



NOB HILL



NEIGHBORHOOD ASSOCIATION
EST. 1916

FALL NEWSLETTER



ANNUAL MEETING & BOARD ELECTIONS

by Ron Halbgewachs, NHNA Board President

September 29, 2016 (Thursday) - Monte Vista Christian Church (3501 Campus Blvd NE) - Annual Meeting 6:30 PM - Refreshments at 6:00 PM

Put the annual meeting on your calendar! It is a great opportunity to learn what the Association has been doing over past year and suggest what it could do in the year to come. Our Association works most effectively when it hears the voices of those who live in our community. Please join us to address important issues that affect all of us. For more information about our Association, go to our website at <http://www.nobhill-nm.com/>.

Photo
by Spencer
Nelson.

In addition, we will elect new board members at the annual meeting. Our by-

laws limit the number of years Board members can serve to two consecutive 2-year terms, with the goal of bringing new directors with new ideas and enthusiasm to our board every year. We need you to volunteer to serve the neighborhood as a member of the Board!!! We will have at least 9 board positions available at our annual meeting this year. Nominations for open positions are solicited prior to and at the Annual Meeting. All board members must be members of the Association. Membership is open to all residents and to all persons and legal entities owning property or having a place of business within the Association's boundaries. If you intend to run for a board position, we recommend creating a one paragraph bio-sketch that answers the following questions: Who are you? Are you a resident, property, or business owner? How long have you lived or been involved in the neighborhood? What is your occupation? What particular skills and experience would you bring to the Board? What would you like to accomplish as a Director? If you send your bio-sketch to the theboard@nobhill-nm.com or PO Box 4875, ABQ NM 87196 before September 19. We will distribute it to the voting members and include your name on the ballot. Alternatively, you can announce your nomination and qualifications at the Annual Meeting and your name will be written

into the ballot by voters.

We look forward to seeing you Thursday, September 29th. Refreshments and food will be provided by the NHNA.



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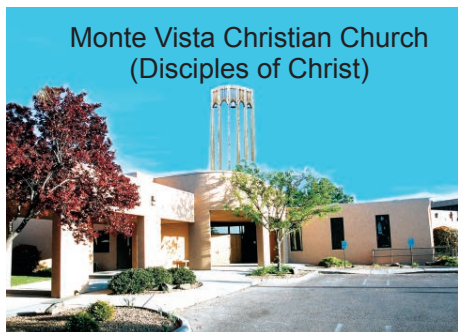
HAPPY 100TH BIRTHDAY!



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Monte Vista Christian Church
(Disciples of Christ)

- Come celebrate Nob Hill's 100th Anniversary on Saturday, September 17 from 2pm-6pm with a **35 cent Chicken Dinner** to benefit St. Martin's Hospitality Center. Lots of good food and live music! Donations accepted.
- **Blessing of the Pets**, Sunday, October 30, 10:30 am. Pets are invited, but not required to come in their Halloween costume. Please bring pet food for Animal Humane NM.

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We are an Open & Affirming Congregation. Everyone is Welcome.

CIVIC ENGAGEMENT

by Greg Weirs, NHNA Board Member

What are your favorite things about Nob Hill? Many people like the walkability, the pedestrian-friendly environment. Some like the historic character of the residential neighborhood and Central Ave. Of course the quirky ('querque?) feel of the commercial district and its small, locally-owned businesses have plenty of fans. Finally, there is the pride in our community. These and other qualities give Nob Hill its sense of place. A great illustration is The Nob Hill is 100 program, a celebration of the 100th anniversary of the platting of our oldest subdivision. The Pet Parade and the Insider's Tour have headed a number of well-attended events this year and the 35-cent Chicken Dinner is coming up fast. These events have all been run and staffed by volunteers.

But how many of the things we enjoy do we take for granted? The only constant in life is change, and it takes work to either preserve the things we like or change them for the better. How many of us shop at our local businesses? Whatever the number, it is too few, as Nob Hill has been losing them since before the great recession; as is, our commercial district is not economically viable for retail. How many understand ABC to Z, the complete rewrite of the city's zoning ordinance, which will allow

four-story buildings along Central Ave.? Meetings held specifically for public input have been sparsely attended. How many were surprised by ART? Again, there were many meetings for public input with low attendance. How many are concerned with neighborhood crime? Concerned enough to organize a neighborhood watch on their block? Your neighborhood association, as well as other volunteer organizations, regularly work on issues like these.

Many of these topics and challenges are complex, and it takes time to learn about the tradeoffs and identify possible solutions. We are all busy, and it is easy to complain, easy to criticize, easy to make snap judgements, easy to say "Someone should do something about that." It is hard to develop and propose realistic solutions, hard to truly listen to opposing viewpoints, hard to research an issue beyond the talking points, hard to commit your own time to building a better place. But a vibrant, robust community relies on these hard things. It relies on your engagement and active participation. Even when you can only contribute a little, it helps. We are lucky to have the neighborhood we do, but it is fragile. Do you want to be someone that is doing something about that?

Gary R. Peterson, CRS



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MONTE VISTA PRESERVES AND JAMS

by Jeff Tuttle, Monte Vista Elementary

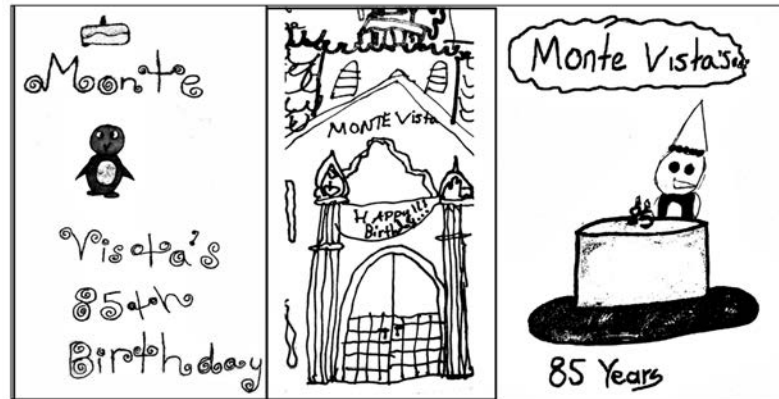
I am beginning my 25th year as a teacher at Monte Vista Elementary. I have become part of the paint there. I love the building and its community. It has been much of my life's work. In June of 2015 KOB and KISS/FM news reported that the New Mexico Legislative Public School Capital Outlay Oversight Task Force had identified 16 schools across New Mexico to close. Monte Vista Elementary was on that list. I didn't see the original story but concerned colleagues and former students made me aware of it. The story has since been taken off the KOB site but remains on the KISS/FM site.

We had a community meeting at Monte Vista, forming a preservation committee. People did research and I spoke with the head of Maintenance and Operations in APS who assured me that there were no plans to close Monte Vista but that buildings in APS are in need of about \$4 billion of repairs and bond issues cover a small percentage of what needs to be done.

That conversation left me both comforted and worried. During rainstorms Monte Vista has 3 leaks which seep or drip through multiple floors. The boiler practically requires a full time technician as do the coolers. Despite assurances from APS that

we are in a building that is not under any threat of closure as far as they are concerned closing public schools is a nation-wide trend and is happening across our state and within APS.

In 1991 ceilings were lowered to decrease the heating and cooling volume. This was the last improvement that indicated a move toward sustainability. Monte Vista has been due for a



Monte Vista Elementary School's 85th birthday party
will be held February 1st
From 2-3 in the library: meet and greet- peruse scrapbooks,
record some memories. At 3:15 on the front lawn: ceremony,
bond item birthday for February 2nd, and sing Happy Birthday!
We are looking for alumni and well-wishers to come and
celebrate with us at Monte Vista!

building to replace the portables for 18 years. Last year we celebrated our 85th birthday which included raising awareness about the bond issue. Last year we made it to the bond vote to begin the process. Thanks to our community the bond passed.

The possibility of getting the building turned into a City Landmark would preserve the building. Maintenance and Operations at APS indicates that would preserve the building but could make it unviable as a public school.

Keeping Monte Vista as a public school involves the larger community, city planning, and state policy. Having families in the area affects viability. Half the students at Monte Vista transfer from outside our boundaries. Whether or not families will seek the school based on its reputation is clouded by arbitrary and specious state-assigned letter grades which have been frozen due to national law. Unfortunately that freeze occurred at the statistical pendulum swing of a lower grade for Monte Vista. We are probably on that hold for two years.

Monte Vista Elementary enjoys a tremendous relationship with the Nob Hill community. We nurture our relationship with area families and businesses. Our children are the future of our community and we are all deeply invested in their success. The preservation our iconic public school is symbolic of the preservation of the community itself.

Our next step is to find out why Monte Vista was placed on that list, what the options are to have it removed, and to see if, because of its listing in the State and National Registers of Historic Places, the community can help Monte Vista directly. If you have connections or knowledge in this area your help would be greatly appreciated.

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Monte Vista Elementary School is an exceptional example of Mediterranean architecture and an icon of our historic neighborhood. The original portion, an office and 8 classrooms, was built for \$77,500 and presented to the public at an open house on February 1, 1931. It has continuously served as a public school and icon of the Nob Hill community since that day. Students just celebrated its 85th birthday.

Several months ago a New Mexico legislative task force identified it as one of 16 schools whose continued maintenance is so costly that it might not be economically viable as a public school. Nob Hilleños universally decry this notion, arguing for its continuation as a historic public school.

Your neighborhood association will host an outreach to explore what can be done on October 20 at 6:00 pm at Monte Vista Christian Church. If you have ideas or would like more information email Jeff Tuttle at oneofthejeffs@yahoo.com



2016-2017 SEASON HIGHLIGHTS

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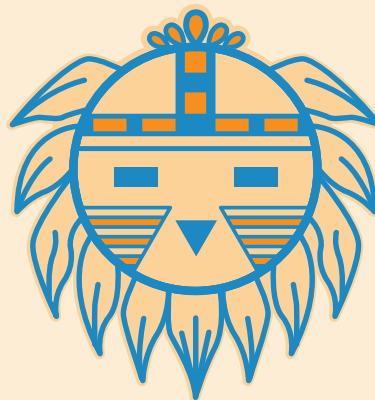
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HAPPY ANNIVERSARY, KIRTLAND AIR FORCE BASE

by Pat Massey, NHNA Board Member

As the Nob Hill neighborhood celebrates its 100th anniversary this year, our great neighbor to the south, Kirtland Air Force Base, is marking its 75th anniversary.

Albuquerque and Kirtland are inextricably connected, with approximately 21,000 permanent and temporary Albuquerque neighbors working there, and many of them living in Nob Hill. Kirtland contributes nearly eight billion dollars each year to the economic viability of New Mexico, with nearly four billion of those dollars being spent locally on job creation, employment and payroll.



Kirtland AFB, the sixth largest USAF installation in the world, has multiple missions which include munitions maintenance, readiness and training,

research, development and testing, and air base operations supporting more than 100 federal government and private sector associates, including Sandia National Laboratories, the New Mexico Air National Guard's 150th Fighter Wing, the 58th Special Operations Wing training combat search and rescue units, and the Nuclear Weapons Center ensuring safe and secure operations of the Air Force's nuclear weapon systems activities.

This multi-task mission makes our neighbor, Kirtland AFB, a unique and irreplaceable contributor to our country's military defense and our country's technological future.

When we Nob Hill residents see an Osprey tilt wing aircraft or a C-130 cargo plane or a military helicopter fly by, we will think about the people in those aircraft and on the Kirtland airfield making those flights possible. Those Air Force crew members, our neighbors, have signed up to protect us. Some past neighbors have been called upon to make the ultimate sacrifice on our behalf. Some future neighbors will be asked for and will make that same sacrifice.

And so, our Nob Hill neighborhood thanks

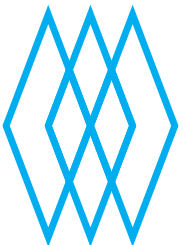
Kirtland Air Force Base for its economic and technological contributions to our well being. More importantly, our neighborhood honors your sacrifices made for our freedoms.

Happy 75th Anniversary, Neighbor!



Army Air Corps aviators trained at Albuquerque Army Air Field for combat overseas in World War II. Photo Courtesy AFNWC History Office.

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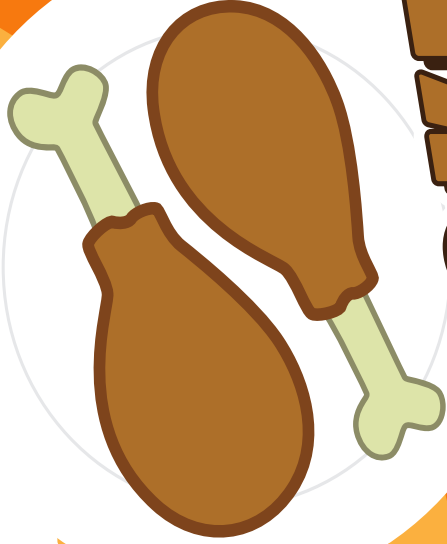


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NOB HILL CELEBRATES 100 YEARS

by Nob Hill is 100 Committee

How do you celebrate 100 years of community? In Nob Hill your neighborhood association partners with Nob Hill Main Street, your business community, faith community, and schools to create a year of celebration. Events have promoted community identity, fostered partnerships, and just been plain fun. City Councilor Pat Davis and County Commissioner Maggie Hart Stebbins helped round up support and new Nob Hill neighbor, HB Construction, helped sponsor the events. Bernalillo County made a \$8,800 grant to support the celebrations.

What Has Happened

In February community members gathered at the office of County Clerk Maggie Toulouse Oliver and **ceremonially refiled the plat of University Heights**, the first part of what we now know as Nob Hill. The original plat was filed at 4:15 pm on February 7, 1916 by Col. D.K.B. Sellers. His granddaughter and great granddaughter shared the day in 2016.

With help from Bernalillo County the community provided a grant to Nob Hill artist Aaron Stromberg to paint **a mural commemorating**

the founding of Nob Hill. Aaron's mural at Carlisle Blvd. and Central Ave. pictures Col. Sellers along with scenes from Nob Hill's early days and today. The work features details that reward the careful viewer including a likeness of the artist's nephew peeking over the wall to see the mural. Photo by Allen Winston.



In April Nob Hill celebrated its love of pets with the **Nob Hill is 100 Pet Parade and Fair.** Hilleños created costumes for themselves and their pets. Prizes were awarded for best owner/pet match, most unique pet, and many more. Paraders showed off pets from dogs to pigs and even a bearded dragon. People and groups from throughout Nob Hill collaborated, raising \$10,500 for area animal welfare groups.

In May 200 Hilleños took part in the **Nob Hill Insider's Tour.** Guests enjoyed insider tours of eight well-preserved historic buildings, many dating to the early 20th century. Guests traveled between sites on the ABQ Trolley with entertaining commentary by Rob Munro. 45 people gave their day as volunteer docents. Susan Hunt painted custom portraits of

each site as gifts to the owners and Heather Gordon created the outstanding tour map. Organizers donated \$2,800 in ticket sales to

the University of New Mexico School of Architecture and Planning Program in Historic Preservation and Regionalism (please see check presentation photo on next page).





Yet to Come

The Nob Hill Oral History Project has taped interviews with 40 tradition bearers that will result in five short films to premiere at events during the fall and winter of 2016. The first will premiere on September 17 when we celebrate our faith community and the **35¢ Chicken Dinners** offered in the 1930s by the ladies of Monte Vista Christian Church to raise money for their first building. Enjoy chicken, hot biscuits, and old fashioned pie created by stellar local chefs along with games and music of the time. Thanks to Shamrock Foods the price will still be 35¢! Proceeds will benefit St. Martin's Hospitality Center. Please see the centerfold pull-out poster for more details!

The Twinkle Light Parade will be Albuquerque's biggest holiday parade and a spectacular family-

friendly holiday event. Enjoy incredible holiday sales and specials, strolling musicians, carolers, and other street performers all while supporting local businesses at Shop n Stroll 2016.

Albuquerque will invest \$30,000 through its Public Art Urban Enhancement Program (1% for Art) in *a work of art to be installed at Wellesley*

Dr and Campus Blvd as part of Nob Hill is 100. Watch for the unveiling date that will be announced later this year.

You're invited to help celebrate our cultural heritage, our sense of place, and our people. Find details on events and stay up to date at www.NobHillis100.com

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NHNA TREE PROJECT

by Susan Michie, Past NHNA President

Once a year, Keep Albuquerque Beautiful (KAB) offers Neighborhood Streetscape Grants to fund streetscape and eyesore improvement projects within the city. A total of \$3,000 from New Mexico Clean & Beautiful is available to all Albuquerque neighborhood groups interested in the beautification, litter control, landscaping and maintenance of right-of-way or streetscape projects within their neighborhood. Granted that is not a lot of money, but there are a lot of small projects that could be done in Nob Hill.

For example, in 2015 the NHNA applied for a KAB grant to plant trees along the Campus Blvd. sidewalk in front of the Monte Vista Elementary School playground. Due to its proximity to MVES and UNM, this stretch of sidewalk is one of the highest pedestrian traffic areas in Nob Hill. Our goal was to turn a dusty, weed patch into a tree-lined sidewalk that will eventually provide shade for pedestrians.

The KAB grant provides funding for materials only, all labor must be volunteered. With a grant of \$330, we purchased five Desert Willow trees and mulch. Five neighbors showed up to help



plant the trees, Anne Acuff, Virginia Burris, Gary Eyster, Doug Lopez, and Susan Michie. Special thanks to Doug Lutz for providing extra water for the trees during the unusual heat wave and to Mark and Susie Biggs for weeding throughout the summer.

One small project every year for the next 10 years could have a big impact on Nob Hill. Is there a project that you would like to see in your part of the 'hood? For more Information about KAB grants: http://keepalbuquerquebeautiful.com/Neighborhood_Streetscape.html

WELCOME HB CONSTRUCTION

One of New Mexico's premiere construction firms will soon be calling Nob Hill home. HB Construction will soon move its headquarters to the old probation headquarters at Richmond and Monte Vista. Renovations are currently underway to turn the abandoned structure into a thriving workplace and meeting area for employees, industry partners, and the local community.

HB Construction is in its 25th year as a general contractor specializing in education, higher education, health care, office, and retail construction. The firm is nearing completion of the renovation, which will turn the empty structure into a vibrant office space featuring extensive glass openings, flexible common areas, and 2,500 square feet of outdoor deck space for hosting community and company events.

The most noticeable feature of the new building is easily the mural adorning its west exterior. In order to add some visual flair worthy of Nob Hill, HB commissioned local artist Mark Horst to install the rural-inspired piece.



Jim Manning

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2016/2017 Nob Hill Neighborhood Association Board Meeting Dates

October 10, November 14, December 12, January 9, February 13, March 13 at 6:30 pm. We meet downstairs at Monte Vista Christian Church, 3501 Campus Blvd NE. All are welcome. Join the email list at www.nobhill-nm.com to receive neighborhood news and updates.

A NOTE REGARDING FENCES AND WALLS

by NHNA Board of Directors

One of the most valuable resources of a neighborhood is its *streetscape*: its houses and the way they relate with the street; what we see as we walk, bike, or drive through the neighborhood. Unlike some areas in the city, houses in Nob Hill communicate well with the street. Looking out of our homes we can see nearby houses, our neighbors, and passersby. This openness creates a safer neighborhood.

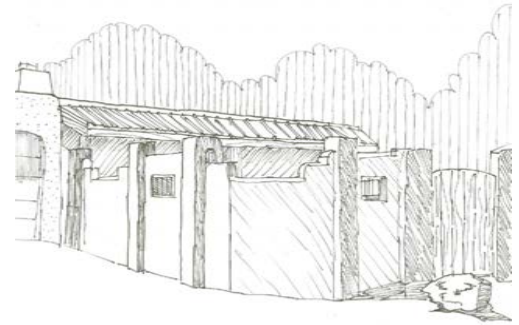
A large section of Nob Hill is listed as a historic *district* and most other parts of the neighborhood are eligible for that distinction. The fundamental value of a *district* is its historic streetscape. Most of Nob Hill was built between 1916 and 1957 and during this period of significance the rare front walls that were built were 3 feet or less in height.

Under Albuquerque ordinances, fences or walls up to 3 feet high are permitted in the front 20 feet of a property (the front setback) *with a building permit*. (Note that the front property line is often several feet behind the sidewalk.) Fences or walls over 3 feet high in the front setback are not a permissive use. Because they diminish our streetscape, historic character, and safety, your Nob Hill Neighborhood Association discourages fences or walls more than 3

feet high in front yard setbacks (you may read our policy at: www.nobhill-nm.com). Please remember that city ordinances require you to obtain a building permit for *any construction work on your property before you begin*.



A Nob Hill house from the public way; well-preserved scale, massing, materials, and details contribute to historic streetscape.



House near Nob Hill with a 6 ft wall in the front setback diminishing historic character and eyes on the street.

Information about permits and allowable work can be obtained from CABQ Zoning at 924-3842 or from a reliable architect or landscape architect.

ICE CREAM SOCIAL ON NATIONAL NIGHT OUT

APD Southeast Area Commander JJ Griego was among officers who came out to enjoy National Night Out with 150 Hilleños last month. A brief shower cooled Morningside Park just before the event followed by two hours of clear skies.

National Night Out is an annual community-building campaign that promotes partnership between police and community along with neighborhood camaraderie to make our neighborhoods safer, better places to live. Some area neighborhood watch blocks celebrated on their own and some came to the ice cream social following their block activities. If you'd like to explore neighborhood watch for your block contact APD's Steve Sink at 244-6644.

Special thanks to our volunteer scoopers and to community-minded businesses La Montanita Co-op, Flying Star Café, and Olo Frozen Yogurt who donated delicious treats. Please think of these and all Nob Hill businesses when you plan your dining and shopping. Photos by Allen Winston.





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Pride Parade. Photo by Spencer Nelson



Rosemary Cochran (left) & Alanna Martin (right). Painted by Jesse Bennett at Summer Fest. Photo by Chris Martin



Tony and Susan Hunt at their Hermosa Dr. residence. Photo by Spencer Nelson



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