



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

Date: March 12, 2025

OFFICIAL NOTIFICATION OF DECISION

HSG-2025-00001
Historic Design Standards and Guidelines

The City of Albuquerque Planning Department, requests approval of the Historic Design Standards and Guidelines for the Aldo Leopold House, a City Landmark, located at 135 14th Street SW, described as the Southern 5 Ft of Lot 19, Lots 20-22, Block 9, Huning Place Addition, (J-13-Z).

On March 12, 2025, the Landmarks Commission voted to **APPROVE** Project # **HSG-2025-00001**, Design Standards and Guidelines for the Aldo Leopold House based on the following Findings:

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 Raynolds 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.

Notice of Decision list:

Cc: Kylene Susan Wing

LC File

Legal Department

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

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

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

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

Silvia Bolivar

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