

# NOB HILL NEIGHBORHOOD ASSOCIATION



## SPRING 2025 NEWSLETTER





## Who's Drivin' This Train?

By Gary Eyster

Many hilleños have contributed to their neighborhood association since it was formed thirty years ago. We all like social outreaches (especially with food!) where we can see old friends and make new ones. These sometimes have an educational purpose related to public safety, urban planning, or historic preservation. For example, we lead an annual architecture walk where neighbors can learn about historic houses. We also organize an ice cream social every August to help neighbors connect.

This and other board work is driven by all who come out and share their views. Your board of directors is Greg Weirs, Taylor Lieuwen, Daniel Carlos, Tom Simic, Terri DeBacker and me. Vote for board members and join the board yourself at our annual members' meeting in September.

You can join one of our seven committees even if you're not on the board:

- Public Safety led by Daniel
- Urban Planning led by Greg

- Outreach led by Lucille Torres Long
- Newsletter led by Taylor
- Historic Preservation led by Gary
- Tree Canopy Restoration led by Jeff Gittelman
- Hilleños Helping Unhoused Folks led by Meta Hirschl

We are not a homeowner's association. We do not levy fees, manage services, or regulate what you do with your property. Our power is soft power; for example, we develop relationships with APD or our City Councilor and the Planning Department. We carry your views about problems and opportunities, based on what we learn from you at meetings or in personal contacts.

Your board meets the first Tuesday every month. All are welcome and heard. You can hear about every event by signing up for our email list at nobhill-nm.com. We see any ideas you post there. You can also email us at theboard@nobhill-nm.com.

Please consider donating \$20 or more



to your neighborhood association, either by PayPal to @vivanobhill or by check to PO Box 4875, Alb., NM 87196-4875.

Our train is driven by all who express their views or come out to take part. The more of us who contribute the more we can accomplish.

#VivaNobHill

### Thanks

Printed on Riso by Next Chapter Studio in beautiful Nob Hill. Cover by Lauren Harms of Next Chapter Studio. Drawings by Alec Loeser. Horoscopes by Kate. Roadrunner photo by Dominic Pettine. Delivered by hilleños like you.

**BASEMENT FILMS PRESENTS**

**EXPERIMENTS IN CINEMA**

**ARTIST FILMS FROM AROUND THE WORLD!**

**APRIL 16-20, 2025**

**AT THE GUILD CINEMA**  
**3405 CENTRAL NE ALBQ, NM**

**20%**

**ONE ALBUQUE film office**  
**INSTITUTE Cervantes**

**NATIONAL ENDOWMENT ARTS**  
**new mexico HUMANITIES COUNCIL**

**DEMOCRACY NEH**

**www.experimentsincinema.org**

**UNM AM**  
**nmla**  
**new mexico arts**

**CNM**

**ALBUQUERQUE COMMUNITY FOUNDATION**  
**Leadership • Trust • Legacy**

**KUNM**





Let’s Get Walking!

By Steve Justrich

Nob Hill will join the 2025 Jane’s Walk weekend May 3-4, with free volunteer-led walks throughout the city. The walk is named after Jane Jacobs (1916-2006), who was an activist, urbanist and author. Through her grassroots community organizing, Jane defeated a plan to build a highway that would have cut through and decimated her Greenwich Village neighborhood. Jane’s Walk ([janeswalk.org](http://janeswalk.org)) is an international festival with walks held on the same May weekend in over 500 cities, celebrating Jane’s vision of vibrant and walkable cities outlined in her 1961 book, *The Death and Life of Great American Cities*. The Albuquerque Jane’s Walks are organized by local author David Ryan ([gentleartofwandering.com](http://gentleartofwandering.com)) with walks in the Mountain Road Arts Corridor, Downtown/Barelas, Old Town/Sawmill, Wells Park, and now Nob Hill.

As a newcomer to Albuquerque and Nob Hill, I was inspired by bur-queños David and Danny Korman (@walkalbuquerque) to create the Nob Hill Walk as a way to get to know the neighborhood. The Nob Hill walk starts at the former Little House Café (now the University Triangle Substation) and includes over twenty notable landmarks such as architect Bart Prince’s Spaceship houses; the 1938 Water Tank House, constructed over the original Nob Hill water system tank; the 1936 Stream-line Moderne Kelvinator house, built to showcase Kelvinator appliances; the 1929 D.K.B. Sellers Log Cabin, designed as a model home for east mountain cabins (see cover); and scores of Spanish Pueblo

SUSAN BEARD

REALTOR



COLDWELL BANKER

LEGACY

THE ORIGINAL UNM AREA SPECIALIST

Cell: (505) 269-0264

Direct Line: (505) 857-2387

Office: (505) 828-1000

Email: [sbeard@swcp.com](mailto:sbeard@swcp.com)

Fax: (505) 821-0399

Website: [UnmAreaHome.com](http://UnmAreaHome.com)

6767 ACADEMY RD. NE

ALBUQUERQUE, NM 87109

OUTPOST!

ROOTS FOLK ART WORLD LIVE MUSIC ART ROOTS JAZZ

SPRING 2025 HIGHLIGHTS

MARCH

3.8 Doug Lawrence y sus  
Nuevos Mexicanos

3.13 Gordon Johnson Qtet  
feat. Rob Wilkerson

3.15 How Outpost Works  
(H.O.W.)

3.21 Avishai Cohen

3.25 The Bad Plus

3.30 Brandee Younger

APRIL

4.3 Isaiah Collier & the  
Chosen Few

4.4 Roust the House/  
Rock 101

4.10 Steve Smith & Vital  
Information

4.11 Elliott Sharp

4.12 AfroMundo 2025 with  
Elio Villafranca

4.17 Fred Sturm: Rags &  
Tangos

4.27 The Folding Space  
Conduction Ensemble  
& Out of Context: Tribute  
to J.A. “Dino” Deane

MAY

5.1 Boss Baritones w. Gary  
Smulyan & Frank Basile

5.9 American Patchwork  
Quartet

5.17 Outpost Benefit LP/  
CD/Book Fair

5.23 Sarod Grand Master  
Amjad Ali Khan w.  
Amaan & Ayaan Ali  
Bangash

ALSO

Classes, Visual Arts, Exhibits  
and more

210 Yale SE | 505.268.0044 | [outpostspace.org](http://outpostspace.org)

Revival, Territorial Revival, Mediterranean and Streamline Moderne residential and commercial architecture. Please note that Jane’s Walk is different from the Fall Nob Hill Architecture Walk, which will probably take place in October.

To view the five walks go to [gentleartofwandering.com/walk](http://gentleartofwandering.com/walk). To volunteer to lead or participate in the Nob Hill walk contact Steve Justrich at [sajust@me.com](mailto:sajust@me.com).

New Kid on the Block: Carlisle Center for Community & the Arts

By David Vaughan

Carlisle Center launched in early 2024 to preserve and transform a local landmark: the iconic John-Gaw-Meem-designed Immanuel Presbyterian Church, located on the cusp of Nob Hill at Carlisle and Silver.

As a 501(c)(3) independent managing organization, Carlisle Center carries forward Immanuel’s long-term commitment to providing space for civic, wellness, and support organizations serving Albuquerque residents. The exceptional acoustics and ample size of Immanuel’s

500-plus-seat sanctuary space make it a popular venue for performances by the NM Philharmonic, Santa Fe Desert Chorale, and Circo NM.

Carlisle Center drives economic development in Nob Hill by helping to launch food truck operators and small businesses like Soo Bak Seoul Bowl out of our commercial kitchen. Event attendees fan out after performances to enjoy and support nearby restaurants and shops.

Attend an event and enjoy a magnificent building in the heart of Nob Hill. Visit [carlislecenter.org](http://carlislecenter.org) for more info.

Joel Davis

(505) 315-4613

custom tile  
mosaic art

[joeldavisart.com](http://joeldavisart.com)



Route 66 Centennial: Honoring the Heart of Nob Hill

by Allie Caskey and Chris Smith, Nob Hill Main Street

Route 66 turns 100 next year! Join us in Nob Hill to celebrate the centennial of our beloved “Mother Road.” Beginning in May, communities across eight states will celebrate the history of the route in their area and its enduring impact on local culture and commerce.

*Did you know that Albuquerque is the city with the longest stretch of Route 66 running through it?* 18 miles!

*Did you know that Nob Hill is the neighborhood with the most iconic mile of Route 66?* It’s true! You will find classic neon signage and modern-day murals all along Central, reflecting the not-too-long-ago past when Route 66 helped to grow Nob Hill and Albuquerque.

The historic De Anza Motor Lodge and Hotel Zazz have embraced their Route 66 roots as motels, inviting road tourists and locals to stop, stay awhile, and enjoy the neighborhood. Repurposed gas stations—think M’Tucci’s and the Route 66 vet clinic—were former filling

stations to entice road trippers to stop in Nob Hill. *Did you know the first “mall” in New Mexico is the historic Nob Hill Business Center on Carlisle?*

Take a walk between the white-and-neon arches on Central in the upcoming weeks, support your local businesses with a visit, and keep an eye out for Route 66 relics. You can see the influence of Nob Hill’s colorful past nearly everywhere you look.

Like Nob Hill’s businesses, our houses are linked to Route 66’s history. Their early and mid-twentieth-century architecture reflects Albuquerque’s growth onto the East Mesa during Route 66’s early years. So much of Nob Hill’s charm comes from the influence of America’s Highway.

From street festivals to live music and historical exhibits, Nob Hill’s Centennial celebrations will invite locals and tourists to have fun learning how the Mother Road’s history is also Nob Hill’s history. We hope you will join us in celebrating our neighborhood’s renowned mix of restaurants, boutiques, and galleries, housed within historic landmarks and renowned architecture.



EAT.UP.

DRINK.DOWN.

A Three Level Bistro

3009 Central Ave NE

Albuquerque, NM 87106

505-254-ZINC • [ZincABQ.com](http://ZincABQ.com)

You may be pleasantly surprised with what you find on your next Saturday morning stroll.

Open+Affirming

MONTE VISTA

Christian Church

Serving the community from our Nob Hill home since 1931

Sunday mornings -

9:00 Education

10:00 Fellowship

10:30 Worship

Sharing God’s inclusive love and hospitality that we know in Christ, through community of belonging, partnerships, and collaborations.

3rd Tuesdays, 5:30 p.m. - Unhoused Care Kits assembly with our neighbors.



Nob Hill

Become absorbed.



Chris Lucas

Realtor/  
Property Manager

505.463.5317



Chris Lucas

Real Estate

[ChrisLucasABQ.com](http://ChrisLucasABQ.com)





### 1929 D.K.B. Sellers Log Cabin

Each of Nob Hill's 3,000 historic houses is significant in its own way. One of them is the log cabin featured on the cover of this newsletter. It was built in 1929 by Col. DeKalb Boyer Sellers, pictured above with the Nob Hill sign and a very good boy. He platted the 1916 University Heights, the first part of what we now know as Nob Hill.

D.K.B. Sellers was born in Ohio. In 1865, when he was 4, Horace Greeley wrote his famous counsel: "Go west, young man, and grow up with the country." Sellers went west in 1880 and arrived in Albuquerque in 1903 by way of the Klondike Gold Rush, where he had gone to rebuild his fortune after going bust in the crash of 1896. He caused a sensation in 1906 by ordering two Oldsmobiles on the same day.

That was the year he platted the western portion of University Heights south of UNM. He named the streets after prominent universities and sold residential building lots for "\$5 down on each lot when purchasing two or more lots, and \$10 down when purchasing only one lot." He platted the second half of University Heights east of Girard Blvd. in 1916. A friend of his, Col. George Breece, owned

a lumber company. It's been said that they built this cabin on a lark. It's also been supposed that they wanted a model to show their capacity to build cabins in the neighboring mountains. The logs are real, not a veneer. Its size and finishes portray the exuberance of the Roaring '20s. The living room has a high ceiling with natural latillas and a massive rock fireplace. A full-length log cabin portal opens to the side yard.

The house was first occupied in 1930 or -31 by Aram Harootian. During several decades around the '70s it housed a number of university students. It was bought in about 2000 by Vidas Enk, who stripped and refinished its log walls. The current owners bought the house in 2015 and are also, fortunately, committed to its preservation.

### Is Nob Hill All Right?

By Holly Hitzemann

Put a smile on your face! Several new retailers are opening in Nob Hill, some in 2024 and at least two in 2025. So although a handful of businesses have (sadly) closed their doors, others have happily moved in to replace them.

Chris Smith, President of Nob Hill Main Street, provided details on the

arrivals and expansions from last year. These include Mission Winery, Oak and Ivy, Octopus Banana, Smoky Note, Afghan Palace, Triana, Stickks and Stones (expansion), Zinc (reopened), The Parlor Room, Little Bear (added wine bar), NM United's expanded office, and Kat's Eye Gems.

Kingswell Nob Hill Skate Shop also opened in December 2024 along with Roni's Mac Bar. These retailers are enthusiastic about the other developments occurring in Nob Hill, including the new apartment complex being built on Wellesley and the boutique hotel and bar being built on the Hiway House property (see article in this issue). We also have the new building being built at the corner of Girard and Central.

Smith said Halflife, a production company, and NewNuevo will open in 2025. The Slice Parlor space has already been leased. According to Placer AI, a data firm, only Albuquerque's downtown neighborhood has more unique customers in New Mexico. So keep smiling! Nob Hill is doing well, especially in considering the general US decline in retail establishments.

"The 3,000 households in Nob Hill and another 10,000 within the next half mile are eager to shop local. Business struggles citywide but Nob Hill is one of the more authentic places to enjoy and the more of us who enjoy it the safer it is," said Gary Eyster, president of the neighborhood association.



### Tony Edaakie Mural Tour June 20

By Gary Eyster

Your association plans its fourth annual viewing of the stunning 1953 Tony Edaakie Shalako murals at the De Anza Motor Lodge on June 20. Nob Hill's Elizabeth Chestnut will share her experiences working with the Route 66 De Anza Association and the Pueblo of Zuni for over two decades to protect and preserve the two subterranean murals.

A hilleña who attended the first viewing observed: "The murals exceeded our expectations and made us realize again, and in the middle of Albuquerque, how fortunate we are to be in a place with such history. We were humbled."

There will be three sessions: noon, 1 p.m., and 2 p.m. We are grateful for the dedicated support of Jim, David, and Christina at the De Anza Motor Lodge.

Your association will provide refreshments. A \$20-per-person donation is requested for the Route 66 De Anza Association to support its educational mission related to the murals.



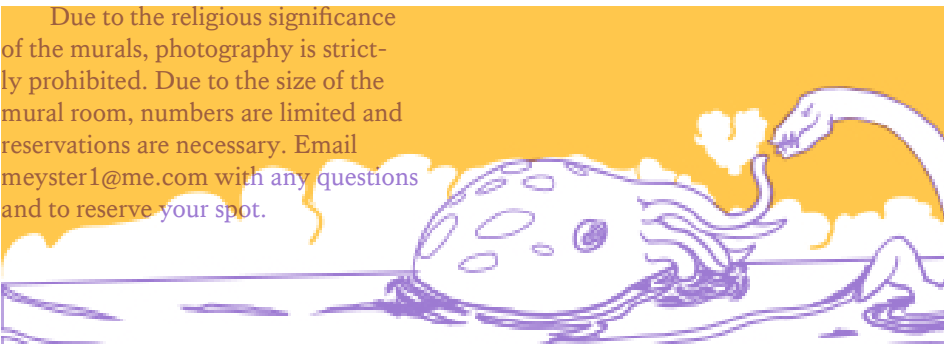
your neighborhood garden center

5801 Lomas Blvd NE  
Albuquerque, NM 87110

505-266-5978  
505-266-5979 (fax)  
rehms@rehmsnurserynm.com

Tammy D. Hayman  
Tyler M. Leslie

Due to the religious significance of the murals, photography is strictly prohibited. Due to the size of the mural room, numbers are limited and reservations are necessary. Email [meyster1@me.com](mailto:meyster1@me.com) with any questions and to reserve your spot.



There's a  
perfect pet for  
every *family*.



ADOPT





jo cook  
lifetime nob hill resident  
Realtor  
(505) 379-6099  
jo@jocook.net  
www.jocook.net  
RE/MAX Select / 505-265-5111

## Hiway House Update

By Josh Rogers, Titan Development

The redevelopment of the former Hiway House Motel site is progressing as planned and exceeding our expectations. We are grateful for the enthusiasm and support from the neighborhood and local businesses as we bring this exciting project to fruition. The new development, set to be a Marriott Tribute hotel, will feature 112 guest rooms, an expansive rooftop bar, and a vibrant new restaurant on the ground floor. The exterior of the project remains conceptual at this point as we are working on the branding and interior design of the hotel. The branding and interiors will have a direct impact on the overall look and feel of the project and will help reinforce the exterior of the proj-

**Dos Okies**  
Estate Sales  
(Includes Sorting & Preparation)  
Dennis Weber & Kelvin Beliele  
Phone: (505) 554-8880  
Email: [dosokieskd@msn.com](mailto:dosokieskd@msn.com)

ect. The original Hiway House neon sign is still under consideration for refurbishment and relocation within the project.

We have begun engaging with local restaurant and bar owners to operate these spaces and have received a strong interest from potential tenants. We look forward to announcing our partnerships this spring.

The project is fully in compliance with the Nob Hill Character Protection Overlay standards outlined in the IDO and is currently securing approvals from the City of Albuquerque. We expect to submit the comprehensive Site Development Plan (SDP) to the City by the end of February. Following SDP approval, we will proceed with the design to complete the construction drawings to submit for building permits, aiming for a late summer or early fall submission.

Our target is to break ground by the end of the year, with construction anticipated to take approximately 24 months.

If you have any questions, feel free to contact me, Josh Rogers, at [jrogers@titan-development.com](mailto:jrogers@titan-development.com) or at (505) 998-0163.



### 3715 Silver Ave Median Project

by Shelby Stimson

3715 Silver is a community-driven project that aims to transform the dirt triangle at Silver and Solano into a rainwater harvesting basin, complete with native trees and plants as well as educational signage to explain how projects like this can help improve watershed health and

*Get the prescription*  
*for damaged furniture!*

**Rx FURNITURE MEDIC®**

**On-Site Repair in Your Home or Office**  
Repair of All Wood and Wood-like Surfaces  
Image Enhancement and Precision Repairs Perfected!

**EMAIL PHOTOS FOR A FREE QUOTE:**  
**info@fmbespokerestoration.com**

**505-321-1033**

A white pickup truck with a camper shell is parked on a driveway in front of a house. The side of the truck features the 'FURNITURE MEDIC' logo and the phone number '505-321-1033'. A person is visible in the driver's seat. The background shows a residential setting with trees and a house.

**www.fmbespokerestoration.com**

increase green space in our arid city.

Early in 2024, Nob Hill Neighborhood Association and City on a Hill Church contributed letters of support for our application to fund the planning and design of the 3715 Silver Avenue Median Green Stormwater Infrastructure (GSI) Demonstration Project. Our proposal was selected for funding by the New Mexico Energy, Minerals and Natural Resources Department (EMNRD) in the spring of 2024. We are awaiting the contract to start work. We hope the contract will be executed soon.

The project team from Bernalillo County and SIG-NAL (Spatial Informatics Group Natural Assets Laboratory), a 501(c)(3) nonprofit, thanks the neighborhood for your continued support and for your patience as we do our best to move things along during this unexpected delay. We will send an update as soon as we have the funding for this project in hand. One of the first activities will be for the project team to lead community members through a visioning process to inform the design of the site.

Contact Shelby Stimson, SIG-NAL ([ssstimson@sig-nal.org](mailto:ssstimson@sig-nal.org)) or Anthony Luketich, Bernalillo County ([aluketich@bernco.gov](mailto:aluketich@bernco.gov)) with questions. Visit [sig-nal.org](http://sig-nal.org) for more info.

**Nob Hill's low-waste shop  
for home & body**

 **PEOPLE &  
PLANET  
REFILL**

**3211 Silver Ave SE**  
[www.peopleplanetrefill.com](http://www.peopleplanetrefill.com)  
[@people.planet.refill](http://people.planet.refill)

**WHAT'S IN STORE**  
*Gift Shoppe*  


---

*Gifts for Everyday Living*  
Wed: 11AM-7PM  
Thurs-Sat: 11AM-8PM  
Sun: 11AM-6PM  
Mon-Tue: Closed  
3419 Central Ave. • 505-485-6689

Nab Hill's Healthy Sleep Shop

**NATURAL MATTRESSES  
PILLOWS, BED FRAMES  
MEDITATION CUSHIONS**

3708 Central SE • 505.268.9738  
sachiorganics.com



(505) 274-4974 | [www.monetsspa.com](http://www.monetsspa.com)  
Located in Hotel Zazz

*Monet's*  
Nob Hill Spa



Enjoy an exclusive 25% discount with this ad!

## Trees Cannot Survive on Natural Rainfall

Unless your tree is a rare xeric tree or stands in a water accumulation zone, it can't survive without being watered. It's true. Very few trees are adapted to the 8" of annual rainfall we get on Albuquerque's east mesa.

Our water utility says trees, while they do need water, actually help *conserve* water by providing shade and reducing water loss by evaporation. Trees also provide bird habitats and help cool down our neighborhood. The utility offers “Tree-Bates” to help cover costs of tree maintenance and even the purchase of new trees!

If you love the cool shade of your tree s then PLEASE water them well at least once a month in winter and twice a week in summer. Many people use a garden hose—turn it way down and place it under the farthest branches (at the tree’s “dripline”) for several hours. The goal is to wet the soil to a depth of 2 feet. Working together we can restore Nob Hill’s historic tree canopy.

Visit us! [abqnobhillnews.com](https://abqnobhillnews.com)

**Nob Hill**  
**NEWS**









Greater Roadrunner

By Mary Schmauss

We are very lucky to have a wide variety of bird species in our Nob Hill neighborhood. One species, the Greater Roadrunner, has adapted well to our urban setting and its inhabitants.

Roadrunners are a large bird, measuring about two feet in length with a long beak and tail. Contrary to popular belief, roadrunners are capable of flight for short distances; they just prefer to run on the ground. They have a top speed of twenty miles per hour.

Roadrunners are a bold, predatory bird. Their diet includes, but is not limited to mice, small birds, snails, lizards and insects. They swallow their prey whole.

Years ago I began feeding dried mealworms to a roadrunner that visited my yard. Now I have many roadrunners traveling through my yard looking for a free meal. If I forget to put out the mealworms a roadrunner will tap on my window to get my attention. I often encounter roadrunners while walking in Nob Hill.

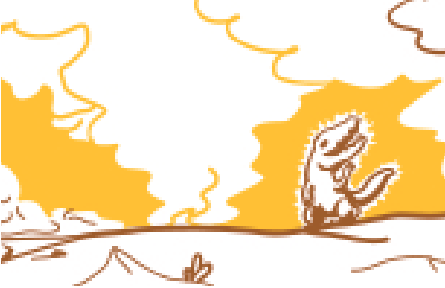
On one occasion I spotted a roadrun-

ner on a rooftop. It seemed to recognize me and followed me home by flying from roof to roof, eventually meeting me at my backyard gate. I felt obligated to feed it some mealworms. The mealworms I offer are just a fraction of their diet. They are not dependent upon me.

Spring is the time to listen for the male roadrunner to make a loud, distinctive cooing sound to attract a mate. The male will also entice a female by offering food such as a grasshopper, moth, mouse or sometimes a stick or leaf.

I hope you enjoy these entertaining birds as much as I do.

Mary Schmauss is a Nob Hill resident and author of For the Birds: A Month-by-Month Guide to Attracting Birds to your Backyard.



Supporting Our Unhoused Neighbors

By Meta Hirschl

Back in May 2024, your neighborhood association met to seek hands-on ways to support our unhoused neighbors. Albuquerque Community Safety (ACS) staff, including Walter Adams, shared information about their work. We made it clear that we support them and that we want to help.

Members of Monte Vista Christian Church wanted to help too. Inspired by Rev. Dawn’s congregation, we began assembling care kits with items unhoused people need: things like water, protein, socks, and hygiene supplies. Since June we’ve put together at least 100 kits monthly, thanks to the incredible generosity of our community. ACS members join us, share updates, and distribute the kits. We’re grateful for everyone’s support in making a real impact!

You, too, can join the assembly team, every 3rd Tuesday, 5:30 p.m., at Monte Vista Christian Church, 3501 Campus Blvd. NE. Email abqmeta@gmail.com or revdawn@montevista.org to engage.

Backyard Refuges in Nob Hill

By Terri DeBacker

As I walk my dog through our neighborhood I see more and more ABQ Backyard Refuge signs, indicating that our neighbors are taking special care to help wildlife as they enhance their outdoor spaces.

The Friends of Valle de Oro National Wildlife Refuge have created the ABQ Backyard Refuge program. This remarkable group of community members acquired 570 acres of land that was formerly Price’s Valley Gold Dairy in Albuquerque’s South Valley, one of the largest remaining areas of undeveloped land along the Rio Grande in Albuquerque. With restoration and re-wilding efforts underway, Valle de Oro was designated the nation’s 559th National Wildlife Refuge in 2012.

As one of the first ever urban wildlife refuges, Valle de Oro is challenged to support wildlife while existing next door to a major urban center that is home to 50% of New Mexico’s population. One way to meet this challenge is to extend the reach of the refuge into Albuquerque through a patchwork of “backyard” wildlife refuges.

Do you garden in pots on your patio? You can be certified as a contributing refuge space. Do you want to grow native flowers and grasses in your yard to support birds and pollinators? You can be recognized as a connecting refuge space.

Any space can become a wildlife refuge: a yard, patio, balcony, or community space. As of December 2024, the Friends of Valle de Oro had certified 149 acres representing 545 individual and business participants. Every refuge space, large or small, contributes to the larger mosaic that supports our wild neighbors.

For more information about the program visit friendsofvalledeoro.org/abq-backyard-refuge. You’ll find a wealth of information, including a guide to establishing your backyard habitat, native plant lists, and tips for supporting and

# NOB HILL

## Treat of the Week

1<sup>ST</sup> TUESDAY

3PM-CLOSE

BUY 1 ENTREE, GET 1 KIDS ENTREE HALF OFF.

2<sup>ND</sup> WEDNESDAY

2PM-CLOSE

\$4 SLICE OF CAKE OR PIE.

3<sup>RD</sup> THURSDAY

3PM-CLOSE\*

\$2 OFF BEER, WINE, AND COCKTAILS.

\*DRINK SERVICE ENDS 1/2 HOUR BEFORE CLOSING

4<sup>TH</sup> SUNDAY

3PM-CLOSE

BUY 1 ENTREE, GET 1 ENTREE HALF OFF.

Tax Credits to Renovate Your House, University Heights May Soon Qualify Too

By Historic Preservation Team

Over a hundred homeowners in Nob Hill have claimed New Mexico tax credits for qualifying, pre-approved work like reroofing, new heating and cooling, new electrical service, new water and sewer pipes under the house and to the street, restoring wood floors, and purchasing a NM Register plaque. The credits cover 50% of qualifying costs and are applied directly against New Mexico income tax. You get up to five years to use them.

Nob Hill Neighborhood Association plans a workshop on Saturday, May 17, to help you get started. Come at noon to enjoy light lunch and social time. At 12:30 Steven Moffson of NM Historic Preservation Division will discuss progress his office is making toward listing University Heights as a historic district

Districts in Nob Hill. See if your house qualifies at nobhill-nm.com, Neighborhood History tab.

At 1pm Matt Saionz of the Historic Preservation Division will discuss how you can apply for the credits for renovating your historic house. Neighbors who have used the program will share lessons learned. We thank Monte Vista Christian Church, 3501 Campus Blvd NE, for generously sharing their Bethany Hall.

Some costs like window replacement, additions, landscaping, maintenance, and demolition are not generally eligible. Work must be approved before it is started. This can take a couple months. Early consultation with coordinator Matt Saionz is critical. He can advise if your house is eligible and what work will qualify. Reach him at (505) 827-4040 or matt.saionz@dca.nm.gov

Find information at nmhistoricpreservation.org/programs/

# shop @

## NEXT CHAPTER

... STUDIO ...

YOUR NEIGHBORHOOD SHOP for GREETING CARDS, GIFTS, STATIONERY & PAPER GOODS... AND NOW BALLOONS!

Did you know foil balloons are reusable? We now carry a selection of foil balloons for your next celebration!

When you're done with the balloon, return it for a 50% voucher. Then it can be refilled and reused!

109 HERMOSA DRIVE SE • NOB HILL, ABQ

NEXTCHAPTERSTUDIO.COM/PAGES/SHOP

### SIGN UP FOR RISO PRINTING WORKSHOPS AT NEXT CHAPTER STUDIO!

Date	Time	Class
SA 3/29	10-4	GREETING CARDS
SA 4/5	10-2	OPEN PRINTING
SA 4/19	10-1	POSTER DEMO

Follow us on instagram or check our website for fall classes!

SEE FULL CLASS DESCRIPTIONS AND REGISTER

NextChapterStudio.com/collections/workshops





By Walker Boyd

The group's monthly board meetings feature influential guest speakers addressing bicycle-related initiatives in Albuquerque. At January's meeting, Parks and Recreation Director Dave Simon discussed e-bike regulations, upcoming trail construction plans, ongoing maintenance efforts to ensure safe and accessible paths, and the importance of passing the Bikeways and Trails Facilities Plan, which outlines critical improvements to the city's network of paved multi-use

Join BikeABQ in shaping a more bicycle-friendly Albuquerque. Monthly membership meetings are held on the first Tuesday of each month at JUNO Brewery (1501 1st St NW). Visit

bikeabq.org for membership information, event schedules, and ways to get involved in local bicycle advocacy.

**Landscaping.** Overgrown vegetation can create hiding places for intruders. Prune hedges to three feet or shorter, and don't plant near doors and windows.

**Neighborhood Watch.** Consider starting a neighborhood watch to foster cooperation between neighbors and law enforcement.

By Urban Planning Team

So far it's been a struggle to secure the site. Ernie Cohen stated that the site will be better secured as soon as construction begins, hopefully in the next four to six months.





## A Daily Parade

by Susan Hedman

In 1987 I moved to Albuquerque to attend UNM and I lived here almost 20 years before moving away to be with my now husband. When the pandemic presented an opportunity to move back to my home state, I quickly took it. We wanted to live in a walkable neighborhood with access to restaurants, shops, and community events, so we looked in Nob Hill. I found a house I really liked and because I couldn't visit in person, old friends checked it out for me. One of them, a landscape architect, said two things: the house has wonderful, established trees; and every time they looked out of a window, people were walking by.

I'm still struck by the latter. It's one of my favorite things about living in Nob Hill. My kitchen sink is under a big window that looks out onto a street corner. Almost every time I stand there, even for a few minutes, I see someone walking by. Same goes for my living room windows.

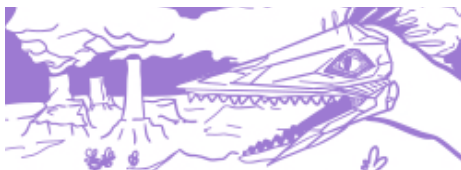
There's the neighbor who walks her contented cat in a covered stroller. That's not the only stroller pet: another neighbor walks her elderly Chihuahua in one too. College-aged people run in a large group down Marquette, chatting animatedly. One neighbor walks by with her tiny dogs in tiny sweaters. My neighbor across the street hosts a rotating group of friends on her porch. I've seen a child down the

street go from being carried by parents to riding in a stroller to walking alongside the family's German Shepherd. There are many, many cyclists who bike in front of the house, often giving a friendly wave when I'm on my bike too. And I don't think there has ever been a time when we are walking our dogs that we don't see at least one other neighbor doing the same thing.

When I was recovering from surgery almost two years ago, I planted a comfortable chair on my porch and watched the people go by for hours. Most folks waved hello and we would chat if their dogs stopped to smell the grass. I believe this was instrumental in my recovery.

Those established trees really are

lovely. But the people walking by are at the heart of why I feel so lucky to live in Nob Hill. They remind me of how lucky I am to live in a vibrant, engaging neighborhood that is friendly to pedestrians, cyclists, and pets.





**JOE BROOKS**

HomesInABQ.com  
joebrooks@homesinabq.com



**BROOKS**  
REAL ESTATE GROUP

d: 505.500.Home "4663"  
c: 505.977.3474



facebook.com/abqrealtor

505.271.8200  
6703 Academy Rd NE

Scan this code with your camera to find out how much homes are selling for in the Nob Hill Neighborhood.





## Jubilation Wine, Spirits and Beer

New Mexico's Premiere Wine, Spirits & Beer Shoppe

Family Owned for Three Generations

2016 Market Watch Leader 3512 Lomas Blvd NE

2017 Beverage Dynamic Retailers of the Year 505-255-4404

www.jubilationwines.com

email: [therealjubilation@yahoo.com](mailto:therealjubilation@yahoo.com)

John & Carol Zonski, Proprietors  
Tasha Zonski-Armijo, CEO

## Caring for Our Streetscape

Albuquerque's zoning code, the Integrated Development Ordinance (IDO), promotes healthy streetscapes: the yards and houses we see as we walk, bike, or drive through a neighborhood.

Builders create neighborhoods using architectural principles of their time. Most of Albuquerque, including Nob Hill, was designed with the principle that houses should communicate with the public way. Terraces, portals, and open yards foster familiarity and cooperation. Open yards allow neighbors to see nearby houses and passersby (see article on previous page). These historic streetscapes create our sense of place and make us safer. Eyes-on-the-street is part of Crime Prevention through Environmental Design. Noted urbanist Jane Jacobs has written we cannot make communities safer by building private fortresses. We should engage with our surroundings.

Beside or behind a residence, the IDO allows walls up to 6 feet high after a homeowner gets a PERMIT-WALL OR FENCE-MINOR. In front of the house (the front yard) the IDO allows a wall

or fence up to 3 ft. high after obtaining a PERMIT-WALL OR FENCE-MINOR.

A wall or fence higher than 3 ft. in the front yard or street side yard of a lot requires a PERMIT-WALL OR FENCE-MAJOR. The Zoning Hearing Examiner (ZHE) considers such permits at a public hearing. If they issue a permit, the wall must meet certain design standards that preserve eyes-on-the-street. Such a permit is not available in several areas of the city, one of which is our 1926 Monte Vista and College View Historic District.

Because they diminish architectural character, eyes-on-the-street, and interaction among neighbors, your Nob Hill Neighborhood Association discourages fences or walls higher than 3 feet in the front yard and street side yard. We thank neighbors who respect our streetscape.

Information about permits can be obtained from a reliable architect or landscape architect or from CABQ Zoning Enforcement at 924-3857. Visit them on the ground floor at the Planning Department, 600 Second Street NW.

Consult IDO 5-7 for details. Download the IDO at [www.abc-zone.com](http://www.abc-zone.com).



Nob Hill house from the public way. Period architecture is visible. Eyes-on-the-street is preserved. Openness fosters familiarity and cooperation.



House near Nob Hill with 6 ft. wall in the front yard. Period architecture is not visible. Eyes-on-the-street is diminished. The homeowners are cut off from their surroundings.

## CVDS

### THERE'S A NEW DENTIST IN TOWN!

Get 20% off your first appointment with code **NEW20** at City View Dental Studio. Located At:  
4830 Juan Tabo Blvd. Ne, Ste. K, Albuquerque, NM 87111

Our practice offers routine care to adults and children, as well as:

- Sleep Apnea Treatments
- Anti-Aging Treatments
- Dental Implants
- Cosmetic Work
- Extractions
- + more!

BOOK ONLINE:  
**CITYVIEWDENTALSTUDIO.COM**



# QUALITY DEALERSHIPS



Your Local, Family-Owned Automotive Destination Since 1957! On Lomas Blvd

## THE DILORENZO FAMILY WELCOMES YOU

Visit Our Website or Scan the QR Code with your Camera

# qualitydealerships.com/nobhill









# HOROSCOPES



♈ ARIES

YOU'RE BOLD, DYNAMIC, AND UNSTOPPABLE. LIKE A CHEETAH WITH THE RUNS, YOU'RE IN SYNC WITH THE UNIVERSE'S FLOW, AND IT'S A PERFECT DAY TO ACTION YOUR DESIRES AND INTUITION. DANCE TODAY.

♉ Taurus

Trust that your patience and persistence are leading you to exactly where you need to be. No, not there - a little to the left, yep ok perfect. Listen to your favorite song.

♊ GEMINI

EMBRACE YOUR VOICE AS A POWERFUL TOOL FOR HEALING, CREATION, AND CONNECTION. WE CAN TELL YOU'RE DEHYDRATED. DRINK WATER.

♋ CANCER

Trust the waves, embrace the shifts. Let the Universe carry you, duck like, toward your divine destiny. Float in water. Like a duck.

♌ LEO

YOUR AURA IS GLOWING BRIGHTER THAN EVER, ATTRACTING OPPORTUNITIES, SOUL CONNECTIONS, AND ABUNDANCE. HAVE A MEAL WITH YOUR FAVORITE PEOPLE.

♍ VIRGO

The Universe is guiding you toward greater clarity, balance, and self: trust the process. Actually smell a flower. Hope it smelled good.

