



Staff Report

Hearing Date: July 8, 2026
Case #: HCOA-2026-00020
Project #: PR-2024-010327
Applicant: The Leopold Writing Program
Agent: Jonathan Siegal, Siegel Design Architects, LLC
Application: Historic Certificate of Appropriateness – Major
IDO Section: IDO § 14-16-6-6(D)
Legal Description: 09AS 5FT Lot 19 all Lots 20, 21, & 22 Huning Place Addition
Address/Location: 135 14th St. SW
Property Area: Approximately 0.20 Acres
Existing Zoning: R-ML
Staff Planner: Leslie Naji

CASE SUMMARY: This is a request for a Certificate of Appropriateness – Major for the installation of an ADA compliant ramp to the front of the Aldo Leopold House, a city landmark. The building was originally the home of Aldo Leopold and has recently been sold to the Leopold Writing Program Organization for use as a library and working space.
The proposed ramp allows for main entry access while blending into the existing architecture.

STAFF RECOMMENDATION: APPROVAL of HCOA 2026-00020 for alteration based on Findings 1- 6.

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I. Maps

Aerial Map

City of Albuquerque - 2024 Aerial



City of Albuquerque - IDO Zoning



City of Albuquerque - Land Use



City of Albuquerque - Planning History



II. Introduction

Request

Request	<i>Certificate of Appropriateness for Exterior Alterations</i>
Historic Location	<i>City Landmark -Aldo Leopold Historic District</i>

Area History and Character

Surrounding architectural styles, historic character, and recent (re)development

	Subject Site	Site to the North	Site to the South	Site to the West	Site to the East
<i># of Stories</i>	1	1	1	1	14
<i>Roof Configuration</i>	Hipped	Hipped	Flat	Flat /pitched	Flat
<i>Architectural Style</i>	Bungalow	Hipped Box	Pueblo Revival	Mediterranean	Modern
<i>Age of Construction (approx.)</i>	1931	1936	1937	1931	1984
<i>Historic Classification</i>	Contributing	Contributing	Contributing	Contributing	Contributing
<i>Land Use</i>	Library	Low-density Residential	Low-density Residential	Low-density Residential	Multi-Family Residential

Request

The application for a Certificate of Appropriateness pertains to the construction of a new ADA compliant ramp to access the front entrance of the property, known as the Aldo Leopold House, located at 135 14th Street SW, between Central and Los Alamos Avenues SW.

Built in 1916 for the Leopold family, the Aldo Leopold House is a classic, one-story bungalow. Situated in the Huning Place subdivision, the house offered convenient access to both the electric streetcar system and the walkable downtown area. The Rio Grande was also readily accessible, just a half-mile west. The building was designated as a City Landmark in 2024.

The Aldo Leopold house has recently been purchased by The Leopold Writing Program, a New Mexico non-profit, which intends to host resident writers and when not occupied for

that use, to permit public access to the Program's library. To provide primary access to all visitors, this application is for approval of a ramp to be placed to the north side of the front porch, in front of a garage which was a later addition to the site and is not used as such. The ramp is setback 2-feet from the front of the house and incorporates materials matching those of the original house.

In addition, rear stairs will be removed and rebuilt to code. An interior doorway will be widened to allow for ADA compliance.

Landmark Commission's Role

The Landmarks Commission (LC) is a 7-member board appointed by the mayor to promote the preservation of Albuquerque's historic and architectural character and to administer the development requirements for designated City historic districts and landmarks pursuant to Section 14-16-3-5 (Historic Protection Overlay Zones) and Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation Site History)

Site History

Project # PR-2024-010328, SI-2024-00651 was the case submitted to the Landmarks Commission for consideration as a City Landmark. On June 12, 2024, the LC voted to submit the recommendation to City Council for approval. City Council voted in favor of the landmarking designation.

Area History and Character

Located along the floodplain of the Rio Grande approximately a half-mile southeast of the plaza at what was once known as Villa de Albuquerque and a mile west of downtown Albuquerque, the Aldo Leopold Neighborhood Historic District consists of a block-long residential area of approximately two acres. Platted as Huning Place in 1913, the addition was three blocks long and lay at the edge of the 3.1 square mile parcel that constituted the Original Townsite of New Albuquerque, the town that developed around the AT&SF railroad depot after 1880. Included within a large parcel of land owned by Franz Huning at the western edge of the townsite, the addition grew incrementally with the northernmost of the addition's three blocks, now comprising this district, completely developed by 1920. Reflecting the popular housing style of the 1910s, all of the eight residences, one now functioning as an office, employ elements of the craftsman/bungalow style. Sharing a common setback from the street, the houses have either hipped or gabled roofs, the latter of which are either side, cross or front gabled. One or more roof dormers appear on three of the houses. All have sizeable front porches, some extending the width of

the building and some defined by a projecting cross gable. All display a range of character-defining craftsman/bungalow details most notable at roof-wall junctions, and with porch details and fenestration. Most have garages, three dating to the construction of the house, at the rear of the property, and most are set within yards whose landscaping reflects the craftsman ideal that suburban homes on small lots be situated within a park-like setting. While some of the porches have been enclosed, all of the houses retain a high degree of integrity and are considered contributing. Four garages are also considered contributing while one garage and one small apartment at the rear of a property are considered non-contributing. Set within a mature landscape, the district conveys a strong feeling of its period of significance as to setting and location, design, materials and workmanship.

Although the 1880 plat for the Original Townsite of New Albuquerque extended west to 15th Street, residential construction south of Central Avenue and west of Eighth Street lagged for over three decades. As other residential neighborhoods grew up around the downtown, large landowners were slow to subdivide the large parcels they owned at the western edges of the townsite. Among them was merchant and town developer, Franz Huning, whose two-story home, Castle Huning, set on a 400-acre estate, lay just south of Central Avenue and west of 15th Street. Surrounded by irrigated fields, orchards, a vineyard, a water-powered grist mill, and a hog ranch at its south end, from the Castle's construction in 1881 until well after Huning's death in 1905, the estate was the dominate landscape feature between New and Old Albuquerque. The first effort on the part of his children to subdivide the estate occurred in 1913 when they platted Huning Place, as the extension of Fourteenth Street south of Central Avenue was then named. Situated along the floodplain of the Rio Grande at 5,000 feet, the area had an elevation just slightly higher than the Huning estate lands to the west where the increasingly silted channel of the river was encroaching on once-productive farmland (Balcomb 1980:14). While remedying these drainage problems and the deliberate speed with which Huning's children further subdivided their father's estate prevented the platting of residential subdivisions west of the Huning Place Addition for another 15 years, development of the northernmost block of the division progressed quickly. The first house on the block was completed in 1913, and, by 1920, the eight houses comprising the historic district were complete.

This relatively sparse development south of Central Avenue was in sharp contrast to the area just north of Central Avenue and along Central Avenue itself. To the north lay the Fourth Ward, much of it now included in the Fourth Ward Historic Protection Overlay zone.

Contributing to the feeling of the district as a well-preserved craftsman/bungalow enclave, as much as the integrity of the houses, is the landscape in which they are set. With only the punctuation of driveways and broad concrete sidewalks, the front yards comprise an unbroken greensward of lawns interspersed with a variety of shade and decorative trees including Austrian pines, hackberry, arborvitae, Arizona cypress, redbud, wisteria and rose of Sharon. Beds with low-lying bushes and perennial flowers, including roses, lilacs and iris and evergreens, line the porches while trellises with honeysuckle and ivy offer shade to some of the front porches. In some instances, backyards contain grapes and fruit trees, continuing a tradition dating to the earliest residents of the neighborhood. The street itself is lined with American elms, creating a partial canopy along the east edge of the district. The result is a park-like feeling suggestive of the natural setting advocated by proponents of the craftsman/bungalow style who envisioned that the design's ample fenestration and use of porches set within lawns, gardens and groves of trees would create a slice of country life even on suburban plots.

III. Zoning

The application for this request was submitted subsequent to the effective date of May 6, 2026, of the Integrated Development Ordinance (IDO) and is, therefore, subject to its regulations and processes.

IV. Certificate of Appropriateness – Major

IDO Review and Decision Criteria

Pursuant to IDO §14-16-6-6(D)(3) (Review and Decision Criteria), "An application for a Historic Certificate of Appropriateness – Major shall be approved if it meets all of the following criteria."

- (a) The change is consistent with §14-16-3-5 (Historic Protection Overlay Zones and City Landmarks), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposed ADA compliant ramp is consistent with the intent of the city landmark designation and the specific guidelines for the property.

- (b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The architect of the proposed design has concentrated on two factors. One is doing no harm to the existing Leopold House. From the front, there are no changes to the structure. There will be the removal of a portion of the north porch wall to accommodate the landing of the ramp. This removal will not be visible from the street.

The other factor promoted by this design is to provide those requiring the ramp for entrance into the facility, an opportunity to enter through the front and not be shuffled to a secondary entrance to the rear of the property.

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

Not applicable.

- (d) The structure or site’s distinguished original qualities or character will not be altered. For the purposes of §14-16-3-5 (Historic Protection Overlay Zones) and this §14-16-6-6(D), “original” shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will minimally impact the distinctive qualities of the contributing building and its site. Part of the porch half wall will be removed but it will not be visible from the street.

- (e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable.

- (f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

Not applicable – the architectural design of the new ramp reflects the historical features and style of the primary building.

- (g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property,

including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not Applicable.

Ordinance – 2024-034 Designating the Aldo Leopold House as a City Landmark

This resolution designated, mapped, and provided general guidelines for the establishment of the Aldo Leopold House as a City Landmark.

Development Guidelines for The Aldo Leopold House

The Landmarks Commission approved specific development guidelines as delegated by Resolution 2024-034 in March 2025.

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.

Not Applicable

Porches

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

The porch to the rear will not be affected. An existing stair leading to the porch, which is in poor condition, will be removed and replaced with new wood stairs providing a landing in front of the porch door.

The front porch will have no changes to the front elevation; however, an opening will be made to the north (side) porch wall to provide a door at the top of the proposed ramp. Although there will be a change, it will detract from the architectural integrity of the property.

Windows

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

Screen configurations on the front porch will remain the same with the lowering of the central north side screen becoming a door.

Doors

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

All doors to the house will be retained. The garage, which was added in the late 1940s and long after the Leopold family had moved, will remain with the southern door being removed where the ramp will be placed. The opening will be filled and stuccoed to match the existing stucco.

Coal Chute

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

Not Applicable

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.

Not Applicable

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).

No changes will be made to the entrance to the front porch.

V. Agency & Neighborhood Concerns

Reviewing Agencies

No agency reviews have been sought or received.

Neighborhood/Public

The applicant notified the Raynolds Addition, Huning Castle, and Downtown Area Neighborhood Associations, and property owners within 100 feet of the subject property,

excluding public rights-of-way. The required notification sign was posted on the property to inform the public of this application. To date, no comments have been received.

VI. Conclusion

The new owners of the city landmarked Aldo Leopold House, The Leopold Writing Program, wish to make the property accessible to all while maintaining the historic character of the house. To accomplish this, an ADA compliant ramp is proposed for the front entrance without interrupting the main façade.

The proposal includes a ramp with stucco exterior and rail massing similar to the front steps of the house. Added changes, including filling in of one garage door (not historic), replacing rear steps for stability and to provide a landing, and the widening of the bathroom door, meet the requirements of the specific guidelines for the Leopold house.

Findings, Certificate of Appropriateness – Major

Project #: PR-2024-010328 / HCOA-2026-00020

1. This is a request for a Certificate of Appropriateness for alterations to for the Aldo Leopold house, located at 135 14th St SW, described as 09AS 5FT Lot 19 all Lots 20, 21, & 22 Huning Place Addition, part of the Aldo Leopold Historic District, zoned R-1.
2. The application is for the construction of an ADA compliant ramp to access the front porch, construction of new stairs to the rear porch, and widening of one interior doorway. The subject site is approximately 0.20 acres.
3. Pursuant to IDO §14-16-6-6(D)(3) (Review and Decision Criteria), "An application for a Historic Certificate of Appropriateness – Major shall be approved if it meets all of the following criteria."

- a. The change is consistent with §14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposed ADA compliant ramp is consistent with the intent of the city landmark designation and the specific guidelines for the property.

- b. The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposed design has concentrated on two factors. One is doing no harm to the existing Leopold House. From the front, there are no changes to the structure. The other is to provide those requiring the ramp for entrance into the facility, an opportunity to enter through the front and not be shuffled to a secondary entrance to the rear of the property.

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

Not applicable.

- d. The structure or site's distinguished original qualities or character will not be altered. For the purposes of §14-16-3-5 (Historic Protection Overlay Zones) and this §14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will minimally impact the distinctive qualities of the contributing building and its site. Part of the porch half wall will be removed but it will not be visible from the street.

- e. Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable.

- f. Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

Not applicable – the architectural design of the new ramp reflects the historical features and style of the primary building.

- g. If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure have been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable.

- 4. The application addresses the relevant Development Guidelines for The Aldo Leopold House as approved by the Landmarks Commission.

Porches

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

The porch to the rear will not be affected. An existing stair leading to the porch, which is in poor condition, will be removed and replaced with new wood stairs providing a landing in front of the porch door.

The front porch will have no changes to the front elevation; however, an opening will be made to the north (side) porch wall to provide a door at the top of the proposed ramp. Although there will be a change, it will detract from the architectural integrity of the property.

Windows

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

Screen configurations on the front porch will remain the same with the lowering of the central north side screen becoming a door.

Doors

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

All doors to the house will be retained. The garage, which was added in the late 1940s and long after the Leopold family had moved, will remain with the southern door being removed where the ramp will be placed. The opening will be filled and stuccoed to match the existing stucco.

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).

No changes will be made to the entrance to the front porch.

5. The Neighboring Association and neighboring properties within 100 feet, excluding public rights of way, were notified of this application. The requisite sign was posted at the property giving notification of this application.
6. As of this writing, Staff has not received any comments in support or opposition to the request.

Recommendation

APPROVAL of Project #: PR-2024-010327/HCOA-2026-00020, a request for Certificate of Appropriateness – Major for alterations to the Aldo Leopold House, located at 135 14th St SW, described as 09AS 5FT Lot 19 all Lots 20, 21, & 22 Huning Place Addition (the “subject site”), a city landmark and property in the Aldo Leopold Historic District, based on the above findings and subject to the following conditions.

Recommended Conditions of Approval

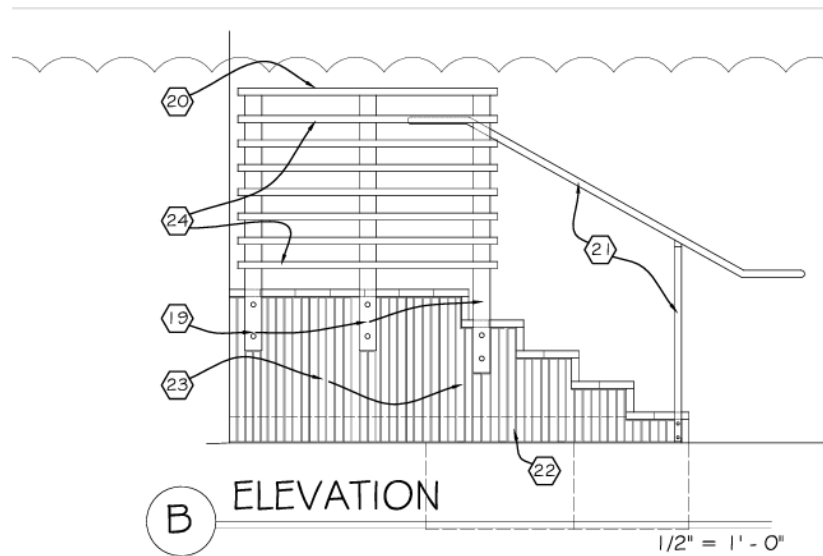
1. Applicant is responsible for acquiring, and approval is contingent upon, all applicable permits and related approvals.
-

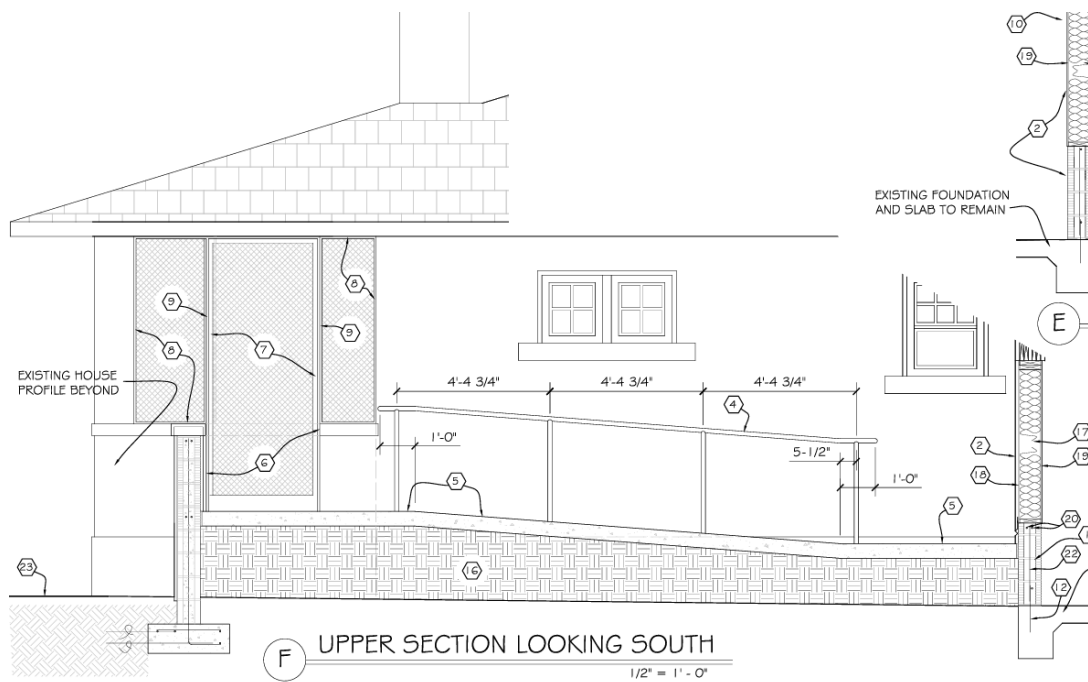


Leslie Naji
Historic Preservation Planner
Urban Design and Development Division

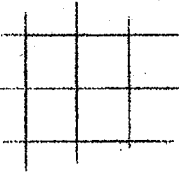
Notice of Decision cc list:

A) PHOTOGRAPHS





B) APPLICATION INFORMATION



siegel design

architects LLC

1006 Park Avenue SW Albuquerque NM 87102 505 243 4501 505 243 4504 fax
www.siegeldesignarchitects.com

May 29, 2026

To: Landmarks Commission
re: Aldo Leopold House
135 14th St SW
Albuquerque, NM 87104

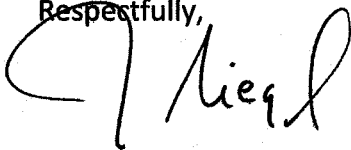
Request for minor modifications to an existing Landmark

This justification letter is to explain that the Aldo Leopold House has recently been purchased by The Leopold Writing Program, a New Mexico non-profit, which intends to host occasional resident writers and when not occupied in that way, to permit the public to gain access to the Program's writings and library. The City Zoning permits a residential and a library use (R-ML) and to facilitate public access, a ramp is needed to overcome the +/- 30" rise from adjacent grade to the floor level of the house. The ramp is to be situated to the side of the house in front of a 2-car garage (which was a later addition, after Aldo Leopold had left the residence) and is held back from the front by about 2' so that the most forward parts remain, in sequence: the original front stairs, the original screened porch, and then the ramp which will lead to the side of the porch. Disabled people can thus use the front door. The driveway surface, currently cobbled gravel, will be replaced with crusher fines of similar color which are both pervious (correct for the underlying ethic of Aldo Leopold) and able to be compacted for ADA accessibility.

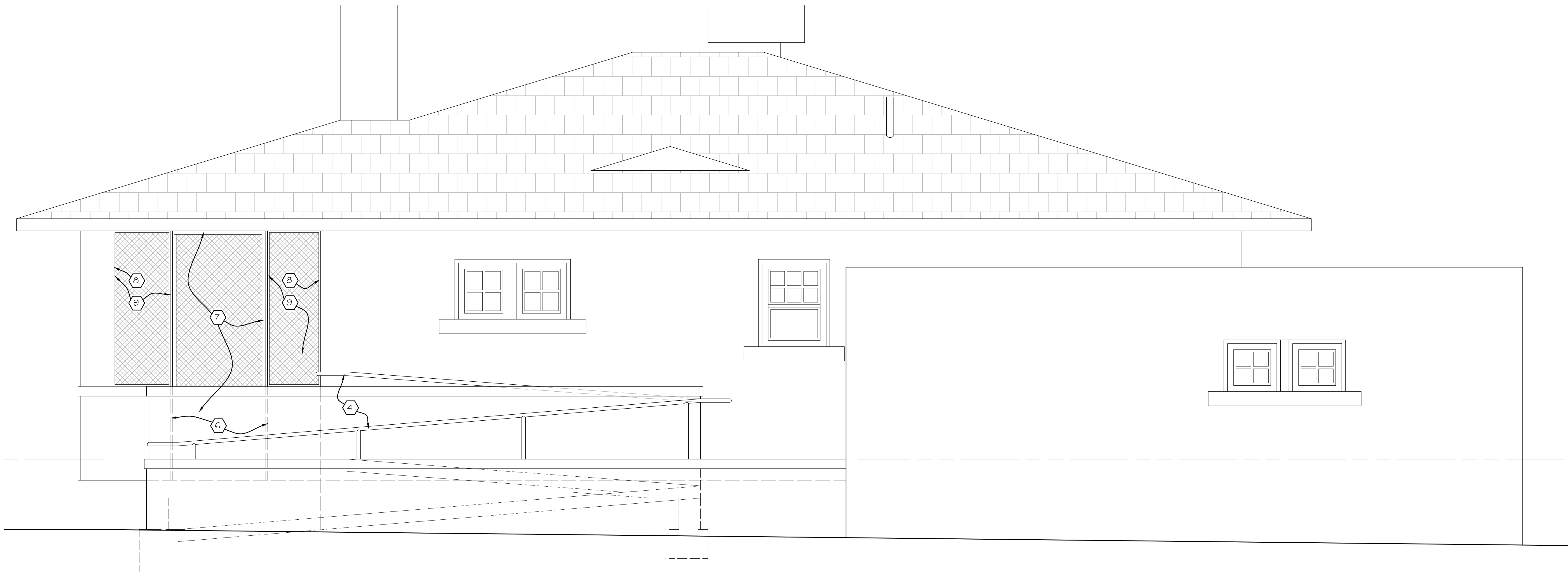
Once inside, eventually the bathroom (not historic) will be renovated to permit ADA access and improved public use. The main living room / public area is noted in the previous case history as being of historic significance, and one interior doorway (there is no door in the doorway) will be enlarged by about 2" with detailing maintained. A rear stair, in poor condition and not to code will be upgraded as well but it is not visible from the street and we do not believe this rear stair is a contributing factor to the original listing. It is shown for reference on the Site Plan.

The Leopold Writing Program also intends minor alterations of the landscaping at the front yard. The intent is to remove the landscape cloth under the gravel in the front yard and leave existing plants in place, adding native plants to improve the streetscape and attract pollinators. The trellis with ivy at the porch door will remain. The New Mexico Backyard Refuge Program is a lead partner for this portion of the project.

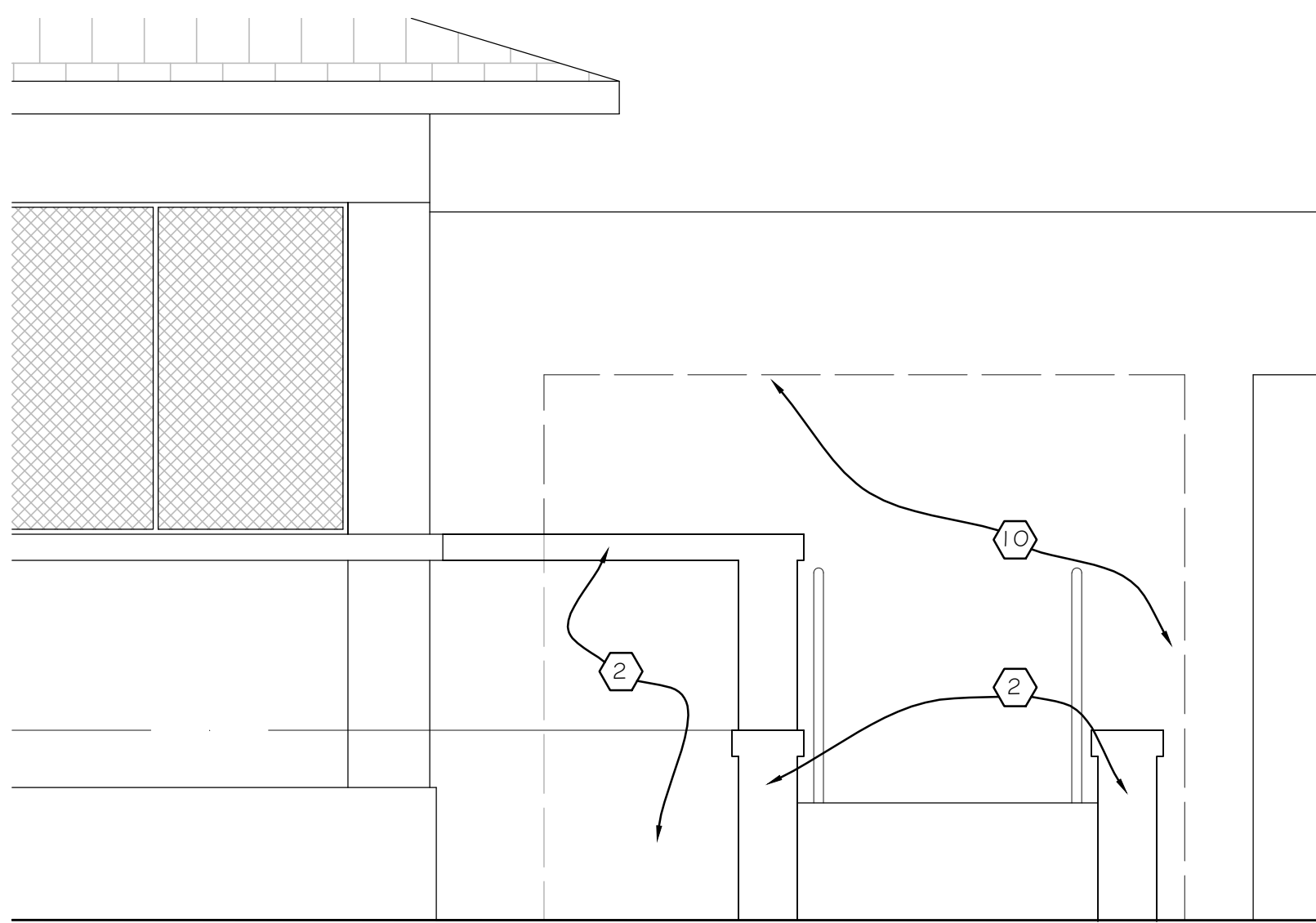
Respectfully,



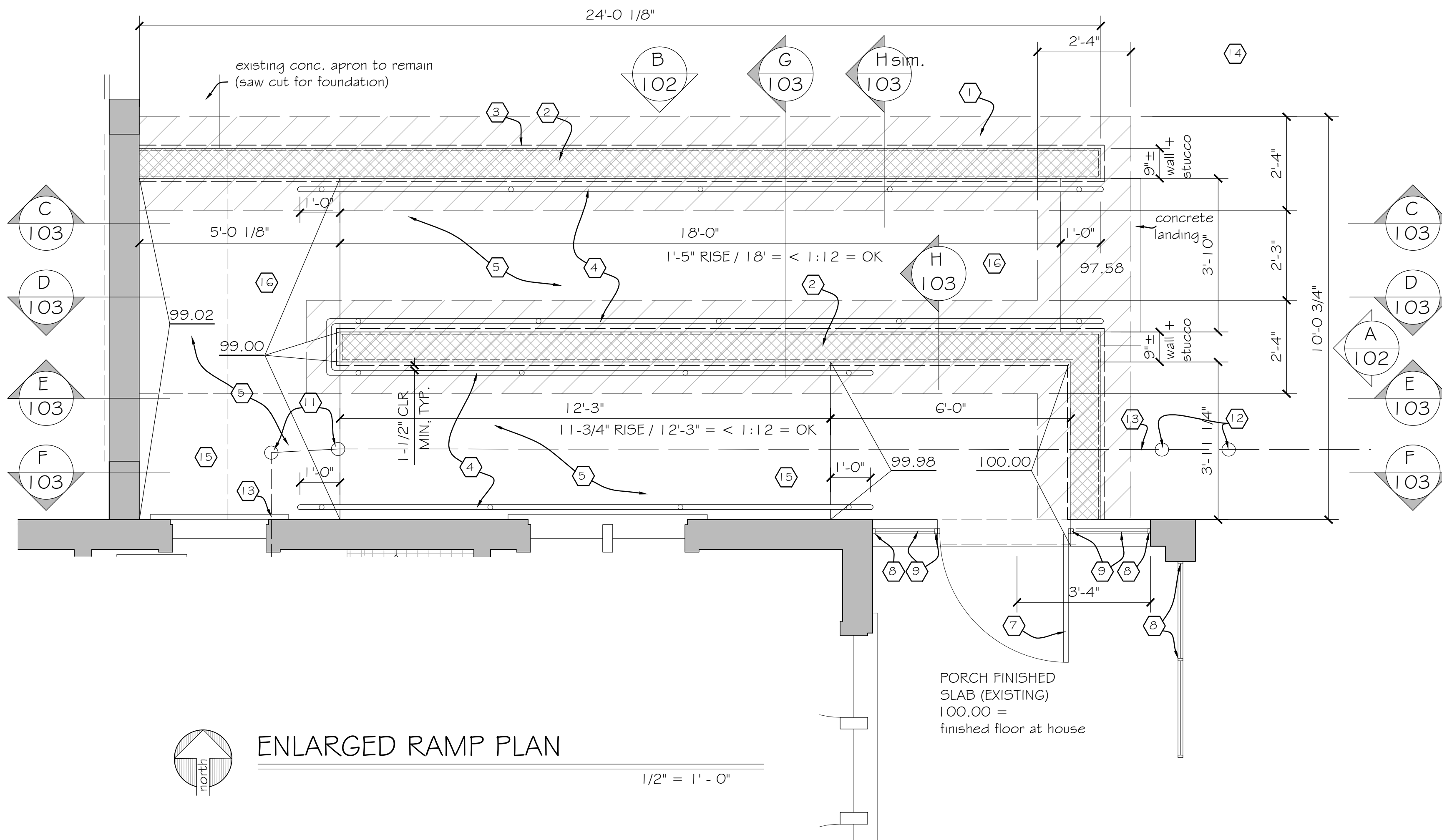
Jonathan Siegel, AIA
Agent for The Leopold Writing Program



B NORTH (DRIVEWAY) ELEVATION
1/2" = 1' - 0"

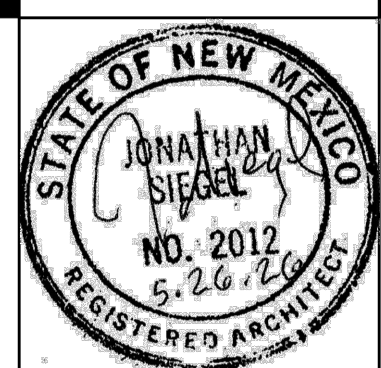


A EAST (STREET) ELEVATION
1/2" = 1' - 0"



ENLARGED RAMP PLAN
1/2" = 1' - 0"

- KEYED NOTES:
1. FOUNDATION SHOWN DASHED AND LIGHTLY HATCHED
 2. STUCCO FINISH TO MATCH EXISTING AT HOUSE IN TEXTURE AND COLOR
 3. CAP BLOCK TO MATCH THOSE AT FRONT STEPS (MATCH OVERHANG)
 4. 1-1/4" SCHEDULE 80 STEEL PIPE (1.66 OUTSIDE DIAMETER); MAINTAIN 1-1/2" CLEAR FROM OBSTRUCTIONS AT GRIP SURFACE; PAINT WHITE TO MATCH TRIM AT HOUSE
 5. CONCRETE RAMP / LANDING: LIGHT BROOM FINISH ACROSS SLOPE. SLOPE IS TO BE 1:12 OR LESS. ELEVATIONS INDICATED ARE CORRELATED WITH TOP OF SLAB AT PORCH
 6. CUT AWAY EXISTING PORCH WALL HERE AND RE-FINISH ENDS TO MATCH ADJACENT
 7. SCREEN DOOR, WOOD FRAME
 8. WOOD SCREEN RECEIVING GROUND TO REMAIN
 9. NEW SCREEN AND RECEIVING GROUND TO MATCH EXISTING
 10. REMOVE EXISTING GARAGE DOOR AND INFILL; STUCCO FINISH TO MATCH ADJACENT / EXISTING
 11. EXISTNG SEWER CLEANOUTS
 12. PROPOSED NEW LOCATION FOR SEWER CLEANOUTS
 13. APPROXIMATE ROUTING OF NEW SEWER SHOWN DASHED - CONNECT NEW SEWER TO EXISTING AS NEEDED
 14. CRUSHER FINE DRIVEWAY: 3" THICK CRUSHER FINES COMPACTED AS TOP / FINISH LAYER
 15. BACKFILL THE AREA ALONG HOUSE WITH "ELASTIZELL"
 16. EARTH BACKFILL OK THIS AREA



SIEGEL DESIGN
ARCHITECTS, LLC
1006 PARK AVENUE SW
ALBUQUERQUE, NEW MEXICO 87102 (505) 243 4501
email: Jonathan@siegeldesignarchitects.com

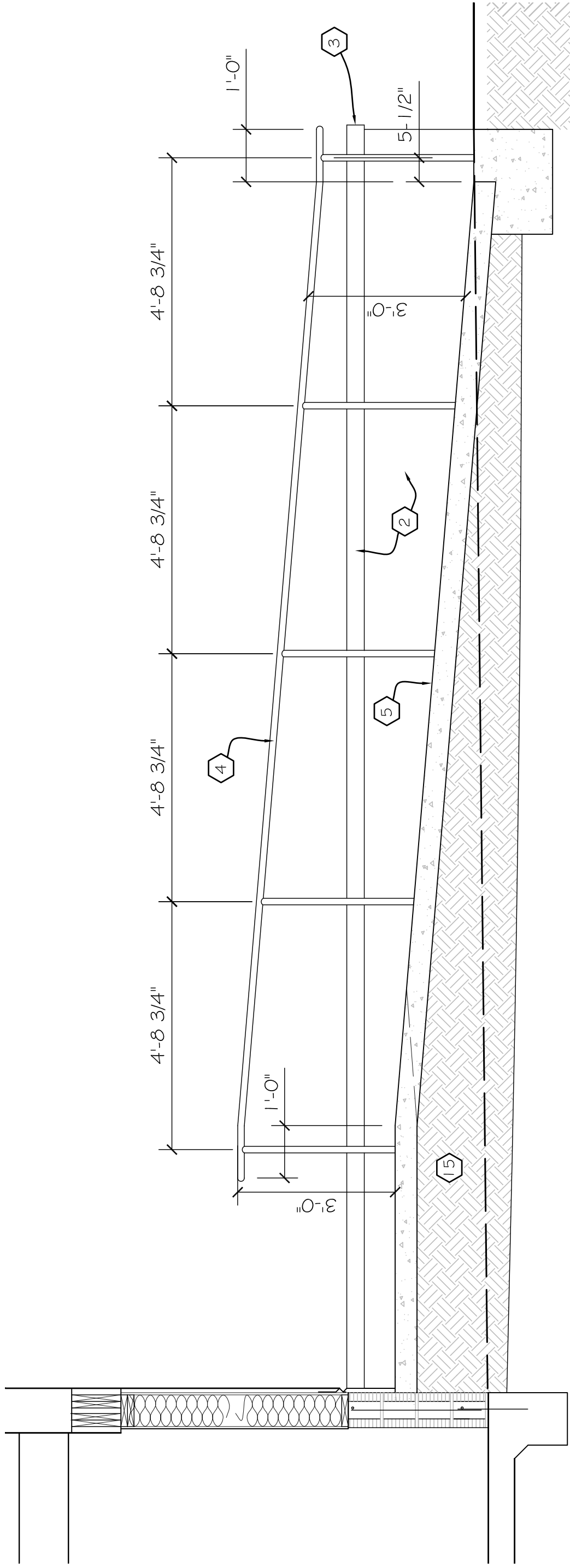
RENOVATIONS for
ALDO LEOPOLD HOUSE
135 14th STREET SW
ALBUQUERQUE, NEW MEXICO 87102
OWNER CONTACT: Kyle Wing 505 550 2344

PROJECT
2514

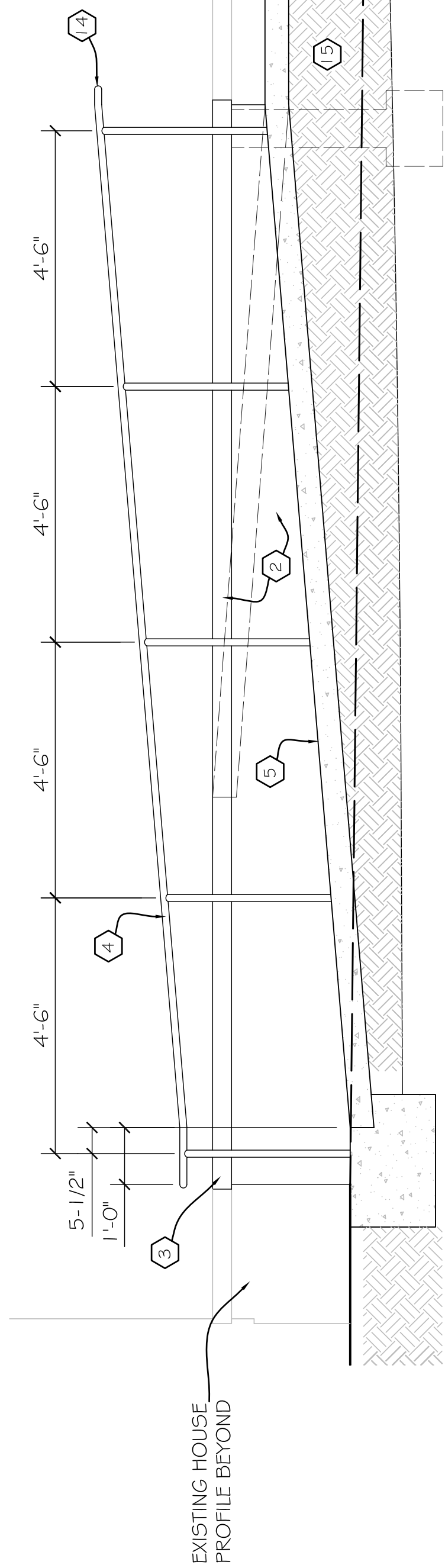
DATE REV
May 26, 2026

LANDMARKS
COMMISSION

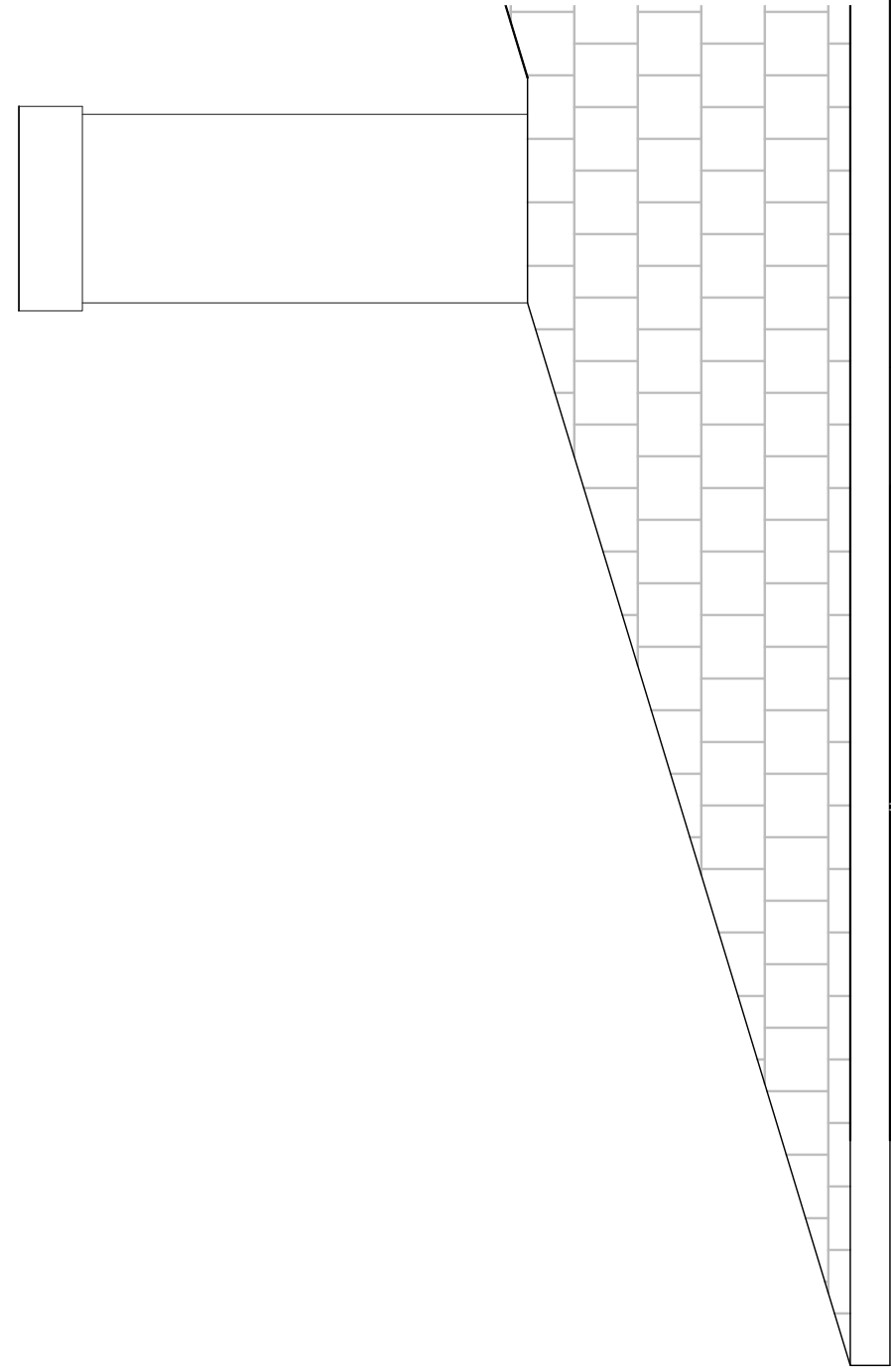
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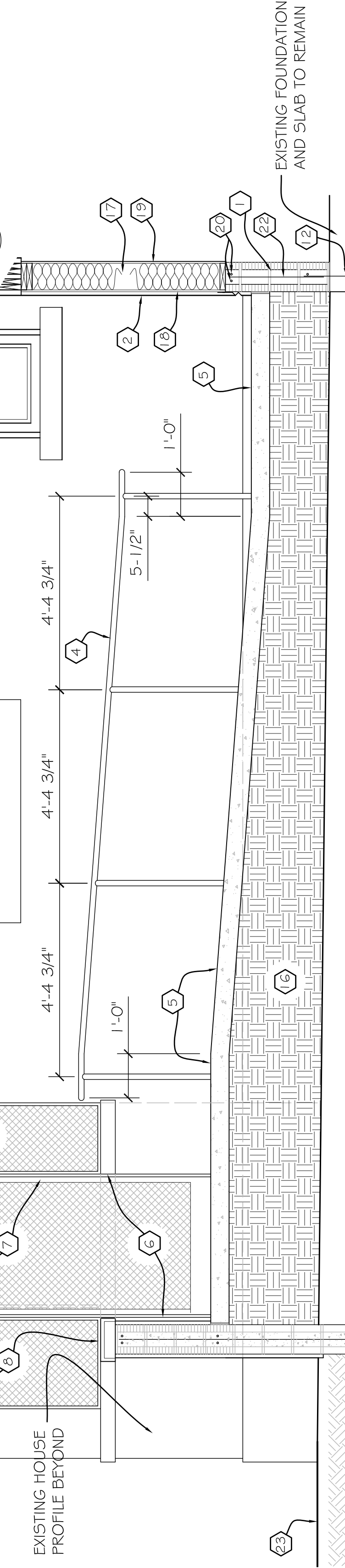
C LOWER SECTION LOOKING NORTH
1/2" = 1' - 0"



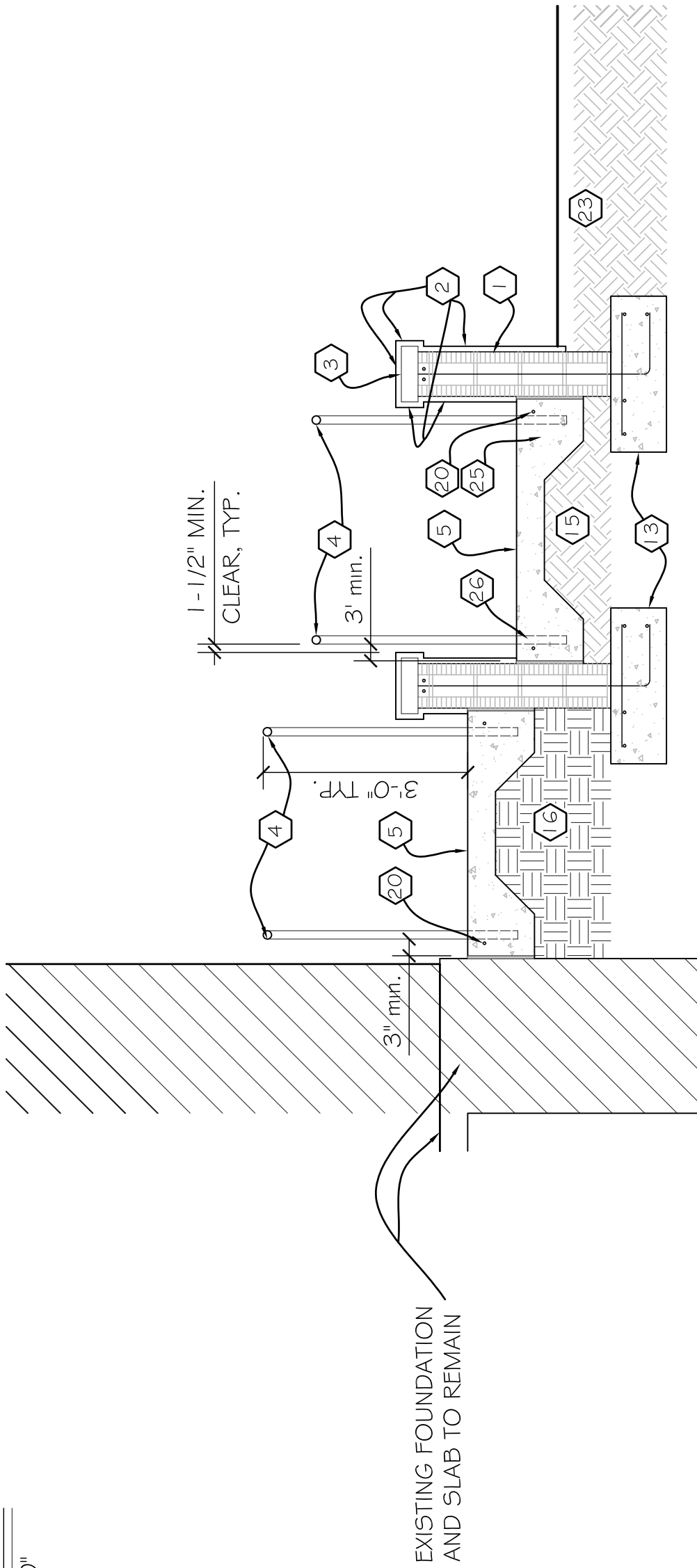
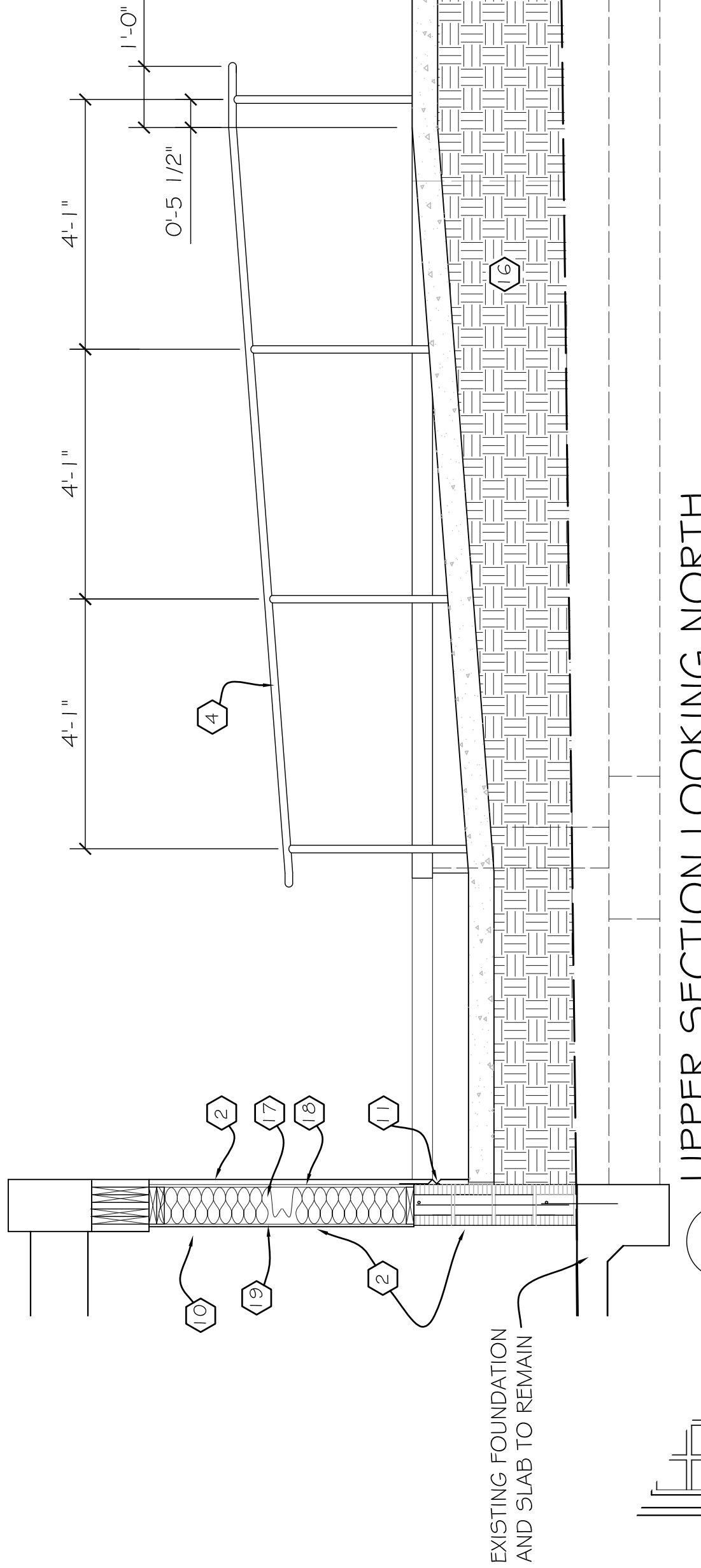
D LOWER SECTION LOOKING SOUTH
1/2" = 1' - 0"



E UPPER SECTION LOOKING NORTH
1/2" = 1' - 0"



F UPPER SECTION LOOKING SOUTH
1/2" = 1' - 0"



G SECTION LOOKING WEST
1/2" = 1' - 0"

KEYED NOTES:

- FOUNDATION
- STUCCO FINISH TO MATCH EXISTING AT HOUSE IN TEXTURE AND COLOR
- CAP BLOCK TO MATCH THOSE AT FRONT STEPS (MATCH OVERHANG) SAWCUT CAP BLOCKS IF NEEDED TO MAKE CAP + STUCCO SAME DIMENSION AS EXISTING CAP AT PORCH
- 1- 1/4" SCHEDULE 80 STEEL PIPE HANDRAIL (1 .66" OUTSIDE DIAMETER); MAINTAIN 1- 1/2" CLEAR FROM OBSTRUCTIONS AT GRIP SURFACE; PAINT WHITE TO MATCH TRIM AT HOUSE
- CONCRETE RAMP / LANDING: 5" THICK WITH # 3 BARS AT 16" o.c. LIGHT BROOM FINISH ACROSS SLOPE. SLOPE IS TO BE 1:12 OR LESS AT RAMP'S. ELEVATIONS INDICATED ARE CORRELATED WITH TOP OF SLAB AT PORCH. PROVIDE 1/2" FIBROUS EXPANSION JOINT WHERE RAMP ADJOINS WALLS
- CUT AWAY EXISTING PORCH WALL AND CAP HERE AND REFINISH CUT ENDS WITH STUCCO TO MATCH ADJACENT SCREEN DOOR, WOOD FRAME
- WOOD SCREEN RECEIVING GROUND TO REMAIN
- NEW SCREEN AND RECEIVING GROUND TO MATCH EXISTING
- REMOVE EXISTING GARAGE DOOR AND INFILL; STUCCO FINISH TO MATCH ADJACENT / EXISTING WEEP SCREED AT STUD WALL - STUCCO FINISH CONTINUES BELOW, BEVELED TO ALLOW WEEP TO FUNCTION
- DOWEL INTO EXISTING CONCRETE: # 4 @ 24" o.c. AND INTO CONCRETE 8" AND SET IN EPOXY
- CONCRETE FOUNDATION, 3,000 psi SET ON SOIL COMPACTED TO 95% OR BETTER, TYPICAL ALL WALLS HANDRAIL CONTINUES TO NEXT RAMP UP HERE ONLY
- EARTH BACKFILL, COMPACTED TO 95%
- SPECIAL BACKFILL: "ELASTIZELL" IN RUN UP AGAINST HOUSE
- 2x8 STUDS @ 16" o.c. TO INFILL ABOVE CMU UP TO EXISTING HEADER AT FORMER GARAGE DOOR; FULL BATT INSULATION AT CAVITIES WITH KRAFT FACING ON EXTERIOR SIDE
- 7/16" OSB SHEATHING WITH 8d @ 6" o.c. EDGES AND 8d @ 12" o.c. INTERMEDIATE STUDS
- GYPSUM BOARD - TAPE, BED AND SAND JOINTS (NO PAINT REQUIRED)
- #4 CONTINUOUS
- #4 @ 16" o.c.
- #4 DOWEL VERTICAL @ 16" o.c. w/ HOOK WHERE SHOWN
- EARTH BACKFILL WITH CRUSHER FINES TOP 3"
- DRILL EXISTING SLAB AND SET #4 @ 32" o.c. INTO SLAB WITH EPOXY
- TURN DOWN EDGES OF RAMP SLAB 8" WIDE x 12" DEEP FOR HANDRAIL POST EMBEDMENT
- HANDRAIL POSTS SET IN DRILLED HOLES AND PACKED SOLID WITH NON-SHRINK GROUT; EMBED POSTS 9" MIN.



SIEGEL DESIGN
ARCHITECTS, LLC
1006 PARK AVENUE SW
ALBUQUERQUE, NEW MEXICO 87102 (505) 243 4501
email: jonathon@siegeldesignarchitects.com

RENOVATIONS for
ALDO LEOPOLD HOUSE
135 14th STREET SW
ALBUQUERQUE, NEW MEXICO 87102
OWNER CONTACT: Kyleene Wing 505 550 2344

PROJECT
2514

DATE REV
May 26, 2026

LANDMARKS
COMMISSION

A-103



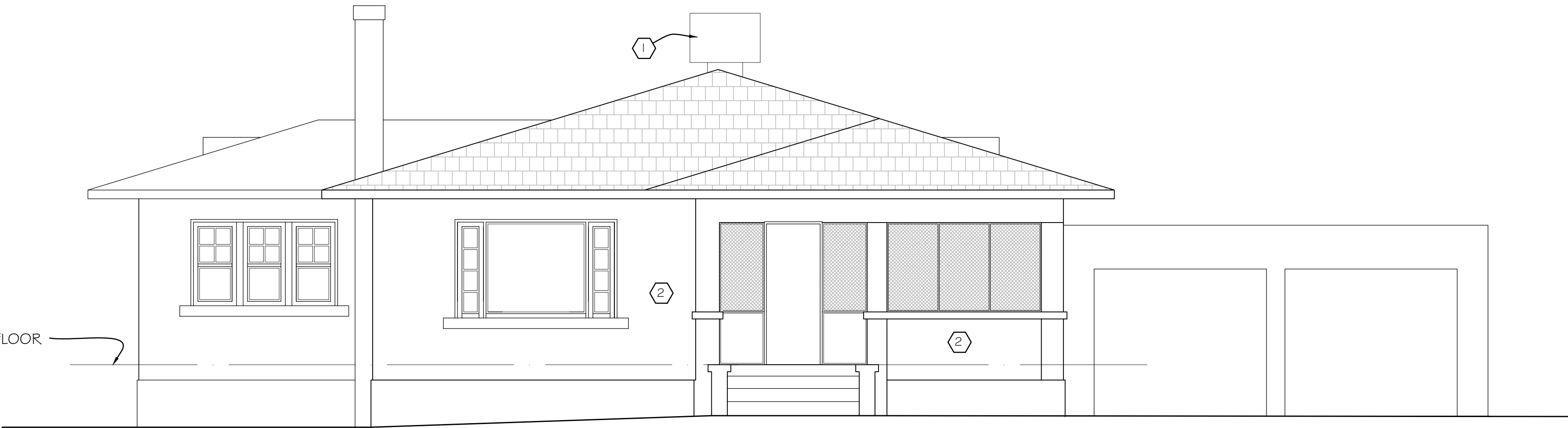
WEST (REAR)



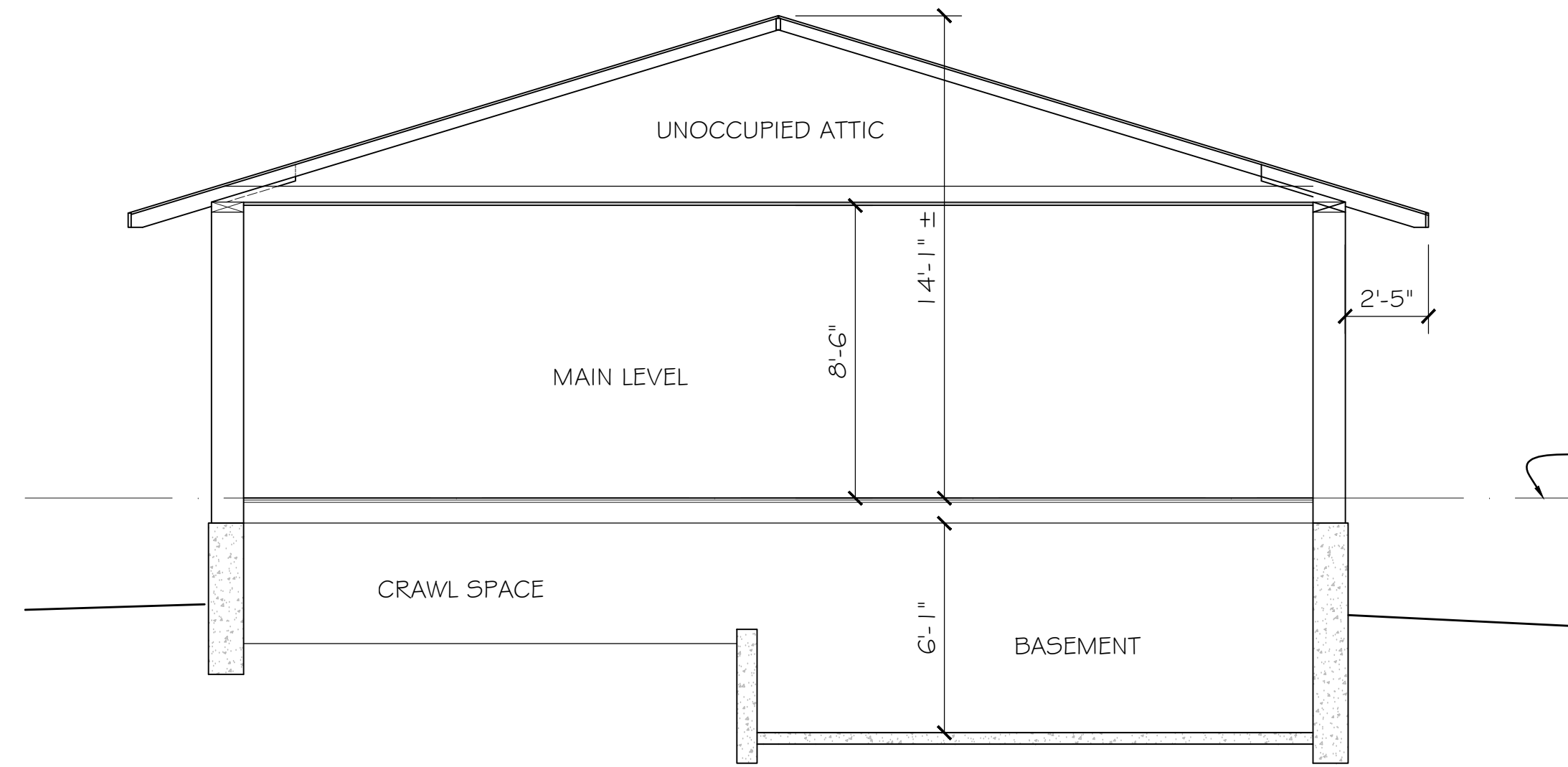
NORTH



SOUTH (Los Alamos)



FRONT / EAST (14th St.)



SECTION

1/4" = 1' - 0"



FRONT / EAST (Porch removed, showing house)

KEYED NOTES:

- 1. EVAPORATIVE COOLER ON STAND WITH EXPOSED DUCT
- 2. STUCCO, TAN COLOR
- 3. WOOD WINDOWS, TYPICAL - PAINTED WHITE
- 4. COMPOSITE SHINGLE ROOF
- 5. EAVES / WOOD TRIM - PAINTED WHITE

EXISTING EXTERIOR ELEVATIONS

1/4" = 1' - 0"

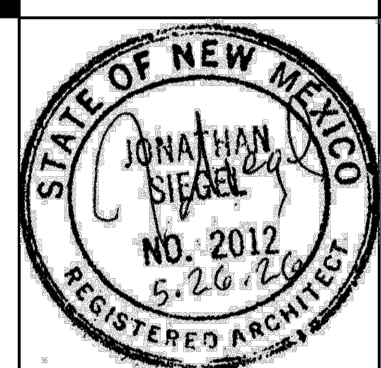
GENERAL NOTES:

WINDOWS EXCEPT AT REAR PORCH APPEAR TO BE ORIGINAL

GARAGE IS A LATER ADDITION, AGE UNKNOWN - AND INCORPORATES TWO WINDOWS FROM ORIGINAL HOUSE

ALL OPERABLE WINDOWS AT MAIN HOUSE HAVE INSECT SCREENS IN WOOD FRAMES - LIKELY ORIGINAL. THE SCREENS AND FRAMES ARE NOT SHOWN HERE

SHINGLES ARE ASHPALT COMPOSITION; ORIGINAL ROOF WAS LIKELY WOOD SHINGLE



**SIEGEL DESIGN
ARCHITECTS, LLC**

1006 PARK AVENUE SW
ALBUQUERQUE, NEW MEXICO 87102 (505) 243 4501
email: Jonathan@siegeldesignarchitects.com

**RENOVATIONS for
ALDO LEOPOLD HOUSE**

135 14th STREET SW
ALBUQUERQUE, NEW MEXICO 87102
OWNER CONTACT: Kyle Wing 505 550 2344

PROJECT

2514

DATE REV

May 26, 2026

LANDMARKS
COMMISSION

A-201



PROJECT DRAWING CHECKLIST

The following checked items indicate the minimum information that will be required for review of your application. You must submit all information indicated by the Planner. The LUCC may request additional information if they deem it beneficial for adequate review.

- 1 copy for residential Public Hearing
- 1 for commercial buildings Public Hearing
- 1 copy for a Administrative Decision

Site Plan:

- X Drawing scaled 1"=10' for 1 or 2 lots, 1"=20' for 3 or more lots. Features must be precisely located and dimensioned. The site plan must indicate ALL the following:
1. Existing and proposed structures on the subject property
 2. Existing structures on adjacent properties if within 10'-0" of the property line for residential projects or within 25'-0" of the property line for nonresidential projects
 3. Walls and fences -- location, height, material and design
 4. Property lines
 5. Parking requirements for non-residential projects
 6. Public and private easements
 7. Public and private streets and alleys -- correct names and dimensions
 8. Graphic scale and dimensions of elements on the site plan
 9. North arrow

Landscape Plan: Site includes 3 lots or more, OR the project is in Old Town or Old Town Buffer Zone.

 Landscape Plan scaled 1" =10' for 1-2 lots or 1" =20' for 3 or more lots. It should include ALL existing and proposed hard surfaces, gravel or rock surfaces, shrubbery, trees, planting beds, grass areas, ground cover.

Building drawings: Building drawings scaled 1/4" =1' for residential or 1/8" =1' for nonresidential

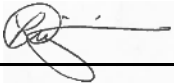
- X **Floor plans** - existing and proposed, to indicate all existing and proposed door and window openings on floor plans
- X **Building or structure elevations** - existing and proposed, to indicate materials, heights and the locations of all new and existing windows, door openings and significant architectural elements. Must be dimensioned.
- X **Infill projects:** submittal must include:
for multi-unit or single-unit residential projects on 1 or 2 lots, a street elevation which includes adjacent lots and building elevations on either side.
- X **Door and window summary:** including materials, sizes and style
- Project is in Old Town or Buffer Zone:** Indicate all signs: locations, heights, dimensions, and colors.

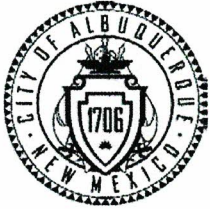
Detail Drawings:

- | | | |
|-------------------------------|---------------------------|--|
| <u> </u> Building Sections | <u> </u> Window detail | <u> </u> Fencing |
| <u> </u> Wall Sections | <u> </u> Door details | <u> </u> Other details specified here |

Other supporting documentation:

- X Pictures of existing buildings, structures and site conditions
- Financial documents
- Reports from other local, state and/or federal agencies
- Other documentation as specified :

By :  _____
LUCC Planner



LC PRE-APPLICATION MEETING



APPLICANT: CITY OF ALBUQUERQUE PLANNING DEPARTMENT DATE: January 9, 2026 10:30 AM

AGENCY REPRESENTATIVES PRESENT AT MEETING:

 X Leslie Naji
 Nasima Hadi
 Others Kylene Wing, Jonathan Siegel

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?

135 14th St SW

2. WHAT IS THE NATURE OF THE PROJECT?

The request is for addition of an ADA compliant ramp to the property to facilitate its change of use to a library.

3. SUMMARY OF DISCUSSION (continued over)

The Landmarks Commission (LC) will only need to review and approve changes to listed interior details (which do not seem to be a part of the changes) and changes to the exterior of the buildings. The proposed ramp, utilizing existing details of the original porch entrance and being to the north of the building, appears to be in compliance with historic design guidelines.

Following approval from the LC, only building permits are needed. No other historic review is required.

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).

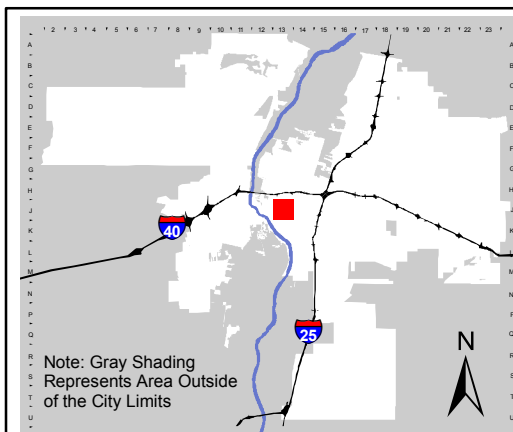
1.9.26

STAFF/DATE

APPLICANT OR AGENT/DATE



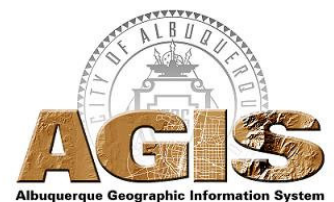
For more current information and details visit: www.cabq.gov/gis



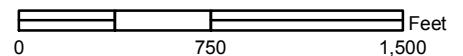
Address Map Page: **Site: 135 14th St. SW**

J-13-Z

Map Amended through:
3/17/2017



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



SIGN POSTING AGREEMENT

Landmarks Commission

All persons requesting a hearing before the Landmarks Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

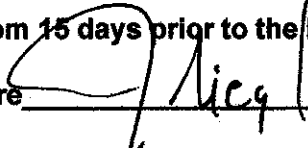
2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Applicant/Agent Signature  date 6/3/26

Sign(s) were issued for the property located at 135 14th St SW

C) PUBLIC NOTICE

From: Flores, Suzanna A.
To: Nail, Leslie
Cc: Siegal, Jonathan
Subject: FW: 135 14th St SW _Public Notice Inquiry Sheet Submission
Date: Monday, June 1, 2026 5:10:57 PM
Attachments: Zone Map 1-13.pdf
image001.png

Hi Leslie,

Can you please assist Jonathan with his LUCC application?

Thank you,

Suzie

From: Flores, Suzanna A.
Sent: Monday, June 1, 2026 5:09 PM
To: 'Jonathan@SiegelDesignArchitects.com' <Jonathan@SiegelDesignArchitects.com>
Subject: 135 14th St SW _Public Notice Inquiry Sheet Submission

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. **You must send notice to each e-mail address listed below.**

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	City	State	Zip	Mobile Phone	Phone
Downtown Neighborhoods Association		Glen	Salas	gsalas@sms-results.com	901 Roma Avenue NW	Albuquerque	NM	87102	3013679830	
Downtown Neighborhoods Association		Benjamin	Bean	benjamin.bean@comcast.net	1301 Marble Ave NW	Albuquerque	NM	87104		5059301162
Huning Castle NA	hcnaalert@gmail.com	Rudy	Garcia	rudyr@tandemconsultingteam.com	1607 San Patricio SW	Albuquerque	NM	87104		5053859428
Huning Castle NA	hcnaalert@gmail.com	Brenda	Marks	brenda.marks648@gmail.com	1726 Chacoma Pl. SW	Albuquerque	NM	87104	4692356598	
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Nancy	Kilpatrick	nmnancy7@gmail.com	1325 Park Avenue SW #308	Albuquerque	NM	87102	5052705439	
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Janet	Manry	janet.manry@gmail.com	806 Lead Avenue SW	Albuquerque	NM	87102	8327073645	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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: Monday, June 1, 2026 4:17 PM
To: Siegal, Jonathan <jonathan@siegeldesignarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

This Message Is From an External Sender
This message came from outside your organization.

[Report Suspicious](#)

Public Notice Inquiry For:

Landmarks Commission

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

Applicant Information

Contact Name

Jonathan Siegel, Agent

Telephone Number

505-243-4501

Email Address

Jonathan@SiegelDesignArchitects.com

Company Name

Siegel Design Architects, LLC

Company Address

1006 Park Ave SW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Physical address of subject site:

135 14th St SW

Subject site cross streets:

Los Alamos & 14th SW

Other subject site identifiers:

Aldo Leopold house, on the corner.

This site is located on the following zone atlas page:

J-13

Link for map

Captcha

★ @ Landmarks Commission Formal notification
★ @ Landmarks Commission Formal notification
★ @ Landmarks Commission Formal notification
★ @ Landmarks Commission Formal notification
★ @ Landmarks Commission Formal notification
★ @ Landmarks Commission Formal notification

• raynoldsneighborhood@gmai... 6/2/2026, 10:56 AM
• raynoldsneighborhood@gmai... 6/2/2026, 10:53 AM
• hcnaalert@gmail.com 6/2/2026, 10:51 AM
• hcnaalert@gmail.com 6/2/2026, 10:46 AM
• benjamin.bean@comcast.net 6/2/2026, 10:44 AM
• gsalas@sms-results.com 6/2/2026, 10:38 AM

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

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

Date of Notice*: JUNE 2, 2026

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)*: _____

Name of NA Representative*: _____

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

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

1. Subject Property Address* 135 14th St. NW
Location Description N.W. CORNER 14th + Los Alamos
2. Property Owner* The Leopold Writing Program
3. Agent/Applicant* [if applicable]
Jonathan Siegel, Architect, Agent for Owner
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Certificate of Appropriateness Major
☐ Demolition Review:
☐ Other: _____
Summary of project/request²*: _____

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

☒ Landmarks Commission (LC)

-

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.]

Date/Time*: JULY 8, 2026; 3:00 PM

Location*³: PLAZA DEL SOL / 600 2ND ST. N.W

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*⁴:

ABQ-PLAN

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

1. Zone Atlas Page(s)*⁵ J-13
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*:

(NONE)

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.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.257 ACRE
 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] _____

NOTE: For Zoning Map Amendment – EPC only, 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 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):

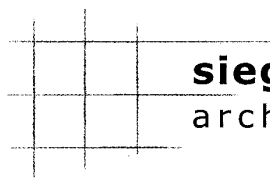
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: DOWNTOWN NEIGHBORHOODS ASSN. Other Neighborhood Associations, if any]
HUNING CASTLE N.A.
RAYNOLDS ADDITION N.A.

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



siegel design

architects LLC

1006 Park Avenue SW Albuquerque NM 87102 505 243 4501 505 243 4504 fax
www.siegeldesignarchitects.com

June 2, 2026

To: Neighboring Property Owners
re: Aldo Leopold House
135 14th St SW
Albuquerque, NM 87104

Request for modifications to an existing Landmark

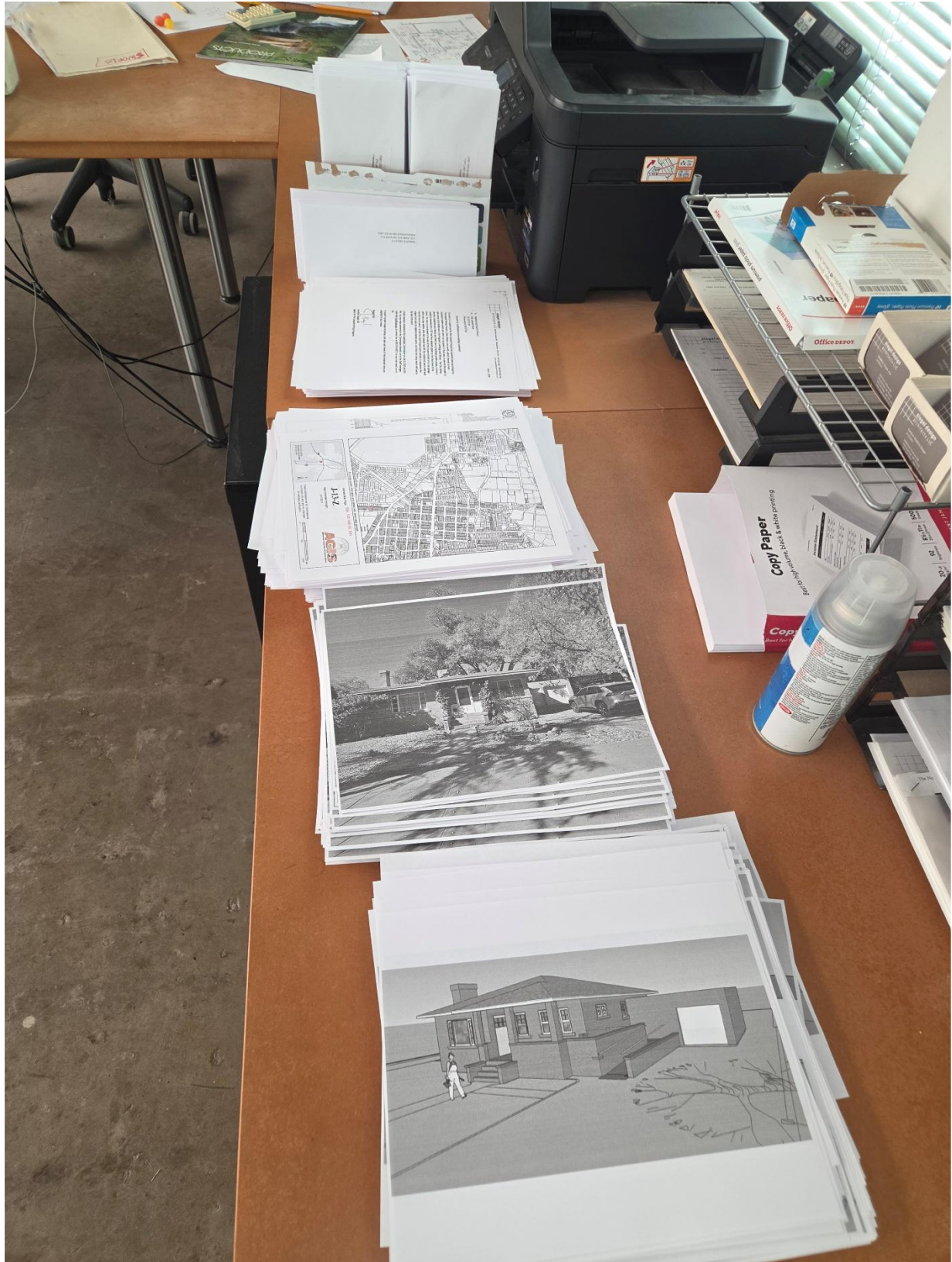
This letter is to explain that the Aldo Leopold House has recently been purchased by The Leopold Writing Program, a New Mexico non-profit, which intends to host occasional resident writers and when not occupied in that way, to permit the public to gain access to the facility and to the Program's writings and library. The City Zoning permits a residential and a library use (R-ML) and to facilitate public access, a ramp is needed to overcome the +/- 30" rise from adjacent grade to the floor level of the house. The ramp is to be situated to the side of the house in front of a 2-car garage (which was a later addition, after Aldo Leopold had left the residence) and is held back from the front by about 2' so that the most forward parts remain, in sequence: the original front stairs, the original screened porch, and then the ramp which will lead to the side of the porch.

A Public Hearing is anticipated at the Landmarks Commission on July 8, 2026 at 3:00 PM. You may make comments to the Commission directly, or to the Staff manager, Leslie Naji: lnaji@cabq.gov, or contact her at 505 924 3927, or you may reach out to me.

A couple of graphic images including a site plan and views of the proposed ramp are attached for your review.

Respectfully,

Jonathan Siegel, AIA
Agent for The Leopold Writing Program

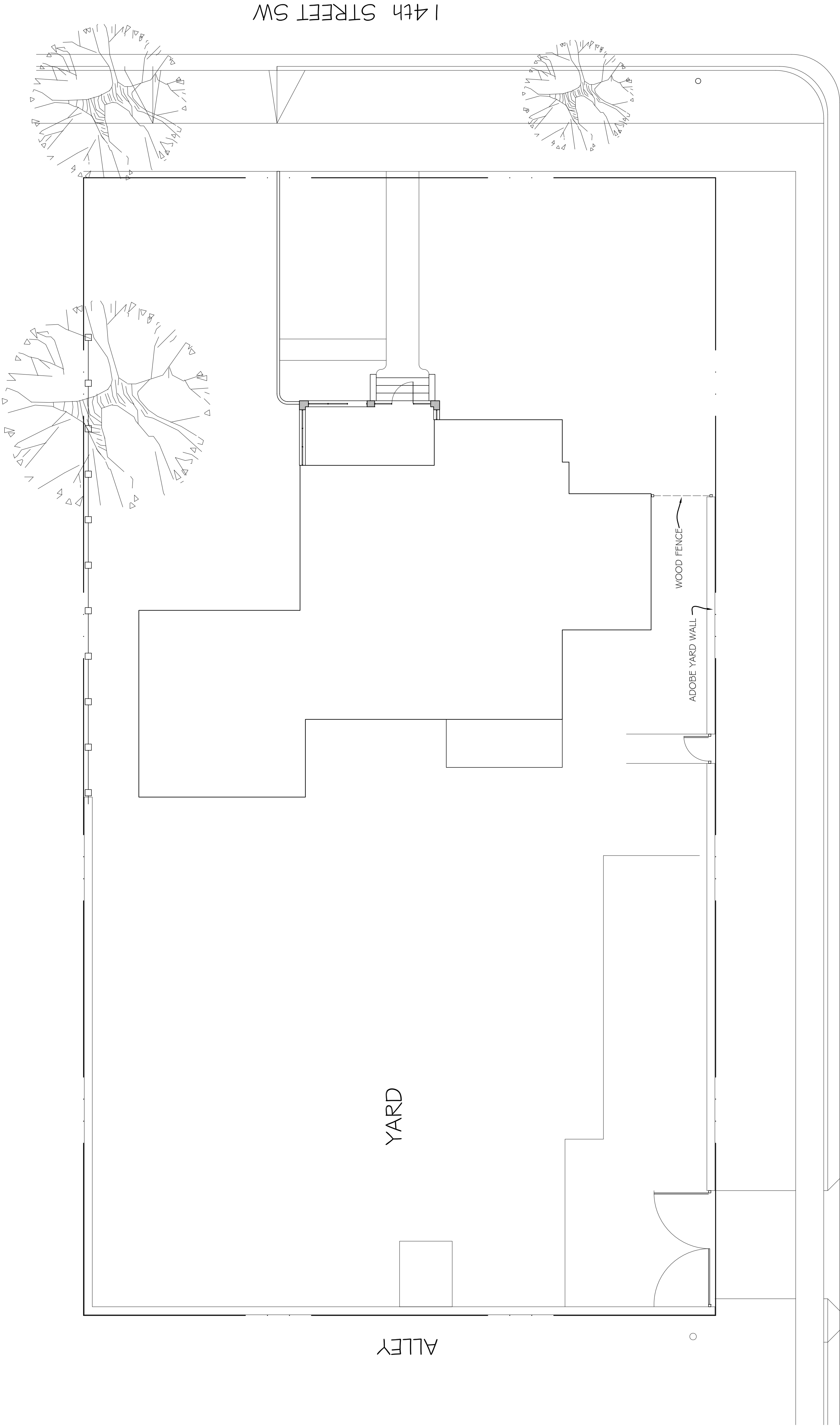


Mailed packets

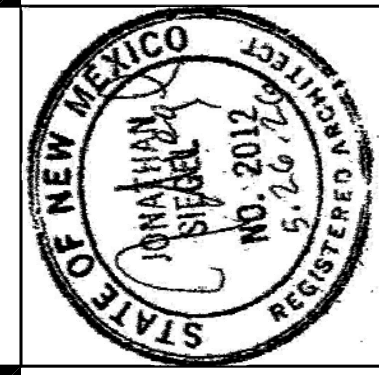
D) EXISTING SITE PLAN

KEYED NOTES:

1. 2A1 OBC FIRE EXTINGUISHER ON HOOK



Sq. ft.	area
1,796	main level TOTAL including garage
269	basement (if unoccupied / utility?)
2,067	TOTAL GSF



SIEGEL DESIGN
ARCHITECTS, LLC
1006 PARK AVENUE SW
ALBUQUERQUE, NEW MEXICO 87102 (505) 243 4501
email: jonathan@siegeldesignarchitects.com

RENOVATIONS for
ALDO LEOPOLD HOUSE
135 14th STREET SW
ALBUQUERQUE, NEW MEXICO 87102
OWNER CONTACT: Kyleene Wing 505 550 2344

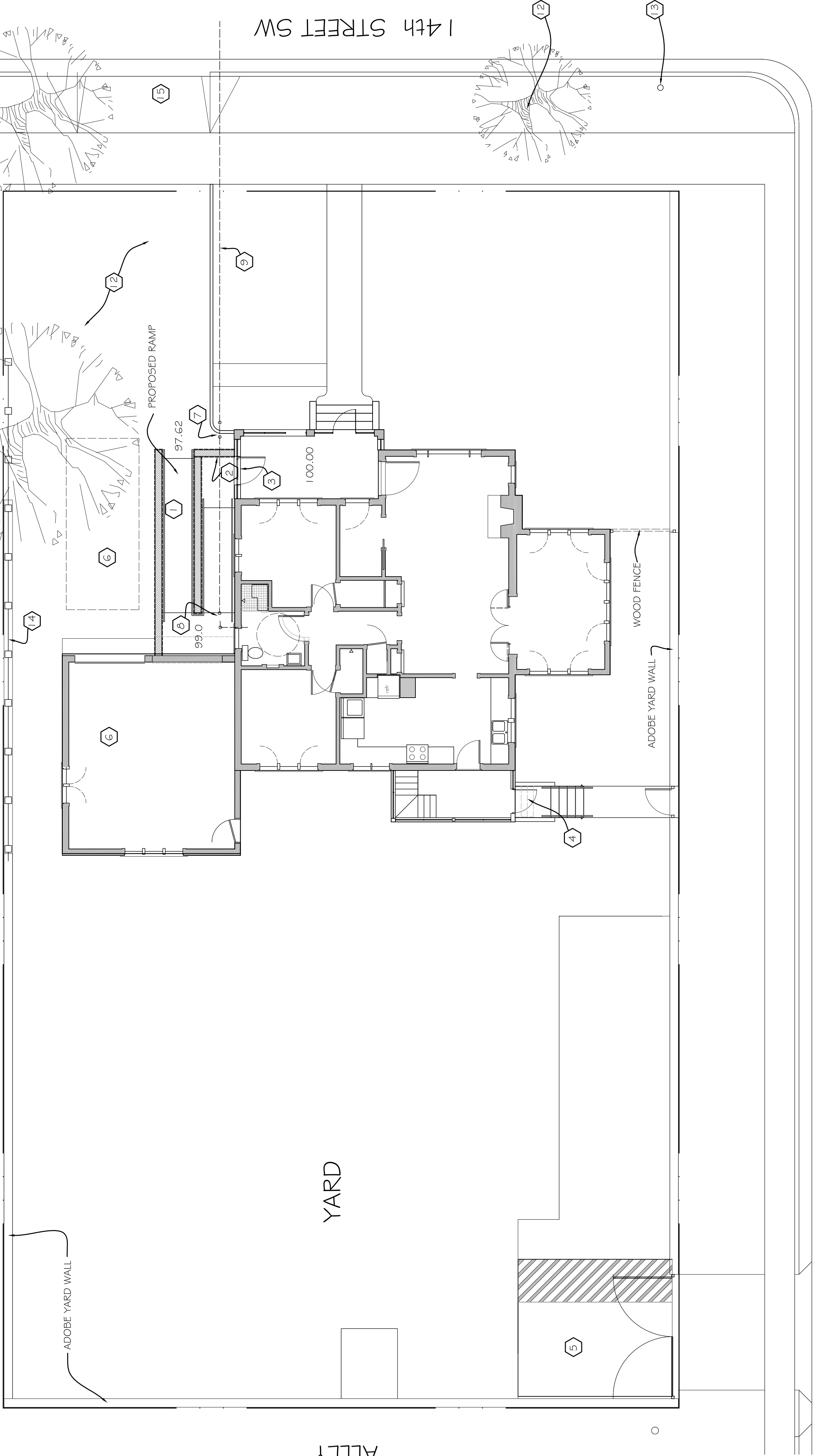
PROJECT
2514

DATE REV
May 26, 2026

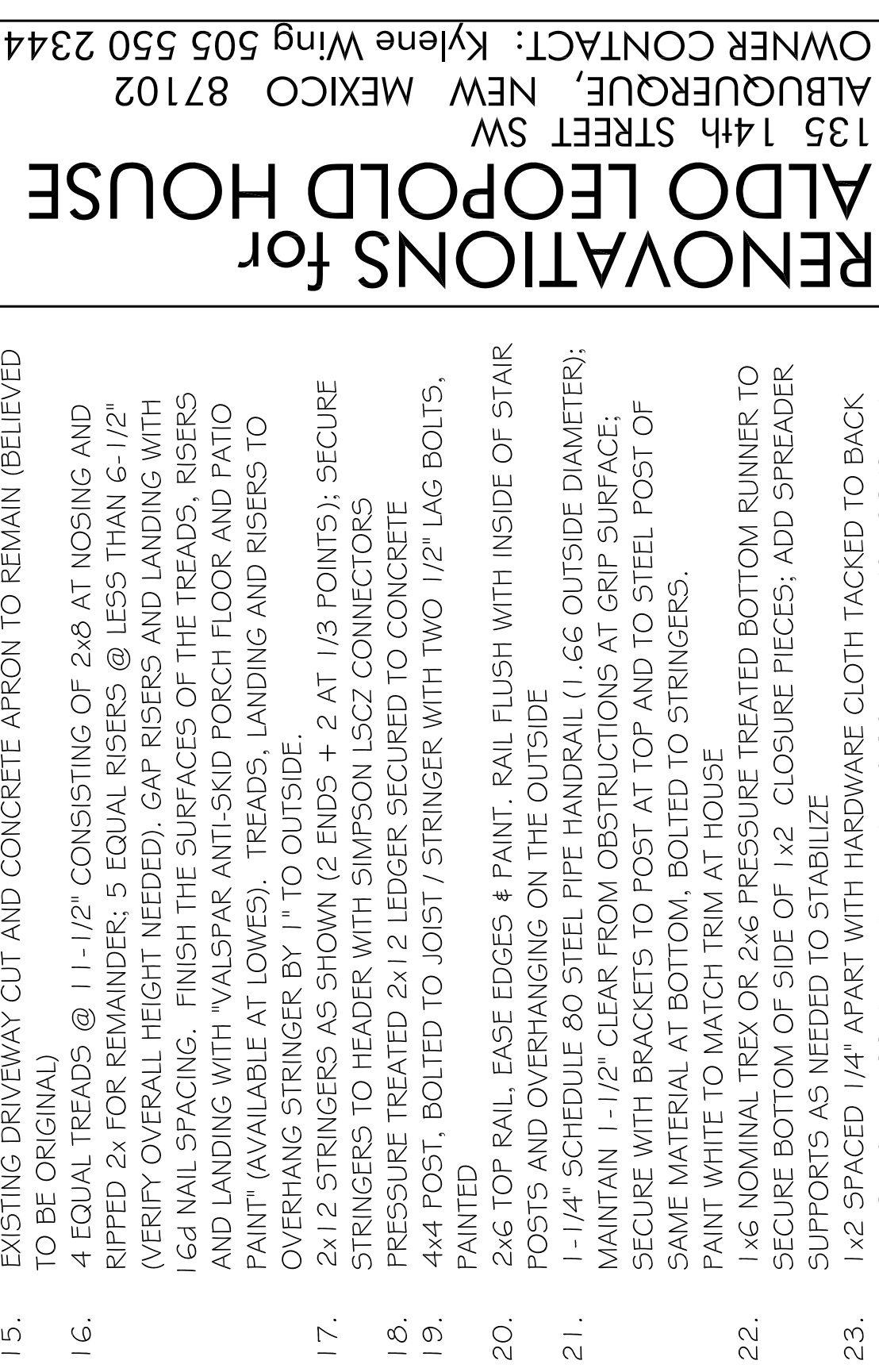
LANDMARKS
COMMISSION

C-101
A

E) PROPOSED SITE PLAN



SITE PLAN

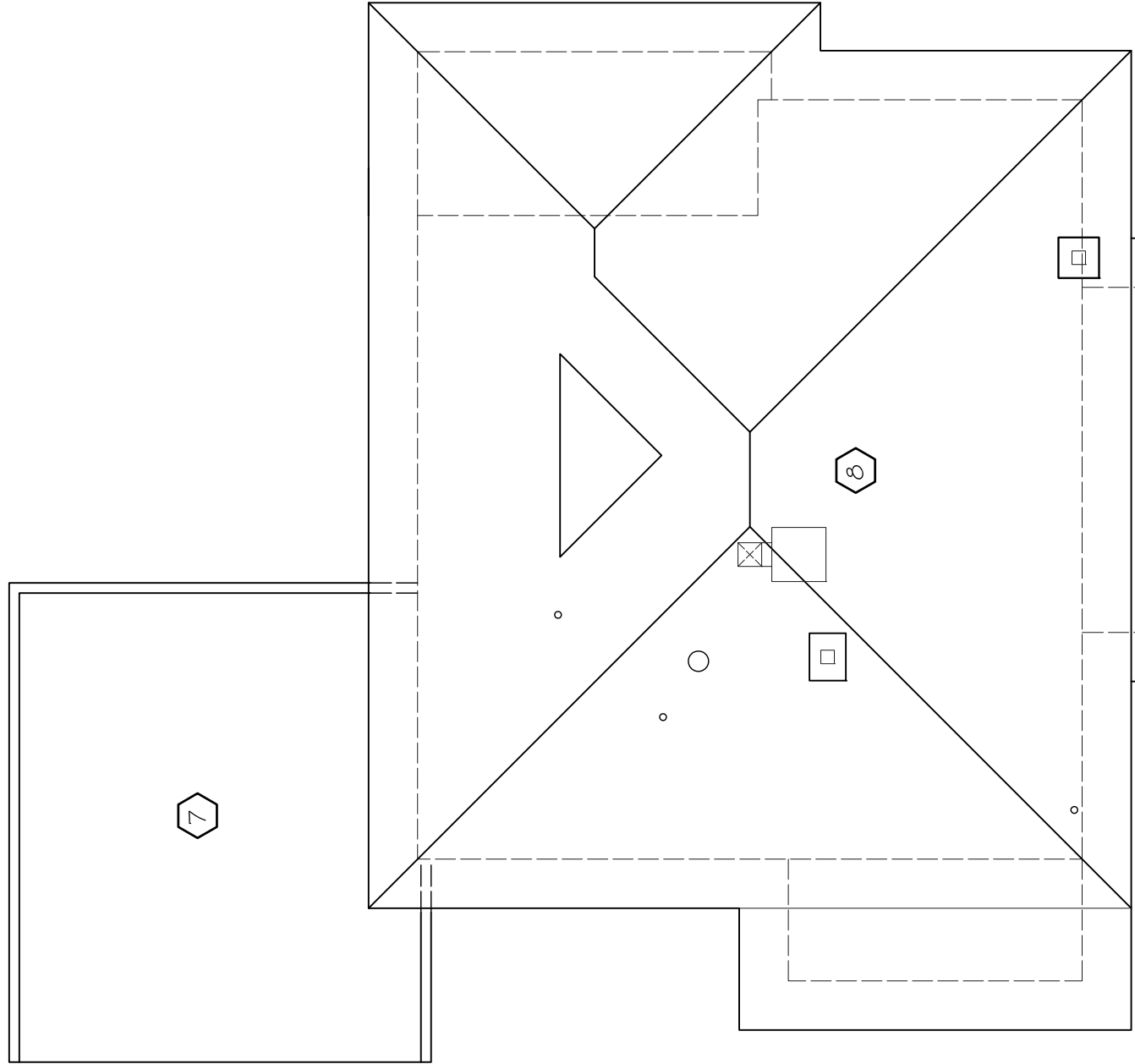
$$1/8'' = 1' - 0''$$
DATE REV
May 26, 2026LANDMARKS
COMMISSION

0101

KEYED NOTES:

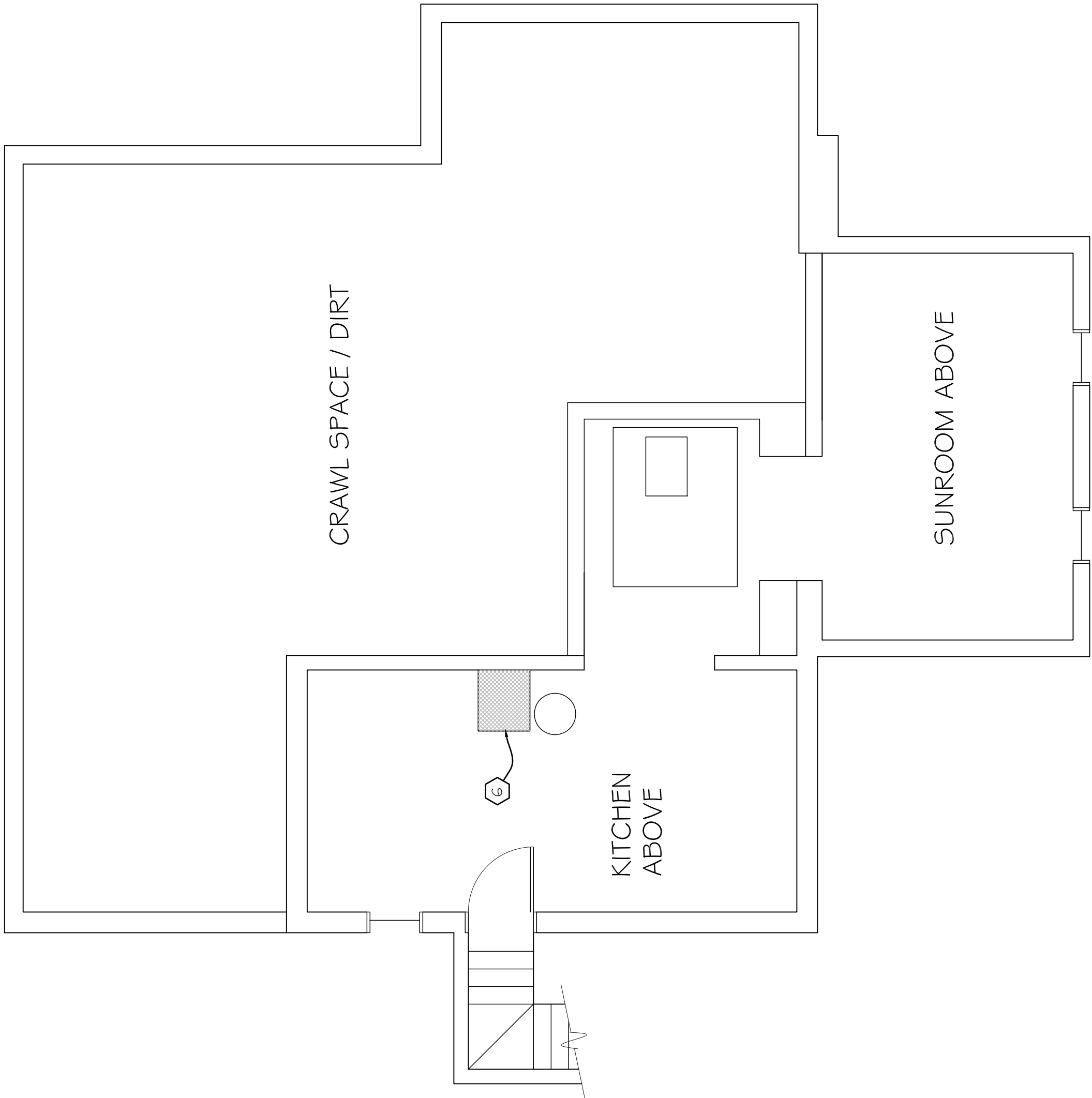
- | | | |
|-----|--|--|
| 1. | ADA ACCESSIBLE RAMP | |
| 2. | ADD SIGNAGE TO READ:
<i>did you know?</i> | |
| 3. | <i>Aldo Leopold's front steps are not equal in height--the bottom step is 6'-11/2" and they increase by 1/2" each step--! What comment does this slv adjustment make?</i> | |
| 4. | REMOVE 30" HIGH WALL FOR RAMP ACCESS. AND REMOVE SCREEN AND SCREEN FRAME PIECES. INSTALL SCREEN DOOR AT HEAD OF RAMP AS SHOWN (ORIGINAL APPEARS TO HAVE BEEN A SCREENED PORCH). | |
| 5. | REMOVE EXISTING REAR STEPS AND REPLACE AS SHOWN | |
| 6. | PROPOSED ACCESSIBLE PARKING SPACE (THIS AREA IS HAS EXISTING CONCRETE PARKING SLAB) | |
| 7. | PROPOSED STANDARD PARKING SPACE | |
| 8. | NEW 2-WAY CLEANOUT (VERIFY LOCATION MEETS CODE) | |
| 9. | ABANDON FORMER 2-WAY CLEANOUT IF POSSIBLE | |
| 10. | REPLACE SEWER (DASHED LINE) AS NEEDED (TO STREET / MAIN) | |
| 11. | REMOVE GRAVEL THIS AREA AND REPLACE WITH 3" COMPACTED CRUSHER FINES | |
| 12. | EXISTING MOW STRIP: CRUSHED GRAVEL | |
| 13. | EXISTING TREE TO REMAIN | |
| 14. | FIRE HYDRANT | |
| 15. | EXISTING WOOD FENCE TO REMAIN | |
| 16. | EXISTING DRIVEWAY CUT AND CONCRETE APRON TO REMAIN (BELIEVED TO BE ORIGINAL) | |
| 17. | REMOVE GRAVEL THIS AREA AND REPLACE WITH 3" COMPACTED CRUSHER FINES | |
| 18. | EXISTING MOW STRIP: CRUSHED GRAVEL | |
| 19. | EXISTING TREE TO REMAIN | |
| 20. | FIRE HYDRANT | |
| 21. | EXISTING WOOD FENCE TO REMAIN | |
| 22. | EXISTING DRIVEWAY CUT AND CONCRETE APRON TO REMAIN (BELIEVED TO BE ORIGINAL) | |
| 23. | 4 EQUAL TREADS @ 11'-11/2" CONSISTING OF 2x6s AT NOSING AND RIPPED 2x6 FOR REMAINDER; 5 EQUAL RISERS @ LESS THAN 6'-1/2" (VERIFY OVERALL HEIGHT NEEDED). GAP RISERS AND LANDING WITH 16g LAL SPACING. FINISH THE SURFACES OF THE TREADS, RISERS AND LANDING WITH "VALSPAR ANTI-SKID PORCH FLOOR AND PATIO PAINT" (AVAILABLE AT LOWES). TREADS, LANDING AND RISERS TO OVERHANG STRINGER BY 1" TO OUTSIDE. | |
| 24. | 2x12 STRINGERS AS SHOWN (2 ENDS + 2 AT 1/3 POINTS); SECURE STRINGERS TO HEADER WITH SIMPSON LSCZ CONNECTORS | |
| 25. | PRESSURE TREATED 2x12 LEDGER SECURED TO CONCRETE | |
| 26. | 4x4 POST, BOLTED TO JOIST / STRINGER WITH TWO 1/2" LAG BOLTS, PAINTED | |
| 27. | 2x6 TOP RAIL, EASE EDGES & PAINT. RAIL FLUSH WITH INSIDE OF STAIR POSTS AND OVERHANGING ON THE OUTSIDE | |
| 28. | 1-1/4" SCHEDULE 80 STEEL PIPE HANDRAIL (1.66 OUTSIDE DIAMETER); MAINTAIN 1'-1/2" CLEAR FROM OBSTRUCTIONS AT GRIP SURFACE; SECURE WITH BRACKETS TO POST AT TOP AND TO STEEL POST OF SAME MATERIAL AT BOTTOM. BOLTED TO STRINGERS. | |
| 29. | PAINT WHITE TO MATCH TRIM AT HOUSE | |
| 30. | 1x6 NOMINAL TREX OR 2x6 PRESSURE TREATED BOTTOM RUNNER TO SECURE BOTTOM OF SIDE OF 1x2 CLOSURE PIECES; ADD SPREADER SUPPORTS AS NEEDED TO STABILIZE | |
| 31. | 1x2 SPACED 1/4" APART WITH HARDWARE CLOTH TACKED TO BACK | |
| 32. | 2x2 SPACED LESS THAN 4" APART, LAG SCREWED INTO POSTS WITH 3/16" LAG SCREWS. PAINTED WHITE | |
| 33. | CONCRETE FOOTING TO 18" BELOW GRADE WITH (3) # 4 BARS EACH WAY AS SHOWN AND #4 CONTINUOUS AT EXTENSION LEGS WHICH SUPPORT POSTS | |
| 34. | SIMPSON LUS EACH JOIST | |
| 35. | CLIP STRINGERS TO PRESSURE TREATED BASE WITH (2) SIMPSON A-35 EACH SIDE = 4 TOTAL PER STRINGER | |
| 36. | EXTEND CONCRETE FOOTING EACH SIDE TO RECEIVE POSTS WHICH CARRY HEADER AT TOP OF STRINGERS / END OF LANDING | |
| 37. | 4x4 POST, SET ON SIMPSON ABA442 AND CLIP TO HEADER BEAMS WITH A-34 INNER SIDE AND BELOW BEAM | |
| 38. | PRESSURE TREATED 2x6 LEDGER SECURED TO CONCRETE | |

F) PROPOSED FLOOR PLAN



ROOF PLAN

1/8" = 1' - 0"



BASEMENT PLAN

1/4" = 1' - 0"

KEYED NOTES:

1. INSTALL 2A-10BC FIRE EXTINGUISHER ON HOOK
2. THIS FIREPLACE IS NOT OPERATIONAL AND HAS BEEN CAPPED AT EXTERIOR / TOP WITH SHEET METAL
3. KITCHEN CABINETS ARE NOT ORIGINAL ACCORDING TO PREVIOUS OWNER
4. BATHROOM FIXTURES AND WAINSCOT ARE NOT ORIGINAL ACCORDING TO PREVIOUS OWNER
5. ORIGINAL BUILT-IN CASEWORK
6. BRICK (PRESENTLY EXPOSED)
7. FLAT ASPHALTIC ROOF (NOT SEEN FROM STREET)
8. COMPOSITE SHINGLES, FAIR CONDITION, NEED REPLACEMENT WITHIN 5 YEARS ±
9. THIS DOORWAY DOES NOT HAVE A DOOR - ENLARGE THE OPENING FROM CURRENT 30" TO 32" MINIMUM TO FACILITATE ADA ACCESS TO BATHROOM WHICH WILL BE REMODELED LATER. TRIM TO BE MAINTAINED SO THE FRAMED OPENING WILL NOT LOOK DIFFERENT COMPARED TO OTHERS
10. REAR STAIR TO BE REBUILT - NOT HISTORIC AND NOT SEEN FROM ANY PUBLIC RIGHT OF WAY



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RENOVATIONS for
ALDO LEOPOLD HOUSE

135 14th STREET SW
ALBUQUERQUE, NEW MEXICO 87102

OWNER CONTACT: Kyleene Wing 505 550 2344

PROJECT
2514

DATE REV
May 26, 2026

LANDMARKS
COMMISSION

A-101

sq. ft.	description
1,321	main level heated area
1,546	main level including porches
2,016	main level TOTAL including garage
269	basement (unoccupied / mechanical)
2,285	TOTAL GSF

FLOOR PLAN

1321 sq. ft.

1/4" = 1' - 0"

