



CITY OF ALBUQUERQUE
LANDMARKS COMMISSION
NOTICE OF DECISION



Case Number: HCOA-2026-00020
Hearing Date: 08-12-2026
Applicant: Siegel Design Architects LLC, Jonathan Siegel (Agent)
Nina Simon, (Owner)
Subject Property: 135 14th ST SW
Case Description: Jonathan Siegel of Siegel Design Architects LLC, agent for owner Nina Simon, Request approval for Historic Certificate of Appropriateness Major, to add an ADA Accessible Ramp, as well as to widen one doorway by 2 inches for Accessibility, located at 135 14th St SW, described as lots 21, 20, 22, Block 0000, Huning Place Addition, Zoned R-ML, 0.20 acres. (J-13)

DECISION:

On August 12, 2026, the Landmarks Commission (LC) voted for an **Approval for Case # HCOA-2026-00020 based on the following Findings and Conditions.**

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 shingled roof may be replaced in the future with either like asphalt shingles or wood at the owner's option.
 - a. The swamp cooler on the roof may be removed at the owner's option and may be replaced with split units to be ground mounted.
6. The yard may be upgraded from the current xeriscaping to include more appropriate plantings to include local species of grasses and shrubs.

7. The Neighborhood 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.
8. As of this writing, Staff has not received any comments in support or opposition to the request.

Decision

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.

cc:

Jonathan Siegel, 1006 Park Ave SW, Albuquerque NM 87102,

jonathan@siegeldesignarchitects.com

Nina Simon, nina@leopoldwritingprogram.org

LC File

City Legal Department, aconon@cabq.gov

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

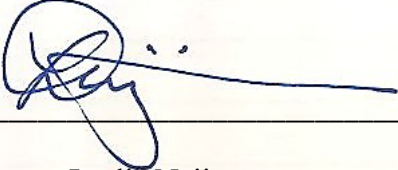
The applicant or any person aggrieved by the decision of the city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on

a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

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

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

Sincerely,


A handwritten signature in blue ink, appearing to read 'Leslie Naji', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long horizontal stroke extending to the right.

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