

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. O-24-38 ENACTMENT NO. O. 2024. 034

SPONSORED BY: Joaquín Baca, by request

1 ORDINANCE

2 DESIGNATION OF THE ALDO LEOPOLD HOUSE AS A CITY LANDMARK.

3 WHEREAS, pursuant to Section 3-22-3 NMSA 1978 of the Historic District
4 and Landmark Act the City Council, the governing body of the City of
5 Albuquerque, has the authority to adopt zoning districts designating certain
6 areas as historical areas and to adopt and enforce regulations and restrictions
7 within such districts relating to the erection, alterations and destruction of
8 those exterior features of buildings and other structures subject to public view
9 from any public street, way or other public place; and

10 WHEREAS, the authority conferred by the Historic District and Landmark
11 Act is consistent with the authority of the City Council to amend the zone map
12 for the physical development of the areas within the planning and platting
13 jurisdiction of the City as authorized by Section 3-19-5 NMSA 1978, and by the
14 City of Albuquerque's home rule powers; and

15 WHEREAS, the protection, reuse, and enhancement of significant
16 buildings, districts, and sites is a goal of the Albuquerque/Bernalillo County
17 Comprehensive Plan; and

18 WHEREAS, the property owner, consents to the designation of the property
19 as a City of Albuquerque Landmark; and

20 WHEREAS, The Aldo Leopold House already holds significance as a
21 contributing property to the Aldo Leopold Neighborhood Historic District,
22 which was listed on the National Register of Historic Places in 1999.

23 Additionally, the house itself is recognized on both the New Mexico State
24 Register of Cultural Properties and the National Register of Historic Places;
25 and

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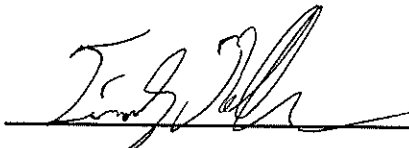
1 PASSED AND ADOPTED THIS 21st DAY OF October, 2024
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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9 Dan Lewis, President
10 City Council
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14 APPROVED THIS 30 DAY OF October, 2024
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18 Bill No. O-24-38
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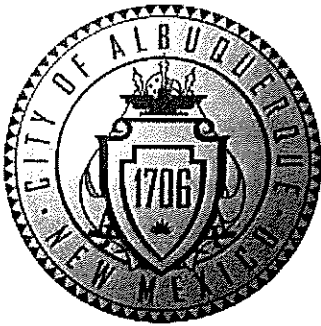
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23 Timothy M. Keller, Mayor
24 City of Albuquerque
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27 ATTEST:

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30 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.

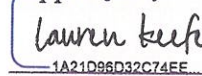
Designation of the Aldo Leopold House as a City Landmark

Approved:

 8/12/24

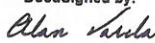
Dr. Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

 8/8/2024 | 4:59 PM MDT
1A21D96D32C74EE

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:
 8/7/2024 | 2:05 PM MDT
947D88B6EF4C443...

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

- [X] 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 Schulz 8/7/2024 | 2:05 PM MDT

DIRECTOR

(date)

REVIEWED BY:

Erilyn 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 Boenigk 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 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