08/19/26, 10/21/26, 12/16/26.

- **Parliamentary Rules Training** *(20 minutes allocated 4:10 - 4:30 p.m.)*
  - Presented by Cristobal Rocha, Office of the City Clerk.

- **Old Business** *(10 minutes allocated 4:30 - 4:40 p.m.)*
  - Doctor's notes policy
  - Blanket checks
  - Public Safety Proposal
  - Reassignment
  - Discuss items for next Agenda

- **New Business** *(5 minutes allocated 4:40 - 4:50 p.m.)*
  - Landmarks Commission Update
  - Sidewalk updates

- **Public Comments** *(5 minutes allocated 4:50 - 4:55 p.m.)*

- **Final notes from Board** *(5 minutes allocated 4:55 - 5 p.m.)*
  - Meeting Adjourned:

NORTH PLAZA STREET N.W.
(R/W 50')

CASA DE ARMIJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA
TRACT B, 10/08/1986
DOCUMENT #1986097796

BUILDING

SIDEWALK

APPARENT PROPERTY LINE

ASPHALT

UTILITY POLE

BACK OF CURB

SIGN

APPARENT PROPERTY LINE

9.07 Ft.

32.98 Ft.

15.08 Ft.

CASA DE ARMIJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA
TRACT A, 10/08/1986
DOCUMENT #1986097796

OLD TOWN PLAZA
TRACT 180, M.R.G.C.D.
PROPERTY MAP NO.38
AS PER DOCUMENT
#2003s-89

SAN FELIPE STREET N.W.
(R/W VARIES)

FLAGSTONE SIDEWALK

PORTAL (COVERED PATIO)

SIGN

SEAT

33.63 Ft.

BACK OF CURB

6.20 Ft.

BUILDING

SIGN

14.90 Ft.

SOUTH PLAZA STREET N.W.
(R/W VARIES)

APPARENT PROPERTY LINE

BACK OF CURB

APPARENT PROPERTY LINE

PATIO SIGN

WALL

03/31/2017
DOCUMENT #2017039078

0 15' 30' 60'

SCALE: 1" = 15'

SURVEY NOTES
1. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY LINES AND FOUND CORNERS AS MAY BE SHOWN HEREIN ARE FOR ORIENTATION PURPOSE ONLY.
2. FIELD WORK WAS COMPLETED IN 01/07/2026 USING GPS VIA THE LIECA SMARTNET REAL TIME GEODETIC NETWORK.
3. THE HORIZONTAL DATUM IS BASED ON NAD83.
4. THIS MAPPING DATA SET WAS COLLECTED TO SUPPORT A HORIZONTAL SCALE OF 1"=15'.
5. THE CENTER OF THE PROJECT CAN BE LOCATED BY GEOGRAPHIC COORDINATES 35° 5' 45"N, 106° 40' 9"W.

DEPARTMENT OF MUNICIPAL DEVELOPMENT
CONSTRUCTION SERVICES / SURVEY SECTION

206 SAN FELIPE STREET N.W.

DRAWN BY; AM

APPROVED BY; LR

DWG NO. 1 OF 1

REV

FIELD WORK PERFORMED 1/7/2026

SHEET 1

C31-162

86 97736

PLAT OF LANDS OF

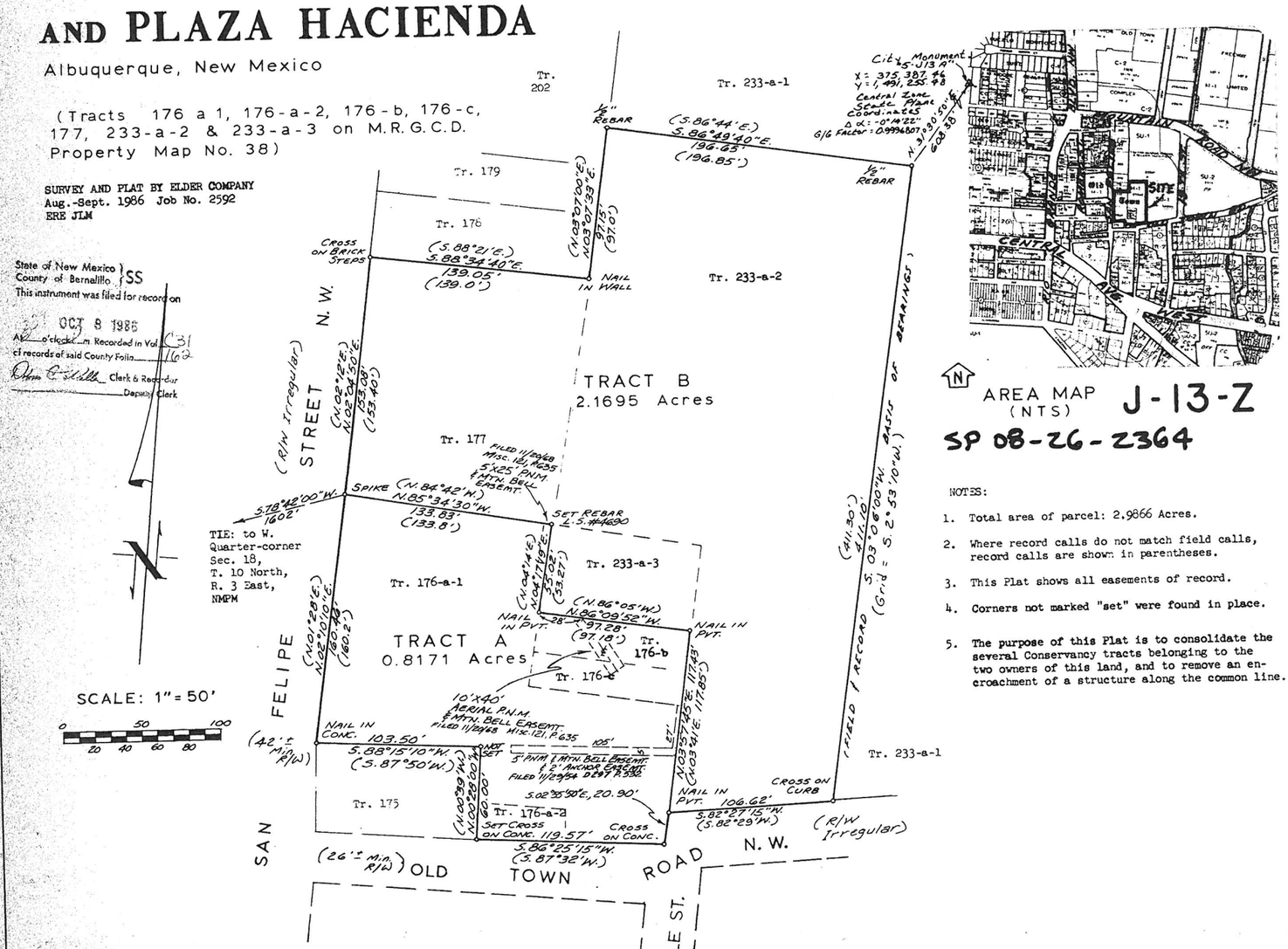
CASA DE ARMIJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA

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 8 1986
At o'clock m Recorded in Vol C31 162
of records of said County Folio
Clerk & Recorder
Deputy Clerk



SCALE: 1" = 50'

0 50 100
20 40 60 80

AREA MAP (NTS) J-13-Z

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)

Nelda Sewell Moorhead
NELDA SEWELL MOORHEAD

TRACT B: (Plaza Hacienda)

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
EDWARD ROSS ELDER, Notary Public
My Commission expires July 18, 1987.

EDWARD ROSS ELDER NEW MEXICO NOTARY PUBLIC STATE OF N.M.

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 3, 1986, by EDWARD ROSS ELDER.

Edward S Elder
Notary Public

My commission expires Aug 25 1990.

APPROVALS: DRB 86-615

Fred J Logan 9-30-86		Roberta Jennings 9-30-86	
CITY ENGINEER	DATE	TRAFFIC ENGINEERING	DATE
Jon E. Estergaard 9-30-86		[illegible] 092386	
WATER RESOURSES DEPT.	DATE	CITY SURVEYOR	DATE
Fred J Logan 9/30/86		Janet Saiers 9-30-86	
A.M.A.F.C.A.	DATE	PARKS AND RECREATION	DATE
Rosie P. Elwell 9/30/86		Richard Dineen 10-8-86	
PROPERTY MANAGEMENT	DATE	CITY/COUNTY PLANNING	DATE

SP# 86-370

DRB-86-615

C31-162

STAFF PRESENTATIONS

AC-26-15

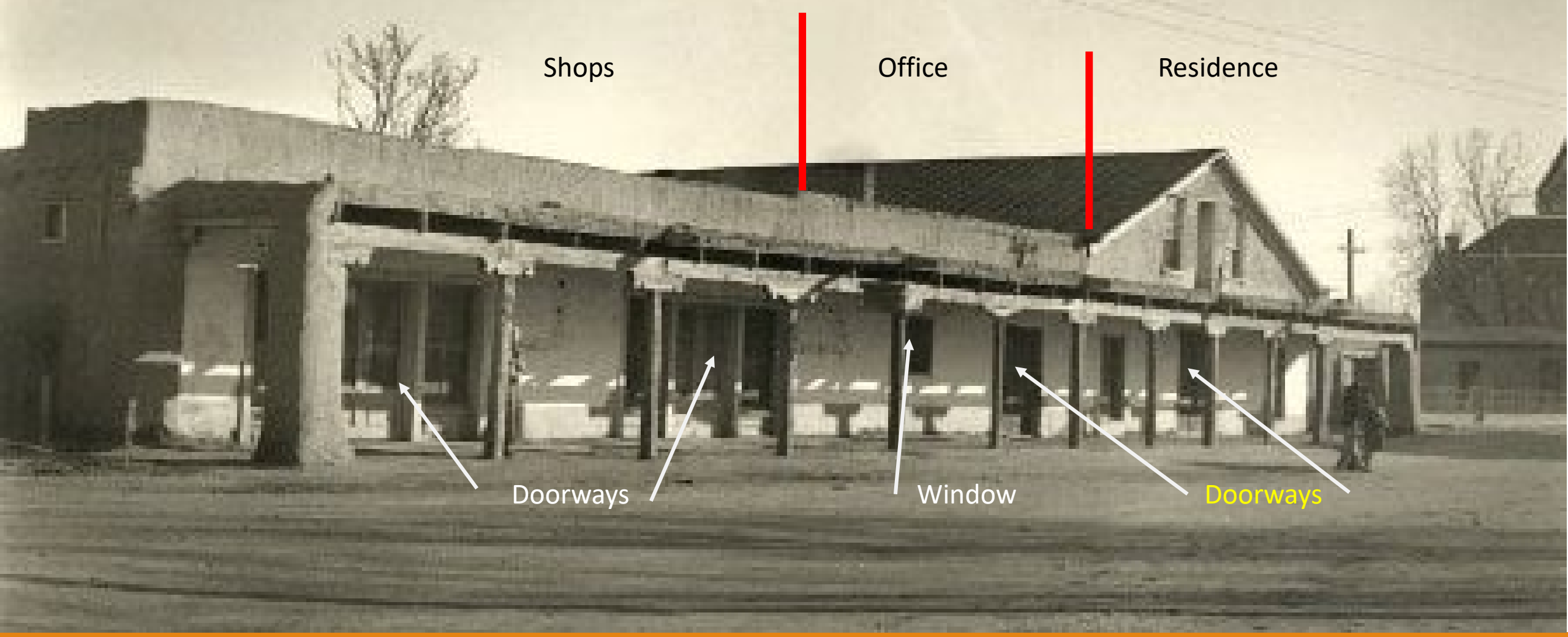
PR-2026-000074 (Project)
HCOA-2026-00033 (Appeal)
HCOA-2026-00015 (Historic Certificate of Appropriateness)

Landmarks Commission June 10, 2026

AGENDA ITEM #4

206 SAN FELIPE ST. NW - CASE #HCOA-2026-00015,

CERTIFICATE OF APPROPRIATENESS – WINDOW REPLACEMENT WITH DOORS



206 San Felipe NW

206 San Felipe NW




La Placita
DINING ROOMS
P
PARKING

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

(Review and Decision Criteria)

The change is consistent with §14-16-3-5 (Historic Protection Overlay Zones)

- *HPO zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical significance*
- *Strengthen the city's economic base by stimulating the tourist industry*
- *Enhance the identity of the city by protecting the city's heritage*
- *Additional access to areas within the Armijo Building can create new economic opportunities*
- *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*

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

(Review and Decision Criteria)

The architectural character of the structure or site itself or of any HPO zone in which it is located will not be significantly diminished.

- *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.*

The structure or site's distinguished original qualities or character will not be altered.

- *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.*

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

(Review and Decision Criteria)

Deteriorated architectural features shall be repaired rather than replaced, if possible.

- *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.*

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

Development Guidelines for the Old Town Historic Zone

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.*











Previous windows/doors in Place

Replacement Doors

SCOPE OF WORK

206 San Felipe ST NW

The elements of the request include:

- Removal of two banks of windows along the portal
- Insertion of two doors (one with sidelights) to match other doors along the portal

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon all applicable permits and related approvals.
2. Replacement doors to be raised panel doors to closer match original doors.





LANDMARKS COMMISSION

Findings for Approval

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

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.

ALTERNATE FINDINGS

LANDMARKS COMMISSION

Findings for DENIAL

1. 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. The location of the Portal Market is a long-established characteristic of Old Town. At the same time, additional access to areas within Casa De Armijo 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 does not impair 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. The doors selected, however, are not of the same character of the original doors. Earlier doors were of a raised panels with high trim rather than the flat panel doors installed. The character of the Old Town Historic District will potentially be adversely affected by changes to the success of the Portal Market.

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

   Not Applicable

LANDMARKS COMMISSION

Findings for DENIAL

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.

Casa de Armijo, being nearly 150 years old, has undergone multiple changes and reconfigurations. The window configuration had been in the building for over 70 years. Before that, there were the door configurations in at least one of the locations. The longevity of the windows establishes them as “original” and they have been established as an element within the Old Town Portal Market Ordinance.

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 were replaced without review or approval. The original windows were not typically manufactured. The integrity of the architecture is compromised.

LANDMARKS COMMISSION

Findings for DENIAL

Recommendation

DENIAL 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 and subject to the following directives.

1. The replacement doors are to be removed and window units to match those removed, are to be rebuilt following approval of design details by LC Staff.
2. The City of Albuquerque, Cultural Services, should facilitate discussion between the Old Town Portal Market Advisory Board and the owner of the building, and work to facilitate 15 vendor stations along the western portal.

Landmarks Commission August 12, 2026

AGENDA ITEM #6

206 SAN FELIPE ST. NW - CASE #HCOA-2026-00015,

CERTIFICATE OF APPROPRIATENESS – WINDOW REPLACEMENT WITH DOORS

Appeal of Historic Certificate of Appropriateness – Minor

6-4(U)(4) Criteria for Decision

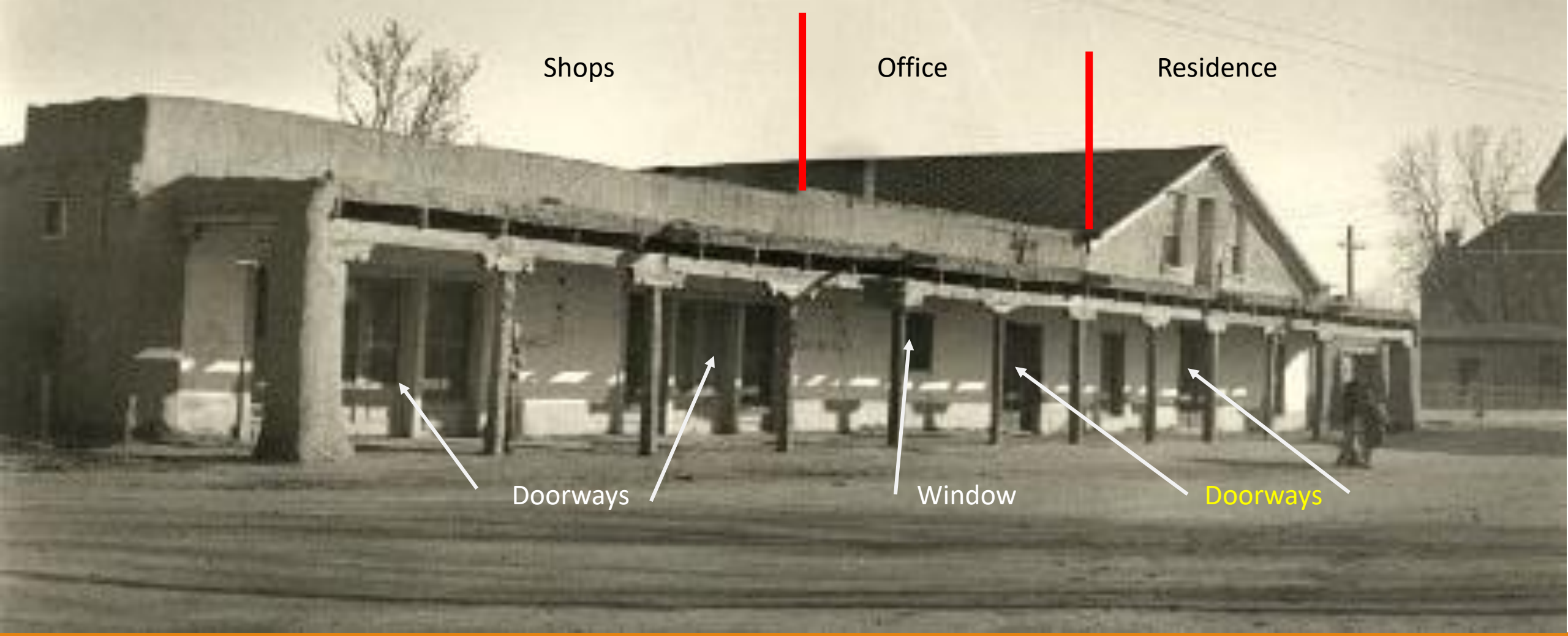
6-4(U)(4)(a) The criteria for review of an appeal shall be whether the decision-making body made 1 of the following mistakes.

1. The decision-making body acted fraudulently, arbitrarily, or capriciously.

2. The decision being appealed is not supported by substantial evidence.

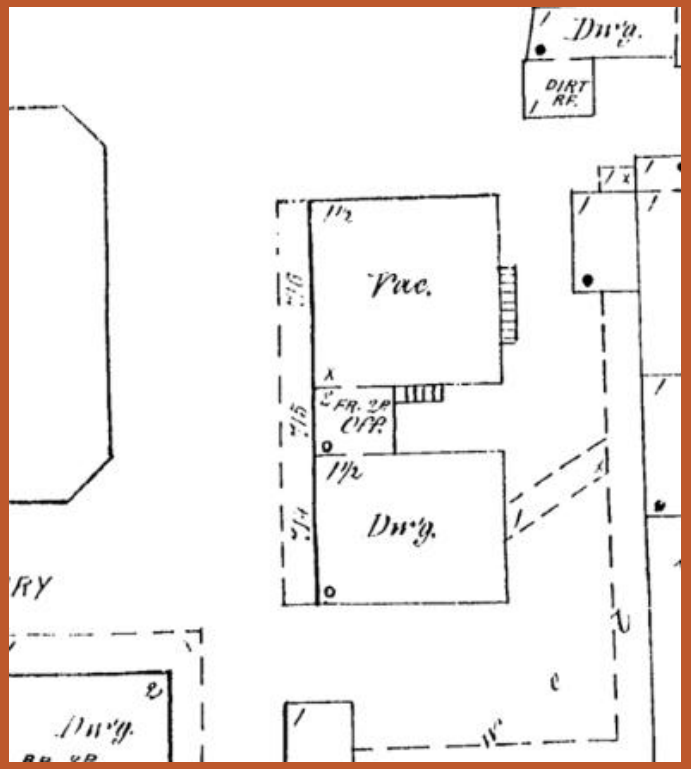
3. The decision-making body erred in applying the requirements of this IDO.

An additional criterion for review of an appeal shall be if the applicant failed to comply with mailed notice requirements for property owners pursuant to § 14-16-6-4(J)(3)(c). **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.**



206 San Felipe NW

Armijo House and Shops 1891

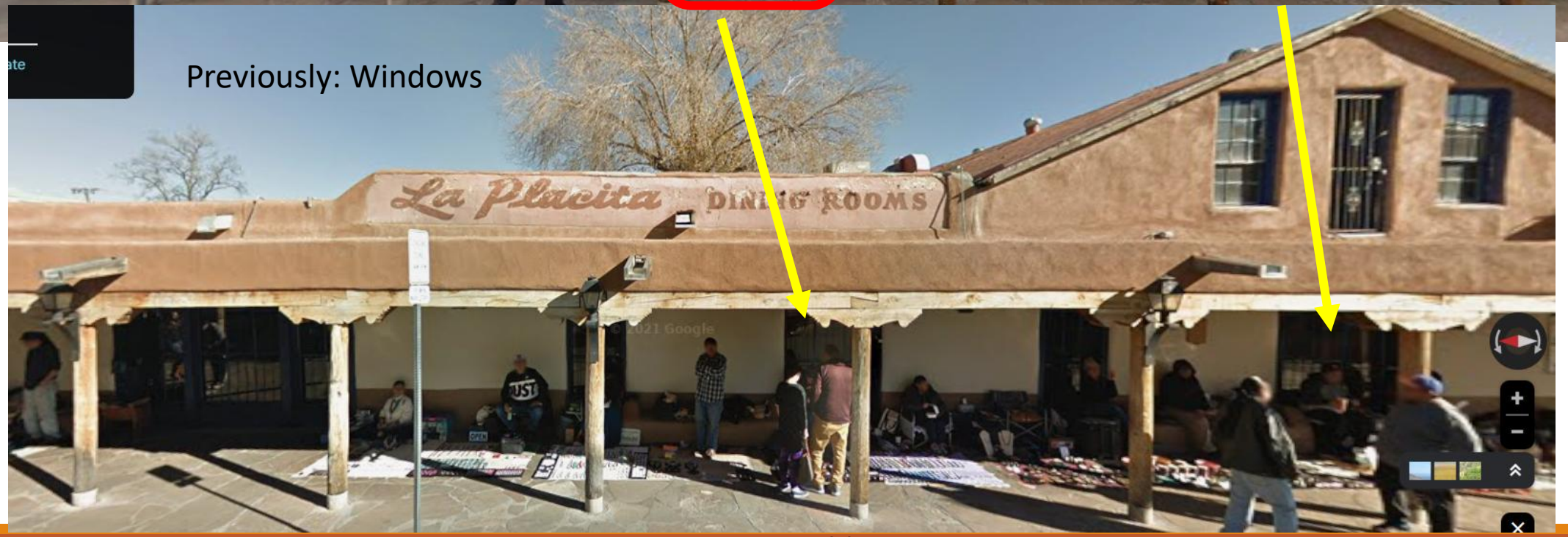


- The original Armijo House was the southern end marked as Dw'g (Dwelling) on the drawing to the left. The home had a central door with single front-facing windows to the left and right of the doorway into each of the rooms.
- In the 1950s or 60s the center door was converted to a window, as were several other doorways along the portal.
- One window, to the right of the original front door, was converted to a door at the same time.
- This conversion was to accommodate the La Placita restaurant, which took over the entire space and needed limited access.
- Replacing the windows with doors makes new rental spaces of individual rooms (rather than the entire building) more viable, each with its own access point, going back to the original entry points in the buildings.

Now: Doors



Previously: Windows



Grounds for Appeal

Appellant: Email Notice was insufficient.

Staff Response:

- *Despite conflicting emails sent to Neighborhood Associations by the applicant, staff sent notice with all required documents.*
- *Notice was emailed on March 30, 2026, before the sign was posted on the site.*
- *Insufficient emailed notice is not grounds for Appeal, 14-16-6-4(U)(4)(b) .*

Grounds for Appeal

Appellant: The reinstallation of doors may affect the long-standing Portal Vendors Program, whose presence under the portal is historic, traditional, and economically important to Old Town.

Staff Response:

- *The applicant has provided a layout where no vendor stalls along the portal are lost.*
- *Making the rental spaces more viable does not remove the Portal vendors.*
- *Even a change in vendor locations does not remove the Portal Market.*

Grounds for Appeal

Appellant: 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.

Staff Response:

- *The placement of the windows many years ago was to facilitate a single business. Those changes would not have been allowed under HPO guidelines today, especially not the removal of the main entry door into the original Armijo house.*
- *Reinstalling doors in these openings is not contrary to historic renovation practices.*

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

Original Decision: Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

6-5(B)(3)(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.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

ELEMENTS OF REVIEW

INSTALLATION OF DOORS IN LEIU OF WINDOWS

Development Guidelines: Old Town Historic Zone

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

- *The new doors replicate existing doors to match what the original doors in those locations may have looked like. The position, size, location and arrangement 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.*



Existing door





Replacement Doors

LANDMARKS COMMISSION

Findings for Approval

Recommendation

DENY the Appeal (Project #: PR-2026-000074 / HCOA-2026-00015) and affirm the APPROVAL of HCOA-2026-00013, a Certificate of Appropriateness – Minor 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 Findings # 1-9 of the Supplemental Staff Report .

LANDMARKS COMMISSION MINUTES

AC-26-15

PR-2026-000074 (Project)
HCOA-2026-00033 (Appeal)
HCOA-2026-00015 (Historic Certificate of Appropriateness)

Landmarks Commission Hearing

MINUTES

June 10, 2026

Hybrid Hearing

Landmarks Commission

Damon Maddox – Chair – Absent

Robert Bello – Vice Chair – Absent

Rosemary Dudley – Acting Chair

Lauren Austin

Sarah Berwald

Lee Gamelsky

Danny Solares – Absent

City Staff Present:

Leslie Naji – Principal Planner, Planning Department

Nasima Hadi – Planner, Planning Department

Christina Chavez – LC Hearing Monitor

Andrew Coon – City Legal

Commissioner Rosie Dudley: Moving to item number 4, case number HCOA-2026-00015, Historic Certificate of Appropriateness related to the Historic Old Town Association appeals staff approval for Historic Certificate of Appropriateness to replace a pair of existing doors located at 206 San Felipe SW…NW between Mountain Road and Central Avenue, Lot 175, Tract A, Old Albuquerque Historic Addition, Old Town HPO zoned MX-T. Ms. Naji, are you presenting this case?

Leslie Naji, Principal Planner: I am. Good afternoon, Acting Chair Dudley and Commissioners regarding agenda item 4, case number HCOA-2026-00015, this is an appeal to staff approval of the replacement of existing window areas along the west portal with doorways. This photograph from 1935 shows an earlier configuration of doorways.

The house was expanded to include two shops to the north, and an office was filled in to the middle of the space. At that time, this is about 1935, we had doorways in these locations. There were window… there was a window in that location there and additional doorways here. These are the doorways that have been replaced with the…with the current action, which is being appealed. This again shows a better example from back in probably the 1950s, where you can see the earlier office door has been expanded, and there was a previous window that has been… this had been a window before, and this was turned into a door.

The current action is… This shows where these two existing windows have been…these had been made windows, and then this actually replaced them with doors. These are both showing prior to the change. So, this was on a quiet day, so you can see their location. Here is on a portal day or day when people were active. So, when we look to evaluate this application, the review and decision criteria is looking for it to be consistent with the Historic Protection Overlay zone in the ordinance. That says that we are to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historic significance 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. Additional access, we also were looking at it in that this can be accomplished in part with the additional access into the Casa de Armijo building that would create additional

opportunities and have more people perhaps going in and out of those, acknowledging, however, that the change creates difficulties with the portal market along the front of the building.

When we looked at the evaluation criteria, and when it's talking about the original structure that we don't want to diminish the original character of the building, where the location of these doors is in the same location where doors had been previously and that throughout its 150 years, this building has undergone multiple changes. It's been expanded, it's been doors, it's been windows, it's been doors, and so in our evaluation, we felt as though it met the criteria for maintaining the historic character of the building. Likewise, we were supposed to protect the deteriorating architectural features rather than replacing them. The windows that were there were not original, although we don't know how long they had been there, and we felt like the changes were not going to be significant in terms of on the building.

Commissioner Lee Gamelsky: Ms. Naji, real quick. The changes were made…were done without following through proper applications or anything like that. Is that correct?

Leslie Naji, Principal Planner: Correct, yes.

Commissioner Lee Gamelsky: Okay.

Leslie Naji, Principal Planner: Yes. So, other guidelines concerning windows and doors is that you are to retain and preserve the position, number, size, and arrangement of historic windows and doors. A lot throughout the changes on the Armijo Home building, even though they were windows, they look very much like doors, and the new doors look a little less like windows than the old windows look like the old doors. Does that make sense? And so, the building itself is not going under a major change. We did have some concerns and actually seeing the design of the doors as they went in, whereas the original windows and one of those locations and the door is…I may have the wrong door. Well, I have a door that was available when I was down there. So, it's a heavier door with more of a raised panel door, as opposed to the sort of flat panel doors that have been installed and that if this decision is upheld by the Commission, we

recommend that they be changed with a raised panel door to be more in keeping with the existing door that is in this on the site, and what would have been there earlier.

So again, the scope of the work was the replacement of two banks of windows along the Portal and the insertion of two doors, one that had side lights that were in those same spaces. Staff had recommended approval, and under the current questioning we… If it is still approved and that we would want to see when the applicant needs to get the actual permits, which they still don't have because they don't have a Certificate of Appropriateness and to change the character of the doors to be more in keeping with the original format of the windows/doors that were there, and so with that, staff recommends approval for Project PR-2026-00074, HCOA-2026-00015, a request for a Certificate of Appropriateness – Major, which is the action for an appeal to a staff decision for alterations to tract A, plats of land of Casa de Armijo, and Plaza Hacienda located at 206 San Felipe Street NW, based on the findings within the report.

Commissioner Rosie Dudley: Commissioners, do you have any questions?

Commissioner Lee Gamelsky: I do. So, Staff is recommending that the appeal be denied. Is that correct?

Leslie Naji, Principal Planner: Correct.

Commissioner Lee Gamelsky: I mean, that's…

Leslie Naji, Principal Planner: The way that you handled this, though, is as…The action is an appeal to a staff decision. Your decision is to approve or deny the application, the design application.

Commissioner Lee Gamelsky: So where does the appeal come into play?

Leslie Naji, Principal Planner: It is… it's not your typical appeal, which usually goes to Council. The way that a decision is appealed is that the design is then sent to the

Landmarks Commission for them to make a decision of approval or denial of the design application.

Commissioner Lee Gamelsky: Okay, but you're not addressing that notion in your recommendations, are you?

Leslie Naji, Principal Planner: The appeal notion?

Commissioner Lee Gamelsky: Yes.

Leslie Naji, Principal Planner: I have not, and if our lawyer was on, because it's typically as we've handled these, if it was something we weren't going to approve…We would say don't apply for a Certificate of Appropriateness – Minor. Go straight to the Landmarks Commission. If Legal staff is there, he can perhaps tell us which way we should be approaching this.

Commissioner Lee Gamelsky: (INAUDIBLE)

Leslie Naji, Principal Planner: Mr. Coon are you available for comment concerning how to approach this?

Andrew Coon, City Legal: Yes, can you hear me?

Leslie Naji, Principal Planner: We can.

Andrew Coon, City Legal: Can you see me?

Leslie Naji, Principal Planner: No, and can you speak up?

Commissioner Lee Gamelsky: Yeah, speak up. Perhaps we could move on and let him kind of chime in after we hear from applicants or whoever.

Commissioner Rosie Dudley: Okay, Commissioners, do you have any other questions of staff?

Damon Maddox, Chair: No.

Commissioner Rosie Dudley: I have a question about your first slide, Ms. Naji, where you listed out the reasons why this was in keeping with…

Leslie Naji, Principal Planner: You mean the consistence with the protection like this?

Commissioner Rosie Dudley: Yeah…

Leslie Naji, Principal Planner: So, this is…

Commissioner Rosie Dudley: The second… the second bullet specifically. Can you zoom in?

Leslie Naji, Principal Planner: Hold on.

Commissioner Rosie Dudley: Strengthen the city's economic base by…Stimulating the tourist industry. How does this prop… how does this change do that?

Leslie Naji, Principal Planner: The way that…The view with this has been that it's encouraging more by having more shops within the building, access within the building... You get more street traffic in and out of those, rather than just going along the side of it.

Commissioner Rosie Dudley: Okay. All right, so if there are no other questions from commissioners, I'm looking online. If either of you have any questions, we'll move on to the applicant's presentation. Is the applicant here today?

George Cook: Yes, I am.

Commissioner Rosie Dudley: Do you… would you like to make a presentation?

George Cook: I actually had an architect handle this, so I'm not too familiar with what I'm doing. But I…

Commissioner Rosie Dudley: Okay, before you begin, thank you for being here. Could you just state your name and address for the record, please?

George Cook: Yeah, I'm George Cook, and I am the owner of the La Placita Property, and I live on 1725 Escalante.

Commissioner Rosie Dudley: Thank you.

George Cook: And…As probably some of you know, I bought this from the Albuquerque Museum during COVID times. They were in financial need of money to repair La Placita. It needed a brand-new roof. It needed a lot of work that they felt that they just didn't have the finances because of the closure of the museum and other things. So, I just happened to be at the right time and the right place when they were asking for a sale of it, and I bought it from them.

We've been in business in Old Town since 1967, so I'm not a…a newcomer to the… to Old Town. I've been trying to preserve La Placita as best as I can. It used to be one big restaurant, which also went out during COVID, and large restaurants have never wanted to take the space. So, what I've had to do is divide the space, and you can't just go in and do…knock out walls. The walls are 3-foot to 4-foot thick, so the only way to actually serve the public with that space is to have doorways, because the spaces run where you have to go in through the front to the back, and that's the way the spaces are. So that's why I've asked for the two doors, additional doors, and this way I can lease out all the different spaces to different shops. We've got a waiting list for shops. We're just waiting for approval on the doors, and we were hoping to have this ready by summer because everybody wanted to be in there by summertime, and of course, now we just want an approval so we can be in there by Balloon Fiesta, and so it's one of the choicest locations for retail trade. And so that's what we're asking for. The doors, when

we originally did it, we were doing some improvements. We had to put in new bathrooms and so on inside, and contractors said, let's put the doors in and get approval for them, because they were originally doors, and that's why we put the doors in…not…We probably went too premature. But that's why we're asking now to get approval, and if we have to change the doors to look a certain way, we can do that. So that's the whole story. Let me mention one other thing. The vendors are worried about losing space, but the original terms on the vendors, they couldn't sit in front of the windows to begin with. So, you can't be sitting in front of the windows, which is no different than sitting in front of the doors, and I have also taken… there used to be wrought iron on the south side where vendors couldn't sit, and I have opened that up now where vendors can sit all the way, basically on the south side as well as in the front of La Placita. So, they're actually not losing any square footage.

Commissioner Rosie Dudley: Thank you. Commissioners, do you have any questions of the applicant?

Commissioner Lauren Austin: I do

Commissioner Lee Gamelsky: Please go first.

Commissioner Lauren Austin: Thank you. Mr. Cook. Please excuse that I was late somehow or other the meeting notice went in my spam folder, I assume, because I never saw it. You said you'd been in business in Old Town since 1970?

George Cook: 1967, we went in there… (INAUDIBLE)

Commissioner Lauren Austin: 1967, okay.

George Cook: And my father, Gaines Cook and Elizabeth Cook.

Commissioner Lauren Austin: Okay.

George Cook: And we started in business in 67.

Commissioner Lauren Austin: And my concern about that is you've been in Old Town for what, 50 something years, you did know it was an historic overlay district?

George Cook: Yes.

Commissioner Lauren Austin: You did know that to make modifications, you had to have approval?

George Cook: Yes.

Commissioner Lauren Austin: And you knew that they had to be posted so that the general public could see those notices? You knew that and yet you didn't do it.

George Cook: No, I didn't.

Commissioner Lauren Austin: Thank you.

Commissioner Lee Gamelsky: I have nothing to prove. I have nothing further to add.

Commissioner Rosie Dudley: Okay, commissioners online, do you have any questions of the applicant?

Damon Maddox, Chair: No.

Commissioner Rosie Dudley: Now, Ms. Chavez-Gonzales, are there any members who wish to speak?

LC Hearing Monitor, Christina Chavez: Chair Dudley and Commissioners, we do have some public speakers today. Can I get Ramona Tafoya?

Ramona Tafoya: My name is Ramona Tafoya, 2536 Syrian Avenue NW, Albuquerque, New Mexico, 87104, and I'll talk fast. I only have 2 minutes. First of all, the only windows

we can't sit in front of are the big windows, and that was a request of Rick Elliott, who owned La Placita restaurant at the time. The other windows, there has never been a question about. Quickly, the building is not in the original condition. You cannot return it to that. You would have to take the picture off, and you'd have to take the benches out. So, you can't return it to original. And when I look at it, I say you have to go by what it is historically, what it has become historically, and what it is known as historically, which is the condition it is in right now with the windows in place as they are right now. So I think that part of the job here is to preserve what it has become and not what it was, because that's what it is now, is what people remember. Next, the vendors are going to lose space. We are already losing space. It's dangerous on the south side. That's private property. I think it's against zoning, and you can't sell over there. I've had to give about 4 or 5 spaces because it's not safe for me to be on that side. And like I said, I don't even know if it's legal. Our ordinance does say where our spaces are supposed to be, and they have moved them around, and so as long as I can work in the front, I will, but I can't on that side.

Also, a concern on that side is there were rails on that side where Rick used to put people to eat over there. Those rails were removed, and to me, that also altered the historical character of the building. So, it is going to have a major impact on us, and like I said, only the big windows are the ones that we can't sit in front of, and I think that really what we're trying to do is preserve what it is. And I have a picture here, you probably can't see it, of the rails that were on that side. This is the walkway that goes to the back patio market. That is not City property. That is…Private property. Those rails are gone. I don't know when they took them out, but Rick used to put people back there, and that's why they have those rails to prevent people from getting up and leaving, and they would bring the food in through those side doors. And I don't really know when they took them, but they took those rails out to put us back there. So, and our ordinance doesn't allow us to be back there. And the spaces in the front have been renumbered and relocated so that we're not sitting in front of the windows that we were able to sit in front of and not legally through our ordinance; we are allowed to sit in front of. So, I hope I covered that quickly.

Commissioner Rosie Dudley: Ms. Tafoya, can you state who Rick is?

Ramona Tafoya: Rick Elliott. His family acquired the restaurant in about 1935. La Placita and his dad had it, and his granddad had it, and then he had it. He did not close the restaurant down because of his COVID. He survived COVID because we weren't there during COVID, and the City allowed him to put tables in the front, and he survived it, but he was unable to continue running it, and his son did not want it, so he had to close it down. But he was there for an excessive amount of time, and Rick was the one who actually requested that we not sit in front of the big windows, because people… he used that part of the building as a restaurant, and people couldn't see out the big windows, and so he was the one that requested we not sit in front of the big windows.

Commissioner Rosie Dudley: Do we… could you pull back, Miss Naji? Can you please pull up the image of the front facade, so we can see what… what big windows are versus other windows.

Leslie Naji, Principal Planner: Yeah, just give me a moment.

Commissioner Lee Gamelsky: Just wanted to add the two images, the top and the bottom, you know. Existing and past would be helpful. Not that.

Leslie Naji, Principal Planner: So, it's a little hard…

Commissioner Lee Gamelsky: The one to the… Oh, yeah, good.

Leslie Naji, Principal Planner: This shows some, but this is…

Commissioner Lee Gamelsky: No, that was good. That was good.

Leslie Naji, Principal Planner: So, part of what…

Ramona Tafoya: This is the door to the trading post now. There's a window here. Then there's a way, and then there's a big window over here. That's one of the big windows there. This is space 12. So you have a big one moved in, and you have space 13 and

14, which you can't see, and then over here is another big window before the trading post. So this is one of the windows we can't sit in front of. These other windows we've always been able to sit in front of. There's never been any question about it, and you can see people in this picture sitting in front of those windows.

Commissioner Rosie Dudley: What spaces are those?

Ramona Tafoya: Well, this is 12. This would be 13, 12, 11, 10… 9 is on the bench, and you go 8, 7, 6, 5, 4 here, 3, 2, and 1 is over here; you can't see it. 13 and 14, that's all of us standing (INAUDIBLE) here, and 15 is on the other side of the big window that's over here. There's a door there to access the Old Town restaurant, and so 15 is on the other side of that door.

Commissioner Lee Gamelsky: Which is the current condition, the top photo or the bottom? So that's where the doors are in the low and the upper ones…

Ramona Tafoya: (INAUDIBLE)**…**here…This is space 3, so on 3, and on 8. Which is here…

Commissioner Lee Gamelsky: So those…

Ramona Tafoya: Those doors have… they've already put the doors in on 3. They put the doors in because this is 1 over here, 2 and 3. This is 4, 5, 6, 7, 8.

Commissioner Rosie Dudley: So, I have one other question before moving on to the next person who wishes to speak. You mentioned the ordinance of the spaces identified and called out in the ordinance?

Ramona Tafoya: Yes, the ordinance says that starting on the center of South Plaza, is where the first space will start, the edge will start there, and that first space on the south side is supposed to be space 1 and then they're all about five feet. So, they're numbered all the way down up to space 12. 1 through 12, they're numbered. And then you have the big windows in them, 13 and 14, and then it says on the north end the

spaces shall end at a certain point on the north end, where 15 is at. 15 is a standalone, and so it does specify that. Now, recently, the director took that information out of the regulations in an effort to make what she did legal. But it's very clear on the top of the regulations, it stipulates that when the regulations are in conflict with the ordinance, the ordinance supersedes, and that information is still in the ordinance, and the ordinance has not been changed, and she can't change it by herself. That can only happen through City Council.

Commissioner Rosie Dudley: Okay, thank you.

Ramona Tafoya: So that information is still in the ordinance, and so we're still…

Commissioner Rosie Dudley: Thank you. It looks like there…

Ramona Tafoya: We abide by that.

Commissioner Lee Gamelsky: Ms. Tafoya how many spaces per the ordinance are there supposed to be facing the plaza? Is it 15 spaces?

Ramona Tafoya: 15.

Commissioner Lee Gamelsky: Okay, facing directly, not counting what's on the north or south or whatever. Okay, thank you.

Ramona Tafoya: 15 in the front and then, like I said, they… they have relocated them so that from space 10 to 15 is now on the side where those rails are.

Commissioner Lee Gamelsky: To the south? (INAUDIBLE)

Ramona Tafoya: Facing the south.

Commissioner Lee Gamelsky: Right, but there's less than 15 spaces along the elevation facing the plaza. Yes, thank you.

Ramona Tafoya: And then it has occurred in Old Town way, way before any of this. Nelda renovated the building in the 1930s, and she encouraged people to sell there in the ‘30s, and there were some pictures that I couldn't get of vendors sitting out there in the ‘30s. The difference is that the vendors used to fight when Old Town started becoming popular, and these merchants were trying to make it a tourist attraction. It did become popular, and so more people came to sell in Old Town, but there was nothing to regulate the selling. So what happened was a group of merchants, Elizabeth Cook, Gaines Cook, Tito Chavez, Manny Goodman, Jim Hoffas, Henry Ace Davis, Millie Santianas, these people encouraged the City to try and clean it up, because they claimed it was a flea market environment. So the City went in, and Nelda had given them permission to use the sidewalk, told them you can have it. And so the City went in and implemented its first ordinance in the ‘70s, and that was to eliminate solicitations throughout Old Town, except underneath that portal, and so the City got in the business of giving us a license, a permit to sell under in the ‘70s, but prior to that, you could sell anywhere. It was a commerce area, so a lot of people used to sell in there.

Commissioner Lee Gamelsky: So, if I go over there today, are there any markings designating the spaces where right now?

Ramona Tafoya: Yes.

Commissioner Lee Gamelsky: Okay.

Ramona Tafoya: And the markings that are now there are the ones that they put to realign us.

Commissioner Lee Gamelsky: What was this? When was that done?

Ramona Tafoya: That was done, I think, on April 14th at night, and so they put it, and they changed it so that well, I'm not sure exactly who did it, but it was under the direction of the Director, Shelle Sanchez.

Commissioner Lee Gamelsky: Okay.

Ramona Tafoya: And so they did it, so starting on the south… on the north end is now space 1, and that's supposed to be 15.

Commissioner Lee Gamelsky: Right.

Ramona Tafoya: And they spread them way out, and they put gray markings, renumbered them, and so actually, on the other side of the door now…

Commissioner Lee Gamelsky: Well, how many are (INAUDIBLE)?

Ramona Tafoya: Is now space 9.

Commissioner Lee Gamelsky: How many are there facing the plaza now?

Ramona Tafoya: 9.

Commissioner Lee Gamelsky: Only 9?

Ramona Tafoya: That one is here, space 9.

Commissioner Lee Gamelsky: There was 15.

Ramona Tafoya: Well, there was never a space here. The first space was right here, which was space 1. This is now space 8. (INAUDIBLE) They took away the old markings. You can still see where they kind of sandblasted them, and they took away the old numbers, and they put it in to reconfigure it where the spaces are at now.

Commissioner Rosie Dudley: Thank you. Ms…

Commissioner Lauren Austin: No, that answered my question.

Commissioner Rosie Dudley: Okay, any other questions?

Commissioner Sarah Berwald: Yeah, I have a question. This is Commissioner Berwald. My question is when we're looking at what is on the screen, the two red circles on the top image are where we formerly had windows, but now have doors, please let me know if that's incorrect. But I see that there are merchants in front of those windows, at least one of them. So, it seems like we used to be able to have merchants in front of those, but now that they're doors, we can't have merchants in front of them, is that correct?

Ramona Tafoya: Correct. We did… when he originally changed them to the windows to doors, we originally were there, and it was until just recently when they realigned the spaces that we can no longer sit in front of any of those windows. They're all open. So, we're only in between on those.

Commissioner Lee Gamelsky: Ms. Tafoya once again, could you point out where the two big windows are where vendors are not supposed to be positioned in front of?

Ramona Tafoya: This is the 1st window.

Commissioner Lee Gamelsky: Right .

Ramona Tafoya: The other window you can't see on this…

Commissioner Lee Gamelsky: Further north, okay, further north.

Ramona Tafoya: Yeah, further north.

Commissioner Lee Gamelsky: Thank you, that's good.

Ramona Tafoya: Because then you can see the bench here?

Commissioner Lee Gamelsky: Yeah.

Ramona Tafoya: So right, just on the other side, because we realigned the spaces on this one so we wouldn't be in front, because originally, we were a little bit in front.

Commissioner Lee Gamelsky: Got it, okay.

Ramona Tafoya: So right here on this side is for the next one that begins at the end of the bench, and it goes across, and then there's a door that goes into the restaurant.

Commissioner Lee Gamelsky: So, what I'm looking at, then, where the windows were changed out, and new doors located now that directly impacts the number of vendors that could be placed, because before vendors could be in front of the windows, but now there's a door, and you can't have a vendor in front of the door. Is that about right?

Ramona Tafoya: Correct.

Commissioner Lee Gamelsky: Thank you.

Commissioner Rosie Dudley: Thank you, Ms. Tafoya. We'll hear the next speaker now.

LC Hearing Monitor, Christina Chavez: Chair Dudley and Commissioners, our next speaker is going to be Marilyn Moquino.

Marilyn Moquino: Hello, I'm at 13400 Panorama Loop Northeast, and my name is Marilyn.
Just like Ramona explained, since we're talking about doors, the one part she was talking about that you cannot see on the pictures, there's a door right there now, and it's been there for about three years. And from what I understand, that door was never approved by the code enforcement, because the lady that came in in 2023, she wanted to have an Old Town Café, and so what they did was they went ahead and opened that door so it infringes on space 15. And we're dealing with that now, and the problem is is

that when I sat there one day and I asked her, why are you opening this door to the lady that bought the Old Town Cafe at that time, she argued with me. And I asked her, I said, did you get approved from the code enforcement? She said, no, I got approved… I got approved by the fire department, and so that particular door on… next to 15 is also infringing on our spaces, and that should have been not there at all, because they never got the proper, you know, approval at all. And then so, that's where we are at. It's like they just want to keep doing this and that, and they don't…

Commissioner Lee Gamelsky: But you didn't protest this back then, 3 years ago or 4 years ago?

Marilyn Moquino: I tried to. We tried to go through code enforcement, but it seemed like the community event staff had control over everything. Just like recently, we complained again, and they told us that, thanks for the feedback from our community event staff. It's like everything that the community events staff is doing, if we complain to code enforcement or whoever, it goes back to them, and it's very frustrating. It seems like we have no say-so in anything, you know, and so now we have that door that's open, and it's infringing in our space 15. And the other thing that I want to say is that we have been there a long time, and we spoke about this the last time. And I know that business is business, George Cook, business is business. We're all trying to do the business out there. But George knew that we were on a City ordinance. Right there in the front that he should have the ordinance stating that we are not to be moved because we're on a public right-of-way. And then, of course, he went through the whole thing without getting any kind of approval. But then you're looking at just his business and merchants. But what about us? The 40 people, the permit holders today, that one event in front of that place where we're supposed to be. See, and what about us? What about the 40 permit holders that wants the same business? At least he's got another business right there at Cover Wagon and other places. All we want is our 15 spaces in the front, not around the corner, in the front, and that's, you know, that's my argument, again, that we've been there. He knew we were there, and that's just my opinion that we shouldn't be moved because we're on a public right- of-way. Thank you.

Commissioner Lee Gamelsky: Thank you.

Commissioner Rosie Dudley: Thank you. Next speaker.

LC Hearing Monitor, Christina Chavez: Chair Dudley and commissioners, our next speaker is going to be Adonica Gravengood.

Commissioner Rosie Dudley: The applicant will have an opportunity to respond after all public speaking.

Adonica Gravengood: Hello, Commission. My name is Adonica Gravengood. My address is 13304 Panorama Loop NE, Albuquerque, New Mexico, 87123. I'll just read what I wrote, so I stay on track. My name is Adonica Gravengood… I'm fourth generation to sell under the Portal in Old Town. I've held a permit for 23 years, which was formally established in 1974, not 1991, as far as the program goes. We are a part of the culture, tradition, and historical character of the building. The vendors have brought significant economic value to the HPO zone. Shouldn't we be preserved and protected? This change has negatively impacted us for almost two months now. The southside is not ideal, nor a prime spot to sit. Not to mention the human urine, feces. It's created big problems. It's unsafe, it's unsanitary, and it's uncalled for. There is no question that the building, you know, being 150 years old has underwent numerous changes, but the windows that were removed and replaced with doors without permission until after the fact were there for almost more than 60 years and had their own historical significance, including fabric. Should an architectural features be repaired, not replaced when possible? Allowing this sets a dangerous precedent, where owners can alter buildings first and seek permission later, undermining the legitimacy of the commissions. In addition, it is unsettling, or it is upsetting, rather, the City and the owner disregarded the ordinance regarding us. I please ask for your reconsideration in reversing staff's decision. If, you know, the owner has been there since 1967, then he would know that those windows have been there since about 1965. I included with my letter some images of 1965 where you see the windows already there, but those weren't included in none of this staff's report. However, the windows have been there. I have showed pictures since 1965 that we have been there, and I just don't think that it's fair that we're losing prime spaces when we've been occupying those two windows in

question. For myself, 23 years, my mother's held a permit for… since the 1974 ordinance, for 50 years. My great-grandmother was there. You know, we've occupied that part of the space. I just don't understand how you can be in Old Town that long and not be aware of us being there, that we are the part of Old Town. We've been called the ambassadors of Old Town, you know, all kinds of different things, but I just don't see it with this taking place. And again, I just ask that you reconsider staff's decision. Thank you, Chair Maddox and all you have… the board members. I appreciate you.

Commissioner Rosie Dudley: Thank you.

LC Hearing Monitor, Christina Chavez: Chair Dudley and commissioners, our next speaker is going to be Glenn Gamache.

Glen Gamache: Good afternoon. My name is Glen Gamache. I live at 428 Louisiana Boulevard, Albuquerque. 1972 when I was in graduate school at UNM, I sold handmade candles and handmade jewelry in Old Town. So, I'm familiar with a lot of the things we're talking about. I got four quick points I want to go over the staff report by this commission. Before this commission, the staff report here is flawed, and I'd say it's flawed because on attachment A, the photographs, there's no pictures of vendors, just a vacant building. And I think in my email I sent, I have a good picture of the building without the vendors, and we show you that, but you know what I'm talking about. So, in attachment A, the photographs, no vendors. The vendors are a landmark. They're a living landmark. I did some research, and that's what it shows. They are an intensive cultural tradition, which was codified by the City of Albuquerque. The issue before us with the doors and the windows and moving the vendors required a change in the City ordinance. In my email that I sent you, I sent a copy of a draft that the City gave to a City Councilor to push forward, which was set aside. And on the page that I sent….no, that's the old… oh, what's up there now is a…you can go back to that. I was going to talk about that. That's an 1863 newspaper that shows the first ordinance for the town of Albuquerque, one of the ordinances for selling in Old Town. So, it's been an issue where you can sell and what you can sell in Old Town. This isn't new; this is old, and so the farthest back I could go was in English, and that's 1863 when… when that was published. The law, if we could find that on that thing I sent, I think it might be the last

attachment. It says draft or law or something like that. Yeah, I think that's it, yeah, with the side notes. So, there's a plan in place to move the vendors away from certain locations, which were what you were talking about, the windows, the doors, moving those spaces. And to do that, there has to be a change in the ordinance. But when you change the ordinance, it also opens up the fact that the vendors could be moved to a parking lot in Old Town. They could be moved to any location if the ordinance was changed, and that's a very, very important fact that that was known back in June when we got a copy of the draft. And so the owner of the building was working with the City, knew things had to be done and tried to go around it by getting this passed first before coming here, and I thought you should be aware of that. And…and the fourth thing we got to 1863, we got vendors are a landmark. We got the staff report is flawed, and I think that's about it. If you have any questions. I'll try to answer.

Commissioner Rosie Dudley: No questions, thank you.

Glen Gamache: Thank you.

LC Hearing Monitor, Christina Chavez: Chair Dudley and commissioners, our next speaker is going to be JJ Mancini.

JJ Mancini: Hi, my name is JJ Mancini. I'm the president of the Historic Old Town Association. We're unique in that we represent residents, merchants, and property owners. You've heard a lot of different issues with the specific request. It's very multi-faceted. So, I actually want to bring up a slight tangent, which really is just about the process and the process of how what was followed and how it ultimately got communicated to us. So because we're a neighborhood association, a designated neighborhood association, there has to go through a specific process in order to be notified. So, this is actually what the formal appeal is about from the Historic Old Town Association, which is how we were notified and the way we were notified. So, what I'm going to do is just bring a couple of highlights. It should be a letter that's included in the packet as well. So let me just kind of start at the top, and this is what I would say is fundamentally a process issue. Now, specifically with your roles as commissioners, what can you do? I don't know. But we would love your help, because let me… let me

out…just kind of lay the outline of kind of the overall frustrating process. So, we get an email as an official notice on March that said “A new two story 4-unit apartment building” and so we knew the address. We're like, oh my goodness, this is a really big deal. They're gonna tear down La Placita and put in a 4-unit apartment building. Now, to George's credit, I don't think it was his fault. I know Rick, the gentleman who's the architect, he's the one that put forth the actual submittal, and I will… anyone makes mistakes. I will say that was 100% a mistake. But then it led to a response that ended up being 21 responses. And first, just to let you know we're volunteers, right? This isn't our full-time job. We don't get paid to do this we're here just trying to preserve the history of Old Town and make Old Town vibrant.

Commissioner Rosie Dudley: Same.

JJ Mancini: Sorry?

Commissioner Rosie Dudley: Same for us.

JJ Mancini: Perfect. So, in that process there, there were 21 responses going back and forth. And from March 9th, and everything was from just trying to get clarity on what was happening. Now keep in mind, this is after the work had already been completed. There was no notice; there was no pink sign. The notice that's happening afterwards was insanely flawed in how it was communicated. By the time we actually found out what was communicated, it was a week before the last… or a few weeks before the last hearing. So… and it went back and forth. We said things like, it wasn't clearly communicated. Please give attachments, and it's probably went on for about a month and a half before we actually got clarity on what was communicated. And it wasn't a minor administrative concern. It was a rather large change. Now, once again, this is kind of a process issue, and if I may, part of the process issue is the Office of Neighborhood Coordination gives a list, you know, to the architect who's supposed to be able to submit the information. I presume the architect got their two projects mixed up. They had one subject, gave the wrong, you know, list to one. But once again, as volunteers, we're spending what ultimately was six weeks of our time just to figure out what the project was, which was insanely frustrating. And so ultimately from a process perspective, you

know, we're the Historic Old Town Association of volunteers. Our purview is historic preservation; at the same time, we're not the judge. We're not the jury; we're not the executioner, right? That is the role of the Landmarks Commission, and so yes, we see the portal vendors having intrinsic value just as much as any architecture. In fact, they, in some cases have more value in that regard, so we definitely want to protect them. At the same time, it's Leslie's… and the Landmarks Commission to be able to decide whether this is historically accurate or not. That's not up to us. Our goal is just to be able to figure out what's happening, fight for what's best for Old Town, fight for the history, and it's not against any particular person or anything. I'm sure if George followed the proper processes, put up his pink notices, by the way, it's not personal against you, so not George, but yes. The overall process, anyone in Old Town, if they were to follow that process, we have no say in that. We will… if Leslie and Landmarks Commission goes forward with the process, that's great. I just think the process was insanely flawed from the very beginning, from the fact that work was done before the approval, and then ultimately how the communication was done. I don't think it was ill will on anyone's part, so I'm not going to fault any individual, but I would say from that perspective…

I ask that you deny it. And we have to almost restart this process all over again. Or whatever you decide, I don't know what the answer is, but I would say fundamentally from the beginning, this has been a very unfortunate process.

Commissioner Rosie Dudley: Thank you. How many more speakers do we have signed up?

LC Hearing Monitor, Christina Chavez: Two more.

Commissioner Rosie Dudley: Okay, thank you.

LC Hearing Monitor, Christina Chavez: Chair Dudley and commissioners, our next speaker is going to be Jesse Ehrenberg.

Jesse Ehrenberg: Hello, my name is Jesse Ehrenberg. I live in Old Town on Charlevoix. I've lived there for the past 10 years. I've lived in Albuquerque since 1972.

As to the issues regarding the La Placita building, first, it is my understanding that all new property owners are given the rules that govern what changes can be made to historic buildings and the process that has to be gone through before those proposed changes can be made. I feel that the fact that in this case, since the changes were made in disregard of those rules, that before anything is decided, the doors in question should first be returned to their original state as windows. We have rules for a reason, and when those rules aren't followed, there needs to be consequences. And second, there is also the issue of the disregard of the City's ordinance that pertains to the rights of the vendors to sit in the spaces allotted to them by the City along the wall of the building that faces the plaza. And again, we have these rules to prevent those exact problems from happening, and last, let me end by saying that aside from all the legal issues there seems to be a real lack of understanding and respect for the history of Old Town and the reasons that makes it a mecca for tourists from around the world. Thank you.

Commissioner Rosie Dudley: Thank you.

LC Hearing Monitor, Christina Chavez: Chair Dudley and Commissioners, our next speaker will be Sylvia Ramos-Cruz.

Sylvia Ramos-Cruz: Hello, I'm Sylvia Ramos-Cruz. I have lived in Old Town for 26 years at 2110 Charlevoix Street. I am a member of the board of the Historic Old Town Association, and I have served on the Portal Vendors Advisory Board for a few years. Over the past couple of years, beginning with the City's decision to do away with the portal manager position, and now the further disruption of the portal vendor program, the historic preservation purpose of a historic overlay zone has not been in evidence in Old Town. The staff report for this hearing includes these documents. One, a justification letter on February 20, 2025, signed by the architect that states, “We are removing existing doors and windows and replacing them with new historic, etc. doors.”

Two, the public notice of a proposed project application on February 11, 2026 that states the project is replacing existing two doors.

Three, the agreement with the City to post a sign for the Certificate of Appropriateness signed February 23, 2026. The notice from the…

Four, the notice from the City to concern neighborhood appropriate associations of the application to replace windows along the Portal at La Placita with doors dated March 30, 2026. That is the same date the application was approved, more than 5 months after the doors had been installed. These are documents that are not in the record. There's a disconnect here between when things were done, and then they were tried to be reapplied for. I believe that granting post facto permission to those who flout the ordinances and codes of the City without consequence does nothing to preserve and promote the historic areas and character of our city or the well-being of our citizens. I believe that the change from windows to doors at La Placita, done without approval, and the more recent change in the sitting spaces for the vendors brought about by the new doors has adversely affected the portal vendors who have sat there for generations and are part of the identity and cultural heritage of Old Town, which this commission is charged with protecting. I believe the historic character and meaning of Old Town is already being adversely impacted. I ask you again not to grant the certificate. Thank you very much.

Commissioner Rosie Dudley: Thank you.

LC Hearing Monitor, Christina Chavez: Chair Dudley and Commissioners, we have no further speakers at this time. If you would like to speak on this agenda item, please say so now.

Ramona Tafoya: Is that to make additional comment?

LC Hearing Monitor, Christina Chavez: Are we accepting additional comments?

Commissioner Rosie Dudley: First, we're going to have the applicant's response, and then there will be an opportunity for anyone in the in the virtual or in-person room here to do additional time to speak.

LC Hearing Monitor, Christina Chavez: At this time, there are no further comments, Chair.

Commissioner Rosie Dudley: Mr. Cook, would you like to respond?

George Cook: I'd like to respond to one thing that really bothers me. Okay, for La Placita, my annual tax on La Placita is just about 30,000. Okay, that's property tax right now, because of not being able to open up stores there, because of not having doorways. The city gross receipts tax would be way up compared to what it is now because I know what I do in business at Covered Wagon versus what I would do there and, you know, by leasing out space. So, there's a big tax loss for the City by not having that open as retail stores. And without doorways it's not feasible to open it up. So here we got a building right there on the east side of the plaza that is not being utilized, and I know tourists are all questioning, why is it not being utilized? Another thing I want to mention is I own the portal; that's part of my property. It's not… belongs to the City. Property line runs up to the edge of the portal. So, it is my property, and when I cannot even do what I would like to do with my own property, something is definitely wrong. And, you know, I know we have to get approval for doors and windows and so on, and that's what we're doing right now is trying to get approval for the two doors that we're putting in. And I'm not taking away spaces, and there is nothing wrong with the south side if, and I'm sure all of you have been back to patio market. People walk back and forth to patio market all the time. There's Blackbird coffee shop back there. That is the number one coffee shop in Old Town. It draws a lot of people, so people do walk back and forth along there, and they're not losing any spaces whatsoever. They're still having the same amount of spaces and, you know, it's up to the City that handles designating the spaces. But everybody can get their own choice of spaces when their number comes up. You know it's not… I'm not taking away from anything. I just need to get those spaces opened up so I can do business and lease out the spaces, and right now without doors, I can't do it.

Commissioner Rosie Dudley: Thank you. Oh, yes, sir. Mr. Cook, we have a question from the commission.

George Cook: Okay.

Commissioner Lauren Austin: I do have a question, which is, you have said or have intimated that that being in the back of the building on the south side because of Blackbird coffee and everything else is just as viable and just as good as being in the front. So why didn't you put the doors to the new shops in the back?

George Cook: That's what… that's what I was mentioning. There are adobe walls that are 3 to 4 feet that run east west inside the building. You can't put doorways when the walls are running this way, to run through the adobe, you can't do it.

Commissioner Lauren Austin: Well, wait a minute. So, the north side is different than the south side?

George Cook: When it was a house, it was built, everything, all the rooms were built east-west inside. So, you have all these real big adobe walls running east-west, and you can't… you'd have to be running doors through those adobe walls to get through the spaces.

Commissioner Lauren Austin: And how did you say the adobe walls are?

George Cook: They're 3 to 4 feet.

Commissioner Lauren Austin: Yeah, because I…

George Cook: They're historic.

Commissioner Lauren Austin: Yeah, I live in a historic… What?

Commissioner Lee Gamelsky: You have to go through multiple walls to get a person on the north side to the south side.

Commissioner Lauren Austin: Okay. So, there are walls in between. Okay, thank you.

Commissioner Rosie Dudley: Okay, thank you. So now we have an opportunity for anyone in the room who would like to provide a cross-examination. You have two minutes each, so I have, looks like Ms. Tafoya has her hand up, as well as Mr. Gamache.

Ramona Tafoya: Very quickly, George knew about us not being in front of the big windows. He had complained to the portal manager when one of our spaces went a foot into the windows. I worked very closely with the portal manager to realign that space so we would not be in front of those windows, so he knew about it because he complained about it. Secondly, the covered wagon is huge. You can't compare us to the covered wagon. We're an economic benefit, because we provide, you know, we sell our stuff, and we also provide a gross receipts tax. We have to prove to the City that we pay our gross receipts tax by supplying them with a letter of compliance every year. So, we bring in gross receipts tax, too, not just him. And like I said, the covered wagon is huge. There's no way to compare us to that. We have to sell what we make. He can sell whatever he wants, rubber tomahawks from Japan, whatever; we can't do that. We have to make all of our own stuff. The City is running arts and crafts building out their show out there. As for ownership of the building, I have here a document that I provided to Councilor Baca, and it is a deposition from one of the City officials that says they own the sidewalk. The second one is also from the City, and the guy saying they own the sidewalk…

Commissioner Rosie Dudley: They being?

Ramona Tafoya: and by them owning the sidewalk…

Commissioner Rosie Dudley: They being the City?

Ramona Tafoya: Yes, the City. I can give you this if you want it. It also has articles in there where Mayor Kinney says we own the sidewalk. Pat Baca, who is the City Councilor at the time, said we own the sidewalk.

Commissioner Lee Gamelsky: Ms. Tafoya does that include the portal above the sidewalk as far as ownership?

Ramona Tafoya: Yes, and at the time – I didn't bring it because I didn't think about it – but there was a map, and it's kind of been there, where you can see that the wall is the property line, and if you look closely at the map, you'll see the portal sticking out on the other side, and you can see the vigas. So, there was a map that was provided that showed that the property line. The wall was the property line, and that is something that is being disputed right now with the doors.

Commissioner Rosie Dudley: Okay, thank you…

Ramona Tafoya: And I would be happy to give this…

Commissioner Rosie Dudley: Looks like Commissioner Berwald has a question.

LC Hearing Monitor, Christina Chavez: Chair Dudley, we also have Andrew Coon, our legal counsel, who also has his hand raised.

Commissioner Rosie Dudley: Oh, okay, good. We do want to hear from our legal counsel.

Ramona Tafoya: Can I just say one other thing quickly? The restaurant La Placita, the kitchen was way in the back. Rick served people on that patio. The rails I showed you. They would bring the food through the restaurant, through the side doors that are there, out to that patio to serve people. So, there is access from deep in the restaurant to that outside south side that they could use, and the doors that were there are still there today.

Commissioner Rosie Dudley: Thank you. So Commissioner Berwald, can we hear your question, and then we'll go to our legal counsel?

Commissioner Sarah Berwald: Absolutely, but I leave it to the chair to determine when my question should be heard. I have a question, follow up question for the owner, but I didn't get a chance to raise my hand in time before he left the podium. So, I'm happy to pose that question later after we hear from the counsel.

Commissioner Rosie Dudley: Yeah, let's do that. Mr. Coon, thank you for being here. So, there's been a number of questions raised about our purview on this commission regarding the appeal, as well as specific legal constraints related to the sidewalk and the portal and whose ownership that is in. Can you speak to either of those?

Andrew Coon, City Legal: Commissioners. I apologize for the technical difficulties earlier. I cannot speak to the ownership of the property. That's a factual matter that Planning staff can help you out with. But I did want to chime in on a couple of legal issues that have come up.

For starters, I would like to remind the Commission that the purpose of the cross-examination period of a hearing is to ask questions. It's not for an individual to provide further testimony without being prompted by a question from another who is cross-examining them. Additionally, the question that came up earlier, which is when I had the unfortunate technical difficulties, what is the decision being made here? It is my understanding that this is a Historic Certificate of Appropriateness – Minor and as such, Planning staff already made a decision, and this matter is now before the commission on appeal. As such, the decision being made is on the appeal, not the underlying application.

Commissioner Rosie Dudley: So, the motion that we need to make is either whether we approve or deny the appeal issued by Old Town Historic Preservation Association?

Andrew Coon, City Legal: Yes, Commissioner.

Commissioner Rosie Dudley: Thank you. So, what Mr. Coon just specified, Mr. Gamache, is that we can't… unless there's been a question raised to you, you don't have an opportunity to return to the podium. That's his… his legal reading of the second

pass of concerned parties. So, with that, I know we had…we had an opportunity to hear from staff and then Commissioner Berwald has a question of the applicant. So why don't we hear your question first?

Commissioner Sarah Berwald: Was that directed at me?

Commissioner Rosie Dudley: Yes

Commissioner Sarah Berwald: Okay, excellent. My question… I need a little bit of clarification. The owner stated that nothing has changed, that people couldn't be in front of the windows, and now they can't be in front of the doors. However, what we saw was an image of vendors in front of the windows, and what I understand is that now the vendors cannot be in front of the doors, and it looks like they couldn't be in front of the windows before, and so my question is, you know, if the appeal were…Yeah, if the appeal were denied, if we required that the doors be put back…My question for the owner is, in that circumstance where the doors are put back, would the vendors still not be allowed to be in front of the windows?

George Cook: Okay, you're going to answer?

Leslie Naji, Principal Planner: I'll tell you what I think, and this is a question that I have as well, Mr. Cook, is that the doors, the windows that people were not allowed to sell in front of are the two largest banks of windows to the north end of the portal. Those have not changed. They are still windows, correct? So, there's two banks of windows and there's a door, which is another building, from what I can tell, connected, but a different building. So…if… so, the doors that have been placed and the windows that… the windows that the current doors have replaced, they were able to sit in front of, okay. My question, which I hadn't considered, if we can ask Mr. Cook, is considering the change in use with these…As you're creating a new…new shops within the building, would it be appropriate for vendors to now sit in front of those two windows that they were not currently allowed, that they are not currently allowed to sit in, and just not in front of the door entrances?

Commissioner Lee Gamelsky: I'm sorry Ms. Naji, you're confusing me. Okay, there were windows. Those windows are gone, and now there are doors.

Leslie Naji, Principal Planner: Correct.

Commissioner Lee Gamelsky: Okay, so I think maybe Ms. Berwald is asking the question of, can vendors be sitting in front of the doors? Well, if it's a door, obviously not. You can't have a vendor in front of the door. If the door remains operable. Is that correct, Mr. Cook? Thank you very much.

Leslie Naji, Principal Planner: Let me just show you what we're looking at for the front.

Commissioner Sarah Berwald: Wait, that wasn't what I was asking, though.

Leslie Naji, Principal Planner: Just a second.

Commissioner Lee Gamelsky: Sarah, what was your question again? To restate it.

Commissioner Rosie Dudley: If it was returned, if the doors were replaced back to windows, would the vendors be allowed to sit there? Is what I understood.

Leslie Naji, Principal Planner: So this is one of the windows that they are… that is still in place that they are currently and have not in the past been allowed to sit in front of. Is it possible to change that restriction so that this window, as well as the window next to it, which is this one, even though there's a sign there, but this, I believe, was the second window that they were not allowed to sit in front of. These two windows. It wasn't the two windows that were replaced with doors; it was these two windows, correct? So, could the ordinance or the requirements or the approvals be changed so that vendors would be allowed to sell in front of these two windows, which would more than compensate for the doors that have been placed that they would not be able to sit in front of, so that people can access the commercial spaces within them?

Commissioner Lee Gamelsky: You would need to address the ordinance in that.

George Cook: The biggest problem with that is, every shop in Old Town has windows to show their…their goods. So, if you do away with a window where somebody's sitting in front, you can't see the store's merchandise.

Commissioner Lauren Austin: I don't…If I might. My understanding is whenever I've been in Old Town, that the…the vendors outside, the artists, they don't have big, you know, they've got things on the ground, and generally, the…the display is done by shop owners are at my eye level, and so I would be looking over them to see…

George Cook: If a vendor's right here and your window's over here, you're not looking into the window and looking into the shop.

Commissioner Lee Gamelsky: Ms. Naji is proposing a sort of compromise down the road to allow you to gain doors and access into your shops, because having a window is not the same as having a door into the shop where you can actually make a sale. Correct? (INAUDIBLE)

George Cook: Well, you have to have a door to get in.

Commissioner Lee Gamelsky: That's right. So, she's proposing a trade thing.

George Cook: Yeah, I can see what she's talking about. But then, okay. The restaurant that is there right now. We'd have to get their approval, because they're the ones, not myself; it's their window.

Commissioner Lee Gamelsky: It's so complicated, we know.

Commissioner Rosie Dudley: Commissioner Chair Maddox, you have your hand raised.

Commissioner Sarah Berwald: My question was not answered.

Commissioner Rosie Dudley: Okay, let's please stop this crosstalk. The answer has been the question was asked, but you're saying, Commissioner Berwald, that it wasn't asked correctly?

Commissioner Sarah Berwald: No, my question was for the owner, and I did not get an owner's answer. I was asking the question for a reason, and I believe that other commissioners answered the question, but my question was to the owner's knowledge. If the doors, the doors that have been recently installed are replaced now with windows…If, according to their understanding of the process, could vendors then sell in front of those windows? That is my question for the owner.

Commissioner Rosie Dudley: Yeah, are you asking in relation to the ordinance or in relation to what he wants?

Commissioner Sarah Berwald: I'm asking in relation to the ordinance and to the processes that he is familiar with that are prevailing over the portal. So what I want to know is, according to the processes that are prevailing, as he understands them, if this were to be denied, if they were to become windows again, would people be able to sell in front of them? And I want to hear the owner.

Commissioner Rosie Dudley: Do you have an answer Mr. Cook? We're not… please, let's let the question be asked… answered by the owner as requested by Commissioner Berwald.

George Cook: No, I do not feel that they would be allowed.

Commissioner Rosie Dudley: Okay, so I think we had a question. Do you no longer have a question, Chairman Maddox?

Damon Maddox, Chair: I do not, just trying to get this back on track.

Commissioner Rosie Dudley: Okay, so staff, you have five minutes to make a final statement before we close the floor.

Leslie Naji, Principal Planner: Well, I just want to clarify that as counsel had pointed out, this… the question before you is, do you want to reverse the decision made by staff, which was approval of replacing the windows with doors? So, if you approve the appeal…then the appeal is to the approval. The approval was already made post installation of the doors. So, if you approve the appeal, then your conditions within the appeal would be to restore it back to what it was originally. I would presume, which is what we had looked at before, or we can put together alternative findings for those. If you deny the appeal, then you are saying that that the staff decision will stand, and things will stay as they are.

Commissioner Lauren Austin: Meaning the doors will stay?

Leslie Naji, Principal Planner: The doors will stay.

Commissioner Lee Gamelsky: I understand. Thank you.

Commissioner Rosie Dudley: Any other questions for staff, Commissioners? Commissioner Gamelsky, would you like to say some words? Oh, the floor is closed, with no other questions. We're going to close the floor for the Commission debate.

Commissioner Lee Gamelsky: I have a few items. First, for the record, I did not receive any updates about this hearing. I did not receive an agenda. I didn't receive anything.

Commissioner Lauren Austin: I thought I was crazy.

Commissioner Lee Gamelsky: Okay.

Leslie Naji, Principal Planner: Actually, you did and… (INAUDIBLE)

Commissioner Rosie Dudley: We were notified after the last hearing that the last hearing didn't exist because of ex parte communication and therefore it would be heard the following month. That was the notice we were we received from Mikaela Renz-Whitmore.

Commissioner Lee Gamelsky: I did receive that notice, but I assume…

Commissioner Rosie Dudley: But there was no further communication, I don't believe.

Commissioner Lee Gamelsky: There was no new agenda. What you were reading?

Commissioner Rosie Dudley: I didn't receive it. I reached out specifically to staff and found out it was happening.

Commissioner Lee Gamelsky: Okay, anyway. Just in addition to staff comments, I think… and addressing the appeal and all that, that the ordinance addressing the portal should be very clearly mentioned within, should have been mentioned in the staff report, and it's not. It's like, and as far as, yes, I could make a motion, but I'll let other Landmarks Commission members speak. Because you know this…once again, as far as staff report and reading it, that it is lacking discussions about the ordinance of the vendors and locations and all that, and that is very important that our report… that the report and all that does address the number and location of the vendors that… and as pointed out in previous discussions that it is part of the historic fabric, and therefore the significant impact on how this commission body votes. So, I'll pass on that point to other commission members.

Commissioner Rosie Dudley: Commissioner Austin.

Commissioner Lauren Austin: I, without receiving, you know, I just…I would rather defer it and get… that would be my suggestion. Defer it until we have a real packet that we can look at with the ordinances and everything else.

Commissioner Rosie Dudley: Commissioner Berwald.

Commissioner Sarah Berwald: I would just like to say that one source of…kind of originally confusion for me, but now I think we got some clarity after the last question is, you know, we're referring to a significant impact, but what I understand is that even if we appeal the approval and… or we approve the appeal, pardon me, and we go back to windows, those vendors are still not going to be let in front of the windows. So, we are not going to have a significant impact on that, and I like the idea of the deferral for more information. Yeah, my opinion on this is evolving, and I would appreciate any comments. Thank you.

Commissioner Rosie Dudley: Chair Maddox.

Damon Maddox, Chair: So, I understand that the bigger picture of the people that were speaking today, the people in the portal, is their rights to sell and have those spaces that they've had for generations. That unfortunately, is not something we can chalk up on the front of that portal for them. I mean, our purpose here is the building, the original…the application was for appropriateness, and that was, you know, staff had decided that that was appropriate. I agree with staff. I understand this caused a lot of issue between the portal and you know the… the owner of the property, but that is for City Council to decide, not us. It's my opinion. If you want to defer this and…get City, you know more clarification on where we are, then that's fine, but I don't believe that that's… this is part of our purview. I think ours is specifically the building itself. I own a business in Old Town, you know, I…there's a lot of historic significance for those people there, and I appreciate them being there and bringing in tourists, but they need to go to City Council and get this fixed themselves. This is not for us to… to start this fight.

Commissioner Rosie Dudley: Okay, thanks. So, I'm acting as chair and sort of the order of our commentary is a little off, but I have a lot of issues with this case and the fact that we're here a second time around, and so many people are tired and frustrated with the fact that we don't have the clear information, and that the remnants from what we've been told isn't being followed. I also think it is in our purview as a Historic Preservation Committee… Commission…Historic Landmark Commission to look at the impacts on culture and character in Old Town. It's specified in the overlay district. It's

specified in our purview. If you look up what our duties are as a commission, it specifies maintaining the character and a lot of that character is supplemented by the cultural activities in our built environment. So, it's not about bricks and mortar exclusively. I think, given what we've been told by our legal counsel, our option today is to either approve the appeal, deny the appeal, or defer the appeal and I'm of the mindset to deny… or to approve the appeal and if this case moves forward to City Council for conversation, then …and they're weighing in, then it very well should, because from what I gather, it sounds like none of the the City's rules have been followed in this matter. And it sounds… I know a number of the speakers who spoke today identified all the ways that this isn't following the rules that we have in place to avoid such things. Now, I see that legal counsel has their hand up. We have closed the floor, but does legal counsel have an exception to that, Mr. Coon?

Damon Maddox, Chair: Yes, legal counsel does.

Andrew Coon, City Legal: Yes, because I'm providing legal advice. I did want to make one point of clarification. If the commission intends to have this matter heard at a subsequent hearing, at this point in time, it would be a continuance rather than a deferral.

Commissioner Rosie Dudley: Okay, so Commissioner Gamelsky, do you have a motion?

Commissioner Lee Gamelsky: I do, but I'd like to make a statement within that motion.

Commissioner Rosie Dudley: Okay.

Commissioner Lee Gamelsky: Thank you. Commission at large, there appears to be a history of noncompliance by the City and others, and the applicant within this matter and therefore, I do make a motion. My motion is that I vote for the approval of the appeal and along with that appeal that the doors in question be screwed shut immediately, and we can waive a certain amount of time to see if there's any further discussion… Applications or anything for the doors to be removed and for the… yeah, for the doors to

be removed and or windows installed or whatever for further discussion. But initially I vote that we…my motion is that we approve the appeal but also have the door screwed shut so we don't have to have doors removed and windows put back and then go back and forth and then perhaps we want to get it all resolved.

Damon Maddox, Chair: Counsel.

Commissioner Rosie Dudley: Mr. Coon.

Andrew Coon, City Legal: Thank you, Commissioners. I do want to say that I do not believe a motion in order to screw the door shut is within the Landmark Commission's authority.

Commissioner Lee Gamelsky: It's what?

Commissioner Rosie Dudley: It's not in our authority.

Commissioner Lee Gamelsky: Okay, I'll amend my motion. My vote is to approve the appeal.

Commissioner Rosie Dudley: Do we have a second? I second. So, let's vote. Commissioner Gamelsky?

Commissioner Lee Gamelsky: I vote in favor of the approving the appeal.

Commissioner Rosie Dudley: Commissioner Austin?

Commissioner Lauren Austin: I abstain.

Commissioner Rosie Dudley: Commissioner Berwald? Commissioner Berwald.

Commissioner Sarah Berwald: Yeah, I heard you I apologize. I do not agree. What would I say? I apologize for my newness.

Damon Maddox, Chair: You vote (INAUDIBLE) .

Commissioner Sarah Berwald: No, I cannot vote… I thank you, Mr. Maddox. I vote no.

Commissioner Rosie Dudley: And Chair Maddox?

Damon Maddox, Chair: No.

Commissioner Rosie Dudley: No?

Damon Maddox, Chair: No.

Commissioner Rosie Dudley: So, that motion does not pass. Is there another motion on the table, or do we…

Commissioner Lee Gamelsky: So, the vote is 2-2 and one abstain?

Commissioner Rosie Dudley: Yes, that's correct.

Leslie Naji, Principal Planner: I do think we need to look at the rules to see what it says when there is a tie, if it goes in favor or opposed.

Commissioner Lee Gamelsky: Does the legal have a statement? Does legal have an answer to that? To Ms. Naji's question?

Andrew Coon, City Legal: Yes, pursuant to Article 2, section 4 in the event of a tie vote, the motion fails.

Commissioner Lee Gamelsky: What?

Commissioner Rosie Dudley: The motion fails. That's consistent with our rules of procedure and conduct as well.

Leslie Naji, Principal Planner: So, in order to clarify… I don't want, we can… I have to make one of two requests, so we don't have the same problem we had last time. The wording of the initial findings was incorrectly worded because it was, like, approving the application as if it was for a Historic Certificate of Appropriateness – Major, whereas the application is for the appeal, and so we either need to continue this to next month for us to have another hearing for me to present those, or you can hold on for me to make changes to the initial findings of the staff report that you were issued. Where I'm changing the wording to make sure that it's addressing the appeal rather than as if it's an application.

Commissioner Lauren Austin: I personally…

Commissioner Lee Gamelsky: Chair?

Commissioner Lauren Austin: I'm sorry. Ms. Chair I certainly would like to see a continuance until we have… where everything is there, and we're actually looking at the whole package, and hopefully by that time the applications will be made, the signs will go up, blah, blah, blah.

Leslie Naji, Principal Planner: We've already passed that.

Commissioner Lauren Austin: Oh we're passed that?

Leslie Naji, Principal Planner: The decision's already been made. It's just a matter of for the findings.

Commissioner Lauren Austin: Okay.

Leslie Naji, Principal Planner: I had incorrectly worded the findings.

Commissioner Lee Gamelsky: If we have a continuance, does that mean the applicants and the appellants, don't need to come back, but it's a meeting amongst ourselves? Is that what would happen? Who would be at the continuance?

Damon Maddox, Chair: It's another full meeting and people would have the opportunity… it'd be another full meeting, and people would have an opportunity to give another testimony.

Commissioner Rosie Dudley: That would be a repeat. We'd have a full meeting.

Andrew Coon, City Legal: Commissioners, if I could weigh in on that.

Commissioner Lauren Austin: Yes.

Andrew Coon, City Legal: If it is a continuance, which is what it would be at this point in the proceeding, then the subsequent hearing picks off or picks up from the exact same point that the previous hearing leaves off on, and so the floor has already been closed to testimony. There would be no further testimony. It would just be a continuation of this discussion, and the commission reaching a decision and adopting findings.

Commissioner Rosie Dudley: So, there would be no further documentation to help the decision?

Andrew Coon, City Legal: If you are seeking to continue it, then yes. You could…If you were seeking to continue and allow new findings, then you could either in this hearing or in the subsequent hearing, have a motion and vote to reopen the floor and essentially move the hearing back in its order of proceedings. That is something that is permissible if that's what the Commission is wanting to do.

Commissioner Rosie Dudley: Chair Maddox has his hand up.

Damon Maddox, Chair: Yeah, Mr. Coon. You might have just answered my question, but I mean, it seems to me that the reason for the continuance in this case would be so

that staff and possibly other people can get us additional information about the portal spaces itself, so that we can make that historic significant relevance. So that would be our… we would just continue and then at the next hearing have a motion to open the floor back up to have that additional information put in?

Andrew Coon, City Legal: That is correct, and as an added note, if you were to do that, then the Commission would need to allow the full proceedings…

Damon Maddox, Chair: Right.

Andrew Coon, City Legal: …of cross-examination and all that as well.

Damon Maddox, Chair: So yeah, so basically another full meeting, just with that caveat at the beginning, that one motion to start what (INAUDIBLE) started on.

Andrew Coon, City Legal: Yes, and the scope of what is allowed can be limited, and so you can limit it to the new information and then cross-examination of the new information. It would not have to reopen all testimony, if that is not what the Commission is wanting.

Damon Maddox, Chair: Right, just we could just focus on the new information.

Andrew Coon, City Legal: Correct. Thank you.

Damon Maddox, Chair: Perfect. Thank you, sir.

Commissioner Rosie Dudley: Okay, just a second, Ms. Miss Chavez-Gonzalez had her hand up.

LC Hearing Monitor, Christina Chavez: My question is actually for Mr. Coon. In the event of a continuation, would the commissioners who are not present be…would they be able to weigh in, or would this be up to the commissioners present at this hearing today?

Andrew Coon, City Legal: The… any commissioners not present today who would be present at the subsequent hearing would be allowed to weigh in as long as they establish on the record that they reviewed the record of this hearing.

LC Hearing Monitor, Christina Chavez: Okay. Thank you.

Commissioner Rosie Dudley: Commissioner Gamelsky.

Commissioner Lee Gamelsky: I would like to make a motion that a continuance be filed for this project, and part of that continuance, maybe we could add to it in that (INAUDIBLE). But specifically, let's get all the details and the information on the ordinance and land ownership and look into property lines so that becomes clarified and understand the history of the building and the number of vendor spaces that are there now, and what has been in the near future.

Damon Maddox, Chair: I'll second that.

Commissioner Rosie Dudley: Okay, so Commissioner Gamelsky made a motion seconded by Chair Maddox. Commissioner Austin?

Commissioner Lauren Austin: Approve.

Commissioner Rosie Dudley: Approve. Commissioner Berwald?

Commissioner Sarah Berwald: Approve.

Commissioner Rosie Dudley: And I also approve. That motion passes to continue.

Landmarks Commission Hearing

MINUTES

August 12, 2026

Hybrid Hearing

Landmarks Commission

Robert Bello – Vice Chair

Lee Gamelsky

Lauren Austin

Sarah Berwald

Rosemary Dudley

Danny Solares

City Staff Present:

Leslie Naji – Principal Planner, Planning Department

Christina Chavez – LC Hearing Monitor

Ophelia Battista, City Legal

Andrew Coon, City Legal

Vice Chair Robert Bello: Item number six, case number HCOA-2026-00015. An appeal for Historic Certificate of Appropriateness continued, so we're revisiting. Go ahead, Ms. Naji.

Leslie Naji, Principal Planner: Good afternoon, Commissioners, Chair Bello. We are here for a continued hearing regarding Agenda Item 6 for 201 San Felipe, which is Historic Certificate of Appropriateness, Case Number 2026- 00015. I want to remind the Commissioners as we get started that this is a hearing for an appeal. It is not a determination for Historic Certificate of Appropriateness. It is to determine whether you feel as though staff erred in a decision of approval for the replacement of some windows at the Old Armijo house at 206 San Felipe and to have them replaced with doors. The locations initially did have doors, although they had been windows for many years. I've put up here the criteria for a decision on an appeal. So the criteria for review of an appeal shall be whether the decision-making body made one of the following mistakes:

- The decision-making body acted fraudulently, arbitrarily, or capriciously.
- The decision being appealed is not supported by sufficient substantial evidence.
- The decision-making body erred in applying the requirements of this IDO.
- An additional criteria for review of an appeal shall be if the applicant failed to comply with mailed notice requirements for property owners pursuant to IDO §14-16-6(4)(U)4.b, which states, however, failure to comply with email notice requirements for a Neighborhood Association is not sufficient grounds to uphold an appeal or remand a decision for further consideration.

We bring this to your attention in that there was a great deal of question about whether the notice had been clear, not whether or not it had been sent. There had been some confusion with the notice as it first went out; however, appropriate notice was sent to the Neighborhood Association. They were aware of what was being required, as they had informed me of the work being done without the permit or without the Certificate of Appropriateness. Again, we are talking about this building, which faces toward the west, facing the Old Town Plaza. It was originally, I can't say originally, none of the Sanborn maps we have show it in a configuration smaller than this, although this was originally the house. It was originally one story. The second story was added later. It had a central doorway and two windows on either side. There were two shops that were created here, and then in between the two shops and the house, there was an office, and there had been a pathway through that went into a space in the back, which is where the historic tree is that's in the restaurant now. These have been closed off. For many years it was a single restaurant. This is the existing… the

end of the original building. There is another addition that was added later on here on the end; you can see it on some other maps. It shows the difference in the height, I mean, in the thickness of the walls. So it likes to keep changing. So this is the earliest Sanborn map that I have that is here for the city of Albuquerque, which shows the buildings as a dwelling to the south part. There is an office there in the middle, and the two spaces, well, it shows as one space. It was like two different shops. They were vacant at this time and then later have served many different purposes. What most of us are familiar with is this space being used as the La Placita restaurant. That restaurant used the entire building on the ground floor. Therefore, even though they maintain the existing walls, they did not need or want to maintain existing openings out of the restaurant all along the main street. So, those doorways were converted to windows, and so it remained until 2020 when the restaurant closed during COVID and for other things, I suppose, and then it was bought by Mr. Cook. So, the space that we have, this sort of shows the way it used to be set up.

We still have a number of vendors here who sell under the portal. The removal is where this space is no longer seen as a viable space, because we want to put… the applicant has placed a door there. As well as for this space here, these were windows. At this point they were windows, and now they're doors in the same opening space.

If we want to look at the grounds for appeal, the appellant stated that the emailed notice was insufficient, which I will repeat that on March 30th at the point when the staff approved this application, an additional notice was sent out to all the parties with the application and the approval and the grounds for the approval. Another point stated for the concern for these windows is that the reinstallation of doors may affect the long-standing portal vendors program, whose presence under the portal is historic, traditional, and economically important to Old Town. It is staff's contention that the portal market is not being removed, and in addition, there have been some variations in terms of different ways of creating those spaces, but that our purview does not… is not affected by that ordinance. It is a separate city ordinance in terms of how they moderate that space, and that is not something that we have control over. We are not part of that Committee that reviews the portal.

Vice Chair Robert Bello: But quick question. So that space is protected by an ordinance?

Leslie Naji, Principal Planner: Yes, and I've seen nothing that suggests that there's no intention of maintaining the market there, although there will be changes in terms of locations.

The other grounds for appeal is saying that converting the 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. We believe that the re-installation of doors in original locations, especially concerning the original entrance into the house, which goes into the main hallway, which has the staircase that and where public restrooms are available, is not contrary to what we can expect for maintaining the historic integrity of a building. If we, if the application were to come to us to make the changes that they made to in the 50s or 60s to put those windows in there, we probably would not approve that, because they are changing the way that that building was meant to face onto the portal. Current economic situations make the use of that as a single space unviable, and it is the intention of the Landmarks Commission to support tourism and economic growth, and that one way for doing that is to make additional spaces available that have access to them, which otherwise these spaces do not have access as individual shops. So, and going back to the review and decision criteria that staff made in making this determination, we said that the change is consistent with the designation ordinance and specific development guidelines for the City Landmark or the HPO, which we believe it is, and this is the point where we see if you feel like the decision was made in error. It is reflected in this one, which is the architectural character, historic 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.

Staff's decision contended that it did not significantly impair or diminish the building or the interface with the district. That is for you to decide at this point. It does not qualify as tax credits were not applied for and therefore that's not a relevant criteria for approving it. The structure's original qualities or characteristics were not altered. Again, it goes back to what we were talking about the previous case, when we're looking at openings, we want to try and maintain the openings, whether it's a door, whether it's a window, both of these features went all the way down to the ground, so it's not damaging to the original structure, or even the case in terms of how the building was interfaced up until this change, and deteriorated architectural features shall be repaired. As we said, the original windows, original being a relative term in a building that some say has been there since 1700 is very relative. With that, I stand for any questions. We… let me just… here we have… these are like, this is an existing door. These are the 2 new doors that had been windows that were

the windows themselves came a little lower to the ground, but this is more closely related to an existing door that does remain, and staff's recommendation is to deny the appeal, uphold the staff decision, with that, I stand with any questions. Yes, Chair.

Vice Chair, Robert Bello: Quick question, I have a written statement by Glenn Gamache that was given to me. Have you taken this into consideration or are you aware of this?

Leslie Naji, Principal Planner: Yeah, I've had a number of statements. Yeah, yes, we have considered many statements that we've received from (INAUDIBLE) concerning the history of the portal market. It's just staffs view that that is not the nature of what we review and what we have control over.

Vice Chair, Robert Bello: So, it's not considered as part of your… (INAUDIBLE)

Commissioner Rosie Dudley: Vice Chair, could I add to that question?

Vice Chair, Robert Bello: Go ahead, please.

Commissioner Rosie Dudley: So this, I think that one of the points made on the first page of this written statement is related to, I guess it's on the third page, it's related to whether our Commission can make any considerations that are altering or countering another City ordinance, but does that still, are you saying that still our purview is to not pay attention to the portal ordinance that stands today?

Ophelia Battista, City Legal: Correct, yeah, we have to stay within the scope just of the appeal. (INAUDIBLE)

Commissioner Sarah Berwald: Vice Chair, I have a question.

Vice Chair, Robert Bello: Go ahead, please.

Commissioner Sarah Berwald: Ms. Naji, I have no doubt that you have individually given consideration to all of these IDO criteria, and can you speak particularly to D, because D refers,

and you're thinking on it, because D refers not just to the structure, but to the site's qualities and the site's characters as those have developed over the history of the structure. What are your thoughts about the changes and their impact on the site?

Leslie Naji, Principal Planner: If we look at the site, the site is a covered sidewalk that had entrances into commercial properties, which have had various uses over the last 100 years, 200 years, 150 years. One of the things that makes made those characteristics was access into those spaces. If you don't have access into what was a historic shop, historic building, then I feel like you're really pulling away from the qualities of that building. There was a time when they were able to make those transitions and cut holes in the other walls in between them. But that's not the case at this time in history, and as we move forward we have to say, how does that building work? So, to retrofit it to include doors that were originally doors and to shift around how the vendors utilize the space doesn't prevent the vendors from being there. It doesn't prevent them from selling their crafts during Balloon Fiesta, or very busy times. It may be crowded because the spaces will be a little closer together, but they can still be accommodated, and I think that's an important aspect is that sometimes things can't stay exactly the way they were because time moves on, and we have to make certain changes to accommodate those changes. It's not usually full out in front of the portal. All of the spaces are not utilized on a day-to-day basis. There's times when it's busy; there's times when it's not. So, but to have more commercial properties open for additional businesses, I think, is an important consideration.

Commissioner Sarah Berwald: Thank you.

Vice Chair, Robert Bello: Commissioner Solares.

Commissioner Danny Solares: Could you remind me if these doors were installed without approval previously?

Leslie Naji, Principal Planner: Oh my, indeed they were, and we have, we have a big issue with that. We had spoken about that with the previous hearing. I would say the number of cases that we get between this and other boards, in terms of people doing things without asking for approval first is embarrassing. We'd like to double their fees at least, you know, if they have, but that takes a whole different process that we can't do. We can't do it arbitrarily. It has to go through something

else. But yeah, and that is a frustration in that the applicant knew they needed it, they didn't apply for it. That being said, we still have to look at the merits of the case as a case.

Vice Chair, Robert Bello: I'm curious, what's the relationship between the applicant and the vendors?

Leslie Naji, Principal Planner: It is now the applicant's turn to speak.

Commissioner Rosie Dudley: Oh, no, I have questions.

Vice Chair, Robert Bello: Go ahead.

Commissioner Rosie Dudley: Vice Chair, can I ask?

Vice Chair, Robert Bello: Yes, go ahead.

Commissioner Rosie Dudley: Do we know the date of installation of the windows?

Leslie Naji, Principal Planner: I believe it was in October of last year.

Commissioner Lee Gamelsky: Installation of the doors or… (INAUDIBLE)

Commissioner Rosie Dudley: No, no, I mean, when the windows were changed way back when, when, how long ago?

Leslie Naji, Principal Planner: Like maybe the 1950s.

Commissioner Rosie Dudley: We don't have exact dates? But we show we show the earliest time when they are present. It's the 1950s?

Leslie Naji, Principal Planner: I think there was something, like, with a postcard or something. We have things that are quite late without it, and I would honestly think that the vendors would

know better than I would that some of them, through family members, have known people who've been down there for many decades, but I do not know, and we don't have a dated picture.

Commissioner Rosie Dudley: And do you know the date of when [the vendor's market] started to occur on the portal?

Leslie Naji, Principal Planner: I do not.

Commissioner Rosie Dudley: I think that does pertain, should be in the staff report in terms of how the vendors represent a cultural component of this building.

Leslie Naji, Principal Planner: The market itself was created in the 90s. No, the ordinance, the ordinance for it. No, the ordinance. That's what I'm saying. It's better to talk with the vendors in terms of all the details, because a lot of that's not in my information. Although they sent it to me, I just don't remember. (INAUDIBLE)

Commissioner Lee Gamelsky: Before I begin with any questions and ask my fellow commissioners, you spend a lot of time on this case myself and I have a lot of questions, and I'm sorry, but I'm going to start asking. So, Ms. Naji if I may, can you please confirm that the staff reports and items submitted to the Commission members here, May 13th, June 11th, July 8th supplemental staff report, are all relevant and valid as part of consideration here?

Leslie Naji, Principal Planner: I would say not necessarily.

Commissioner Lee Gamelsky: Okay.

Leslie Naji, Principal Planner: That you should look at the… the case was canceled, and we had to start again, and therefore to look at that staff report and the supplemental staff report is what you should be looking at.

Commissioner Lee Gamelsky: Okay, so my question is, as I state a date or a report if it's inappropriate, you'll let me know. Excuse me while I fire away. So, in the May 13th report page 5, under request…

Leslie Naji, Principal Planner: That report is not valid.

Commissioner Lee Gamelsky: Okay, well, then, under the current, I'll have to dig it up. So that report is not valid, May 13th.

Leslie Naji, Principal Planner: Correct.

Commissioner Lee Gamelsky: Okay. So let me dig up I guess…(INAUDIBLE)

Leslie Naji, Principal Planner: There's the one from June…

Commissioner Lee Gamelsky: So, under the description to replace the windows with historic doors. The doors that were installed are not historic. They're doors; they're new doors.

Leslie Naji, Principal Planner: Yes (INAUDIBLE)

Commissioner Lee Gamelsky: Thank you. If I have this correct, the applicant did not pursue the requirements to obtain the Certificate of Appropriateness, as I think you addressed with Mr. Solares here for both the demolition work as well as the new construction, correct?

Leslie Naji, Principal Planner: Correct.

Commissioner Lee Gamelsky: Yeah, and the applicant's design professional, as stated in the reports here, knowingly did so in violation of the law guidelines, etc. They knew what was (INAUDIBLE) in the supplemental staff report under reviewing agency page 7, you wrote, Art and Culture provided comments and materials on June 24th, 2026. I did not see those comments in any of the staff reports. (INAUDIBLE)

Leslie Naji, Principal Planner: They're in the supplemental staff report that was from July when we didn't have the hearing, they had all been added into the July report.

Commissioner Lee Gamelsky: I'm sorry, did you say…

Leslie Naji, Principal Planner: They had been added into the July report when we were coming back in, and then we didn't have quorum. That was after we had to make reviews, so there were a number of additional documents that were added into that. The Arts and Culture…

Commissioner Lee Gamelsky: I did not see it.

Leslie Naji, Principal Planner: They're minutes.

Commissioner Lee Gamelsky: So, could you summarize what Arts and what City's Arts and Culture provided as far as comments in their June 24th, 2026 response? Maybe you could pull it up? I didn't see it.

Leslie Naji, Principal Planner: Let me stop sharing for a minute and try and find that. So, Arts and Culture provided us, well, with… I can…Am I still sharing? Oh yeah, I'm still sharing, sorry. These were minutes from their boards, although the minute of their board meetings, there is some early mention of talking about relocating spaces. Last year, there are a number of meetings that were not held due to lack of quorum. They were not particularly informative, except to say who was there and what the topics of discussion. They don't show us what the… what the actual… it's not like a transcript, sort of like our… our minutes. They did provide us this survey, which was coming up in terms of where the property line was as you may recall…

Commissioner Lee Gamelsky: So, that is, thank you…

Leslie Naji, Principal Planner: This was provided to Arts from Arts and Culture. DMD made the survey showing where the apparent property line is, showing that the portal itself, the sidewalk in front of the building is City property.

Commissioner Lee Gamelsky: So, is that the comments and materials that you've cited in the staff report as what the City's Art and Culture responded, provided?

Leslie Naji, Principal Planner: That is part, yes.

Commissioner Lee Gamelsky: Okay. Is there anything else that we should know?

Leslie Naji, Principal Planner: And just the rules and regulations that were provided that had to do with the… that has to do with the portal market. So there are 2 regulations. There's the ordinance which was provided initially, and I was told I didn't provide the regulations for the solicitations board, and that was then added under this in terms of how it operates.

Commissioner Lee Gamelsky: Okay, I understand. Thank you for that. If I may carry on.

Leslie Naji, Principal Planner: Yes.

Commissioner Lee Gamelsky: Then one of the previous staff reports, there was a change in the rules and regs determining the solicitation of the historic whole town zone that was dated December 11, 2025, signed by Shelle Sanchez, the former director of Arts and Culture, to be effective April 15th. So, and then in the reports, reference as Exhibit A, but there was no Exhibit A in the attached report. So, I'm missing something. So that's something else I didn't see.

Leslie Naji, Principal Planner: All right, let me. I thought that was in there because it showed the green outlines with that…

Commissioner Lee Gamelsky: Who is Andrew Coon?

LC Hearing Monitor, Christina Chavez: He's part of our legal counsel as well.

Commissioner Lee Gamelsky: He's what?

LC Hearing Monitor, Christina Chavez: He's part of our legal counsel as well.

Commissioner Lee Gamelsky: Okay, thank you. Well, if you want, I can move on with other questions.

Leslie Naji, Principal Planner: Keep moving on, I'll just look and see if I can where I can…

Commissioner Lee Gamelsky: So, have you or staff had any new communication with Arts and Culture Department, as there is now a new director?

Leslie Naji, Principal Planner: No, we have not.

Commissioner Lee Gamelsky: Okay. Did Arts and Culture Department coordinate the changes in the vendor spaces with Landmark staff?

Leslie Naji, Principal Planner: No, they did not.

Commissioner Lee Gamelsky: Should they…should they have coordinated that per the Historic Old Town Development Standards and Guidelines?

Leslie Naji, Principal Planner: No, they should not.

Commissioner Lee Gamelsky: Why not?

Leslie Naji, Principal Planner: And this was in the… the staff… oh, let me show you… the staff report from that's (INAUDIBLE) received. Because it has to do with their ordinance. It is not our ordinance that we review.

Commissioner Lee Gamelsky: But if I may, we the Landmarks Commission, we look at the Historic Old Town Development Standards and Guidelines, correct?

Leslie Naji, Principal Planner: Correct.

Commissioner Lee Gamelsky: And then in here this section on site features and street streetscapes. This is very much about streetscapes, and what shouldn't that be addressed?

Leslie Naji, Principal Planner: There is a whole section about the ordinance that places it towards the ordinance within the IDO.

Commissioner Lee Gamelsky: Ms. Attorney…(INAUDIBLE)

Vice Chair, Robert Bello: Go ahead, Ms. Battista.

Ophelia Battista, City Legal: Ophelia Battista on behalf of City Legal. I actually have a separate legal issue I just want to bring up with permission, if it's okay.

Vice Chair, Robert Bello: Go ahead, Ms. Battista.

Ophelia Battista, City Legal: So, I just want to ensure that everyone on the panel today was at the…was in attendance at the last presentation back in June. If they weren't, then we need to confirm on the record that they have, in fact, reviewed the record. Either formally they've listened to the audio, or that they have reviewed the record that was created prior to this hearing.

Vice Chair, Robert Bello: Good question. I did. I wasn't there, and I did.

Commissioner Danny Solares: I wasn't there, and I reviewed the documents.

Commissioner Lee Gamelsky: I was present.

Commissioner Sarah Berwald: I was present.

Commissioner Rosie Dudley: I was present.

Commissioner Lauren Austin: I was present.

Ophelia Battista, City Legal: Thank you, nothing further. I appreciate it.

Commissioner Lee Gamelsky: That was my response, if I may carry on.

Leslie Naji, Principal Planner: If you can look, this was the drawing that was attached to the staff report…

Commissioner Lee Gamelsky: Oh, okay.

Leslie Naji, Principal Planner: In July. The July report that was sent…

Commissioner Lee Gamelsky: So, if I may then. So, per the supplemental staff report page 3, second paragraph states the City Arts and Culture department also designated Old Town Portal manager. Do we know, is there a person designated by Arts and Culture as a portal manager?

Leslie Naji, Principal Planner: Currently, I do not believe there is. There has been in the past, but it has been my understanding through speaking with vendors that there has not been a Portal manager since the end of last year, sometime toward… not necessarily December 31, but it's been last year since there has been a…

Commissioner Lee Gamelsky: So I assume then, so was the change in the vendor spaces. Thank you. Was that that to be or was enacted April 15th, 2026 coordinated with the Old Town Portal Market Advisory Board? Do we know if that was done?

Leslie Naji, Principal Planner: I'm not a member of that board and cannot speak to that.

Commissioner Lee Gamelsky: Okay, and is the Old Town Portal manager here? I guess not. Okay, moving on. As pointed out in the supplemental report, the Old Town Solicitation Ordinance went into effect 1991, and it… and in it, I identified the specific locations of the 15 vendor spaces back in that ordinance in moving six of those spaces to the south facade, is that still in compliance with the ordinance? Because the ordinance very much addressed the location to be along the west facade of the building, you know, facing Old Town Plaza. But now I see a bunch of spaces along the south side. So, is that that in compliance?

Leslie Naji, Principal Planner: To have them on the side?

Commissioner Lee Gamelsky: If not in the original.

Leslie Naji, Principal Planner: I don't think they're part of the ordinance, no.

Commissioner Lee Gamelsky: Okay, so that's so…

Leslie Naji, Principal Planner: But the placement of those does not have to do with the doors, the windows being replaced with doors. It does not, in this respect, if I may, Commissioner Gamelsky, the applicant has supplied me, and perhaps they will speak to that a way that you can still put 15 spaces under the portal with the current doors and with future doors and therefore, that is not something that I felt should be considered. They can still have their spaces under the portal. It does not meet that ordinance, but I don't have jurisdiction over that ordinance.

Commissioner Lee Gamelsky: I understand your position, staff's position. But as I reference the Historic Old Town Development Standards and Guidelines, and how it addresses streetscape, as should that have been a consideration. But anyway, I'll move on right now.

Leslie Naji, Principal Planner: That comes under the solicitations portion of it, not under streetscape.

Commissioner Lee Gamelsky: Well, okay, but streetscape and design and culture. So anyway, so… which I think you started to address my next question. So, the report also references page 3 and attachment C showing location of 15 vendors. I didn't see that attachment, but I guess the applicant is going to show that to us.

Leslie Naji, Principal Planner: I think they will.

Commissioner Lee Gamelsky: Okay.

Leslie Naji, Principal Planner: I hope they will.

Commissioner Lee Gamelsky: I don't think we've I haven't seen it yet; maybe you have.
Can I move on?

Leslie Naji, Principal Planner: Move on, yes.

Commissioner Lee Gamelsky: Okay. So, when the Old Town Solicitation Ordinance went into effect in 1991, the windows that were removed for doors currently, or replace as well as for more than 50 years prior. That's going back to… Commissioner Dudley asked the question in reference. So my next question really has to do with the Historic Old Town Development Standards and Guidelines. So, when I open that document, the first sentence in the guideline states retain and preserve the exterior wall and materials, followed by the policy of windows and doors and guidelines to retain and preserve, etc. So, my question is, how does the demolition of the windows and the replacement with doors meet the standards and guidelines? (INAUDIBLE)

Leslie Naji, Principal Planner: But I will say that it also states that should like inappropriate windows be installed, then it's better to restore back to what the original window or the original door was. So it is an optional… it can be very interpretive whether or not you consider the historic character of the windows to be more significant than the historic characters of the doors.

Commissioner Lee Gamelsky: Okay, so my final question for Ms. Naji here is that for the supplemental staff report as stated on page 8, the staff decision was made solely on the impact of the new doors on the architectural character of the building. Therefore, I assume that you did not consider the policy section on site features and streetscapes as delineated in these guidelines that we need to be following. Correct? Thank you very much. Commissioners, thank you for putting up with me. Those questions are very pertinent to where I will be headed.

Vice Chair, Robert Bello: Anyone else, any other questions or comments? I believe either one of the applicant's presentation, discussion. Is the applicant or an applicant's representative here today? Hello, and your name and address, please.

Rick Bennet, RBA Architect: Yes, thank you. My name is Rick Bennett, RBA Architects, 1104 Park Avenue SW, Albuquerque, 87102. I wasn't involved in the project until the problem arose, and the door was… is in place, and I've been following it, and (INAUDIBLE) it, and George is a client of mine, and it occurred to me that I don't think anybody's ever gone out there and measured. So we did, and if you can show the first one, Ms. Chavez, please. The other one, we found this exhibit. In fact, I think you guys had it, and staff. This exhibit says each stall will be five feet wide; there will be one foot between as shown. This was done in, I guess, '90 and it says that the stalls are 5 foot by 6 foot, which we agree. So, we went out there, and instead of looking at diagrams

like this, Ms. Chavez, could you put the other one up? We put it onto the building itself, and the doors and the windows, and guess what? We can fit 15. We can fit 15. Can I point it? Anyway, you start with 1, if you look at the old plan, if she put it up there, there was none there where 1 is. That's how we got one of them in. Then we have 2 and 3, 4 and 5 and the foot separation 6 and 7, 8, 9, and the foot separation, and so on. So, at the end of the day, we went out and measured it and marked it with chalk, and you can get 75 feet of vendor stall in the length of that building minus the doors and the large windows that my client would like not to have you in front of. So, to me this, and I think I'd like to say, in spite what the paper says, Mr. Cook has never been anti anything in Old Town like vendors, okay, and that was very misleading and probably wrong, but I didn't care, because I did this knowing that the best solution, it's something both parties could live with. But what I wanted to do, and we didn't know how to present this, actually, because it wasn't…We weren't here to talk about this. We were here to talk about should the doors be put in, and we argued it could, because the frame was still there, and you could see where the hinges were when they were doors and so on. This, to me, I think is a win-win, but I'm afraid that it can't be a… there can be a reason to…

LC Hearing Monitor, Christina Chavez: Legal counsel Andrew Coon wants to speak.

Leslie Naji, Principal Planner: Legal counsel wishes to speak, my legal counsel.

Vice Chair, Robert Bello: Go ahead.

Andrew Coon, City Legal: This is Andrew Coon with City Legal. I just wanted to bring to the board's attention that the window currently being shared on Zoom is Microsoft Explorer, and it just says scan one or scan two. What you are viewing on the monitors is not currently being shared. Thank you.

Vice Chair, Robert Bello: Currently being shared…Okay, can that be fixed? Oh, thank you. Does that address it, Mr. Coon?

Andrew Coon, City Legal: Vice Chair, yes, it does. Thank you.

Vice Chair, Robert Bello: Okay, thank you.

Commissioner Lee Gamelsky: I have a question.

Vice Chair, Robert Bello: Go ahead.

Commissioner Lee Gamelsky: Is the July 8th staff report… there was a floor plan that was presented. Do you recall that?

Rick Bennet, RBA Architect: Yes.

Commissioner Lee Gamelsky: Okay. So, in this plan, I look at it, and there's space A that's on the… sorry, let me get oriented here. Space A is the farthest to the south and there is access for the space aid directly to the roadway there along La Placita.

Rick Bennet, RBA Architect: Okay.

Commissioner Lee Gamelsky: And then I look at B, and I'm thinking… I'm looking up the floor plan here, and the color plan that was presented in that report, as well as the Sanborn map that was presented early on by Ms. Naji's presentation, and a lot of this… the building was just an open area, and that these walls that I'm seeing, a lot of them are just new interior walls that were constructed later on. They're not necessarily structural. So, I'm thinking that space B on this plan in yellow that that could easily be accessed to the South as well. And then, if you made that space C can be accessed to the east. Would you like a copy of this thing?

Rick Bennet, RBA Architect: I'm sorry?

Commissioner Lee Gamelsky: Would you like a copy so you know what I'm talking about? Okay, and then spaces D, E, and F already have exterior access. So, we're (INAUDIBLE) though is that…what this plan shows me is that there is an existing courtyard at the northeast corner on the site back up here. There's a courtyard back here. And my question to you as the architect on the project, did you explore, look at the possibility of developing that courtyard into it and inviting outdoor space that would greet customers and become a destination place, something that would

add, you know, the livelihood of this development, this project, with less effort, less importance of having to add additional doors along the streetscape, along the… under the portal, but you could be adding…creating a whole ‘nother space back then that would make it more exciting. That's my question.

Rick Bennet, RBA Architect: No, it wasn't considered. The building as that plan shows, large, thick adobe walls that lend itself to doors. The adobe walls 2-3 feet thick… what we did when we made this lease plan is make it so that this building could be leased to individuals with access, and we did look before we went back and said, okay, you know, where else could we do it? Well, that courtyard space is… is the only way you can get to it is coming all the way from the east. I mean, you would have to drain the building, and I mean, but we don't have to do that because it looks like we can give you 15 vendor spaces.

Commissioner Lee Gamelsky: I hear that. I see that now. That was not part of (INAUDIBLE). That's my question. Thank you.

Vice Chair, Robert Bello: Commissioners, any other questions?

Rick Bennet, RBA Architect: I can leave these. I guess I'm stuck. Can I leave these?

Vice Chair, Robert Bello: Ms. Chavez, is there anyone else that wants to speak today?

LC Hearing Monitor, Christina Chavez: Chair and commissioners, the first speaker that we're going to have on the floor is Glen Gamache.

Vice Chair, Robert Bello: Thank you.

Glen Gamache: Thank you.

Vice Chair, Robert Bello: Hello, Mr. Gamache.

Glen Gamache: Hello.

Vice Chair, Robert Bello: Your name and your address, please.

Glen Gamache: My name is Glen Gamache. I live at 428 Louisiana, Albuquerque. I believe I was able to get a copy of my statement, my written statement to y'all, and to save some time here, it looks to me like the application and the putting of the doors in preceded what should have been done, because it's a dual track process for him to make those changes. You've got two ordinances that are in conflict. When one of those doors is open, it changes the portal market. So, I would agree that your job isn't to design or redesign the spaces for the market. It's to leave it alone, because it's a different ordinance. So, the ordinances don't match, and you can't have a process that does that. And so I would think your ordinance allows the windows to be covered, but it doesn't allow for a door to be open that affects another City ordinance, and I think that's the problem. I think at the last meeting someone wanted to, but… doors go in, but stay closed, and that couldn't be done.

Vice Chair, Robert Bello: I have a question, you said ordinances in conflict with each other. Our ordinance, I'm not sure what our…

Glen Gamache: Oh, your decision is in conflict with another ordinance. The second the doors open, you can cover the windows. That's your privilege, okay, or the owner's privilege. Okay, you can put a door in, but the door can't be opened because when it's opened, it violates the other ordinance that the City has for the vendors who are sitting there.

Commissioner Lee Gamelsky: Regarding the number of vendors you're talking about, or what?

Glen Gamache: Yeah, well, no, the vendor space is in front of the door, in front of the small window. The small window was covered and turned into a door so when that door is open, people are going to walk on the vendor space.

Commissioner Lee Gamelsky: Can I ask you a question just to move things along as you and anybody else that's going to present to us. Can you address what architect Bennett presented to us just now about the idea about, where he showed that there were 15 vendor spaces along the west elevation facing Old Town Plaza. What… how do you perceive that? How do you respond to that? Is that acceptable?

Glen Gamache: To do that, he needs to go to City Council.

Commissioner Lee Gamelsky: Wait, wait. I understand what you're saying. I'm asking you your opinion to respond to what Mr. Bennett presented today.

Glen Gamache: If they put in 15 spaces under the porch., facing west I would think that would be useful (INAUDIBLE), but I think…

Commissioner Lee Gamelsky: So, the answer is yes, that that's acceptable to you?

Glen Gamache: To me, yes, but I'm not a vendor. I don't know if I'm got a space here, someone else has got a space right beside me, if there's a space between them. I didn't notice that in the diagram, but 15 spaces is what the law was talking about. It used to be 20, it would be real nice to get those 5 spaces back.

Vice Chair, Robert Bello: Okay.

Glen Gamache: But the way it is now, when the door opens, it violates a City ordinance.

Vice Chair, Robert Bello: Right.

Glen Gamache: And you saw my other comments. The… the main thing is when they presented the… on page 2 that note when they came in and talked to staff about doing this that was considered part of your decision, and you're looking at it now as part of your decision. The…to change, but the change hasn't been made. Is there going to be a cost to the City for the change? I don't know. Putting the vendors on the south side on private property might be might be a different scenario. Which is what's going on now, the vendors who were moved from the front through a regulation, which is a non-compliance with the ordinance.

Vice Chair, Robert Bello: We've just shown a layout where there would be 15 vendor spaces…

Glen Gamache: Yeah, yeah. That would match the law if the City would do it.

Vice Chair, Robert Bello: So that would be alright…

Glen Gamache: …that has to go to the City.

Vice Chair, Robert Bello: Okay, thank you.

Glen Gamache: Would it match the law?

Vice Chair, Robert Bello: Ms. Chavez, do we have anyone else?

LC Hearing Monitor, Christina Chavez: Chair and commissioners, our next speaker is going to be Marilyn Moquino.

Vice Chair, Robert Bello: Thank you. Hello, Ms. Moquino, your name and your address, please, hi.

Marilyn Moquino: My name is Marilyn Moquino. I'm at 13400 Panorama Loop, and I am from Santo Domingo Pueblo and been a vendor out there for three generations, and I'm going to start off with saying that I was on the board during the time when all this discussion with the doors and all that stuff. I was on the board, and during the time of the board there was just talks at first about putting in the doors, and then… but there was never a plan that was presented before us by the community event staff. Basically, they would just come in and tell us what they were going to do, or what George was going to do. But it was never clearly discussed among the board members, and it continued on for a long time, and several times when Dr. Shelle Sanchez came to our presentation, and during that time, she really didn't discuss anything about what George's plans were. So, I asked Dr. Shelle Sanchez straight up, can you please let us know what George's plans were? And instead, she looks at the community event staff, Steve Pettingale. Steve is looking at her, like, so surprised, so we never got a straight plan from George. Now, if any of this stuff was brought before our board, and we could have discussed on it, we could have discussed a little bit more, but it was always, like, very touchy situation with community event staff, and community event staff is the one that's running our program right now, because we don't have our portal manager the last 3 years. So, as far as my concern about the community about event staff is they

could care less about our program. They come in and they just tell us, this is what George is gonna do. He's going to put indoors somewhere after the Balloon Fiesta, and it wasn't after the Balloon Fiesta. The doors went in on October the 2nd of 2025 after hours. And then, hey, the next day we went in, and the vendors came, and there was doors on October the 3rd. That was not after the Balloon Fiesta. And then again, with the spaces being moved, back in April the 14th, again, they did it after hours, and we come in on the April the 15th, and behold, we're surprised again, and the spaces are all moved, and all the vendors are upset.

Vice Chair, Robert Bello: I have a question I have to ask. Something that was presented today is 15 spaces along the west side. Is that acceptable to you? Is that a solution?

Marilyn Moquino: Well, it would have been nice if we could have seen some of that plans way, like, last year, because I was in communication with Councilor Baca, and Councilor Baca, I guess, from what I understand, has tried to reach out to George Cook, because we were talking about a proposal that Dr. Shelle Sanchez had placed in, and he never responded. We have meetings with Councilor Baca, and I'm still in touch with Councilor Baca, so as far as I'm concerned, it's a consideration. I'm really, you know, wanting to do something…

Commissioner Lee Gamelsky: Would you accept, if there could be 15 vendors along the west elevation facing Old Town Plaza, so that would be acceptable to you?

Marilyn Moquino: Yes, with an explanation. Okay, my explanation is when I looked, there was 2 doors. Now, is George trying to put more doors? Or is it just the two?

Vice Chair, Robert Bello: (INAUDIBLE) That's projecting…

Marilyn Moquino: Okay.

Vice Chair, Robert Bello: For right now we have 15 vendor sites on the west side. We have 15 sites…

Commissioner Lee Gamelsky: Which was brand new to us…

Vice Chair, Robert Bello: (INAUDIBLE) Is that acceptable?

Marilyn Moquino: I said it could be a consideration.

Vice Chair, Robert Bello: Okay.

Marilyn Moquino: I'm willing to work with George, but I'm going to let you know, I sat on that last end where they show the diagram, which is one around the corner. I sat there on December the 8th over the weekend, and I got stumbled on twice, somebody came around the corner and stepped on it. So that's my concern, is by the doors, are we going to get stumbled on with our jewelry?

Vice Chair, Robert Bello: Sounds good. Thank you.

Marilyn Moquino: So anyway… So, yeah, because, you know I'm willing to work with George as long as all the vendors are willing to do whatever we want to do, because I do want to make sure that we have a peaceful, you know, I guess peaceful talks and plans with each other, because we are neighbors, you know, we have to be neighborly, and we have to see each other on a daily basis, so I'm willing to work with George, as long as he's willing to work with us. You know, because it is our livelihood, and we are on a public…

Vice Chair, Robert Bello: Thank you, so let's go based on what we just saw today, which is the 15 selling sites or vendor sites on the west side and let's see, we'll go from there.

Marilyn Moquino: I do have something else to say, if you don't mind.

Vice Chair, Robert Bello: Yes, ma'am.

Marilyn Moquino: I'll make it quick. Now, as far as the ordinance and the rules and regulations with the diagram of the spaces being on the south side, that rules and regulations that came in on April the 15th of 2026 by Dr. Shelle Sanchez is out of compliance with the ordinance that we are sitting on right now…

Vice Chair, Robert Bello: We're considering something else, so now, that's off the table.

Marilyn Moquino: Right.

Vice Chair, Robert Bello: So those are off the table.

Marilyn Moquino: Okay, good. So if you could just look at the ordinance, because Councilor Baca is working on out of compliance rules and regulations.

Vice Chair, Robert Bello: That's right. Thank you.

Marilyn Moquino: Thank you.

Vice Chair, Robert Bello: Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair and commissioners, our next speaker is going to be Sylvia Ramos Cruz.

Sylvia Ramos Cruz: Well, I actually was going to speak on the merits of this. I am Silvia Ramos Cruz. I live at 2110 Charlevoix Street in Old Town. I'm a member of the Historic Old Town Association, and I serve on the Portal Vendors Board. Pardon me, I did send you all a long letter that I hope you've had a chance to read about this. While I was on the on the portal board, there was a designated portal manager, and at that time, everything flowed well. The portal vendors worked well with the manager, and he led the board, and so there were good relations. Once the portal manager was done away with by the City, then the relationship between the Arts and Culture Department and the Portal Vendors Board sort of fell apart. In any case, so I'm glad to see where this is going, because if the decision to be made here today is only about bricks and mortar, as the staff's report and recommendations reiterate, then there is nothing more to be said. If, however, it is about historic preservation, I ask you to consider the points I made in my letter and in person previously. Historic places and events are by definition rooted in humans who have created those places and events. Without the people who have inhabited the portal at La Placita selling their wares year after year for generations all there is is a building that, though old and of a certain style, says nothing about the life and culture of this particular place in Albuquerque. Displacing history, culture, and traditions for the sake of increasing revenue for the city does not speak well about

what this community values, or how it will move forward in the future. I hope that is not what we're doing here today. I thank you for the opportunity to speak.

Vice Chair, Robert Bello: Thank you very much.

Sylvia Ramos Cruz: You're welcome.

Vice Chair, Robert Bello: Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair and commissioners, our next speaker is going to be Erica Salazar.

Vice Chair, Robert Bello: Thank you. Hi Ms. Salazar, your full name and your address, please.

Erica Salazar: Erica Salazar, 7808 Baybrook Road…

Vice Chair, Robert Bello: Thank you.

Erica Salazar: … Northwest. I'm just reading a statement. Hello, my name is Erica Salazar. Rick Elliott and Virginia Elliott are my parents, and the last ownership of La Placita dining rooms for the Elliott family, who were the guardians of La Placita for close to 70 years. I myself worked at La Placita for 30 years and managed it for 20…People… and we have 5 generations of the Elliott family; they're what ran La Placita. People from all over the world come to visit Old Town expecting La Placita to be there, along with the tree in the middle of the restaurant, the famous staircase, and the vendors out front of the portal. The vendors are a necessity to Old Town. There are three and four generations selling in front of La Placita. People would come back looking to buy from specific vendors or families. Unfortunately, we've lost some of our elders. Tom Christie, Fanny Charlie, Dolores Moquino, and Lisa Wagner, but their children and grandchildren are still around there. In the 90s, Isabel Cook tried to get rid of the vendors and somehow eventually won. They were gone for three months before visitors spoke to my dad and asked for them to come back. Their absences were really affecting the economy of Old Town. Again, they are a necessity. When the portal was in need of repair, the City made sure the vendors were still able to sell as they made the repairs to the portal. There were meetings with the museum, City Planning, and other

entities to make sure all ordinances were followed. Even when we made changes on the south side of the portal, which is part of La Placita property, not the front, which belongs to the City for the vendors, when we tried to put a venue out there for people to eat, we still had to go through ordinances to put the fencing, the tables, anything we try to do to make sure we could… The recent changes to the building of La Placita were not given 'til after the fact. They are illegal. When we tried to repair signage to the building, we could not take down or take what was… that we had to take what was… that take or take off what was there, had to repair it. If it came off, it was gone forever. There are strict rules and regulations when it comes to changes in Old Town, and that includes incurring fines and changes and changing back what is not approved. I don't understand how the approval was given, as the portal was given to the City to manage and to protect the vendors. That's what Naldo wanted. Is an easement required for the doors, and if so, is that… was that approved? The portal is a different entity to La Placita. The City is responsible for the care and repairs and management of the vendors. The ordinances are on the walls of the building outside. They are there to protect the vendors and the portal.

Vice Chair, Robert Bello: Thank you Ms. Salazar. Ms. Battista, we have nothing to say about the ordinance. Is that correct?

Ophelia Battista, City Legal: Yes.

Vice Chair, Robert Bello: Yeah, that's not… we have nothing to say about the ordinance.

Erica Salazar: I understand, but I'm just…Thank you.

Vice Chair, Robert Bello: Thank you. Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair and Commissioners, our next speaker is going to be Jesse Ehrenberg.

Commissioner Lee Gamelsky: Can I ask a question, Ms. Salazar?

Erica Salazar: Yes, sir.

Commissioner Lee Gamelsky: What is your thoughts, opinion on the architect's drawing that showed the 15 vendor spaces along the west elevation? Is that acceptable to you?

Erica Salazar: Not the way they're drawn up.

Commissioner Lee Gamelsky: Because?

Erica Salazar: When you go out the front door going into La Placita on the west side, it looks like there's a vendor on that end right there. It's too tight, and my question is, where does the city… the city property line ends right before the doorway. I think that one vendor would be outside of ordinances and what is what was planned for the vendors and was part of the city and what what the owner now owns.

Commissioner Lee Gamelsky: Ms. Chavez, can you put that drawing back up there while the next person speaks? Thank you.

Vice Chair, Robert Bello: Yes, sir and your full name and your address, please.

Jesse Ehrenburg: My name is Jesse Ehrenberg. I live at 2110 Charlevoix in Old Town, and I just want to say things are going pretty fast here and changing, but this whole thing could have been settled so much sooner had people just treated people with respect and talked to the vendors. Nobody, this whole thing was done up here, and no one was talking to the vendors, and they are the heart of this whole issue. I guess that's really all I have to say. People should treat...

Commissioner Lee Gamelsky: Do you have thoughts on the idea of that what the architect proposed, the 15 vendor spaces along the west elevation?

Jesse Ehrenburg: Again, that brings me right back to the same thing. It's up to the vendors to make this decision…

Commissioner Lee Gamelsky: (INAUDIBLE)

Jesse Ehrenburg: … if they're happy, I'm happy.

Commissioner Lee Gamelsky: Okay.

Jesse Ehrenburg: And the spaces need to be the same size, and it needs to be approved by the vendors. Thank you very much.

Vice Chair, Robert Bello: Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair and commissioners, our next speaker is going to be Ramona Tafoya.

Vice Chair, Robert Bello: Thank you. Hello, Ms. Tafoya, your full name and your address, please.

Ramona Tafoya: Ramona Tafoya 2536 Zearing Avenue NW, Albuquerque, New Mexico, 87104. I'm going to try to talk fast, because I have a number of issues, okay? I have some concerns with her report. Starting out with, she says that the Arts and Cultural Department had met with and coordinated with the Old Town Portal Market Advisory Board. They never did. They just did what they wanted to do, and they come in and give us one sentences…She says that the building was a theater and a restaurant. It was also a saloon, a brothel, a store, apartments... Anyway, those things do matter. Terminology matters. She says there are 15 permits. This is my permit. I decorate mine. This is what it looks like. There are more than 15 permits. There can be up to 50 permits, 50 people who can sell out there. So that's an inaccurate portrayal of the situation. We have 15 spaces. We're allowed to have 50 permits. Right now, we're at 27. I also kind of don't like the terminology “stall.” When I read stall, I kind of felt like a cow, and we have spaces, not stalls.

The minutes are kind of useless, because they're one sentence, and some of the minutes don't have anything about what was presented to us. And so, I don't even know why she had them, and she presented two copies of a lot of minutes anyway. So, moving on, I don't like the use of the word “original.” We don't know what original is. They didn't have, like, you know, permits to build buildings back then. There's 2 books that I've looked at. One of them says that Armijo built it; the other one says, no, he didn't. He got it from his cousin, whose name was El Colorado, de Juan Armijo y Maestas and when he got it, it was in bad shape, and he didn't restore it. He just kind of

fixed it and changed it, and every time it was repurposed, it was altered. So we don't really know a whole lot of history about it. I don't think we should use the word original. We don't know. We don't really know when the windows were put in. I've looked at thousands and thousands of pictures, and some of them in the 30s. It looks like they're all windows… (INAUDIBLE)… There's benches…

Vice Chair, Robert Bello: In reference to the topic to what we're dealing with today. About the vendors on the west elevation. Yes, is that accepted? Is that proposal acceptable?

Ramona Tafoya: No. First of all, when I look at this, it looks like all the spaces are right up to the door, and we have a concern… right now we do have a space over here where one is, and when people come around that corner, they walk on their jewelry. So, when you have doors right there that are very close, they're going to open out, and they're right next to those spaces they could open out on our jewelry. People could come out and walk across our jewelry. That's a concern. The ordinance says that the first space here shall start at the middle of South Plaza and then go down, and that is not the middle of South Plaza. So that is going to be a problem. Also down here on space 14 and 15, you have a trading post there, and his doors are portrayed properly. They do open in, but he has security bars that open out, and he braces them up against his window, which is right there, and so, again where is he going to put his security bars? Because it's gonna go open onto that space. So, there are concerns that we have as vendors, because we work out there, and because we know what it's like with people walking across your jewelry, dogs walking across your jewelry, different things. The way you know how much room we have to put what we need to function in the day, we were not consulted about this. The advisory board was not consulted about this.

Vice Chair, Robert Bello: We just found out about this today.

Ramona Tafoya: Our vendor reps were not consulted about this. Nobody told us about this, and I didn't find out about it until I didn't get a copy of this until yesterday, and it would have been better if they had sat down with us and said, we would like to come up with a plan, and we could say, okay, how are we going to work it out so people aren't walking on our jewelry? How is this going to happen? We didn't get that. So, I don't know that it would be acceptable the way it is. We did come up with a plan at one time with George where he was going to put in one door, and we came up with a plan, and we never heard back from him. So, can I move on a little bit?

Vice Chair, Robert Bello: Yes, please.

Ramona Tafoya: I'm kind of upset with the fact that we're looking at history. As far as I'm concerned, a lot of the windows were windows for at least 100 years, and so I'm asking myself, well, what is historical? Does it have to be 100 years, 200, 300 years? What makes it historical? The building has changed. Building historically is the way it has been with windows. When she talks about, according to her definition, taking it back, you can't take it back to something we don't know that it was. It was so many different things. It's been modeled so many times. Sanborn Company said between 1891 and 1941, the building was substantially altered. So, we don't know everything that was done. We don't know everything that they had in there, and there were pictures from the '40s where there were vendors sitting out there. There are pictures where there were no benches, and now there are benches. So, what do we call original, and what do we want to honor as historical? Because with windows, it is as it was with windows all the way across. That is historically accurate for 90-some years, and we're just going to throw that out, because we think that originally it had doors? We don't know that for a fact. I checked Brian Johnson's book…

Vice Chair, Robert Bello: I believe that we do.

Commissioner Lee Gamelsky: We do know that we do that… (INAUDIBLE)

Ramona Tafoya: Well, I've looked, and I just like, when did they put the benches in? When did all these things happen? But I do believe that the way she stands today is the way she has been for a long time, and I think that is merits some historic value as well. Lastly if you allow this to go, because George did not get permission, we'll say I own Bottger House, and I want to change something, and I'll just change it and then you'll come to me if I get caught and say you can't do it and so then I'll come in after the fact, and then you can say, yeah, it's okay to do it. So, then we start changing historic buildings all along and making them something that they're not supposed to be and that brings into question, what is historical and why do we have a historical district?

Vice Chair, Robert Bello: Thank you.

Commissioner Rosie Dudley: Vice Chair, I have a quick question.

Vice Chair, Robert Bello: Yes, go ahead. Absolutely.

Commissioner Rosie Dudley: I believe you previously mentioned history of the vendor ordinance dating back to a certain date. Can you remind us what that date is?

Ramona Tafoya: The city got into the business of licensing us back in about 1975

Commissioner Rosie Dudley: And then how long is your recollection of you or your family being vendors?

Ramona Tafoya: I've been out there 50 years, going on 51 in October.

Commissioner Rosie Dudley: And do you know of vendors that have lasted longer than 50 years? I mean, that predated the 50 years.

Ramona Tafoya: Well, but he's not a vendor anymore he was out there…

Commissioner Rosie Dudley: I mean, not necessarily you, but were there vendors prior to… (INAUDIBLE)…

Ramona Tafoya: Oh, yeah. Well, Marilyn's mom… (INAUDIBLE)

Commissioner Rosie Dudley: What are the… what's that date range?

Marilyn Moquino: That had been right after Nelda bought the building because they were friends, 1930 my grandfather and Nelda were friends…

Vice Chair, Robert Bello: When would that be?

Marilyn Moquino: That was back probably 1930s.

Ramona Tafoya: 1930's Nelda bought the building in 1930 and there were pictures that I had encountered where it had pictures of people in the 1940s that were sitting out there on some of the benches that were on the north end, where the big windows are… (INAUDIBLE)

Glen Gamache: When I got there in 72

Commissioner Lee Gamelsky: I was going to say there were definitely vendors there in 1976 when I arrived in Albuquerque, I was down in Old Town within two days of arriving.

Ramona Tafoya: The reason quickly that we're at 91 is because for 16 years we had battled with merchants on the south side. They wanted Indians in ceremonial dress with baskets, so they got the city to pass what they called a New Mexico Indian only ordinance and I sued the city and the city lost and in retaliation they kicked us out. So, our permits expired in March and during the three months that we were gone, we mediated with property owners and residents and merchants to create this program, which became effective in 1991 and we created an arts and crafts program. Before we could buy and sell whatever we wanted, this one, we decided we wanted to do something good for Old Town, so we made this an arts and crafts program where you have to make the items you sell, that's why 91 becomes effective, because we were gone for 3 months.

Vice Chair, Robert Bello: Thank you. Ms. Austin?

Commissioner Lauren Austin: Vice Chair. I believe that comments are to be up to 2 minutes. I know this is very emotional, and perhaps we could allow 5 min.

Vice Chair, Robert Bello: Point taken.

Commissioner Lauren Austin: Thank you.

Vice Chair, Robert Bello: Thank you. Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair Commissioners, our next speaker is going to be Adonica Gravengood.

Commissioner Lee Gamelsky: How many more after Ms. Gravengood?

LC Hearing Monitor, Christina Chavez: As of this list, she is the last one.

Vice Chair, Robert Bello: Okay…

Commissioner Lee Gamelsky: Thank you.

Vice Chair, Robert Bello: And we will hold to the time, thank you.

Adonica Gravengood: Hello, my name is Adonica Gravengood, 13304 Panorama Loop Northeast. First of all, I'm confused…we're… the legal, everybody's saying that we're not here to talk about the ordinance. This map of this new outline layout is part of our ordinance it's part of the spaces, part of our ordinance. So, I'm a little confused why we're not talking about it, but we're going to talk about this. The fact of the matter is, it's not what Tom, Dick, Ramona wants, it's a matter of what the law says, and that is a proper channel to go through City Council, not what everybody wants, you know?

Vice Chair, Robert Bello: But the Landmarks Commission has no nothing to do with the ordinance…that's that's… (INAUDIBLE)

Adonica Gravengood: Well this is part of our ordinance, sir.

Vice Chair, Robert Bello: No, I understand, but we're not part of that.

Adonica Gravengood: Well, we're still discussing this, but don't want to discuss our ordinance in further on top of that, you know, going back to the report, or, you know, the staff report here. Again, we're not focusing on our ordinance, on our program, on the portal, on the public right-of-way. However, she included how many board minutes? That's a part of our program, that's a part of our ordinance, that's a part of what we got going on. So, the fact that she included all those in her report, but doesn't want to include the ordinance, but she includes the rules and regulations that go against the ordinance. So I'm a little confused here, and you know if we're going to talk about… I'm all over the place because of the reports, because of everything going on. I mean, if we're

gonna, you know focus on the last what the building looked like 95 years ago, as opposed to what it's been for the last 55, 60 years. Let's go back to what happened here. It was something given after the fact. The law was broken. Therefore, not giving the commissioners here a chance to even discuss. Well, first of all, the windows require their own significant, meaning secondary evolution, if you would, and this commission was not given the chance to even evaluate that. It was, you know, approved after the fact, and we're just going to skip over the fact that the law was broken. And as Ms. Tafoya was saying, you know, going back to history, can anybody define the history, the true original state of the building? Right now, we have blue paint on La Placita sign, and from what I understand, that goes against guidelines for the Old Town Historical guidelines. So, there's a lot going on here. I mean, the fact is, is like you know, like I said again, with this map here, I could tell you right now, space one is out of the ordinance. It's out of compliance. So, for us to speculate and tell you, yes, this would work. You know we wanted to compromise 3 years ago with the owner. Now, I think City Council should be the one to handle where our spaces go, because, like I said, it's not anybody's… it's not what I want, it's not what she wants, it's about a matter what's right, and the law being followed. Due process being followed. We ask that you reconsider. Thank you.

Vice Chair, Robert Bello: Ms. Chavez?

LC Hearing Monitor, Christina Chavez: Yes, Chair and commissioners. At this time there are no further public comments. If there are any additional comments that would like to be made at this time, please say so now.

Marie Coleman: Oh, sorry. I own Church Street Cafe. My name is Marie Coleman. I'm glad that they're coming to some kind of a compromise. I think this is wonderful so if we connect the doors instead of open out, maybe we can make them open in and make it so that they… traffic goes in a different direction that won't walk on their spaces, perfect.

Vice Chair, Robert Bello: Interesting suggestion. Thank you… (INAUDIBLEA)… Applicants we have five minutes for a response. Applicants or applicants…Agent… (INAUDIBLE)

Adonica Gravengood: I just had a question. I wanted to ask him that, like, I'm sorry, excuse me. On that layout, I wanted to ask on space 12, is that another door entry? Which is next to a bench. That's one question I forgot to ask. I apologize.

Commissioner Lee Gamelsky: Yeah, there's a bench there, I think. A built-in banco.

Commissioner Danny Solares: In 13…

Adonica Gravengood: So that's not a doorway, It's a bench. Okay, thank you for clarifying.

Rick Bennet, RBA Architect: I think Miss Coleman said is true that if any of these doors are causing a problem, as long as my occupancy load coming out of that isn't 50, that door will swing in. We're not opposed to that if that helps and another thing is, these aren't structures, you know they appear to be, because ADA says you got to have room to step side and all that.We will make that happen and it's not a structure. It's just the vendor space but still, if we can, if the door can swing in as the first ones do on the far left, we can do that again and they do swing in, but they can because number of people… (INAUDIBLE)…Yeah, down on the left.

Commissioner Lee Gamelsky: Oh okay…(INAUDIBLE)

Rick Bennet, RBA Architect: Other than that, I'd like to thank staff. It's been a hard one, hasn't it? I think we work together well…(INAUDIBLE)

Vice Chair, Robert Bello: Thank you, Sir. All right, I am going to close the floor. Yes, Ms. Naji?

Leslie Naji, Principal Planner: I do want to bring to your attention, I will try to be brief.

Vice Chair, Robert Bello: Go ahead.

Leslie Naji, Principal Planner: But Commissioner Gamleksy, brought up the guidelines for the Old Town the Old Town Guidelines and so I want to bring to your attention, I will share my screen just so you know that this is what they actually say…If I can figure out where the Zoom meeting

is…Okay, just to clarify what we are looking at when we make reviews of applications. The guidelines talk about porches and entrances, existing materials, locations, configurations, and dimensions of porches and entrances should not be altered, covered, or removed. Deteriorated materials, etc, etc. and so where historic porch does not meet current code requirements and alterations are required, sensitive modifications can be made. That's not all of what I wanted you to see, though. As we look at doors and windows we talk about retaining and preserving the physician's numbers, sizes, and arrangements of historic windows and doors. Again, I understand the debate between how historic the windows are. I'm not negating that and that's something for you to determine as the commission. The other thing, though, is when we are talking about Commissioner Gamelsky talking about streetscape and street features. it is talking about walls, gardens, driveways, walkways, fences, street trees. It's not talking about the activities that takes place on those spaces…

Commissioner Lee Gamelsky: (INAUDIBLE) says "streetscape" (INAUDIBLE) So the definition of streetscape…

Leslie Naji, Principal Planner: You need to look at the definition beyond what you… How you define that first thing and going into the architectural character of the historic district…

Commissioner Lee Gamelsky: Includes…Streetscape includes all of the above… (INAUDIBLE)

Leslie Naji, Principal Planner: It defines what…what it refers to, if you read down…

Commissioner Rosie Dudley: Page 11 of Old Towns Design Guidelines say preserve the neighborhood by enhancing the historic architectural and cultural features of a property.

Commissioner Lee Gamelsky: Thank you very much… Cultural features…

Commissioner Sarah Berwald: I have a question.

Vice Chair, Robert Bello: Go ahead.

Commissioner Sarah Berwald: So, does closing the floor mean we cannot hear from our council?

Commissioner Rosie Dudley: No.

Commissioner Sarah Berwald: Okay, excellent. Then my question is, because I was just as confused as the last speaker. How do you see our purview as far as what we can consider and what we can't consider in our decision?

Ophelia Battista, City Legal: Sure, so it's our position that the decision criteria established by the IDO does not allow for…for compliance with other ordinance to be taken into consideration. So, let me rephrase that, it doesn't allow it to be taken into consideration when reviewing an application for the Historic Certificates of Appropriateness or it's Appeal.

Commissioner Sarah Berwald: Thank you.

Ophelia Battista, City Legal: Thank you

Vice Chair, Robert Bello: I am going to close the floor, Commissioners?

Commissioner Rosie Dudley: Can I go first Vice Chair?

Vice Chair, Robert Bello: Yes, please. You look ready.

Commissioner Rosie Dudley: So we've had a long haul at this, whether or not it's on record or not. You know, this is probably the most populated council hearing that we… or commission hearing that we've had minus the online version of or the online account for the murals in Old Town where we had a huge number of community members, in presence or in attendance virtually. So, I think we've all we've all given this a lot of attention, a lot of thought. I'm going to reiterate what I think is our purview unrelated to the ordinance. Which is that the cultural aspects of…Old Towns Vendors are paramount and critical in this building. This is one of the most signature buildings in Old Town, and a large part of that is because of the presence of vendors. I think, as I just mentioned, our Old Town Design Guidelines specify how cultural features are our purview. Our Landmark Commission annuity specify historic preservation and character protection and the

Secretary of Interior Standards for Treatment of Historic Properties also specifies preserving portions or features which convey historical, cultural, or architectural values and help protect the nation's irreplaceable cultural resources. So, for those three tiers under which our work as preservationists and commissioners on this commission, I do believe that the vendors do count as important cultural features and the amount of…for the lack of attention to the rules and regulations that we have as a city and as a commission thus far is really disrespectful to that and I would argue that we… we carry on with a denial of the appeal. Well, whatever the terminology is to say that we don't approve of that in the night replacement of windows to doors…

Commissioner Lee Gamelsky: So, you support the appeal.

Commissioner Rosie Dudley: Support the appeal, thank you.

Commissioner Lee Gamelsky: Thank you.

Vice Chair, Robert Bello: Thank you, Commissioner. Yes, Ms.Austin? Yes Ms. Battista?

Ophelia Battista, City Legal: Thank you. If I may, just for a moment, there should be an opportunity for those who have spoken to cross-examine the others who have spoken if they want to. My suggestion is to briefly reopen the floor just to allow cross-examination if that's permitted, and if there's…

Vice Chair, Robert Bello: Yes, Ms.Battista, we'll open the floor again, and what did you have in mind specifically?

Ophelia Battista, City Legal: It's just an opportunity, if anybody who has spoken wants to cross-examine anyone else.

Vice Chair, Robert Bello: How do I present that? That's it. Just anyone who has spoken wish to cross examine anyone else who has spoken today? (INAUDIBLE)

Adonica Gravengood: I just want to clarify going back to that sketch you have of the new layout.

I'm almost sure where I'm talking about on 12 looks like a door, it doesn't look like a a bench, so can we clarify that with the owner?

Vice Chair, Robert Bello: Ask the owner.

Adonica Gravengood: Because if you look at down on the end where space 14 is, that is a door going into the cafe. So, 12 next to 12 looks like a door to me as well, it doesn't look like a bench.

Commissioner Lee Gamelsky: Next to 12 is a door.

Commissioner Danny Solares: Actually, you're right.

Rick Bennet, RBA Architect: Yeah. So, we looked at the at the photos. If we start at 15 those are double doors, they do swing in 14, there's a door at 12, there's a whole window section. Well, there probably was a door.

Vice Chair, Robert Bello: Where's the swing of this diagram there? What is that? That goes right up against number 12?

Adonica Gravengood: That's the big window.

Rick Bennet, RBA Architect: Right…

Commissioner Lee Gamelsky: That's a door.

Vice Chair, Robert Bello: That's a door.

Rick Bennet, RBA Architect: It's drawn as a door, but that door isn't there.

Vice Chair, Robert Bello: Okay, it's in the drawing, but it's not there? (INAUDIBLE)

Leslie Naji, Principal Planner: There's not a door there.

(INAUDIBLE)

Rick Bennet, RBA Architect: I'm basically saying that it didn't affect…My guys measured it. They matched that one, but there's not a door there.

Commissioner Lee Gamelsky: Is there a door next to 12, right now?

Leslie Naji, Principal Planner: No.

Rick Bennet, RBA Architect: No.

Vice Chair, Robert Bello: Okay.

Commissioner Lee Gamelsky: Thank you.

Rick Bennet, RBA Architect: But I guess I was going to let him cross-examine.

Vice Chair, Robert Bello: Go ahead.

Marilyn Moquino: I also have another question. So, the doors that we're talking about is just the ones that have been put in there, right? There's no other doors? Just those two that…

George Cook: Just those two doors.

Rick Bennet, RBA Architect: Two doors where there used to be two windows.

Adonica Gravengood: That's a big mistake on this sketch.

Commissioner Lauren Austin: May I?

Vice Chair, Robert Bello: Yes, Commissioner Austin.

Commissioner Lauren Austin: So, what's between 12 and 1?

Adonica Gravengood: The big window.

Rick Bennet, RBA Architect: That's the big window. That's the one that was a point of contention last time where vendors couldn't be in front of those windows.

Commissioner Lauren Austin: And yeah, traditionally, I think the vendors were in front of those windows…

Adonica Gravengood: No, that was… that was one of the windows we were not allowed to sit in front of.

Commissioner Lauren Austin: Okay, thank you.

Adonica Gravengood: Yes, ma'am.

Rick Bennet, RBA Architect: (INAUDIBLE)

Vice Chair, Robert Bello: Yes, sir.

Glen Gamache: Assuming you will prove that the windows become doors, what assurance is there that a plan will be put in place where there'll be 15 vendors with the same amount of space, safely sitting in public without people walking on their arts and crafts?

Commissioner Lee Gamelsky: We're not there yet, sir.

Vice Chair, Robert Bello: I have no idea.

Commissioner Lee Gamelsky: We have some deliberation before we can...

Glen Gamache: Okay…What I'm saying is that's… that's a concern.

Vice Chair, Robert Bello: It is a concern.

Commissioner Lee Gamelsky: Yes, it is a concern.

Glen Gamache: I think… my thought is…

Vice Chair, Robert Bello: Yeah…

Glen Gamache: City Council needs to make that change before…

Vice Chair, Robert Bello: We need to limit this to a cross-examination of those of you who have already spoken. If you have questions to…for each other so that we can get back to closing the floor and our deliberation…

Glen Gamache: (INAUDIBLE)…any assurance that you guys will make sure that there's 15 spaces after the doors are open?

Rick Bennet, RBA Architect: There will be 15 spaces.

Glen Gamache: Same size.

Rick Bennet, RBA Architect: 5 by 6.

Commissioner Lee Gamelsky: Okay, so Mr. Bennet. So, starting from the north, we have end of 15 space… vendor space 15, 14… next to 14 is a door that opens out, and then there's a big gap.

Rick Bennet, RBA Architect: That's another one of those big windows.

Commissioner Lee Gamelsky: And is that one of the windows that's part of the ordinance that says, requires where people need to be looking into the spaces?

Rick Bennet, RBA Architect: Yes.

Commissioner Lee Gamelsky: Between 14 and 13? There's a door and then a big window.

Rick Bennet, RBA Architect: 14 and 13, there is the door and then the rest is…

Commissioner Lee Gamelsky: So that's a large space there in between?

Rick Bennet, RBA Architect: Yeah, it matches the one next to it in terms of the width of the space. It's all glass, and that was last time there was talk about "let the vendors be in front of it," and then anyway, we went in a circle. But this… the way you see it now is space 12, that's a fixed glass. Everything else is doors, and again, I said, you know we can put stops on the doors that they won't go past 90 degrees. We can do all that stuff to protect the vendor space.

Commissioner Lee Gamelsky: I'm asking these questions because I'm trying to…in my mind, so come to some resolution where the concept of what you have here might be able to work down the road. So, bear with me. So in between 14 and 13 is this large space that perhaps that maybe there's a required window. One of the required windows, because I think there are two required windows along the west elevation, or perhaps maybe, you know 12 and 13 feet first north or south, and maybe there could be another, maybe 11. So, starting from the north, we have 15, 14, and then we can have 13 and 12, and maybe move 11 further north to where that window is where you're showing a door, and then you could shift up 8, 9, 10, and I guess where I'm headed is at number 1, which is way in the South End, which I'm perceiving that that's where vendors get trampled over, because it's around the bend, and maybe we can move one of those further north with some… perhaps there could be some massaging around in the space to make this work,

Rick Bennet, RBA Architect: Except and everybody sees it, just because the colonnade is there doesn't mean the sidewalk stops. The sidewalk goes all the way to the curb and gutter. If you look at it, it looks like you can't walk around the posts. Well, you don't have to, because the sidewalk is beyond that.

Commissioner Lee Gamelsky: I get that, but the ordinance calls out a certain size of the vendor space, and what you want to do? And you're also taking the liberty of including the bancos as part of that space, if that's acceptable to the vendors, I don't know…

Rick Bennet, RBA Architect: It's always been…(INAUDIBLE)

Commissioner Lee Gamelsky: Okay…

Rick Bennet, RBA Architect: It's always been there…

Commissioner Lee Gamelsky: Okay, well I'm just… (INAUDIBLE)

Rick Bennet, RBA Architect: In fact… (INAUDIBLE)

Commissioner Rosie Dudley: Vice chair, If I may.

Vice Chair, Robert Bello: Yes.

Commissioner Rosie Dudley: I don't have a question for… for the…

Vice Chair, Robert Bello: Go ahead.

Commissioner Rosie Dudley: Commissioner Gamelsky, I appreciate you trying to find this compromise.

Commissioner Lee Gamelsky: Yeah.

Commissioner Rosie Dudley: However, I think given all the talk that we've had over the course of the last three months about whether the ordinance is in our purview or not, these discussions about where and how big these spaces will be is going to need to be left up to City Council. I think we… and we should decide whether or not we, in good faith, recommend granting the appeal in accordance with Old Town Historic Association or not.

Commissioner Lee Gamelsky: I concur, but I'm also thinking about perhaps some other suggestions, recommendations that could be part of our decision. That's all.

Vice Chair, Robert Bello: Right, I am…This is for us. I'm going to close the floor if it's for the contractor, you have someone has a question for you.

Ramona Tafoya: I was just wondering, because this was presented to us. I mean, I got it just recently, and we do have an advisory board, and we do have a vendor rep, and we have people

who've been working on this issue. So, I was wondering if it was your intention to, at some point in the near future to bring this to us through the board or some means, so that we can sit down and discuss what our issues are, what our concerns are, because we know, we sit out there, we know what it's like, and rather than try to come up with something, at least be able to express our concerns with you. So, did you have a plan of some sort to come to us?

Rick Bennet, RBA Architect: Well, we were following the guidelines. There's an appeal, and that this wasn't part of the appeal. The situation with vendors, it was part of it, but in the end, Landmarks said, yes, you can take those two windows, and we can put them doors, because historically they have been doors. They're going to be doors again, and it was up to us then to say, well okay, we agree that Landmarks didn't (INAUDIBLE) Now I wouldn't even have probably presented this because we had that discussion, but what I decided was not counting what we're here for, what we're appealing is whether or not there was a mistake on those two doors, and that's it. But I wanted to give this as a, I thought, a kind of compromise, but also if you look at the original one, the bancos were included in those spaces and the gaps were one foot between vendor spaces when they got two together and so on. And they also show you that the big windows we didn't get in front of them. It was just such a hard diagram that we did this and so this this is now not a diagram. This is wall thickness and the door lanes and so on.

Ramona Tafoya: So you don't want to come talk to us later about this?

Rick Bennet, RBA Architect: Anytime.

Vice Chair, Robert Bello: All right, I would like to close the floor and discussion about…

Marilyn Moquino: Mr. Chair, I would like to ask him a question.

Vice Chair, Robert Bello: Yes, go ahead.

Marilyn Moquino: My question is that I'm in touch with Councilor Baca, and I think this should be presented before Council Baca. If you want to change it…number…. You know number, so we can have a meeting with Council Baca. The spaces and all, because it isn't (INAUDIBLE)

Rick Bennet, RBA Architect: I guess I wondered what, for what purpose?

Marilyn Moquino: It would be a proposal for the new diagram.

Vice Chair, Robert Bello: I am closing the floor to the commissioners. Go ahead, Commissioner. Gamelsky.

Commissioner Lee Gamelsky: As Mr. Ehernburg stated, this could probably… should have been resolved by better communication, but here we are today, weeks, months later. I do appreciate the drawings that the applicant submitted, architect Bennett to the hearing. Too bad this wasn't presented earlier on, but as far as the case before us, this is the appeal. I acknowledge very strongly Commissioner Dudley's point that the we should, we need to consider the cultural aspects presented. They're all part of the Old Town, perhaps she could refer specifically to page number and all that in her remarks. But yes, we should be referencing that in our decision. Therefore, I am leaning towards, or I am in favor of supporting the appeal as items that I stated before about staff report and all that. I think yes, they should have considered the Old Town streetscape issues as part of the cultural aspects. And I do believe that the change will diminish the architectural character, the historic value. The historic streetscape elements are on top… besides distinguish… original qualities and character would be altered if we do not support this appeal. Furthermore, I think I would also suggest that City Landmark staff communicate with all the parties, that'd be Arts and Culture Department and to coordinate this better down the road so that the ordinances, guidelines, and all should be working together. Thank you.

Vice Chair, Robert Bello: Thank you. Commissioner Berwald.

Commissioner Sarah Berwald: Thank you. I think one thing that is really working in our favor is we all seem to have an understanding that cultural features are in our purview. I think that helps us develop a common language. My understanding of the cultural impact of the window becoming a door is that it's possible, although, at this point, not probable given the conversations that have started, but possible, that the number of vendors could be reduced, by, you know, 1 to 4 vendors, or something like that, and what I am seeing is that you know the diminishment of the number of vendors from my perspective, does not change the character of the site. It doesn't change its distinguished qualities, and we are responsible for very specific language. So, per 6-5(B)(3) B and

D of the IDO, I do not think that the character of the site or its distinguished qualities will be altered as a result of this change because of the incremental nature of it. I do not see the grounds that we have to remand staff decision. I don't think that staff erred in applying the requirements of the IDO, and the vendors are absolutely a key to this character. No question in my mind, and appreciate the input that we've gotten more than I can say, but the character is not reliant on their precise arrangement and the designated qualities, again, quoting the IDO are not reliant on their exact number.

Commissioner Lee Gamelsky: Ms. Berwald can I (INAUDIBLE) Ms. Berwald, the information that we have that we're working with, all have addressed the number of vendors and location of vendors. So that's in support of the fact that we need to consider those issues as culturally significant. But to say that you're then going to start eliminating, minimizing the number of vendors. When do you stop? And you know what's… what's that going to happen to… what's that going to do? Because yeah, right I came to Albuquerque 50 years ago in 1976. Yeah, there was probably at least 15 vendors sitting under that portal. So, you know now, I mean the layout that we have out there is, I don't know, what are the 10, 9, 9 vendors along the west side. That's what the City Cultural Services has done right now. I mean, at what point is it acceptable or not? Because how did they do that, that process? Did it come before the Landmarks Commission? Should it have, should it have… had done that? I don't know exactly. But yes, we're dealing with all these issues, but it's part of the family.

Commissioner Sarah Berwald: I very much appreciate the point and am reliant on my professional and personal judgment as the vice chair said, we can't project… So that means we have to make a decision based on what we see today, which was worst case you know, 10 vendors. So, okay, not so I… so that's all we can do. We can't project, as you suggest, we can't do it. So that's why I'm coming to the conclusion that I am, and it is my professional and personal judgment about character. And again, quoting the IDO distinguished qualities.

Commissioner Rosie Dudley: Vice chair, if I may.

Vice Chair, Robert Bello: Yes, please.

Commissioner Rosie Dudley: I appreciate that perspective and professional guidance you bring to this commission, Commissioner Berwald. I do want to point out that if we are basing this off of the staff report, reduction of vendors and their prevalence and their importance on this portal. It reduces to nine. I do think that is a character change, and so I would disagree with that, but it is sort of a subjective area in terms of what defines character. You know, it's not it's not a formulaic, you know, math problem here. But what I do want to point out is, you know, what happened in this case happened in the middle of the night for a reason. And there's been a number of comments made today in previous hearings about what that signifies to the importance of preservation of our buildings and our character and culture across the city, and we in Albuquerque have a major history with losing really critical resources, whether they be architectural resources or cultural resources. And so I… I still stand with what I proposed earlier, which is to support the appeal for that reason that this would set a very poor precedent.

Vice Chair, Robert Bello: Commissioner Austin.

Commissioner Lauren Austin: I do agree that to support it would be a very bad precedent. I also am concerned that we aren't talking about our purview in a way, which is the doors. The doors are new doors. The doors swing out, not swing in, and so that obviously has to be corrected if we're gonna, you know, work on this at all, that those doors either have to be returned to windows, or those doors have to be properly matching the historic doors (INAUDIBLE). I don't quite understand why we can't put vendors in the window. That just doesn't make a lot of sense to me, and that would give us at least 3 more, maybe 4 more spots. So, the doors going in… the doors being… and there will have to be obviously made to match the original old doors, and I don't understand. Well, I do understand, so never mind. Yeah, I agree with Rosie.

Vice Chair, Robert Bello: Commissioner Solares.

Commissioner Danny Solares: Right off the bat, I support the appeal. Initially was sneaking in doors in the middle of the night replacing, you know those spaces there. That's my first initial thing, and the fact that natives made an agreement with the City, and now they're being slid on down the portal to the other side. I'm not in agreement with that. It doesn't look like they have enough representation. It doesn't look like the City is communicating with them, but that's all on the side. And now that there is an outreach and a possible plan that could resolve a lot of these

issues, and I see that both the vendors are willing to discuss that with the owner and his agent. I think that is a good stepping stone. That's it.

Vice Chair, Robert Bello: Thank you. And I, too, support Commissioner Dudley's position as taking the space in its use together and understanding that this is a traditional use of that space, and this breaks with that, and it breaks with it in a dramatic and meaningful impacts that area. And so, yeah, I have no problem with that, and I think what's been missing in this first saga was done without coming here first, but also communication between the parties is obviously lacking, and so that would be something that would be something that would be…First and foremost is bring these people together and have them work this out and when they can't work it out then… yeah, right. So, having said that. Ms. Dudley, would you like to make a motion?

Commissioner Rosie Dudley: Commissioner Gamelsky, I thought you had a bunch of conditions to add?

Commissioner Lee Gamelsky: No, I'm going to let you.

Commissioner Rosie Dudley: I'm going to have to open up my computer again.

Commissioner Lee Gamelsky: Whatever you, whatever you have…

Commissioner Sarah Berwald: I have a question while she's doing that. Do we also need to list the reasons for our remand of staff's decision?

Leslie Naji, Principal Planner: Are you remanding or you're just…

Vice Chair, Robert Bello: Supporting the appeal.

Leslie Naji, Principal Planner: …Supporting the appeal? Supporting the appeal is something different than a remand.

Vice Chair, Robert Bello: Supporting the appeal, and what are we required to do, counsel?

Ophelia Battista, City Legal: Give me one minute on that.

Vice Chair, Robert Bello: All right, thank you.

LC Hearing Monitor, Christina Chavez: Chair Bello, if I may.

Vice Chair, Robert Bello: Yes Ms. Chavez.

LC Hearing Monitor, Christina Chavez: Legal counsel, Andrew Coon, he has his hand raised.

Vice Chair, Robert Bello: I'm sorry?

LC Hearing Monitor, Christina Chavez: Legal counsel, Andrew Coon has his hand raised.

Vice Chair, Robert Bello: Oh, I'm sorry. Go ahead Mr. Coon.

Andrew Coon, City Legal: Vice Chair, this is Andrew Coon with City Legal. I can assist with this question if you would like me to.

Vice Chair, Robert Bello: Please go ahead.

Andrew Coon, City Legal: If the intent of the commission is to approve the appeal, which would effectively be a denial of the application, then it would need to agree to findings deviating from the findings of the Planning Department and specifically calling out the errors of law or fact that you find with the Planning Department's initial decision in this matter.

Vice Chair, Robert Bello: Thank you.

Commissioner Lee Gamelsky: Thank you.

Vice Chair, Robert Bello: Can we do that?

Commissioner Lee Gamelsky: Ms. Dudley, would you like me to make a motion, and I could probably address some of those statements of theirs?

Commissioner Rosie Dudley: Sure.

Leslie Naji, Principal Planner: If…

Vice Chair, Robert Bello: Yes, Ms. Naji.

Leslie Naji, Principal Planner: If I can interject here. Staff has prepared alternative findings, which I can post here, and it would be easier for you to tweak those than to try and create them.

Vice Chair, Robert Bello: Yes, please, thank you.

Leslie Naji, Principal Planner: If you will.

Vice Chair, Robert Bello: Yes, thank you. Give it second.

Commissioner Lee Gamelsky: Okay.

Leslie Naji, Principal Planner: We will unhide all those slides.

Commissioner Lee Gamelsky: I guess you want to do that all now and not by email. Right?

Leslie Naji, Principal Planner: No, we will not do that by email.

Vice Chair, Robert Bello: Or again next month...

Leslie Naji, Principal Planner: Let me just figure out where I put it. Okay so, do you guys just want to read them? Oh, I guess I need to share my screen. Sorry.

Vice Chair, Robert Bello: Were we looking at the wrong thing?

Leslie Naji, Principal Planner: I was trying to make it bigger, but that decided it didn't want to do that, so it took it away. Anyway, here they are again. These are pretty much boilerplate, if you want me to move down. Okay. The beginning, these first things are just stating that the appeal was applied. It's basic boilerplate. If we can move down, that's just talking about notification and everything. So, this says that the IDO and the Historic Old Town Development Standards and Guidelines are incorporated herein by reference and made part of the record for all purposes pursuant to reviewing decision criteria. An application for a historic certificate of appropriate minor shall be approved if it meets all the following requirements. The change is consistent with the designation ordinance and specific development guidelines for the city Landmark or HPO. 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 spacers along the west facade of the building. Item B, should be Item B. The architectural character, historic value or architect 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, we will say, 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 criteria B, even though it says A. The application…

Commissioner Lee Gamelsky: From the IDO about the cultural…

Leslie Naji, Principal Planner: These are the these are the…Okay, so what I'm giving… showing you there is the criteria. This is A, B, C, D…Oh, I skipped a page. So… so these are the criteria, review and decision criteria for an approval, which is what I would have used to make the decision.

Vice Chair, Robert Bello: Right.

Leslie Naji, Principal Planner: So this is now saying in answer to those…Previously, I gave them why I made that decision, you're saying why you think I didn't make that decision correctly. So, we had point A and B… the number changed on me.

Vice Chair, Robert Bello: So, Ms. Naji, a question. So, if we could argue the historical value is significantly diminished, this historical value that would be sufficient? Would that meet Mr. Coon's criteria as well?

Leslie Naji, Principal Planner: I think where we talk… on this one here on B, where we're talking about the character defining activity of the Old Town market is diminished.

Commissioner Lee Gamelsky: Early on in your presentation, you listed the items… the requirements for the appeal to be in effect. There was like 3 items or so I think if we go back to that. Oh, the original criteria. Well, this is what this is defining. That's what this is defining for approval. I'm saying this is saying this is for approval of the appeal, which is to deny the original application

Vice Chair, Robert Bello: And we have the phrasing…

Leslie Naji, Principal Planner: It's very cumbersome approving a denial and denying an approval for the appeal.

Vice Chair, Robert Bello: Commissioners, does the phrasing make sense?

Commissioner Sarah Berwald: Do you want to refer to the site in the phrasing?

Vice Chair, Robert Bello: Historical value significantly diminished the site and…

Leslie Naji, Principal Planner: The next point, okay, it says 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. The structure or site's distinguished original qualities or characters will not be altered for the purpose of the HPO and original shall mean as it was at the time of initial construction, or as it has developed over the course of history of the structure. We're changing this response to: 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 provide similar dimensions of openings and ratio to solid to glazing. Deteriorated architect…

Commissioner Rosie Dudley: Before you move on Ms. Naji, I would… Vice Chair, if I may.

Vice Chair, Robert Bello: Go ahead.

Commissioner Rosie Dudley: I would say we would add to that and say that it's diminishing the cultural character.

Vice Chair, Robert Bello: Yes, of course.

Commissioner Rosie Dudley: And that would be part of the justification.

Vice Chair, Robert Bello: The historical and cultural value of the of the site. Either B, that's supposed to be a U at the end.

Leslie Naji, Principal Planner: (INAUDIBLE)

Commissioner Lee Gamelsky: Ms. Dudley, you read before…The aspects, the cultural aspects. Is that from the IDO?

Commissioner Rosie Dudley: I was… I was quoting the Old Town Design Guidelines and the Landmark Commission duties as stated on the website with the Secretary of Interior Standards.

Commissioner Lee Gamelsky: This one?

Commissioner Rosie Dudley: Yes.

Leslie Naji, Principal Planner: Okay, if you can assist me here, I just was changing the sentence. So it's like, while both configurations provide similar dimensions of openings and ratios of solid to glazing the replacement of windows to doors…

Vice Chair, Robert Bello: Diminishes the historical and cultural value of… significantly diminishes the historical and cultural value

Commissioner Lauren Austin: And diminishes is spelled wrong… (INAUDIBLE)… significantly.

Leslie Naji, Principal Planner: I just wanted to keep writing.

Vice Chair, Robert Bello: We refer to it as the site, right of the site. I think that's it.

Commissioner Rosie Dudley: Criterion B and D.

Vice Chair, Robert Bello: Well alright, someone now has to make a…

Leslie Naji, Principal Planner: I'm sorry, what about B and D?

Vice Chair, Robert Bello: No, I think the two that are pertinent to the appeal…

Commissioner Rosie Dudley: That are pertinent to the appeal. (INAUDIBLE)

Leslie Naji, Principal Planner: That are pertinent…He is talking about deteriorated features and the materials being replaced are not original, nor the materials…

Commissioner Lauren Austin: I know but that's E, honey.

Vice Chair, Robert Bello: Yeah.

Leslie Naji, Principal Planner: Excuse me?

Commissioner Lauren Austin: That's E.

Vice Chair, Robert Bello: Yeah, we just needed B and…

Leslie Naji, Principal Planner: Yeah, we've changed B and D. Oh, you want to see B again?

Vice Chair, Robert Bello: Yes, and those are the two that'll be named.

Leslie Naji, Principal Planner: Yeah. I know it says A, but that's my PowerPoint. It's not the reality of I just don't want to change it to that right now, because it might not come back again.

Commissioner Lauren Austin: Can you put A one?

Leslie Naji, Principal Planner: Well, I will try to… let me just, you know how it is sometimes.

Vice Chair, Robert Bello: There you go.

Leslie Naji, Principal Planner: Wait a minute.

Vice Chair, Robert Bello: B flat. Good.

Leslie Naji, Principal Planner: Here we go, sorry.

Vice Chair, Robert Bello: It's okay. B and D are really what we're looking at, I think.

Leslie Naji, Principal Planner: Then sorry, I've gone too far. So, that was A, B, C, D, E is talking about the materials of the doors fail to maintain integrity.

Vice Chair, Robert Bello: Not that important.

Leslie Naji, Principal Planner: Okay, I mean, but we'll keep that as it is. So here you may want to change things. The application complies.

Vice Chair, Robert Bello: Are we required to use all of that? We don't need all of it. We just need B and D don't we, for the motion? I'm sorry, the floor is closed at the moment.

George Cook: Okay, well, I just want to say that I will get legal counsel if I'm denied on those doors, because we have an apartment upstairs. How does a person get up and down to that

apartment without doors? You know, there's a lot of things to consider in this, not just considering the vendors.

Leslie Naji, Principal Planner: So what you can do with the… with your motion is to…to approve the appeal with the alternate findings as presented. You don't have to read them out. (INAUDIBLE) There has to be an entire change to the findings. Because the original findings…

Vice Chair, Robert Bello: Right. I'm just not sure why we need all the points of the alternate findings. I think we only need the two pertinent ones, which are what B and D, right?

Commissioner Lee Gamelsky: Could you read the B and D? Please out loud.

Vice Chair, Robert Bello: I'll do it from there. Thanks.

Leslie Naji, Principal Planner: The character, the change will not impair or diminish the architectural character, historical value or archaeological value of the building since the original building had doors and 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, will be adversely affected, significantly impairing the local character. The request does not meet Criterion B. (INAUDIBLE) I'm inclined to remove that because I disagree.

Vice Chair, Robert Bello: And then we add B2.

Commissioner Lauren Austin: The doors were not… were new doors.

Commissioner Rosie Dudley: That's on D.

Commissioner Lauren Austin: Okay, that's on D. Okay, got it.

Commissioner Lee Gamelsky: Do we even need that first sentence, that first part of the sentence up until however, is that even required?

Vice Chair, Robert Bello: Right, I don't think we need to take it.

Commissioner Lee Gamelsky: What's important is where, go back to that, where it started. However, the Old Town Portal Market a long…

Leslie Naji, Principal Planner: I disagree. I disagree with that, Commissioners, because the analysis for it is in our guidelines, which it does meet the guidelines that we are supposed to use.

Vice Chair, Robert Bello: Right, meaningful contact. And what does D say?

Leslie Naji, Principal Planner: D is talking about deteriorated materials. No that's E, sorry. Just that it significantly diminishes the historic and cultural value of the site.

Vice Chair, Robert Bello: I think that's (INAUDIBLE), yes.

Commissioner Lee Gamelsky: That's reference to the IDO and the Historic Old Town Development Guidelines.

Commissioner Rosie Dudley: Okay, so I'll make a motion.

Vice Chair, Robert Bello: Thank you.

Commissioner Rosie Dudley: I move to approve the appeal of the Historic Certificate of Appropriateness for case number HCOA-2026-00015 in accordance with the alternate findings for approval criterion B criterion D, and criterion E.

Vice Chair, Robert Bello: Anyone else second?

Commissioner Lee Gamelsky: I second; however, did you mention the appeal of ending with 00013? Because that's the current case.

Commissioner Rosie Dudley: I'm just looking at the agenda, it doesn't have 0013, it says 0015.

Commissioner Danny Solares: 0015 is what we have on today's agenda.

Commissioner Lee Gamelsky: Okay, fine. I second.

Vice chair, Robert Bello: Here we go. Commissioner (INAUDIBLE).

Commissioner Danny Solares: Yes, I will.

Vice chair, Robert Bello: Commissioner Austin?

Commissioner Lauren Austin: I support the appeal. Is that right? Okay.

Vice chair, Robert Bello: Okay, go ahead.

Commissioner Sarah Berwald: I amicably vote no and appreciate all of this conversation and information and everyone's time.

Vice chair, Robert Bello: Ms. Dudley?

Commissioner Rosie Dudley: I'm in support.

Vice chair, Robert Bello: I'm in support as well. So, it passes five to one.