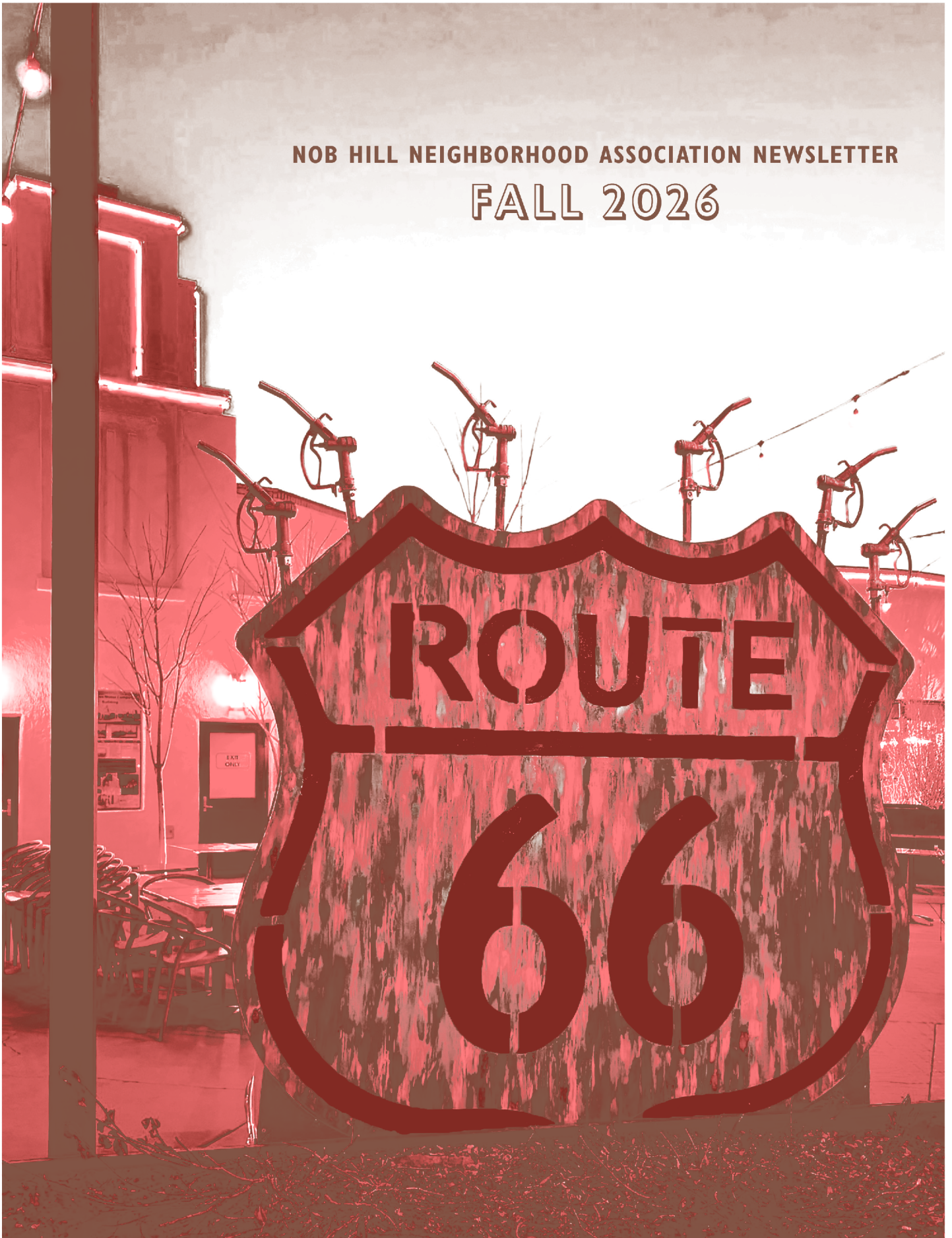


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FALL 2026





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Meet Your Neighborhood Association

Friends and Neighbors,

You're reading the Nob Hill Neighborhood Association Newsletter. We publish it twice a year to share news and help you get involved in your neighborhood.

In 1987, our city established neighborhood associations to give people who live in a small area an orderly and democratic means of making representative decisions. Our founders established our purpose: to enhance and improve the quality of life for residents living in the Nob Hill area. They outlined how to do that: uphold good community planning, protect the environment, promote community welfare, and preserve Nob Hill's historic character and landmarks.

Thirty-nine years later, we continue to pursue those goals through four focus teams:

- Urban Planning Team
- Tree Canopy Restoration Team (including related environmental work)
- Public Safety Team
- Historic Preservation Team

Two additional teams focus on communicating about all our work: the Community Engagement Team and the

Newsletter Team. All these teams are made up of volunteer neighbors.

Our work is led by a board of directors, currently seven volunteer neighbors.

If you read this newsletter regularly, you've seen that we've had considerable success recently. That's due to the great volunteers on our teams and board. Our program year runs from September to September and is capped by our Annual Members' Meeting, which will be held on **Sept. 29 at 6:30 p.m. at Monte Vista Christian Church**. For 10 years, the church has generously provided its facilities for our meetings. We couldn't do our work without its support.

At the Annual Members' Meeting, you'll hear updates from our teams and elected leaders. If you'd like to join a team, you can do so at any time. If you've considered serving on our board, the annual meeting is the time to do that. Board terms are two years. We ask directors to attend our monthly meetings and serve on one of our teams.

You'll find your association to be welcoming. There are no cliques. All are welcome to contribute as they like.

Speaking of contributing, we don't have dues, just donations. Please consider donating \$20 or more through our website or at the Annual Members' Meeting.

Find more information about all of these topics at nobhill-nm.com.

Grateful to be a Hilleño,

Gary Eyster, Servant Leader of the Board

How We Communicate

By Rahim Kassam, Treasurer

One of the things that makes Nob Hill such a special place to live is the strong connection among neighbors. From community events and neighborhood projects to important city issues that affect our area, staying informed helps all of us remain engaged in the life of our neighborhood.

The Nob Hill Neighborhood Association uses several communication tools to keep residents up to date. Our email listserv is often the fastest way to share neighborhood news, meeting announcements, development and zoning updates, public safety information, and reminders about upcoming events. For many residents, it is the primary source for timely neighborhood information.

We also use social media to share announcements, event reminders, neighborhood photos, volunteer opportunities, and highlights from around Nob Hill. These platforms help us celebrate our community while keeping residents informed about what's happening nearby. The association's Instagram account has become an excellent way to showcase

neighborhood projects, events, and the people who make Nob Hill such a vibrant place to live.

Our website serves as the central hub for neighborhood information. There you can find newsletters, meeting schedules, committee information, preservation resources, neighborhood history, membership information, and updates on current projects and initiatives.

What many residents may not realize is that the Nob Hill Neighborhood Association is an entirely volunteer-run organization. There are no paid staff members, just neighbors who donate their time to organize events, advocate for the community, communicate important information, and help make Nob Hill a better place to live.

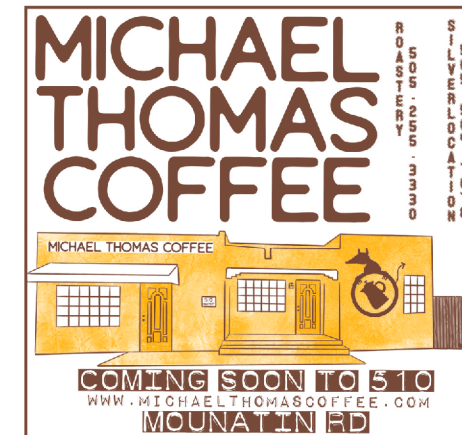
email list: nobhill-nm.com/about-the-nhna/email-list

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Paul Cornish

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**Tammy D. Hayman
Tyler M. Leslie**

Before You Call an Exterminator: A Nob Hill Beekeeper Saves the Bees

By Beverly Hill

Bees are all the buzz in Nob Hill, so call before you kill.

Ron Brooks took up beekeeping as a hobby when colony collapse began taking such a toll around 2005. As the grandson of a beekeeper who grew up learning the necessary skills, he began rescuing bees rather than letting them die. He asks only for donations so that anyone who needs

help can get it.

When Mark and Rachel Ryan embarked on an addition to their west Nob Hill home as the fourth and fifth generations of one family (including their kids) to live there, they knew a colony of bees had been inside the wall for more than 60 years. The people didn't bother the bees, and the bees didn't bother the people. Unfortunately, the bees would definitely bother the construction workers when they started tearing into the house, so something had to be done.

Rachel's mother, Neva King, grew up in the house with her grandmother. She knew all about the bees and had heard of beekeeper Ron Brooks, so she looked him up. Though Neva calls him the "bee charmer," Ron shyly chuckles at that moniker. But he just may be. He came over, cut a hole in the wall, looked around with his phone, and saw that the hive was about 6 feet long. He enlarged the hole and extracted the comb from the cavity. Most of the bees went with the comb as Ron transferred them to boxes. The straggler bees were then vacuumed up with a special bee vacuum and emptied into the boxes with the others. Not one bee tried to sting Ron.

Area residents worried that the neighborhood would be depleted of its lively bee activity. Ron explained that this hive was likely only one of many in the area. Bees typically travel 3 to 5 miles, pollinate about 150,000 flowers, and produce three or four new queens each year, with each queen establishing a new hive. They multiply quite effectively as long as they have sufficient food and water. So plant bee-friendly flowers and

wait for the bees to show up. Although each queen bee lives only a few weeks, she does the essential work of ensuring our food supply. Let's help them help us.

Ron says there are very few situations in which problem bees actually need to be killed. Sometimes poisoning them just drives them deeper into their cavity, so the problem returns. Before you call an exterminator, give Ron a chance to assess the situation. He may be able to solve the problem, whether it's a nuisance or a danger. He also has many fabulous stories about unusual bee relocations. Even if all you want is to learn more or hear stories, he's your man. So give him a call at (505) 804-6794, or email him at rb73rb73@gmail.com.

Delivering More Than Meals: Volunteers Needed for Meals on Wheels New Mexico

By Jeff Gittelman

I am a volunteer driver and serve on the Board of Meals on Wheels New Mexico (MOWNM), which has delivered meals and connection to homebound clients for over 50 years. We started in Albuquerque, and we are expanding to underserved areas around New Mexico.

Last year, we delivered 264,730 meals to more than 2,100 seniors, homebound individuals and families. We anticipate delivering 330,000 meals in 2026.

We have delivered many meals to your Nob Hill neighbors who want to age at home, are recovering from illness or surgery, or just need someone to talk to.

98% of clients say MOWNM improves their quality of life, 86% report feeling less isolated, and 93% say they can continue living independently at home.

But we need your help. Do you have a few hours and a big heart? Volunteer with us! Scheduling is flexible and shifts are only a few hours. Join us in our local kitchen or deliver meals to neighbors in need by signing up at mow-nm.org/volunteer.

Or donate. Just \$44 provides five nourishing meals for neighbors facing hunger and isolation across New Mexico.

Join me (jeffgittelman@gmail.com) for a ride-along. Your life will be enriched, and so will the lives of our neighbors.

NHNA Receives \$1,000 Grant for the Tree Lovers Fund

By Jeff Gittelman

Bernalillo County Commissioner Adriann Barboa approved a \$1,000 grant for the Tree Lovers Fund, an initiative of the NHNA Tree Canopy Restoration Committee. Launched this year, the fund helps neighbors purchase, plant and care for trees to expand the neighborhood tree canopy.

The program will provide up to 50%



People receive meals on wheels.

of the purchase price of a tree, up to a maximum of \$50. The Committee will recommend placement and provide detailed watering and maintenance instructions. A dedicated group of volunteers will also plant your tree at no cost. Selected trees must be on the Climate-Ready Trees list for the Albuquerque metro area. Water rebates are also available through the Albuquerque Bernalillo County Water Utility Authority.

Visit nobhill-nm.com/tree-canopy-restoration for more information everything you need to know about applying, selecting an appropriate tree and planting it. If your tree canopy is already sufficient, please consider donating to the Tree Lovers Fund to help purchase more trees. You can also encourage a neighbor to participate in restoring the neighborhood tree canopy. Contact Jeff at jeffgittelman@gmail.com

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Made By Your Neighbors

This newsletter was written, assembled, and delivered by your volunteer neighbors. Thank you to everyone who contributed your time, energy, and care.

Printed by Next Chapter Studio.
Horoscopes by Kate
Drawings by @dummydemons
Layout by Taylor Lieuwen.

Your Ad Here

Support your neighborhood and grow your business with an ad in this newsletter! Volunteers deliver it to about 3,000 households throughout Nob Hill, and stacks go to places like Michael Thomas Coffee for people to pick up. Email Taylor at newsletter@nobhill-nm.com for more information.

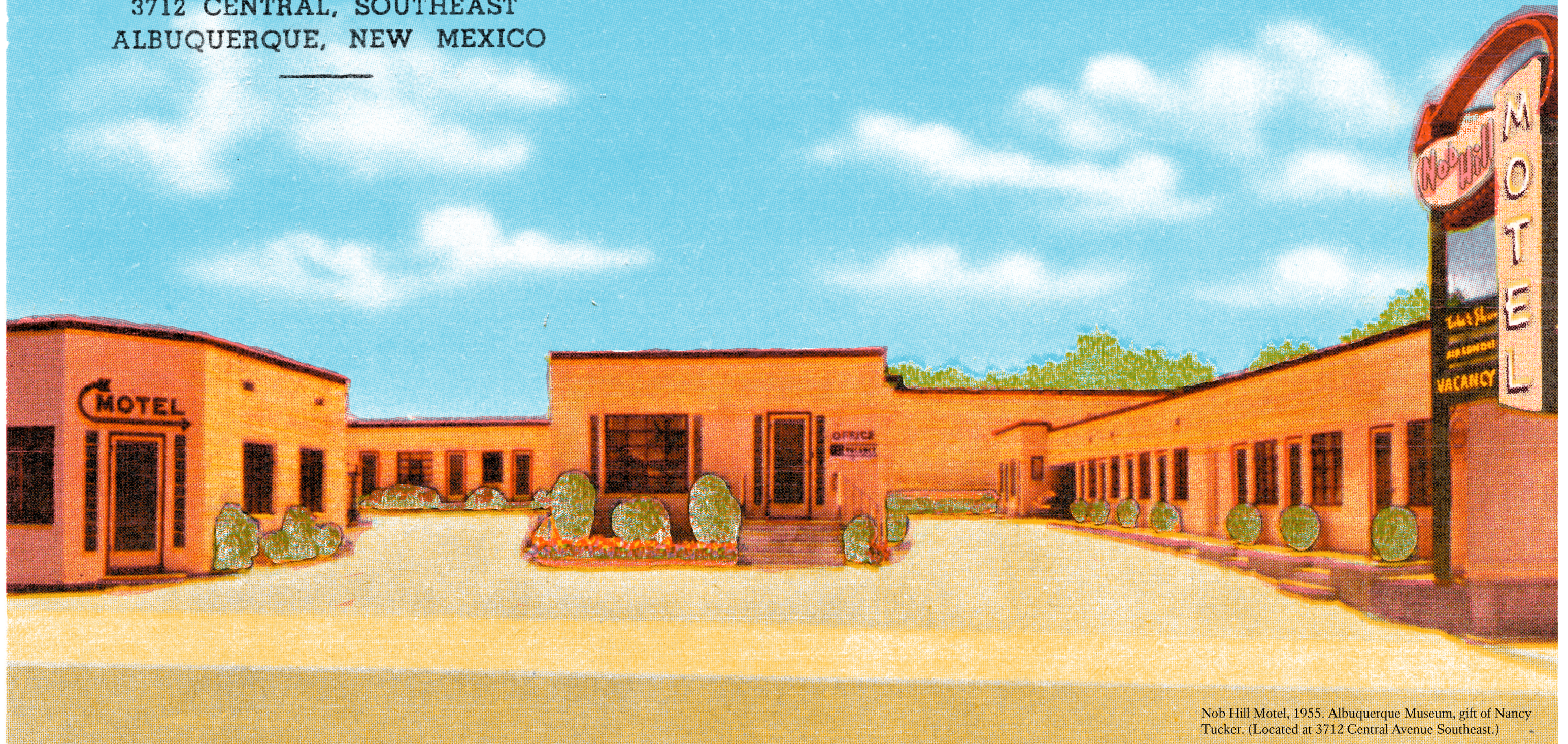
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Nob Hill Motel, 1955. Albuquerque Museum, gift of Nancy Tucker. (Located at 3712 Central Avenue Southeast.)

Why Care About Walls?

Builders create neighborhoods using the architectural principles of their time. Nob Hill was designed in the early 20th century using the principle that houses should communicate with the public way.

That principle enables eyes on the street, a feature of Crime Prevention Through Environmental Design. Noted urbanist Jane Jacobs wrote, “We cannot make communities safer by building private fortresses. We should engage with our surroundings.”

This principle facilitates access for first responders. It deprives intruders of sheltered areas in which to work. It fosters familiarity and cooperation. It creates our sense of place and makes us safer.

When our association was formed in 1987, preserving Nob Hill’s historic character became one of its purposes. It remains so today. Albuquerque’s zoning code, the Integrated Development Ordinance (IDO), promotes healthy streetscapes—what we see as we walk, bike, or drive through a neighborhood: its yards and its houses.

Beside or behind a residence, the IDO allows walls up to 6 ft. high after getting a PERMIT-WALL OR FENCE—

MINOR.

In front of a house (the front yard) or on a side yard facing a street, the IDO allows a wall or fence with a maximum height of 3 ft. after obtaining a PERMIT-WALL OR FENCE—MINOR.

A wall or fence higher than 3 ft. in the front yard or street-side yard requires a PERMIT-WALL OR FENCE—MAJOR. The Zoning Hearing Examiner (ZHE) considers such permits at a public hearing. If the permit is approved, the wall must meet standards that preserve eyes on the street. Such permits are not available in several areas of the city,

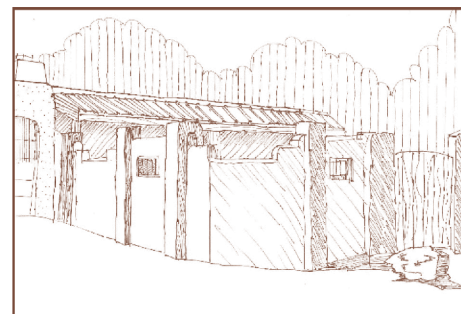


Nob Hill house viewed from the public way. The period architecture is visible. Eyes on the street is preserved. Openness fosters familiarity and cooperation.

including our 1926 Monte Vista and College View Historic District.

Your Nob Hill Neighborhood Association discourages fences or walls higher than 3 ft. in front yards and street-side yards. We thank neighbors who help preserve our historic streetscape. Information about permits is available from a reliable architect or landscape architect, or from CABQ Zoning Enforcement at 924-3857. Visit them on the ground floor at 600 Second Street NW.

Consult IDO § 5-7 for details. Download the IDO at abc-zone.com.



House near Nob Hill with a 6-ft. wall in the front yard. The period architecture is not visible, and eyes on the street is diminished. The homeowners are cut off from their neighbors.

Build a Mosquito Doom Bucket

By Taylor Lieuwen

A mosquito bucket works by summoning loathsome mosquitoes to lay their filthy eggs in water containing blessed Bti (*Bacillus thuringiensis israelensis*), a naturally occurring soil bacterium that strikes down writhing larvae before they can become the winged scourge. Disrupting the accursed life cycle in this way helps diminish the pestilent swarm in our midst.

What You’ll Need

- A 5-gallon bucket or similar
- Water
- Organic material like dead leaves
- A mosquito dunk containing Bti
- Wire mesh or a stick

Make Your Bucket

1. Fill the bucket about two-thirds full with water.
 2. Place a small handful of dead leaves or grass clippings in the water. As the material breaks down, it will make the bucket more attractive to brood-bearing mothers of affliction.
 3. KEY STEP: Break off about one-quarter of a mosquito dunk and place it in the bucket.
 4. Cover the bucket with a lid that has large holes, or secure wire mesh over the top. Or you can place a stick in the bucket so it extends above the rim, giving small animals a way to climb out.
 5. Put the bucket in a shaded area where the furtive host is likely to converge, such as a corner of your yard or along a property line.
 6. Replace the dunk monthly.
- Find more information at homegrounnationalpark.org/build-mosquito-bucket

A Note From City Councilor Nichole Rogers

Dear District 6 Family,

As we closed out the City’s fiscal year, we shifted into full-speed FY26 Participatory Budgeting, working alongside residents to decide how to invest Council set-aside funds for capital improvements in our district. Community members submit ideas for projects, those ideas are developed into real proposals with cost estimates, the community votes, and winning projects get funded and built. This way we ensure your voices help shape investments in our community.

We had the privilege of celebrating Juneteenth and Pride Month this summer, recognizing the strength, diversity, and resilience that make our District so special. Along the way, we celebrated exciting victories across the district, including the Grand Opening of the People’s Market at San Mateo and Kathryn SE, a community-driven project selected through Participatory Budgeting. It’s a powerful reminder of what happens when residents help shape their future.

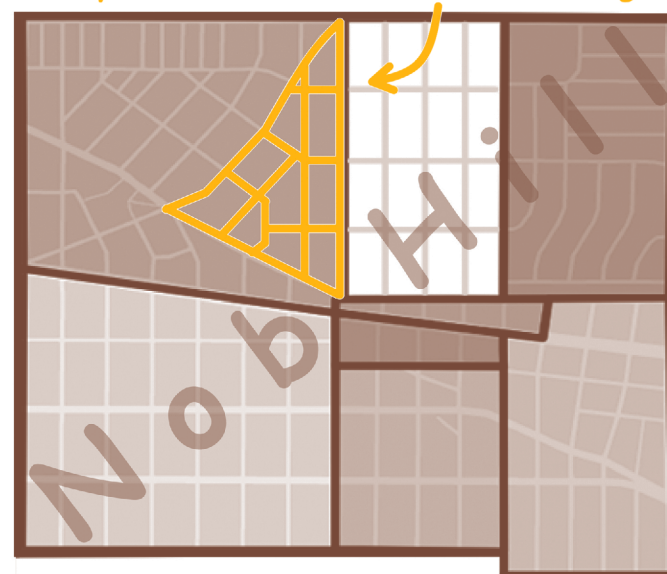
By studying Community Benefits initiatives in cities across the country and completing the Dangerous by Design Fellowship, I joined elected leaders nationwide to tackle America’s pedestrian safety crisis and bring innovative ideas home to make our streets safer for everyone.

Thank you for making District 6 a place where collaboration, innovation, and community continue to thrive. We can’t wait to see what we’ll accomplish together next.

I invite you to one of my Community Conversations early each month. Find details on that and Participatory Budgeting at www.cabq.gov/council/find-your-councilor

With gratitude,
Councilor Nichole Rogers

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NM Historic Preservation Division



theboard@nobhill-nm.com

My Nob Hill: Elizabeth and Peter Chestnut

Elizabeth Akiya Chestnut and Peter Chestnut have been residents of Nob Hill since 1977.

Elizabeth was born in Washington, DC, and grew up in Manhattan after her mother had spent time in Santa Fe. She attended Colorado College before returning east for graduate school in East Asian history and anthropology. Peter grew up in Schenectady, New York, and attended college and graduate school in Cambridge, Massachusetts. That is where they met, in a class on Japanese history and culture.

While studying management, Peter worked with Pueblo people at Ohkay Owingeh (formerly San Juan Pueblo) to help establish an arts and crafts cooperative that would last 40 years. He realized that becoming a lawyer would help him stay involved with Pueblo communities, so he enrolled in the University of New Mexico (UNM) School of Law.

Peter and Elizabeth rented an apartment on Stanford Drive SE, where they lived for seven years. After their daughter was born in 1977, they wanted a home of their own near Elizabeth's work at UNM, first at the Art Museum and later at the Maxwell Museum of Anthropology. They found a house on Bryn Mawr Drive SE in Nob Hill's 1916 University Heights neighborhood, where they still live.

They were early members of La Montañita Co-op. Peter has served on its board at various times and on its finance committee for most of the co-op's history. The co-op has been located at the Nob Hill Business Center since 1984.

Peter has dedicated his 49-year legal career to Indian law, much of it as legal counsel for San Ildefonso Pueblo, Acoma Pueblo, and other Pueblo governments and organizations. Elizabeth has devoted her museum career to studying and working with the people of the Pueblo world and their 2,000-year culture. She produced a historic photograph exhibit for Jemez Pueblo that remains on display. She also served as museum director at the Indian Pueblo Cultural Center.

Most importantly for Nob Hill, she helped preserve two 1953 Tony Edaakie Winter Ceremonial Shalako murals in the basement of the historic De Anza Motor Lodge. In 2001, the De Anza was

on the market and in need of rehabilitation, renovation, or demolition. With Marianne Dickenson, Elizabeth formed the Route 66 De Anza Association. With the support of Zuni Pueblo, the City of Albuquerque purchased the property to facilitate its redevelopment. They saved some of the original structures and the two murals.

After almost two decades, the Zuni murals, along with the original Turquoise Cafe (once home to Loyola's Cafe) and the motor lodge's east corner, were renovated. The red Zuni sandstone used for the original entryway was incorporated into both the exterior and interior of the new structures. Once each year, Elizabeth shares her knowledge of the murals and Zuni culture by leading the annual mural viewing in partnership with the Nob Hill Neighborhood Association and the management of the motor lodge, now NAI Sun Vista Co.

Regarding the Nob Hill Business Center, the Chestnuts fervently hope that businesses Hilleños use every day—including La Montañita Co-op, retail shops, the bookstore, two eateries, a jewelry store, and an art gallery—will be retained by the new owner. Reopening a restaurant in the former Scalo space is also on their wish list.

Regarding the former Immanuel

Presbyterian Church, they hope that state and local decision-makers will develop uses that foster community vitality and cultural life. Elizabeth notes that Immanuel is an iconic example of the work of the historically important architect John Gaw Meem. She believes it would be an ideal place to showcase his life and work. State offices, musical rehearsal and performance space, and space for nonprofit organizations would all be attractive possibilities.

Nob Hill's cultural vitality and its people have kept them here for 49 years, and they have no plans to leave.

Nob Hill Explores Arts & Culture District

By Ken Anderson

Nob Hill Main Street organization is leading an effort to create an Arts & Culture District in our neighborhood.

Nob Hill Arts & Culture is a community-driven collaborative dedicated to preserving Nob Hill's historic character while celebrating and strengthening its creative identity. Through the production and promotion of signature events, public art, cultural programming, creative placemaking and districtwide marketing initiatives, it connects creatives, busi-

nesses, property owners and community partners to showcase everything Nob Hill has to offer.

New Mexico Arts & Culture Districts are state-authorized zones designed to preserve and celebrate unique cultural resources and traditions while helping revitalize local economies. Authorized districts benefit from targeted state assistance, enhanced historic tax credits and specialized planning tools that spur tourism and economic growth.

Nob Hill Main Street formed a working group that has met three times so far to discuss the steps needed to create the district and define its boundaries. Under the current proposal, the District would extend from San Mateo on the east to University on the west and from Lomas on the north to Coal on the south. This proposal is subject to further discussion and refinement to meet the goals of keeping the district walkable and including important existing locations within the boundaries, such as the Hiland Theater and sites within the University of New Mexico campus.

At this early stage in the project, the group has identified four core themes:

1. Preserve Nob Hill's Historic Character. Honor and celebrate the neighborhood's vintage charm, distinctive

architecture and unique identity while ensuring it continues to thrive for future generations.

2. Produce and Promote the District's Creative Experiences. Create signature events and champion the people, businesses, destinations and experiences that make Nob Hill one of Albuquerque's most active arts and commercial districts.

3. Connect and Grow the Creative Community. Bring together creatives, entrepreneurs, culinary businesses, property owners, residents and community partners to foster collaboration, innovation and a strong sense of place.

4. Strengthen the Creative Economy. Use arts, culture, creative placemaking and strategic partnerships to support local businesses, attract visitors, drive investment and build on an already thriving and inclusive neighborhood.

Organizers expect that creating the district and obtaining funding could take up to two years.

To get answers to your questions or to get involved, contact Nob Hill Main Street at nobhillabqmainstreet@gmail.com or your Nob Hill Neighborhood Association representative to the working group, Ken Anderson at theboard@nobhill-nm.com



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