



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

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