



Landmarks Commission

Agenda Number: 5
Project #: HSG-2025-00001
Hearing Date: March 12, 2025

Staff Report

Agent	CABQ Planning Department
Applicant	CABQ Planning Department for Kylene Susan Wing
Request	Approval of Design Standards & Guidelines/Aldo Leopold House
Legal Description	Southern 5' of Lot 19, Lots 20- 22, Block 9, Huning Place Addn
Address/Location	135 14 th Street SW
Size	0.2089 acres
Zoning	R-ML
Historic Location	Aldo Leopold Historic District

Staff Recommendation

APPROVAL of Project HSG-2025-00001 based on the Findings within this report.

Silvia Bolivar, PLA ASLA
Senior Planner

Summary of Analysis

On June 12, 2024, the Landmarks Commission recommended that City Council designate the Aldo Leopold House, located at 135 14th Street SW, as a City Landmark. City Council approved the designation on October 21, 2024.

The property is a key contributing feature of the Aldo Leopold Neighborhood Historic District, which was added to the National Register of Historic Places in 1999.

Pursuant to IDO §14-16-6-7(C)(2)(d), design standards and guidelines have been prepared to be followed for the preservation of those features of the Aldo Leopold House that are inherent to its historic significance. These Design Standards and Guidelines have been reviewed against IDO §14-16-6-6(E)(3), Review and Decision Criteria for the adoption or amendment of such standards.

As of this writing, Staff has not received any comments in support or opposition to the request. The proposed Design Standards and Guidelines are consistent with the criteria and staff recommends approval.

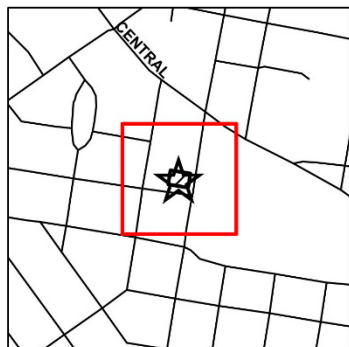
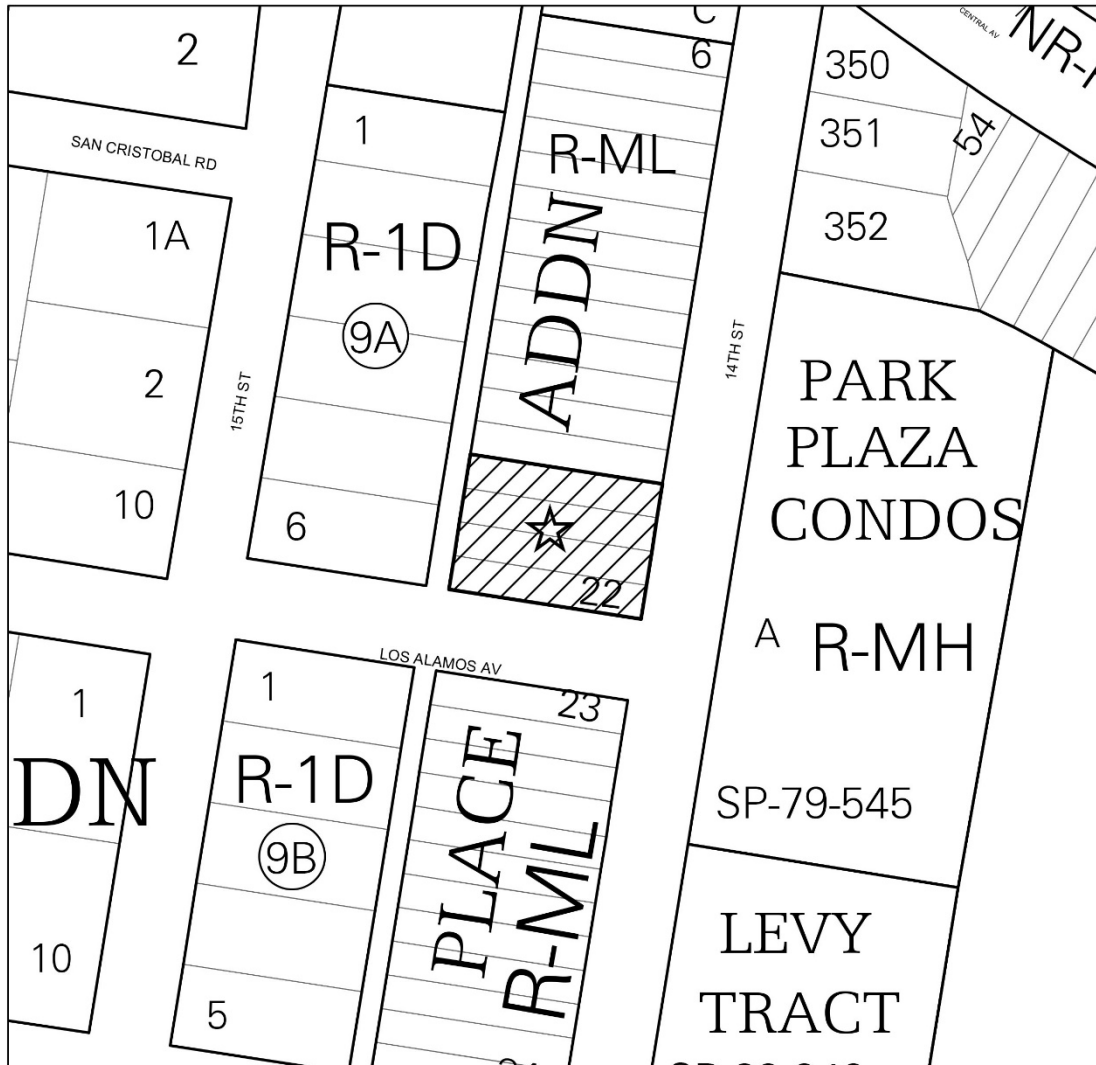
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I. Maps

IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

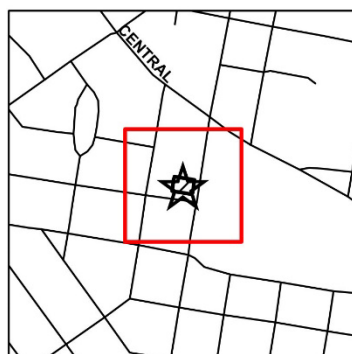
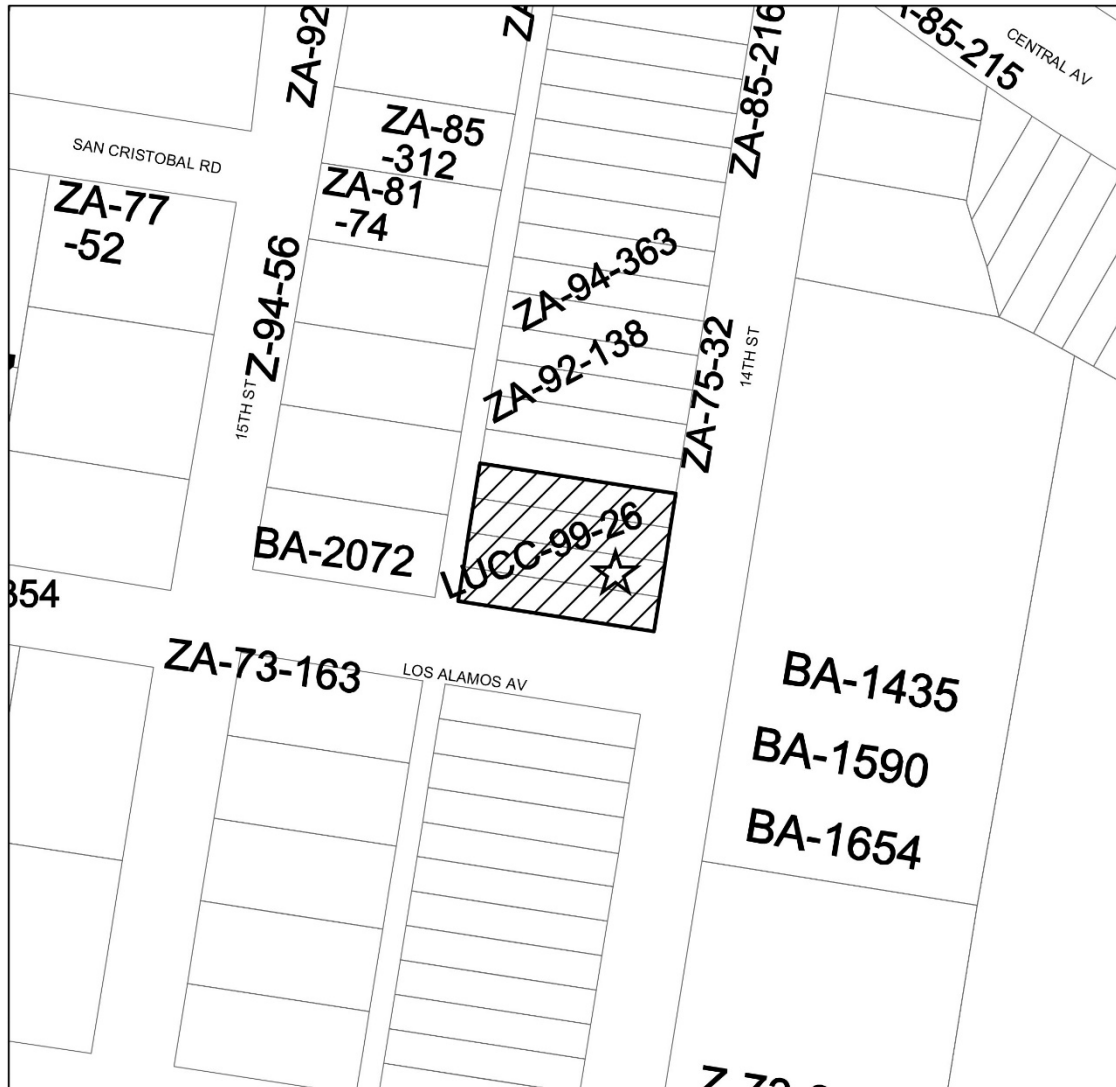


1 inch = 100 feet

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3/12/2025
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PR-2024-010327
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HSG-2025-00001

Zone Atlas Page:
J-13

History



HISTORY MAP

Note: Gray shading
indicates County.

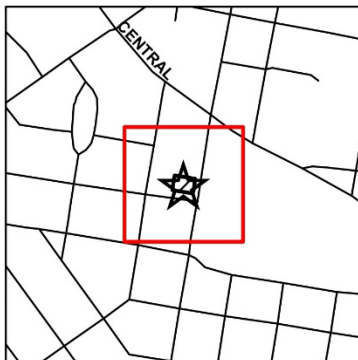


1 inch = 100 feet

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Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

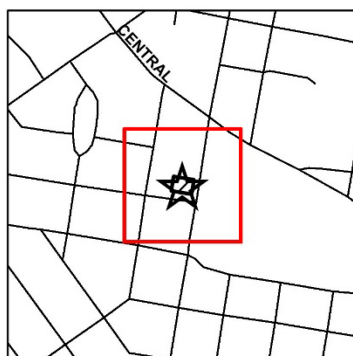


1 inch = 100 feet

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Historic Area



Historic Area

Note: Gray shading indicates County.



1 inch = 100 feet

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II. Introduction

Request

Request	<i>Approval of Design Standards & Guidelines for the Aldo Leopold House</i>
Historic Location	<i>Aldo Leopold House, a City Landmark located in the Aldo Leopold Neighborhood Historic District</i>

Area History and Character

	Subject Site	Site to the North	Site to the South	Site to the East	Site to the West
<i># of Stories</i>	1	1 1/2	1	14	1
<i>Roof Configuration</i>	Cross-Gable	Hipped	Flat w/parapet	Flat	Gabled, cross-gabled, flat
<i>Architectural Style</i>	Bungalow	Hipped Box	Pueblo Revival	Midcentury Modern	Mediterranean
<i>Age of Construction (approx.)</i>	1916	c. 1920	c. 1942	1964	c. 1931
<i>Historic Classification</i>	City Landmark	Contributing	Non-Contributing	Non-Contributing	Non-Contributing
<i>Land Use</i>	Residential	Residential	Residential	MF High Density	Residential

Request

On June 12, 2024, the Landmarks Commission recommended that City Council designate the Aldo Leopold House, located at 135 14th Street SW, as a City Landmark. City Council approved the designation on October 21, 2024.

In accordance with §14-16-6-7(C)(2)(d), design standards and guidelines have been developed to preserve the features of the Aldo Leopold House that contribute to its historic significance. Since the property is not located within a Historic Protection Overlay Zone but is a City Landmark, establishing specific development guidelines is essential to ensure its long-term preservation. These guidelines provide a framework for managing change while safeguarding Albuquerque’s architectural and historical heritage. The attached design standards and guidelines have been carefully prepared and reviewed in collaboration with the property owner to support the continued integrity of the building.

As part of the responsibility to preserve the city’s historic properties, the Landmarks Commission identifies sites worthy of landmark designation. Once City Council adopts the

designation, the Commission is responsible for establishing design standards and guidelines to guide the evaluation of any future modifications to the building and its contents.

Landmark Commission's Role

The Landmarks Commission (LC) is reviewing this case because the property was designated as a City Landmark by City Council on October 21, 2024 (O-38) and effective October 30, 2024. After this designation, the LC is responsible for developing the Design Standards and Guidelines used to assess future projects. The LC is the final decision-making body. The request is a quasi-judicial matter.

Procedure

IDO §14-16-6-6(E)(2)(a) The Historic Preservation Planner shall review the application to adopt or amend Historic Design Standards and Guidelines and make a recommendation to the LC.

IDO §14-16-6-6(E)(2)(b) The LC shall conduct a public hearing and make a decision on the application.

Site History

On June 12, 2024, the Landmarks Commission reviewed and unanimously approved the request (SI-2024-00651/PR-2024-010328) for the adoption or amendment of historic designation, approving City Landmark status to the Aldo Leopold House and forwarding the request to City Council.

The property is a key contributing feature of the Aldo Leopold Neighborhood Historic District, which was added to the National Register of Historic Places in 1999.

Architecturally, the house is a well-preserved one-story bungalow characterized by a low-pitched hipped roof covered in asphalt shingles, accentuated by two modest cross gables. It features wide eaves with exposed rafters extending over the structure, along with spacious porches at both the front and rear entrances. Built on a concrete foundation, the house includes a basement accessible from the rear porch. Both the front and rear entrances are fitted with wooden panel doors containing single or multiple lights. The house remains in excellent condition with minimal modifications.

The property retains a high degree of integrity in terms of location, design, materials, workmanship, feeling, and association, ensuring the preservation of its historical and architectural significance.

Area History

The house is a contributing property to the Aldo Leopold Neighborhood Historic District, located on the west side of 14th Street, just south of Central Avenue. The district encompasses a single block that was platted in 1913 from the estate of Franz Huning. The district comprises eight houses, all built between 1913 and 1920s, showcasing the Craftsman/Bungalow architectural style prevalent during that era.

The house was built by E.A. Gertig, a contractor specializing in residential and commercial projects. Its detailed features showcase exquisite craftsmanship and typical architectural characteristics of the Bungalow style prevalent during its era. Notably, the house stands out as one of the rare adobe brick constructions in Albuquerque from the 1910s.

III. Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date of August 3, 2024 of the Integrated Development Ordinance (IDO) and is therefore subject to its regulations and processes.

On June 12, 2024, the Landmarks Commission reviewed and unanimously approved the request (SI-2024-00651/PR-2024-010328) for the adoption or amendment of historic designation, approving City Landmark status to the Aldo Leopold House and forwarding the request to City Council. Subsequently, on October 21, 2024, City Council designated the property as a City Landmark.

IDO Zoning

In May 2018, the Integrated Development Ordinance replaced the City's Zoning Code, and Article 12: Landmarks and Urban Conservation. The property's zoning converted from SU-2 to R-ML (Residential – Multi-Family Low Density). IDO §14-16-6-6(E) applies to all applications to adopt or amend Design Standards and Guidelines for an HPO zone or a City Landmark.

Overlay Zones

Historic Protection Overlay (HPO) Zones

The property is not located in a Historic Protection Overlay Zone but is part of the Aldo Leopold Neighborhood Historic District.

IV. Historic Design Standards & Guidelines

IDO Review and Decision Criteria

Pursuant to IDO §14-16-6-6(E)(3) (Review and Decision Criteria), "An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria."

- (a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City landmark.

Analysis: The design standards and guidelines are consistent with the criteria and findings for establishment of the Aldo Leopold House as a City Landmark.

The following features help convey its significance and should be preserved in any rehabilitation:

Roof Preservation:

1. Preserve the low-pitched hipped roof structure.
2. Retain the cross gables as defining features of the roof design.
3. Preserve the wide eaves and exposed rafters.

Porches

1. Retain the large porches at the front and rear entries as significant architectural features.

Windows

1. Preserve the paired and grouped windows and screens, ensuring their arrangement and proportions remain intact.

Doors

1. Retain the original wood panel doors with single/multiple lights.

Coal Chute

1. Retain the two low-stucco coated walls perpendicular to the rear wall that signify the original coal chute.

Aldo Leopold Office

1. Pocket door office. The office space, where Aldo Leopold spent a decade living and working, holds significant historical value as the setting where he began formulating many of the ideas that would shape his advocacy for conserving natural areas for their scenic and wild qualities. Preserving the integrity of this space is essential to maintaining the historical context in which Leopold's early conservation philosophy developed.
2. Retain built-in bookshelves in the main room flanking the hallway.

Front Porch

1. Keep the wooden lattice by the front porch intact (refer to the photo of Aldo Leopold next to the lattice for reference).

- (b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Analysis: All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties by reference. The Standards offer four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Aldo Leopold Design Standards and Guidelines and the U.S. Secretary of the Interior’s Standards provide a framework and guidance for decision-making about work or changes to this property.

- (c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

Analysis: The Aldo Leopold House design standards and guidelines are consistent with the relevant New Mexico Register of Cultural Properties and the National Register of Historic Places criteria, as they preserve the property’s defining characteristics under Criteria A (significant event), B (significant person), and C (architectural character). The guidelines will protect the house’s integrity by addressing the seven aspects of historic integrity, ensuring that key features such as location, design, setting, materials, and workmanship remain intact.

The Design Standards and Guidelines will aid in defining and preserving the historic significance and architectural character of the property. The Aldo Leopold House exemplifies the Bungalow architectural style, harmonizing with the neighboring bungalows along 14th Street SW. Its design features include wide eaves with exposed rafters, a welcoming front porch, and a secondary rear porch, all characteristic of the style. Additionally, the use of traditional construction materials, techniques, and intricate details further enhance its historic and architectural distinction.

National Register of Historic Places criteria:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The National Register identifies seven aspects of historic integrity that determine whether a property retains its significance. These aspects are considered in the following order of importance.

- Location appears first because the National Register of Historic Places puts a premium on historic places.
- Design is essential for any property to convey its significance. The design standards are meant to protect and preserve the essential design elements of the Aldo Leopold House.
- Setting is important because the physical environment of a property connects its location to its sense of place. Those elements of the design that connect the interior to the city outside, through porches and window expanses are to be protected through the guidelines.
- Materials and workmanship are related to when a property loses its historic materials, it also loses evidence of workmanship. Historic materials are important but they are often lost, and in some cases may be replaced with newer materials which many have their own inherent significance. The guidelines consider materials of both building construction and furnishings as those elements to be preserved.
- Feeling and association are the least considered, but they are important because if a property does not have the ability to create a sense of a time or conjure an association with a historic event, it cannot be considered historic. Conversely, if a property possesses the aspects of location, design, and setting, it will probably also have feeling and association. The continued preservation of spatial relationships, building forms, and materials along with certain furnishings will provide a continued feel and association with the Aldo Leopold House.

- (d) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

Analysis: The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines will list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

V. Neighborhood Notification

Neighborhood/Public

Notification letters of the application were sent out on February 10, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Reynolds

Addition Neighborhood Association and the Huning Castle Neighborhood Association were notified of the application via email on February 10, 2025. A neighborhood meeting was not requested to discuss the proposed design guidelines.

As of the writing of this staff report, no individuals have reached out to express either opposition or support for the request.

The requisite signs (two) were posted at the property on February 24, 2025 giving notification of this application.

VI. Conclusion

The proposed Design Standards and Guidelines for the Aldo Leopold House are consistent with the Review and Decision Criteria outlined in the Integrated Development Ordinance (IDO) §14-16-6-6(E)(3) and adhere to best practices in historic preservation. These guidelines are designed to ensure the long-term integrity of the Aldo Leopold House, which was officially designated as a City Landmark on October 21, 2024.

The standards incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, providing a framework for preservation, rehabilitation, restoration, and reconstruction. The standards are also consistent with the National Register of Historic Places' evaluation criteria, ensuring that the Aldo Leopold House retains architectural character, historic materials, and sense of place within the Aldo Leopold Neighborhood Historic District.

The guidelines will serve as a valuable tool for the property owner, city staff, and architects, ensuring that any modifications respect the bungalow architectural style and historic setting of the property.

Staff recommends approval of the Design Standards and Guidelines for the Aldo Leopold House, as they meet all relevant regulatory requirements contained in the IDO and contribute to the preservation of Albuquerque's historic resources.

Findings, Historic Design Standards & Guidelines

Project #: HSG-2025-00001

1. The Landmarks Commission proposes to adopt Design Standards and Guidelines for the Aldo Leopold House, under §14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.
2. The Aldo Leopold House is located at 135 14th Street SW and legally described as the southern 5' of Lot 19, Lots 20-22, Block 9, Huning Place Addition.
3. On October 21, 2024 the property was designated as a City Landmark by City Council.
4. The proposed Design Guidelines and Standards have been reviewed against IDO Section §14-16-6-6(E)(3) Review and Decision Criteria.
5. Pursuant to §14-16-6-6(E)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria."

- (a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City Landmark.

The design standards and guidelines are consistent with the criteria and findings for establishment of the Aldo Leopold House as a City Landmark.

The following features of the Aldo Leopold House help convey its significance and should be preserved in any rehabilitation:

Roof Preservation:

1. Preserve the low-pitched hipped roof structure.
2. Retain the cross gables as defining features of the roof design.
3. Preserve the wide eaves and exposed rafters.

Porches/Sunporch

1. Retain the large porches at the front and rear entries as significant architectural features.

Windows

1. Preserve the paired and grouped windows and screens, ensuring their arrangement and proportions remain intact.

Doors

1. Retain the original wood panel doors with single/multiple lights.

Coal Chute

1. Retain the two low-stucco coated walls perpendicular to the rear wall that signify the original coal chute.

Aldo Leopold Office

1. Pocket door office. The office space, where Aldo Leopold spent a decade living and working, holds significant historical value as the setting where he began formulating many of the ideas that would shape his advocacy for conserving natural areas for their scenic and wild qualities. Preserving the integrity of this space is essential to maintaining the historical context in which Leopold's early conservation philosophy developed.
2. Retain built-in bookshelves in the main room flanking the hallway.

Front Porch

1. Keep the wooden lattice by the front porch intact (refer to the photo of Aldo Leopold next to the lattice for reference).

- (b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference.

- (c) The Design Standards and Guidelines are consistent with the **relevant criteria for registration** on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

The Aldo Leopold House design standards and guidelines are consistent with the relevant New Mexico Register of Cultural Properties and the National Register of Historic Places criteria, as they preserve the property's defining characteristics under Criteria A (significant event), B (significant person), and C (architectural character). The guidelines will protect the house's integrity by addressing the seven aspects of historic integrity, ensuring that key features such as location, design, setting, materials, and workmanship remain intact.

- (d) The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

The Design Standards and Guidelines will aid in defining and preserving the historic significance and architectural character of the property. The Aldo Leopold House exemplifies the Bungalow architectural style, harmonizing with the neighboring bungalows along 14th Street SW. Its design features include wide eaves with exposed rafters, a welcoming front porch, and a secondary rear porch, all characteristic of the style. Additionally, the use of traditional construction

materials, techniques, and intricate details further enhance its historic and architectural distinction.

- (e) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

The Guidelines are intended to act as a tool to help manage and help protect the City of Albuquerque's architectural and historical resources. The Guidelines list items and qualities to be preserved for use by the LC staff, architects, and contractors as work needs to be performed in the future.

6. Notification letters of the application were sent out on February 10, 2025. They were mailed to property owners within the 160-foot radius of the site. In addition, the Reynolds Addition Neighborhood Association and the Huning Castle Neighborhood Association were notified of the application via email on February 10, 2025. As of the writing of this staff report, no individuals have reached out to express support or opposition for the request.
7. Staff recommends approval of the Design Standards and Guidelines for the Aldo Leopold House, as they meet all relevant regulatory requirements contained in the IDO and contribute to the preservation of Albuquerque's historic resources.

Recommendation

APPROVAL of Project #: HSG-2025-00001, a request for Design Standards and Guidelines for the Aldo Leopold House, located at 135 14th Street SW, legally described as the southern 5' of Lot 19, Lots 20-22, Block 9, Huning Place Addition, based on the preceding Findings.

Silvia Bolivar

Silvia Bolivar, PLA ASLA
Historic Preservation Planner
Urban Design and Development Division

Notice of Decision list:

Cc: Kylene Susan Wing
LC File
Legal Department

Sylvia Holguin, Downtown Neighborhood Association, sylvia4quality@gmail.com

Danny Senn, Downtown Neighborhood Association, 1senn@sbcglobal.net

Brenda Marks, Huning Castle Neighborhood Association, brenda.marks648@gmail.com

Rudy Garcia, Huning Castle Neighborhood Association, rmgconsults@msn.com

Janet Manry, Reynolds Addition Neighborhood Association, janet.manry@gmail.com

Christopher Frechette, Reynolds Addition Neighborhood Association, margfish2@aol.com

A) PHOTOGRAPHS



Figure 1: Photograph from Google Earth. Subject site – Aldo Leopold House.

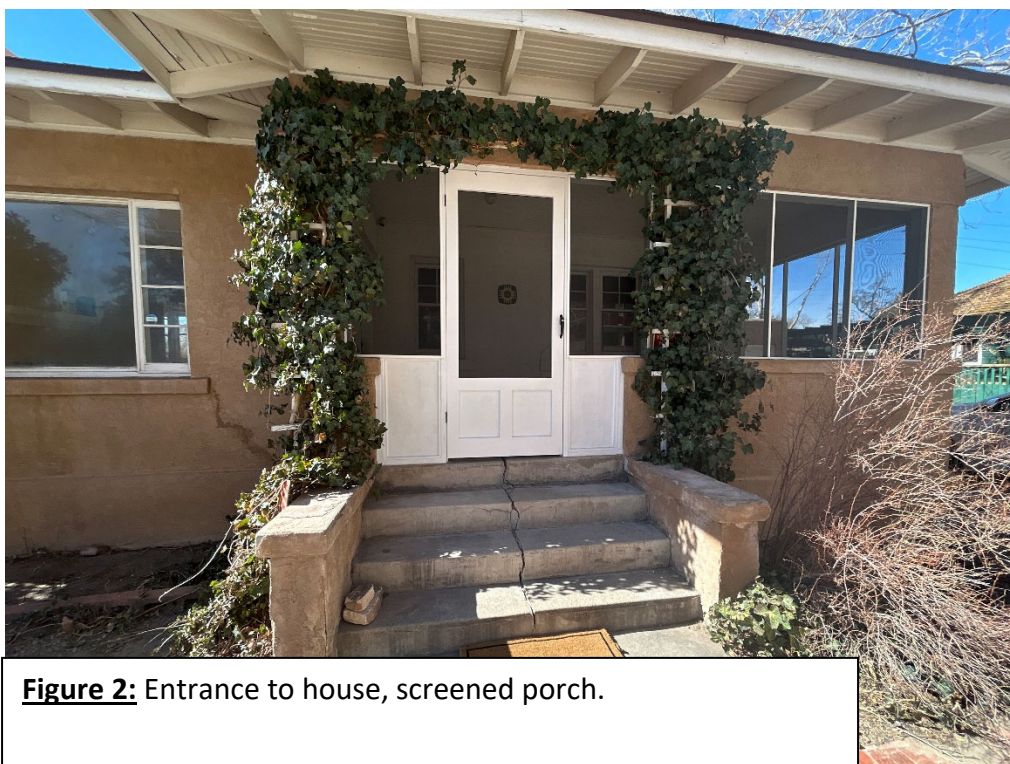


Figure 2: Entrance to house, screened porch.



Figure 3: Original windows and screens.



Figure 4: Original windows and screens.



Figure 5: Aldo Leopold office.

Figure 6: Pocket door – Aldo Leopold office.



Figure 7: Perpendicular walls leading to coal chute.



Figure 8: Interior of home.



Figure 9: Original windows and screens.



Figure 10: Original front door.



Figure 11: Original cabinetry.



Figure 12: Aldo Leopold – backyard.



Figure 13: Aldo Leopold – 135 14th Street NW.
Front porch lattice



Figure 14: Street view – rear of property.



Figure 15: Rear of property.



Figure 16: Eaves, rafters, windows & screens.



Figure 17: Posted sign.



Figure 18: Posted sign.

B) SITE HISTORY



Landmarks Commission

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

Date: June 12, 2024

OFFICIAL NOTIFICATION OF DECISION

PR-2024-010328
SI-2024-00651
Nomination of Landmarks Status

The City of Albuquerque Planning Department, agent for Kylene Susan Wing, requests approval of a City Landmark Designation for the Aldo Leopold House, located at 135 14th Street SW, described as the Southern 5 Ft. of Lot 19, Block 9, and Lots 20-22, Huning Place Addition, zoned R-ML (J-13-Z).

On June 12, 2024, the Landmarks Commission voted to forward a Recommendation of Approval to City Council for Project # **PR-2024-010328/SI-2024-00651**, based on the following Findings and Conditions of Approval.

Findings for Approval:

1. This application is a request for Designation of a Landmark or Structure for the Aldo Leopold House, located at 135 14th Street SW, described as the southern 5 feet of Lot 19, Block 9, and Lots 20-22, Huning Place Addition, zoned R-ML.
2. The subject site is 0.2089 acres.
3. The Aldo Leopold House is a contributing property to the Aldo Leopold Neighborhood Historic District which was listed on the National Register of Historic Places in 1999.
4. The Aldo Leopold House is listed on both the New Mexico State Register of Cultural Properties and the National Register of Historic Places.
5. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
6. IDO Section 6-7(C)(3)(c) states that an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

7. The request meets the Designation of a Landmark or Structure Review & Decision Criteria in IDO Section 14-16-6-7(C)(3)(c) as follows:

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

Aldo Leopold's importance to New Mexico lies in his profound influence on conservation ethics and land management practices, which have had lasting impacts on the state's environment and culture. The Leopold family lived in the house for nearly a decade and, it was during this time, that Aldo Leopold began formulating many of the ideas that would contribute to his advocacy of setting aside natural areas for their scenic and wild qualities. His work helped shape conservation policies in New Mexico, leading to the designation of areas like the Gila Wilderness, the first designated wilderness area in the United States, which remains a vital part of the state's natural heritage.

4. It embodies the distinctive characteristics of a type, period, or method of construction.

The house embodies the distinctive characteristics of a type, period, or method of significance with its period of significance being 1916-1959. Its intricate features highlight the craftsmanship and characteristic elements of its era and construction methods. Reflective of the prevalent trend in Albuquerque's suburban landscape during the 1910s and 20s, the house incorporates various elements synonymous with the Bungalow Style, seamlessly integrating with neighboring bungalows along South Fourteenth Street. The house's position, surroundings, design, and materials evoke the bygone era of bungalow construction in Albuquerque.

5. It possesses high architectural value.

The Aldo Leopold House holds significant architectural value as a distinctive one-story bungalow featuring a low-pitched hipped roof covered in asphalt shingles, highlighted by two modest cross gables. Its wide eaves, adorned with exposed rafters, extend over the structure, and spacious porches grace both the front and rear entrances. Constructed on a concrete foundation, the house includes a basement accessible from the rear porch. The adobe brick walls are originally covered with an earth-toned stucco finish. Both front and rear entries are fitted with wooden panel doors, featuring either single or multiple lights. The house remains in excellent condition with minimal alterations, the only changes being the replacement of a front window and the addition of a garage discreetly positioned at the rear along the north side of the property.

What distinguishes the Aldo Leopold House from other nearby bungalow residences is its unique architectural elements, including the low-pitched hipped roof with slight side dormers featuring louvered ventilators. The wide, unenclosed eaves, with a subtle fascia and tongue-and-groove board, showcase exposed decorative rafters that extend beyond the house. The property maintains a high level of integrity in terms of location, design, materials, workmanship, feeling, and association, preserving its historical and architectural significance.

7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

E.A. Gertig, a contractor specializing in residential and commercial projects, built the bungalow. Its detailed features showcase exquisite craftsmanship and typical architectural characteristics of the Bungalow Style prevalent during its era. Notably, the house stands out as one of the rare adobe brick constructions in Albuquerque from the 1910s.

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

Since 1999, the Aldo Leopold House has been registered in both the State Register of Cultural Properties and the National Register of Historic Places.

Recommended Condition of Approval:

1. This is a recommendation to City Council which is the decision-making body of this action.
2. LC staff will work with the property owner to provide detailed design criteria for any proposed changes to the site within 60 days of approval by City Council.

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 decision of 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 **June 12, 2024** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **June 27, 2024**.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division

C) ORDINANCE O-24-38

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1 WHEREAS, the Landmarks Commission, in its advisory role on historic
2 preservation matters has recommended City Council approval of the landmark
3 designation; and

4 WHEREAS, the Integrated Development Ordinance (IDO) Subsection 14-16-
5 6-7(C) provides for designation of landmark sites and structures; and

6 WHEREAS, the Landmarks Commission, on June 10, 2024, recommended
7 that the City Council approve a designation of City Landmark Site at 135 14th
8 Street SW, between Central and Los Alamos Avenues SW; and

9 WHEREAS, Aldo Leopold’s importance to New Mexico lies in his profound
10 influence on conservation ethics and land management practices, which have
11 had lasting impacts on the state’s environment and culture. The Leopold
12 family lived in the house for nearly a decade; and

13 WHEREAS, the house embodies the distinctive characteristics of a type,
14 period, or method of significance with its period of significance being 1916-
15 1959. Its intricate features highlight the craftsmanship and characteristic
16 elements of its era and construction methods. Reflective of the prevalent trend
17 in Albuquerque’s suburban landscape during the 1910s and 20s, the house
18 incorporates various elements synonymous with the Bungalow Style,
19 seamlessly integrating with neighboring bungalows along South Fourteenth
20 Street.

21 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
22 **ALBUQUERQUE:**

23 **SECTION 1: That the Aldo Leopold House Site, located at 135 14th Street**
24 **SW, between Central and Los Alamos Avenues SW be designated a City**
25 **Landmark.**

26 **SECTION 2: SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
27 clause, word or phrase of this ordinance is for any reason held to be invalid or
28 unenforceable by any court of competent jurisdiction, such decision shall not
29 affect the validity of the remaining provisions of this ordinance. The Council
30 hereby declares that it would have passed this ordinance and each section,
31 paragraph, sentence, clause, word or phrase thereof irrespective of any
32 provision being declared unconstitutional or otherwise invalid.

1 SECTION 3: COMPILATION. This ordinance shall not be incorporated in
2 and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

3 SECTION 4: OFFICIAL ZONING MAP. The City Planning Department shall
4 update the official Zoning Map to reflect the adopted City Landmark
5 designation for the Aldo Leopold house located at 135 14th Street SW, between
6 Central and Los Alamos Avenues SW.

7 SECTION 5: EFFECTIVE DATE. This ordinance shall take effect five days
8 after publication by title and general summary.

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1 PASSED AND ADOPTED THIS 21st DAY OF October, 2024
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Dan Lewis, President
City Council

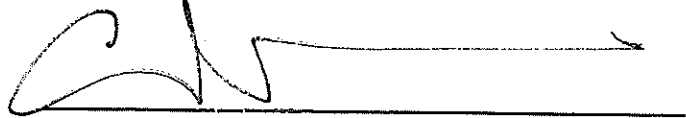
APPROVED THIS 30 DAY OF October, 2024

Bill No. O-24-38



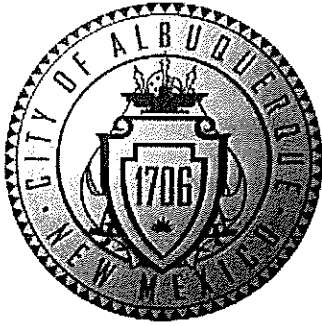
Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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Mayor Timothy M. Keller

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

June 17, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Designation of the Aldo Leopold House as a City Landmark

The Landmarks Commission is requesting approval of Designation of the Aldo Leopold House as a City Landmark.

The application for Adoption or Amendment of Historic Designation at the request and recommendation of the Landmarks Commission for City Landmark designation of the Aldo Leopold House at 135 14th Street SW.

Aldo Leopold's importance to New Mexico lies in his profound influence on conservation ethics and land management practices, which have had lasting impacts on the state's environment and culture. The Leopold family lived in the house for nearly a decade and, it was during this time, that Aldo Leopold began formulating many of the ideas that would contribute to his advocacy of setting aside natural areas for their scenic and wild qualities. His work helped shape conservation policies in New Mexico, leading to the designation of areas like the Gila Wilderness, the first designated wilderness area in the United States, which remains a vital part of the state's natural heritage.


The Aldo Leopold House holds significant architectural value as a distinctive one-story bungalow featuring a low-pitched hipped roof covered in asphalt shingles, highlighted by two modest cross gables. Its wide eaves, adorned with exposed rafters, extend over the structure, and spacious porches grace both the front and rear entrances. Constructed on a concrete foundation, the house includes a basement accessible from the rear porch. The adobe brick walls are originally covered with an earth-toned stucco finish. Both front and rear entries are fitted with wooden panel doors, featuring either single or multiple lights. The house remains in excellent condition with minimal alterations, the only changes being the replacement of a front window and the addition of a garage discreetly positioned at the rear along the north side of the property.

What distinguishes the Aldo Leopold House from other nearby bungalow residences is its unique architectural elements, including the low-pitched hipped roof with slight side dormers featuring louvered ventilators. The wide, unenclosed eaves, with a subtle fascia and tongue-and-groove board, showcase exposed decorative rafters that extend beyond the house. The property maintains a high level of integrity in terms of location, design, materials, workmanship, feeling, and association, preserving its historical and architectural significance.

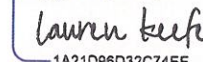
The Aldo Leopold house is a contributing building in the Aldo Leopold Neighborhood Registered Historic District as well as being independently listed on both the New Mexico Register of Cultural Properties and the National Register of Historic Places.

Designation of the Aldo Leopold House as a City Landmark

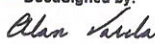
Approved:


Dr. Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

 8/8/2024 | 4:59 PM MDT
1A21D98D32C74EE
Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:

8/7/2024 | 2:05 PM MDT
947D8BB6EF4C443...
Alan Varela Date
Planning Director

Cover Analysis
Landmarking Aldo Leopold House at 135 14th Street SW

1. What is it?

This is an ordinance to designate the Aldo Leopold House at 135 14th Street SW as a City Landmark site.

2. What will this piece of legislation do?

This legislation will recognize the historic significance of the Aldo Leopold House at 135 14th Street SW

3. Why is this project needed?

Landmarking of the site is important to acknowledge the importance of the contributions Aldo Leopold made to the tenets of wilderness philosophy and to the City of Albuquerque as secretary of the Chamber of Commerce. In that capacity, Leopold threw himself into local promotional activities, organizing the city's Good Roads Bureau, advocating drainage of the Rio Grande and the establishment of a city park along the river, and continuing to speak out for the New Mexico Game Protective Association.

4. How much will it cost and what is the funding source?

No cost is involved.

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No revenue source is associated with the action.

6. What will happen if the project is not approved?

The city will lose the opportunity designate this private property as a city landmark

7. Is this service already provided by another entity?

This service can only be provided by the City of Albuquerque.

FISCAL IMPACT ANALYSIS

TITLE:

Designation of the Aldo Leopold House as a City Landmark

R: O:

FUND:

DEPT: Planning

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2025	Fiscal Years 2026	2027	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				
Property	-	-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[X] Estimated revenues not affected				
[] Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match		-	-	
City Inkind Match		-	-	
City IDOH		-	-	
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS: This is a request for a Designation of the Aldo Leopold House as a City Landmark, which is located 135 14th St, SW. The City Landmark designation would not have any fiscal impacts to the City.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

Debbie Dambrowski 8/7/2024 | 1:59 PM MDT

FISCAL ANALYST

APPROVED BY:

Alan Schick 8/7/2024 | 2:05 PM MDT

DIRECTOR (date)

REVIEWED BY:

Evelyn Torres 8/8/2024 | 3:57 PM MDT

EXECUTIVE BUDGET ANALYST

DocuSigned by:

Lawrence Davis 8/8/2024 | 4:24 PM MDT

BUDGET OFFICER (date)

DocuSigned by:

Christine Boenigler 8/8/2024 | 4:28 PM MDT

CITY ECONOMIST



Landmarks Commission

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

Date: June 12, 2024

OFFICIAL NOTIFICATION OF DECISION

PR-2024-010328
SI-2024-00651
Nomination of Landmarks Status

The City of Albuquerque Planning Department, agent for Kylene Susan Wing, requests approval of a City Landmark Designation for the Aldo Leopold House, located at 135 14th Street SW, described as the Southern 5 Ft. of Lot 19, Block 9, and Lots 20-22, Huning Place Addition, zoned R-ML (J-13-Z).

On June 12, 2024, the Landmarks Commission voted to forward a Recommendation of Approval to City Council for Project # **PR-2024-010328/SI-2024-00651**, based on the following Findings and Conditions of Approval.

Findings for Approval:

1. This application is a request for Designation of a Landmark or Structure for the Aldo Leopold House, located at 135 14th Street SW, described as the southern 5 feet of Lot 19, Block 9, and Lots 20-22, Huning Place Addition, zoned R-ML.
2. The subject site is 0.2089 acres.
3. The Aldo Leopold House is a contributing property to the Aldo Leopold Neighborhood Historic District which was listed on the National Register of Historic Places in 1999.
4. The Aldo Leopold House is listed on both the New Mexico State Register of Cultural Properties and the National Register of Historic Places.
5. IDO Section 14-16-6-7(C) establishes procedures for Adoption or Amendment of Historic Designation.
6. IDO Section 6-7(C)(3)(c) states than an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

7. The request meets the Designation of a Landmark or Structure Review & Decision Criteria in IDO Section 14-16-6-7(C)(3)(c) as follows:

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

Aldo Leopold's importance to New Mexico lies in his profound influence on conservation ethics and land management practices, which have had lasting impacts on the state's environment and culture. The Leopold family lived in the house for nearly a decade and, it was during this time, that Aldo Leopold began formulating many of the ideas that would contribute to his advocacy of setting aside natural areas for their scenic and wild qualities. His work helped shape conservation policies in New Mexico, leading to the designation of areas like the Gila Wilderness, the first designated wilderness area in the United States, which remains a vital part of the state's natural heritage.

4. It embodies the distinctive characteristics of a type, period, or method of construction.

The house embodies the distinctive characteristics of a type, period, or method of significance with its period of significance being 1916-1959. Its intricate features highlight the craftsmanship and characteristic elements of its era and construction methods. Reflective of the prevalent trend in Albuquerque's suburban landscape during the 1910s and 20s, the house incorporates various elements synonymous with the Bungalow Style, seamlessly integrating with neighboring bungalows along South Fourteenth Street. The house's position, surroundings, design, and materials evoke the bygone era of bungalow construction in Albuquerque.

5. It possesses high architectural value.

The Aldo Leopold House holds significant architectural value as a distinctive one-story bungalow featuring a low-pitched hipped roof covered in asphalt shingles, highlighted by two modest cross gables. Its wide eaves, adorned with exposed rafters, extend over the structure, and spacious porches grace both the front and rear entrances. Constructed on a concrete foundation, the house includes a basement accessible from the rear porch. The adobe brick walls are originally covered with an earth-toned stucco finish. Both front and rear entries are fitted with wooden panel doors, featuring either single or multiple lights. The house remains in excellent condition with minimal alterations, the only changes being the replacement of a front window and the addition of a garage discreetly positioned at the rear along the north side of the property.

What distinguishes the Aldo Leopold House from other nearby bungalow residences is its unique architectural elements, including the low-pitched hipped roof with slight side dormers featuring louvered ventilators. The wide, unenclosed eaves, with a subtle fascia and tongue-and-groove board, showcase exposed decorative rafters that extend beyond the house. The property maintains a high level of integrity in terms of location, design, materials, workmanship, feeling, and association, preserving its historical and architectural significance.

7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

E.A. Gertig, a contractor specializing in residential and commercial projects, built the bungalow. Its detailed features showcase exquisite craftsmanship and typical architectural characteristics of the Bungalow Style prevalent during its era. Notably, the house stands out as one of the rare adobe brick constructions in Albuquerque from the 1910s.

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

Since 1999, the Aldo Leopold House has been registered in both the State Register of Cultural Properties and the National Register of Historic Places.

Recommended Condition of Approval:

1. This is a recommendation to City Council which is the decision-making body of this action.
2. LC staff will work with the property owner to provide detailed design criteria for any proposed changes to the site within 60 days of approval by City Council.

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.

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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.

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ALL CASES THAT RECEIVED APPROVAL ON June 12, 2024 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON June 27, 2024.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division

D) APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

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

BRIEF DESCRIPTION OF REQUEST

Request for recommendation of City Landmark designation for 135 14th Street SW, a property located within the Aldo Leopold Neighborhood Historic District

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

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

Signature: <i>Silvia Bolivar</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> City Landmark Designation	<input type="checkbox"/> East End – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Eighth and Forrester HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Fourth Ward – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 1		<input type="checkbox"/> Huning Highland – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Old Town – HPO-6	
		<input type="checkbox"/> Silver Hill – HPO-7	
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)


ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>Silvia Bolivar</i>	Date: 4/17/2024
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
Staff Signature:		
Date:		



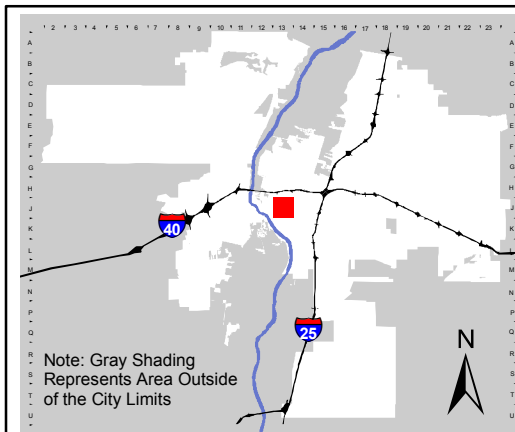
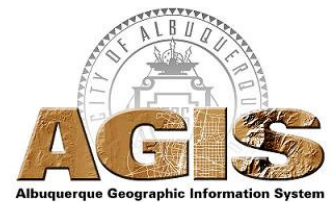
For more current information and details visit: www.cabq.gov/gis

SUBJECT SITE: 135 14TH STREET SW

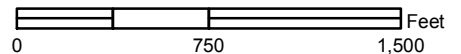
Address Map Page:

J-13-Z

Map Amended through:
3/17/2017



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





Landmarks Commission



May 1, 2024

Rosie Dudley, Chair
Landmarks Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Aldo Leopold House – City Landmark Designation
135 14th Street SW

Dear Chair Dudley:

The Landmarks Commission and the City of Albuquerque Planning Department (Historic Preservation) are currently working on identifying properties eligible for nomination as city landmarks within Albuquerque. Among these nominations, the Aldo Leopold House, situated at 135 14th Street SW, is scheduled for consideration in June. In 1991, the Aldo Leopold House earned a spot on both the State Register of Cultural Properties and the National Register of Historic Places. The current owner has actively worked to maintain the historical integrity of the house. Over time, numerous visitors have expressed interest in visiting the Albuquerque residence of Aldo Leopold.

The Aldo Leopold House, built in 1916 for the Leopold family, was inhabited by them in the fall of that year. It is a single-story bungalow featuring a low-pitched, hipped roof covered in asphalt shingles, with two subtle cross gables. Maintained well, it remains largely unchanged, except for the replacement of a front window and the installation of a garage at the rear along the north side of the property.

One benefit of designating this important house as a city landmark lies in the opportunity to establish guidelines through collaboration between city staff and the property owner. This designation enables both parties to work together in setting standards that preserve the historical and architectural integrity of the house while also allowing for its continued use and maintenance. By involving the property owner in the process, there is a greater likelihood of achieving consensus and cooperation, ensuring that the landmark status enhances the property's significance to the community.

The Integrated Development Ordinance (IDO) Section 14-16-6-7(C)(3)(c) lists the Review and Decision Criteria for Designation of a Landmark Site or Structure and states:

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

1. It is the site of a significant historic event.
2. It is identified with a person who significantly contributed to the history of the city, state, or nation.
3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
4. It embodies the distinctive characteristic of a type, period, or method of construction.
5. It possesses high architectural value.
6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
8. Its preservation is critical because of its relationship to an already-designated landmarks or other real property which is simultaneously proposed as a landmark.
9. It has yielded or is very likely to yield information important in history or prehistory.
10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

The Aldo Leopold House satisfies the following criteria:

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

Aldo Leopold's importance to New Mexico lies in his profound influence on conservation ethics and land management practices, which have had lasting impacts on the state's environment and culture. The Leopold family lived in the house for nearly a decade and, it was during this time, that Aldo Leopold began formulating many of the ideas that would contribute to his advocacy of setting aside natural areas for their scenic and wild qualities. His work helped shape conservation policies in New Mexico, leading to the designation of areas like the Gila Wilderness, the first designated wilderness area in the United States, which remains a vital part of the state's natural heritage.

4. It embodies the distinctive characteristic of a type, period, or method of construction.

The house embodies the distinctive characteristics of a type, period, or method of significance with its period of significance being 1916-1959. Its intricate features highlight the craftsmanship and characteristic elements of its era and construction methods. Reflective of the prevalent trend in Albuquerque's suburban landscape during the 1910s and 20s, the house incorporates various elements synonymous with the Bungalow Style, seamlessly integrating with neighboring bungalows along South Fourteenth Street. The house's position, surroundings, design, and materials evoke the bygone era of bungalow construction in Albuquerque.

7. It embodies elements of an architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

E.A. Gertig, a contractor specializing in residential and commercial projects, built the bungalow. Its detailed features showcase exquisite craftsmanship and typical architectural characteristics of the Bungalow Style prevalent during its era. Notably, the house stands out as one of the rare adobe brick constructions in Albuquerque from the 1910s.

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

Since 1991, the Aldo Leopold House has been registered in both the State Register of Cultural Properties and the National Register of Historic Places.

Public Outreach

Notification letters of the application were sent out on April 22, 2024. They were mailed to property owners within the 100-foot radius of the site. In addition, the Reynolds Addition Neighborhood Association and the Huning Castle Neighborhood Association were notified of the application via email on April 19, 2024. A neighborhood meeting was not requested to discuss

Rosie Dudley, Chair
Landmarks Commission
Page 4

the proposed landmarking but staff did receive emails from the Raynolds Addition Neighborhood Association and from the Huning Castle Neighborhood Association expressing their support of the request.

Conclusion

By establishing the Aldo Leopold House located at 135 14th Street SW as a city landmark, the Landmarks Commission has the responsibility to determine the elements of the site to be preserved and protected.

The City of Albuquerque Historic Preservation Department hereby requests a favorable review of this application for Landmark status of the Aldo Leopold House and that a recommendation to that affect be forwarded to the Mayor and City Council for further consideration.

Sincerely,

Leslie Naji

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department

Kylene Susan Wing
1608 Los Alamos Avenue SW
Albuquerque, NM 87104-1122

April 23, 2024

Rosie Dudley
Chair, Landmarks Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: Authorization Letter to Act as Agent

Dear Chair Dudley:

This letter grants authorization to the City of Albuquerque Planning Department to act on my behalf concerning the designation of my property at 135 14th Street SW as a City landmark. This letter also authorizes the Planning Department to serve as my agent as needed throughout the approval process associated with 135 14th Street SW.

If you need further information please do not hesitate to contact me at (505) 550-2344.

Sincerely,



Kylene Susan Wing



LC PRE-APPLICATION MEETING



APPLICANT: Kylene Susan Wong

DATE: 4/17/2024

AGENCY REPRESENTATIVES PRESENT AT MEETING:

X Leslie Naji

X Silvia Bolivar

 Others _____

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY? 135 14th Street SW, 9AS 5FT LOT 19 ALL LOTS 20 21 X 22 HUNING PLACE ADDN

2. WHAT IS THE NATURE OF THE PROJECT?

Request for recommendation of City Landmark designation for 135 14th Street SW, a property located within the Aldo Leopold Neighborhood Historic District.

3. SUMMARY OF DISCUSSION (continued over)

Discussion of notification requirements/procedures that need to be followed in order to complete application packet to be submitted for the June 2024 Landmarks Commission Hearing.

Note: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre-application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING).

[Signature] 4.17.24
STAFF/DATE

[Signature] 4/17/24
APPLICANT OR AGENT/DATE

E) PUBLIC NOTICE

From: Office of Neighborhood Coordination
To: Bolivar, Silvia A.
Subject: 135 14th Street SW, Public Notice Inquiry Sheet Submission
Date: Wednesday, March 13, 2024 12:32:04 PM
Attachments: lmaoe001.ona

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	Address Line 2	City	State	Zip	Mobile Phone
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Mauro	Perego	perego.mauro@gmail.com	1325 Park Ave SW	#306	Albuquerque	NM	87102	
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Janet	Manry	janet.manry@gmail.com	806 Lead Avenue SW		Albuquerque	NM	87102	8327073645
Huning Castle NA	hcnaalert@gmail.com	Brenda	Marks	brenda.marks648@gmail.com	1726 Chacoma Pl. SW		Albuquerque	NM	87104	4692356598
Huning Castle NA	hcnaalert@gmail.com	Deborah	Allen	debzallen@gmail.com	206 Laguna Boulevard SW		Albuquerque	NM	87104	

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, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the 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 form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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 submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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 projects and what notification is required for each:

<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, March 13, 2024 10:25 AM
To: Bolivar, Silvia A. <sbolivar@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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:

City Landmark designation for 135 14th Street SW

Contact Name

Silvia Bolivar

Telephone Number

505 924 3844

Email Address

sbolivar@cabq.gov

Company Name

City of Albuquerque - Urban Design & Development - Landmarks Commission

Company Address

600 Second Street NW, 3rd Floor

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

09AS SFT LOT 19 ALL LOTS 20 21 X 22 HUNING PLACE ADDN

Physical address of subject site:

135 14th Street SW

Subject site cross streets:

Los Alamos Avenue SW & Central Avenue

Other subject site identifiers:

UPC: 101305734153314802

This site is located on the following zone atlas page:

J-13-Z

Captcha

x

Bolivar, Silvia A.

From: Bolivar, Silvia A.
Sent: Friday, April 19, 2024 10:40 AM
To: perego.mauro@gmail.com; janet.manry@gmail.com; debzallen@ymail.com
Cc: brenda.marks648@gmail.com; Bolivar, Silvia A.
Subject: City Landmark Designation - 135 14th Street SW
Attachments: 6-Neighborhood Association Public Notice Form _135 14th Street SW.pdf; 7-ONC List_135 14th Street SW_.pdf; 10-CABQ-Official_public_notice_form-2019_135 14th Street SW.pdf; 12-IDO Zone Atlas Map_J-13-Z _135 14th Street SW.pdf

Dear Neighborhood Association Representative:

The City of Albuquerque Planning Department is currently working on identifying properties eligible for nomination as City landmarks within Albuquerque. Among these nominations, the Aldo Leopold House situated at 135 14th Street SW is scheduled for consideration in June. Back in 1991, the Aldo Leopold House earned a spot on both the State Register of Cultural Properties and the National Register of Historic Places.

The current owner has actively worked to maintain the historical integrity of the house. Over time, numerous visitors have expressed interest in visiting the Albuquerque residence of Aldo Leopold.

Constructed in 1916 for the Leopold family, the Aldo Leopold House showcases craftsmanship and architectural features typical of its era. It is characterized by a one-story bungalow design with a low-pitched roof covered in asphalt shingles, featuring two subtle cross-gables. Apart from the replacement of a front window and the addition of a garage at the rear, the house remains largely unchanged and in good condition.

To safeguard its unique attributes, the Landmarks Commission will evaluate the application to designate the Aldo Leopold House as a City Landmark. This will be the first step in a process which will then go to the Mayor and City Council.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C), Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the application we will be making.

If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request at sabolivar@cabq.gov within 15 days. If so, a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office will be scheduled where the city of Albuquerque Planning Department staff will present the proposal and will discuss and answer questions or concerns you may have.

Contact information:

Silvia Bolivar, Senior Planner, Landmarks Commission, 505-924-3844, sabolivar@cabq.gov

The intent is for the request to be heard at the Landmarks Commission on June 12, 2024, beginning at 3 p.m., and it will be held as a Zoom meeting. The phone number and web address will be posted in the Landmarks Commission Agenda posted at <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Sincerely,

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department
Department

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department

Nasima Hadi
Planner
City of Albuquerque Planning



SILVIA BOLIVAR, PLA ASLA

Senior Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

cabq.gov/planning

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: ____April 17, 2024_____

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)*: Raynolds Addition/ Huning Castle

Name of NA Representative*: Mauro Perego/Janet Manry/Brenda Marks/Deborah Allen

Email Address* or Mailing Address* of NA Representative¹: Refer to cc: list on page 3

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

1. Subject Property Address* 135 14th Street SW
Location Description 09AS 5FT LOT 19 ALL LOTS 20 21 X 22
2. Property Owner* Kylene Susan Wing
3. Agent/Applicant* *[if applicable] City of Albuquerque Planning Department*
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Adoption or Amendment to Historic Designation - 135 14th Street SW

Summary of project/request²:

Request for recommendation of City Landmark designation for 135 14th Street SW,
a property located within the Aldo Leopold Neighborhood Historic District

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 Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: June 12, 2024 at 3:00 pm

Location*³: Via Zoom <https://cabq.zoom.us/j/89488405346>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

<https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

6. Where more information about the project can be found*⁴:

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*:
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

—

—

—

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] ___ 0.2089 acres _____
 2. IDO Zone District ___ R-ML _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____ Residential _____
-

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. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. 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: perego.mauro@gmail.com/janet.manry@gmail.com _____ [Other Neighborhood Associations, if any]
brenda.marks648@gmail.com/debzallen@ymail.com _____

⁶ Available here: <https://tinurl.com/idozoningmap>

Bolivar, Silvia A.

From: Brenda Marks <brenda.marks648@gmail.com>
Sent: Saturday, April 20, 2024 10:58 AM
To: Bolivar, Silvia A.
Subject: Re: City Landmark Designation - 135 14th Street SW

Silvia,

Thank you for the notification. Huning Castle is very happy that the Leopold House will be preserved, so we do not need a meeting.

Best regards,
Brenda Marks, President
Huning Castle Neighborhood Association

On Apr 19, 2024, at 10:39 AM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Dear Neighborhood Association Representative:

The City of Albuquerque Planning Department is currently working on identifying properties eligible for nomination as City landmarks within Albuquerque. Among these nominations, the Aldo Leopold House situated at 135 14th Street SW is scheduled for consideration in June. Back in 1991, the Aldo Leopold House earned a spot on both the State Register of Cultural Properties and the National Register of Historic Places.

The current owner has actively worked to maintain the historical integrity of the house. Over time, numerous visitors have expressed interest in visiting the Albuquerque residence of Aldo Leopold.

Constructed in 1916 for the Leopold family, the Aldo Leopold House showcases craftsmanship and architectural features typical of its era. It is characterized by a one-story bungalow design with a low-pitched roof covered in asphalt shingles, featuring two subtle cross-gables. Apart from the replacement of a front window and the addition of a garage at the rear, the house remains largely unchanged and in good condition.

To safeguard its unique attributes, the Landmarks Commission will evaluate the application to designate the Aldo Leopold House as a City Landmark. This will be the first step in a process which will then go to the Mayor and City Council.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C), Pre-Submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the application we will be making.

If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request at sabolivar@cabq.gov within 15 days. If so, a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office will be scheduled where the city of Albuquerque Planning Department staff will present the proposal and will discuss and answer questions or concerns you may have.

Contact information:

Silvia Bolivar, Senior Planner, Landmarks Commission, 505-924-3844, sabolivar@cabq.gov

The intent is for the request to be heard at the Landmarks Commission on June 12, 2024, beginning at 3 p.m., and it will be held as a Zoom meeting. The phone number and web address will be posted in the Landmarks Commission Agenda posted at <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Sincerely,

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department
Albuquerque Planning Department

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department

Nasima Hadi
Planner
City of

<image001.jpg>

SILVIA BOLIVAR, PLA ASLA

Senior Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

[cabq.gov/planning](https://www.cabq.gov/planning)

<6-Neighborhood Association Public Notice Form _135 14th Street SW.pdf><7-ONC List_135 14th Street SW_.pdf><10-CABQ-Official_public_notice_form-2019_135 14th Street SW.pdf><12-IDO Zone Atlas Map_J-13-Z_135 14th Street SW.pdf>

Brenda Marks
brenda.marks648@gmail.com
469.235.6598

From: [Janet Manry](#)
To: [Bolivar, Silvia A.](#)
Subject: Re: City Landmark Designation - 135 14th Street SW
Date: Wednesday, April 24, 2024 4:59:56 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello Silvia,

The Raynolds Addition NA is very much in favor of the proposed city landmark designation for the Aldo Leopold House situated at 135 14th Street SW. We would also love to see some unobtrusive signage recognizing the existing Aldo Leopold Neighborhood Historic District (National). We would be happy to work with the Huning Castle N.A. on this.

We do not need a separate Neighborhood Meeting to discuss this project. We think a RANA board member will be able to attend the Landmarks Commission Zoom meeting on June 12 to provide our support and input.

Thank you,

Janet Manry
RANA President

On Fri, Apr 19, 2024 at 10:39 AM Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Dear Neighborhood Association Representative:

The City of Albuquerque Planning Department is currently working on identifying properties eligible for nomination as City landmarks within Albuquerque. Among these nominations, the Aldo Leopold House situated at 135 14th Street SW is scheduled for consideration in June. Back in 1991, the Aldo Leopold House earned a spot on both the State Register of Cultural Properties and the National Register of Historic Places.

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Contact information:

Silvia Bolivar, Senior Planner, Landmarks Commission, 505-924-3844, sabolivar@cabq.gov

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Sincerely,

Leslie Naji

Silvia Bolivar

Nasima Hadi

Principal Planner, Landmarks Commission

Senior Planner, Landmarks Commission

Planner

City of Albuquerque Planning Department

City of Albuquerque Planning Department

City of Albuquerque Planning Department



SILVIA BOLIVAR, PLA ASLA

Senior Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

[cabq.gov/planning](https://www.cabq.gov/planning)

Buffer Map – 135 14th Street SW



Owner

KILCUP CAILYN & KILCUP BRIAN & BRENDA
RADOSEVICH ELIZABETH K & GREENLEE JASON R
TAYLOR PERRY E & YORK LINDA J
ALEXANDER CHRIS
GILLIAM DANIELLE L
KELLY BRIAN J & MARIA R
WING KYLENE SUSAN
MALLARD SIDNEY
PARK PLAZA CONDOMINIUM
MAHABIR DANIELLA
BERRY NANCY A
MCWILLIAMS SUSAN L & MOORE ANN M
CONRAD CATHY
YOUNG JOHN W
CZUCHLEWSKI PAUL & ELLEN
CZUCHLEWSKI PAUL & ELLEN
YOUNG ELIZABETH A
SEIDEL ANNE SANDY
TEMPLETON ANTHONY C
COLLADO CESAR R
MARSTON ROGER C/O TAMMY GOLDINGS/CORNER POST MANAGMENT
KIMBRELL CHERYL A
KLEINFELD DAVID
GARCIA LAWRENCE M & MOISES J MOYA TRUSTEES OF THE GARMO TRUST UDT
FELLURE KATHRYN A
OWEN KARLA
MELENDEZ GABRIEL & DURAN CHRISTINA RVT
GRAF NORMAN A & CAMPBELL CAROL A
MADDEN ELIZABETH PEARCE
MOSES-HOEG ELSIE

Owner Address

5904 FLORENCE AVE NE
302 15TH ST SW
222 15TH ST SW
1410 LOS ALAMOS AVE SW
209 14TH ST SW
1306 FRUIT AVE NW
1608 LOS ALAMOS AVE SW
201 14TH ST SW
1331 PARK AVE SW
1331 PARK AVE SW UNIT 201
1331 PARK AVE SW UNIT 202
369 MONTEZUMA AVE NO. 206
1905 ALLEGRETTO TRL NW
1331 PARK AVE SW UNIT 205
1331 PARK AVE SW UNIT #207
1331 PARK AVE SW #207
1331 PARK AVE SW UNIT 208
1331 PARK AVE SW UNIT 209
1331 PARK AVE SW UNIT 210
5467 HIGHLAND PRESERVE DR
12412 MENAUL BLVD NE
1331 PARK AVE SW UNIT 301
PO BOX 37438
PO BOX 710
1331 PARK AVE SW UNIT 304
406 S GUNNISON ST
1331 PARK AVE SW UNIT 306
5 ANTIQUE FOREST LN
1331 PARK AVE SW UNIT 308
1331 PARK AVE SW UNIT #309

Owner Address 2

ALBUQUERQUE NM 87113-2102
ALBUQUERQUE NM 87104-1103
ALBUQUERQUE NM 87104
ALBUQUERQUE NM 87104
ALBUQUERQUE NM 87102-2823
ALBUQUERQUE NM 87104-1226
ALBUQUERQUE NM 87104-1122
ALBUQUERQUE NM 87102-2823
ALBUQUERQUE NM 87102
ALBUQUERQUE NM 87102-2849
ALBUQUERQUE NM 87102-2849
SANTA FE NM 87501-2835
ALBUQUERQUE NM 87104
ALBUQUERQUE NM 87102-2849
ALBUQUERQUE NM 87102-2849
ALBUQUERQUE NM 87102-2849
ALBUQUERQUE NM 87102-2881
ALBUQUERQUE NM 87102-2849
ALBUQUERQUE NM 87102-2849
MABLETON GA 30126-5694
ALBUQUERQUE NM 87112-2556
ALBUQUERQUE NM 87102-2850
ALBUQUERQUE NM 87176-7438
GLENDALE CA 91209-1007
ALBUQUERQUE NM 87102-2850
BURLINGTON IA 52601-4147
ALBUQUERQUE NM 87102-2850
BELMONT CA 94002-2307
ALBUQUERQUE NM 87102-2850
ALBUQUERQUE NM 87102-2850

GATTAS JEFFREY PAUL & SPILDE JAMES R TRUSTEES GATTAS-SPILDE FAMILY TRUST

LEON ALBERTO A

BURCH DIXIE L

THORSON JAMES L & CONNIE C TRUSTEES THORSON RVT

BARKALOW LOUISA

GORMAN PROFESSIONAL BUILDING LLC & SARAH GORMAN

MONAHAN JOSEPH J

ARNER THOMAS G & MOHR LOIS A

SHOEMAKER JACK W

STOREY DAVID C & VALERIE E

VARNER MICHELE M & JOHNSON JOHN E JR

TIKARE SATYANARAYANA K & TIKARE SNEHA CO-TRUSTEES TIKARE RVT

MULVANY MARY D

THORSON JAMES L & CONNIE C TRUSTEES THORSON RVT

THORSON JAMES L & CONNIE C TRUSTEES THORSON RVT

CINELLI ROGER E & JO MONTAGUE

MINEL INC

POWERS THELMA R & CHARLES M

HUNTER WILLIAM B III & SOPHIA

CARVER STEPHEN & VETTER STEPHANIE

GWYN WOODY & DIANNA TRUSTEES GWYN FAMILY TRUST

MAHR EDWIN T & JOLINE D TRUSTEES MAHR RVT

MAHR EDWIN T & JOLINE D TRUSTEES MAHR RVT

OWENS PATRICIA A

CHRISTENSEN DONNA M & MONEY MARK L

WINGATE HADLEY K

DAILEY DONALD B & BARBARA J

ARRIGONI ANNETTE

ARRIGONI ANNETTE

3310 FIRST AVE UNIT 5D

1803 B RIO GRANDE BLVD NW

1331 PARK AVE SW UNIT 312

1331 PARK AVE SW UNIT 412

1331 PARK AVE SW UNIT 402

PO BOX 25164

1331 PARK AVE SW UNIT 404

1331 PARK AVE SW UNIT 405

1331 PARK AVE SW UNIT 406

1331 PARK AVE SW APT 407

73 COUNTY ROAD A11E

1331 PARK AVE SW UNIT 1206

1331 PARK AVE SW UNIT 905

1331 PARK AVE SW #412

1331 PARK AVE SW UNIT 412

2418 MANUEL TORRES LN NW

314 WOODCREST DR

1331 PARK AVE SW UNIT 503

1331 PARK AVE SW UNIT 504

300 MENAUL BLVD NW SUITE A #262

5636 HIGHWAY 41

1331 PARK AVE SW UNIT 507

1331 PARK AVE SW UNIT 508

1331 PARK AVE SW UNIT 509

12804 SANDIA RIDGE PL NE

1331 PARK AVE SW SUITE 511

1331 PARK AVE SW UNIT 512

1331 PARK AVE SW UNIT 701

1331 PARK AVE SW UNIT 402

SAN DIEGO CA 92103-5661

ALBUQUERQUE NM 87104-2790

ALBUQUERQUE NM 87102

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87125-0164

ALBUQUERQUE NM 87102-2847

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87102-2851

LAS VEGAS NM 87701

ALBUQUERQUE NM 87102-2859

ALBUQUERQUE NM 87102-2856

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87102-2851

ALBUQUERQUE NM 87107

RICHARDSON TX 75080-1946

ALBUQUERQUE NM 87102-2852

ALBUQUERQUE NM 87102-2852

ALBUQUERQUE NM 87107-1348

GALISTEO NM 87540-9776

ALBUQUERQUE NM 87102

ALBUQUERQUE NM 87102

ALBUQUERQUE NM 87102-2852

ALBUQUERQUE NM 87111-7826

ALBUQUERQUE NM 87102-2852

ALBUQUERQUE NM 87102-2852

ALBUQUERQUE NM 87102-2847

ALBUQUERQUE NM 87102

ZANIOS JAMES G & PATSY J	PO BOX 7005	ALBUQUERQUE NM 87194-7005
WELLS CLINTON B	1331 PARK AVE SW UNIT 604	ALBUQUERQUE NM 87102
RENAULT THOMAS R	1331 PARK AVE SW UNIT 605	ALBUQUERQUE NM 87102-2853
FITZGIBBON KATHLEEN L	1331 PARK AVE SW UNIT 606	ALBUQUERQUE NM 87102-2853
MORTON BARBARA ANNE TRUSTEE MORTON RVL	6336 CLEO ST	SAN DIEGO CA 92115-1521
NING NATASHA K TRUSTEE NING TRUST	PO BOX 37017	ALBUQUERQUE NM 87176-7017
NING NATASHA K TRUSTEE NING TRUST	PO BOX 37017	ALBUQUERQUE NM 87176-7017
MCNEILL ROBERT P	1331 PARK AVE SW UNIT 611	ALBUQUERQUE NM 87102-2853
DUDLEY RUSH	1331 PARK AVE SW UNIT 612	ALBUQUERQUE NM 87102-2853
ARRIGONI ANNETTE	1331 PARK AVE SW UNIT 701	ALBUQUERQUE NM 87102-2847
ARRIGONI ANNETTE	1331 PARK AVE SW UNIT 701	ALBUQUERQUE NM 87102-2847
SANDOVAL DAVID T	1331 PARK AVE SW UNIT 703	ALBUQUERQUE NM 87102-2854
CAHILL ELIZABETH P	1331 PARK AVE SW UNIT #704	ALBUQUERQUE NM 87102-2847
	6301 INDIAN SCHOOL RD NE SUITE	
	800	ALBUQUERQUE NM 87110-8156
PALMER ELIZABETH	1331 PARK AVE SW UNIT 707	ALBUQUERQUE NM 87102-5807
VOLTURA ANNA	2805 S TRAVIS ST	AMARILLO TX 79109-3523
DAWKINS PATTILOU P TRUSTEE DAWKINS TRUST	1331 PARK AVE SW UNIT 709	ALBUQUERQUE NM 87102
BENVENUTI JAMES & MARY HELEN TRUSTEE BENVENUTI LVT	PO BOX 122	ERIE CO 80516-0122
CASTRO JOSEPH & CASTRO MARIE H	1331 PARK AVE SW 711-712	ALBUQUERQUE NM 87102
WHITTEN DAVID G & WHITTEN JO WRIGHT	1331 PARK AVE SW UNIT 801	ALBUQUERQUE NM 87102-5808
BALTUNIS RYAN MICHAEL	1331 PARK AVE SW UNIT 802	ALBUQUERQUE NM 87102-2855
KLEINFELD BARBARA	1331 PARK AVE NW UNIT #807	ALBUQUERQUE NM 87102-2855
BAILEY ELIZABETH G TRUSTEE BAILEY RVT	1331 PARK AVE SW UNIT #804	ALBUQUERQUE NM 87102-2855
WISDOM MARY	1331 PARK AVE SW UNIT 805	ALBUQUERQUE NM 87102-2855
ROSS AMY MCGHIE	1331 PARK AVE SW UNIT 805	ALBUQUERQUE NM 87102-2855
ROSS AMY MCGHIE	1331 PARK AVE SW UNIT 805	ALBUQUERQUE NM 87102-2855
DUBOIS AVELINA G & PRESTON S	1331 PARK AVE SW UNIT 807	ALBUQUERQUE NM 87102-2847
SMITH ALFRED & STEVENS JW	1331 PARK AVE SW UNIT 808	ALBUQUERQUE NM 87102-2855
LITTLEJOHN STEPHEN W & FOSS KAREN A	504 LUNA BLVD NW	ALBUQUERQUE NM 87102-1930
FOSS KAREN A & LITTLEJOHN STEPHEN W	504 LUNA BLVD NW	ALBUQUERQUE NM 87102-1930
BRANCH MARGARET MOSES	2025 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87104-2525

WELLBORN CHARLES I & WELLBORN JD RVT	1331 PARK AVE SW UNIT 903	ALBUQUERQUE NM 87102
MULVANY MARY D	1331 PARK AVE SW UNIT 905	ALBUQUERQUE NM 87102
RAEFF CATHERINE	395 S 3RD ST	INDIANA PA 15701-3079
NETTE LLC	1331 PARK AVE SW #701	ALBUQUERQUE NM 87102-5807
HERNANDEZ DAVID N	1331 PARK AVE SW UNIT 908	ALBUQUERQUE NM 87102-2856
WILL-COLE ALEXANDRIA RUTH & COLE ROBERT G & ETAL	1528 SAN CARLOS RD SW	ALBUQUERQUE NM 87104-1043
SHUPP DIANE L & MULLINS MEGAN	1331 PARK AVE SW UNIT 911	ALBUQUERQUE NM 87102-2847
ALS GALS LLC	1331 PARK AVE SW UNIT 1002	ALBUQUERQUE NM 87102
ALS GALS LLC	1331 PARK AVE SW UNIT 1002	ALBUQUERQUE NM 87102
ALS GALS LLC	1331 PARK AVE SW UNIT 1002	ALBUQUERQUE NM 87102
ALS GALS LLC	1331 PARK AVE SW UNIT 1002	ALBUQUERQUE NM 87102
ARRIGONI ANNETTE TRUSTEE ARRIGONI TRUST	1331 PARK AVE SW UNIT 1005	ALBUQUERQUE NM 87102-2857
DIAMOND MARY A TR COLLINS-DIAMOND LVT	605 LUNA BLVD NW	ALBUQUERQUE NM 87102-1931
COLE ROBERT G & WILL-COLE MELANIE RUTH TRUSTEES WILL COLE TRUST	1528 SAN CARLOS RD SW	ALBUQUERQUE NM 87104-1043
HANSEN CURTIS LEROY & RUTH H TRUSTEES HANSEN RVT	1331 PARK AVE SW UNIT 1012	ALBUQUERQUE NM 87102-2857
DIEPHOLZ KRIS	1331 PARK AVE SW UNIT 1101	ALBUQUERQUE NM 87102-5811
LUCK JUDITH A	1331 PARK AVE SW UNIT 1102	ALBUQUERQUE NM 87102
ROLL SAMUEL & ROLL ELIZABETH J & ROLL ERIC S TRUSTEES ROLL TRUST	3025 MACKLAND AVE NE	ALBUQUERQUE NM 87106-2053
ROLL SAMUEL & ROLL ELIZABETH J & ROLL ERIC S TRUSTEES ROLL TRUST	3025 MACKLAND AVE NE	ALBUQUERQUE NM 87106-2053
NETTE LLC	1331 PARK AVE SW UNIT #701	ALBUQUERQUE NM 87102-5807
GARVIN JEFF & SUSAN D TINGEY	621 PARKLAND CIR SE	ALBUQUERQUE NM 87108-3316
ROOKS KATHLEEN J W TRUSTEE ROOKS RVT	1331 PARK AVE SW UNIT 1109	ALBUQUERQUE NM 87102-2858
SACKETT JOE F	905 FRUIT AVE NW	ALBUQUERQUE NM 87102-1917
	6301 INDIAN SCHOOL RD NE SUITE 800	ALBUQUERQUE NM 87110-8156
PALMER ELIZABETH O TRUSTEE PALMER RVT	1331 PARK AVE SW UNIT 1112	ALBUQUERQUE NM 87102-2858
CARIAN ARMAND T	1331 PARK AVE SW UNIT #1503	ALBUQUERQUE NM 87102-2847
ELSINGER ROGER P & ELSINGER NANCY N TRUSTEES ELSINGER RVT	1331 PARK AVE SW UNIT 807	ALBUQUERQUE NM 87102-2855
BAILEY ELIZABETH G TRUSTEE BAILEY RVT	1331 PARK AVE SW UNIT 1205/6	ALBUQUERQUE NM 87102-2859
TIKARE SATYANARAYANA K & SNEHA TRUSTEES TIKARE RVT 1205/6	5000 SAN MATEO RD	SAN MATEO NM 87050
FERNANDEZ COMPANY LTD	1331 PARK AVE SW UNIT #1211	ALBUQUERQUE NM 87102-2859
MONTGOMERY NANCY		

WAGNER SUSANNA & VICTORIA	8636 SOLERA DR	SAN JOSE CA 95135-2147
GURULE DAVID L	1331 PARK AVE SW UNIT 1401	ALBUQUERQUE NM 87102-2847
OMALIA EDWIN TRUSTEE OMALIA RVT	1331 PARK AVE SW UNIT #1402	ALBUQUERQUE NM 87102-2860
TINNIN ROBERT P JR TRUSTEE TINNIN RVT	1331 PARK AVE SW UNIT 1403	ALBUQUERQUE NM 87102
TINNIN ROBERT P JR TRUSTEE TINNIN RVT	1331 PARK AVE SW UNIT 1403	ALBUQUERQUE NM 87102-2860
SALAZAR MARY A	1331 PARK AVE SW UNIT 1405	ALBUQUERQUE NM 87102-2860
ZUCAL JOSEPH HAROLD	2719 TRAMWAY CIR NE	ALBUQUERQUE NM 87122
BALL DALE & SYLVIA	1331 PARK AVE SW UNIT 1408	ALBUQUERQUE NM 87102-2861
HORNING JOHN L & SUZANNE TRUSTEES HORNING TRUST	1331 PARK AVE SW UNIT 1409	ALBUQUERQUE NM 87102-2847
THOMAS JOHN	1331 PARK AVE SW UNIT 1410	ALBUQUERQUE NM 87102-2860
TOMASSON TAMARA	1331 PARK AVE SW UNIT 1411	ALBUQUERQUE NM 87102-2847
FREBERG GLENDA LEE TRUSTEE FREBERG LVT	1599 EUCLID AVE	BERKELEY CA 94708-1945
COLLADO CESAR R & PEREA MERLINDA & MICHAEL	5467 HIGHLAND PRESERVE DR	MABLETON GA 30126-5694
BARRON PATRICIA M TRUSTEE BARRON TRUST	1310 HEULU ST APT 1901	HONOLULU HI 96822-3009
ELSINGER ROGER P & ELSINGER NANCY N TRUSTEES ELSINGER RVT	1331 PARK AVE SW UNIT #1503	ALBUQUERQUE NM 87102-2847
ARRIGONI REGINA	1331 PARK AVE SW UNIT 1504	ALBUQUERQUE NM 87102-2861
SANCHEZ ESPERANZA	PO BOX 10343	ALBUQUERQUE NM 87184-0343
FLANIGAN KEVIN G	1331 PARK AVE SW UNIT 1506	ALBUQUERQUE NM 87102-2861
RAMAMURTHY VAIDHYANATHAN & RAJEE	6931 SW 68TH CT	MIAMI FL 33143-3121
GRAF NORMAN A & CAMPBELL CAROL A	5 ANTIQUE FOREST LN NW	BELMONT CA 94002
FARRELLY DIANA M	845 BOSQUE VISTA DR	BERNALILLO NM 87004-5350
LIS-EM LTD CO	1521 LOS ALAMOS AVE SE	ALBUQUERQUE NM 87104-1119
LIS-EM LTD CO	1521 LOS ALAMOS AVE SW	ALBUQUERQUE NM 87104-1119
GORDON MARCIA CORBETT	1331 PARK AVE SW UNIT 901-902	ALBUQUERQUE NM 87102-2856
SCALLY MARLINE MARQUEZ & THOMAS	2142 CANDELERO ST	SANTA FE NM 87505
TONGE JACQUELINE E & JOHN HATHAWAY	75 FOLSOM ST UNIT 1000	SAN FRANCISCO CA 94105
BORCHARDT EDWARD K & NELLY E	1331 PARK AVE SW UNIT 1108	ALBUQUERQUE NM 87109
SNEAD WILLIAM E & PATRICIA I TRUSTEES SNEAD RVT	1331 PARK AVE SW UNIT 1209	ALBUQUERQUE NM 87102-2859
BACA PHILLIP	218 15TH ST SW	ALBUQUERQUE NM 87104
BORGMANN DAVID S ETAL	214 15TH ST SW	ALBUQUERQUE NM 87104
CITO FRANK L & MARY N TRUSTEES CITO RVT ATTN: MARC CITO (SON)	3900 EUBANK BLVD NE SUITE 2	ALBUQUERQUE NM 87111-3427

TAYLOR DONALD LEE
LAMM TERRY & NANCY
MCGRANE AMY E & SNOW EDWARD F

131 14TH ST SW
129 14TH ST SW
117 14TH ST SW

ALBUQUERQUE NM 87102-2894
ALBUQUERQUE NM 87102-2821
ALBUQUERQUE NM 87102

Property Owners Within 100-foot Radius of 135 14th Street SW – Mailed April 22, 2024





Landmarks Commission

April 19, 2024



RE: Application for City Landmark Designation
135 14th Street SW

Dear Property Owner:

The City of Albuquerque Planning Department is currently working on identifying properties eligible for nomination as City landmarks within Albuquerque. Among these nominations, the Aldo Leopold House situated at 135 14th Street SW is scheduled for consideration in June. Back in 1991, the Aldo Leopold House earned a spot on both the State Register of Cultural Properties and the National Register of Historic Places. The current owner has actively worked to maintain the historical integrity of the house. Over time, numerous visitors have expressed interest in visiting the Albuquerque residence of Aldo Leopold.

Constructed in 1916 for the Leopold family, the Aldo Leopold House showcases craftsmanship and architectural features typical of its era. It is characterized by a one-story bungalow design with a low-pitched roof covered in asphalt shingles, featuring two subtle cross-gables. Apart from the replacement of a front window and the addition of a garage at the rear, the house remains largely unchanged and in good condition.

To safeguard its unique attributes, the Landmarks Commission will evaluate the application to designate the Aldo Leopold House as a City Landmark. This will be the first step in a process which will then go to the Mayor and City Council.

This letter serves as official mailed notice to the property owner addressed on this envelope in accordance with the procedures of the Integrated Development Ordinance (IDO) Subsection 14- 16-6-4(K)(3)(c) Notice to Property Owners.

The request will be heard by the Landmarks Commission on June 12, 2024 at 3:00 pm via Zoom. The phone number and web address will be posted in the Landmarks Commission Agenda posted at: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

For more information please contact Silvia Bolivar, Senior Planner, (505) 924-3844, sabolivar@cabq.gov.

Sincerely,

Leslie Naji

Leslie Naji
Principal Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3927

Silvia Bolivar

Silvia Bolivar
Senior Planner, Landmarks Commission
City of Albuquerque Planning Department
(505) 924-3844



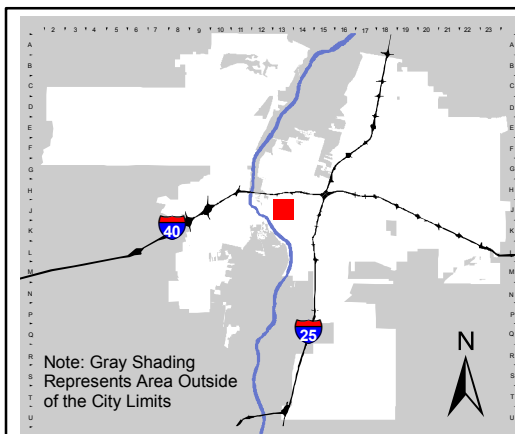
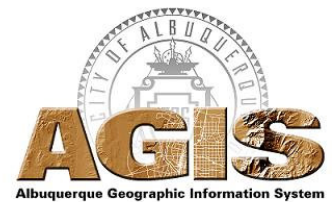
For more current information and details visit: www.cabq.gov/gis

SUBJECT SITE: 135 14TH STREET SW

Address Map Page:

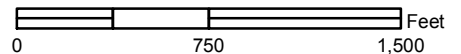
J-13-Z

Map Amended through:
3/17/2017



Note: Gray Shading
Represents Area Outside
of the City Limits

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



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: __April 17, 2024__

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:

Property Owner within 100 feet*: __ (see attached list) __

Mailing Address*: _____

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

1. Subject Property Address* __135 14th Street SW__

Location Description 09AS 5FT LOT 19 ALL LOTS 20 21 X 22

2. Property Owner* *Kylene Susan Wing*

3. Agent/Applicant* *[if applicable] City of Albuquerque Planning Department*

4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision _____ (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Other: *Adoption or Amendment to Historic Designation - 135 14th Street SW*

Summary of project/request^{1*}: __Request for recommendation of City Landmark designation__

for 135 14th Street SW, a property located within the Aldo Leopold Neighborhood Historic District

5. This application will be decided at a public meeting or hearing by*:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: __June 12, 2024 at 3:00 pm

Location*²: Via Zoom - <https://cabq.zoom.us/j/89488405346> _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:
_ [https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-](https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets)

commission-agendas-action-sheets

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

1. Zone Atlas Page(s)*⁴ _____
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)
 - Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

5. **For Site Plan 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.*

² Physical address or Zoom link

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/>

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

- 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 Map⁵:

1. Area of Property [typically in acres] _____ 0.2089 acres _____
 2. IDO Zone District _____ R-ML _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____ Residential _____
-

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. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. 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>

⁵ Available here: <https://tinurl.com/idozoningmap>



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Adoption or Amendment to Historic Designation - 135 14th Street SW
Decision-making Body: City Council
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 135 14th Street SW
Name of property owner: Kylene Susan Wing
Name of applicant: Kylene Susan Wing
Date, time, and place of public meeting or hearing, if applicable:
June 12, 2024 at 3:00 pm Via Zoom https://cabq.zoom.us/j/89488405346
Address, phone number, or website for additional information:
https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Silvia Bolivar (Applicant signature) 4/17/2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

F) DESIGN STANDARDS & GUIDELINES

DEVELOPMENT GUIDELINES FOR THE ALDO LEOPOLD HOUSE
City of Albuquerque Landmark
135 14TH Street SW
Albuquerque, New Mexico 87102

The Aldo Leopold House is not located within a Historic Protection Overlay Zone, making it necessary to establish specific development guidelines to ensure its ongoing preservation. These guidelines serve as a tool to manage change and protect Albuquerque's architectural and historical resources. They provide information, guidance, and regulations for property owners, design professionals, contractors, the Landmarks Commission (LC) staff, the Commission, the Development Facilitation Team (DFT), and the City of Albuquerque regarding historic resources. Given the uniqueness of each property, these guidelines do not establish rigid requirements for every proposed modification but instead offer principles for project review. They supplement, rather than replace, consultation with qualified architects, contractors, LC staff, the Commission, and the DFT.

The Aldo Leopold House was designated a City Landmark by the City Council on the recommendation of the Landmarks and Urban Conservation Commission (LUCC) in October 2024 (O-38), effective October 30, 2024. It is already recognized as a contributing property to the Aldo Leopold Neighborhood Historic District, which was listed on the National Register of Historic Places in 1999.

Built in 1916 for the Leopold family, the Aldo Leopold House has remained largely unchanged except for the replacement of a front window and the addition of a garage at the rear, along the north side of the property. The single-story bungalow features a low-pitched hipped roof covered in asphalt shingles with two subtle cross gables. It exemplifies the craftsmanship and architectural characteristics of its era, reflecting Albuquerque's suburban development trends in the 1910s and 1920s. The house seamlessly integrates with neighboring bungalows along South Fourteenth Street. Its period of significance spans from 1916 to 1959.

The following features of the Aldo Leopold House help convey its significance and should be preserved in any rehabilitation:

Roof Preservation:

1. Preserve the low-pitched hipped roof structure.
2. Retain the cross gables as defining features of the roof design.
3. Preserve the wide eaves and exposed rafters.

Porches

1. Retain the large porches at the front and rear entries as significant architectural features.

Windows

1. Preserve the paired and grouped windows and screens, ensuring their arrangement and proportions remain intact.

Doors

1. Retain the original wood panel doors with single/multiple lights.

Coal Chute

1. Retain the two low-stucco coated walls perpendicular to the rear wall that signify the original coal chute.

Aldo Leopold Office

1. Pocket door office. The office space, where Aldo Leopold spent a decade living and working, holds significant historical value as the setting where he began formulating many of the ideas that would shape his advocacy for conserving natural areas for their scenic and wild qualities. Preserving the integrity of this space is essential to maintaining the historical context in which Leopold's early conservation philosophy developed.
2. Retain built-in bookshelves in the main room flanking the hallway.

Front Porch

1. Keep the wooden lattice by the front porch intact (refer to the photo of Aldo Leopold next to the lattice for reference).

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials and design matching the original. In addition to these guidelines, The Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

City Staff is authorized to review and approve proposals for minor changes that do not require a building permit.

These guidelines include by reference The Secretary of the Interior's Standards for Rehabilitation, which are attached. Guidance on applying the Standards and these Guidelines is available from the City of Albuquerque Planning Department and the State Historic Preservation Division.