



Agenda Number:4
Case No.: SI-2025-00025
Project 2025-011380
February 12, 2025

Staff Report

Applicant	Ryan Bromberg
Request	Certificate of Appropriateness Major
Legal Description	Block 8, Lot 5
Address/Location	217 Arno Street SE
Size	0.1548 acres
Zoning	R-1A
Historic Location	Huning Highland

Staff Recommendation

APPROVAL of Case SI-2025-00025, Project 2025-011380, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 14 and subject to the Conditions of Approval on page 17.

Nasima Hadi Planner

Staff Planner

Summary of Analysis

This application for a Certificate of Appropriateness is for the existing fence and porch screening, constructed without a Certificate of Appropriateness, at 217 Arno Street SE.

The proposal is to approve a vertically orientated painted metal fence within the inside boundaries of the existing wood fences. The height of the new interior fence will match the 3 feet existing height from the sidewalk to the beginning of the home. From there, it will gradually step up from 6 feet to a maximum height of 8 feet at the alley.

Staff has reviewed the project and finds that the fence, as placed and with conditions, will not significantly harm the locally distinctive qualities of the neighborhood. The request was reviewed against the relevant development guidelines for the Huning Highland Historic Protection Overlay zone (HPO-5) and the criteria for approval of a Certificate of Appropriateness in the IDO. Subject to conditions, staff considers the proposal to be substantially consistent with the guidelines and IDO criteria.

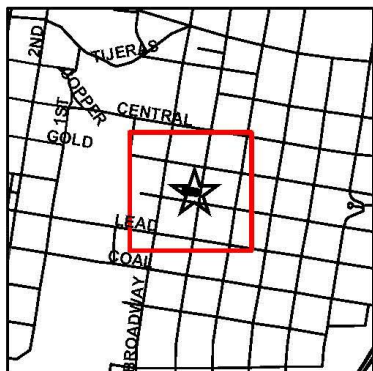
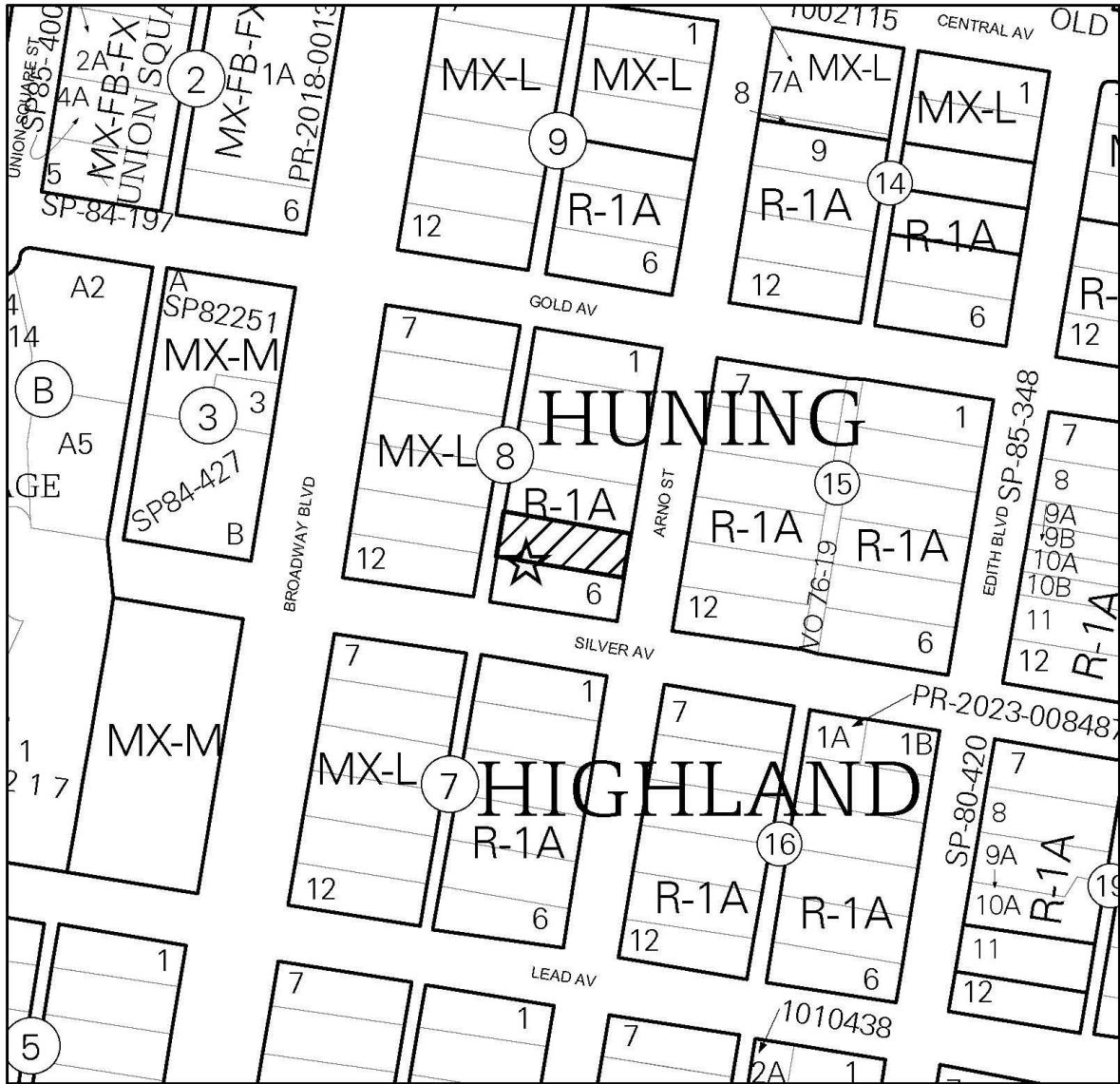
PRIMARY REFERENCES:

Integrated Development Ordinance; Development Guidelines for Huning Highland Historic Protection Overlay Zone.

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I. Maps



IDO ZONING MAP

Note: Gray shading indicates County.

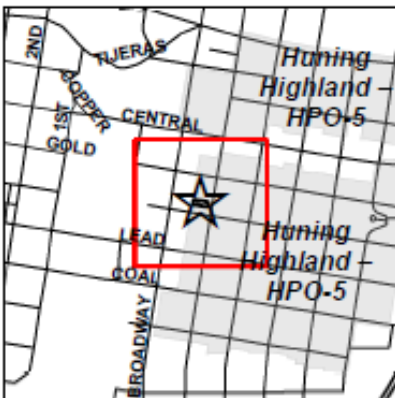
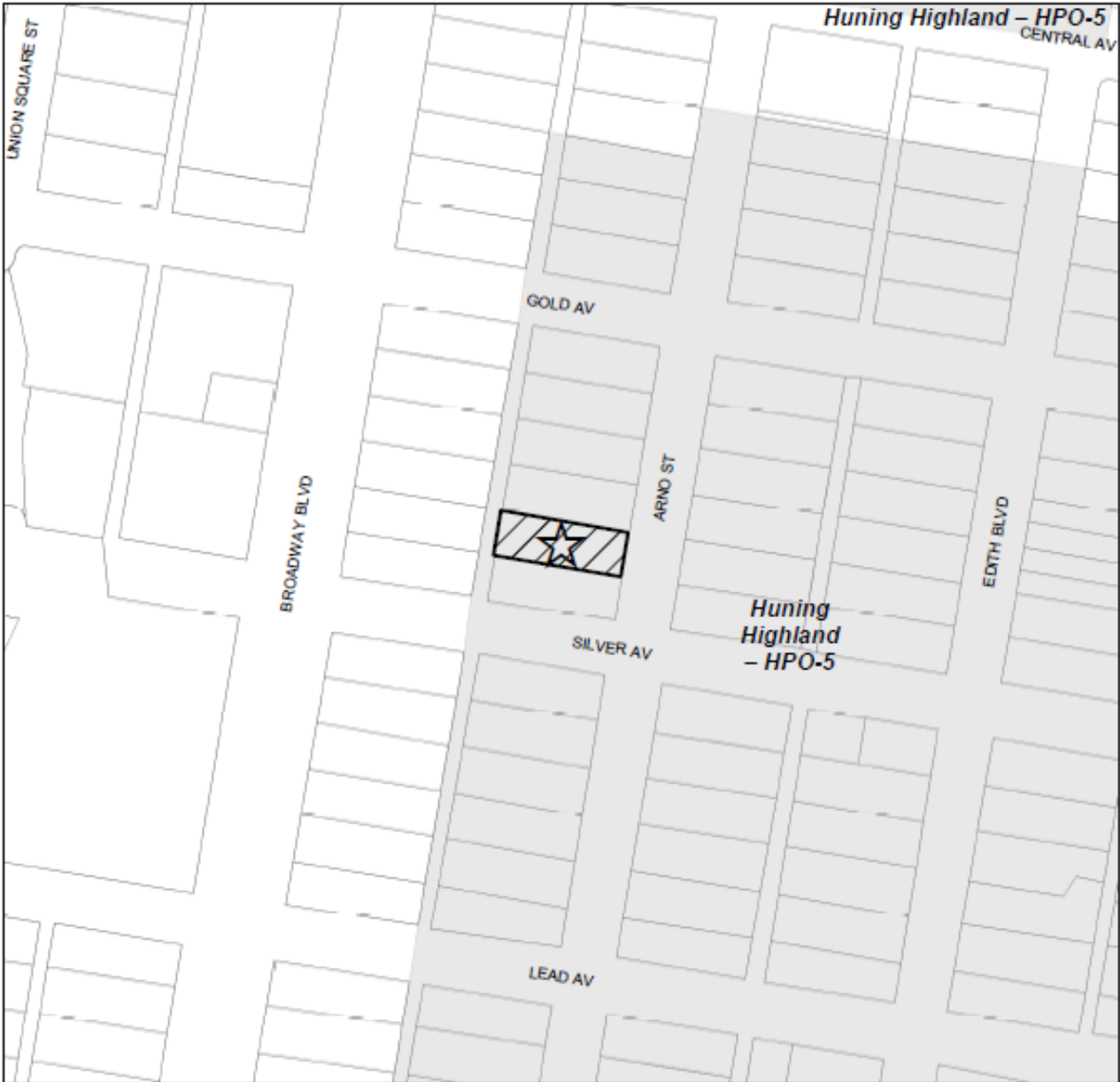
1 inch = 150 feet

Hearing Date:
2/12/2025

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Zone Atlas Page:
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Historic Area

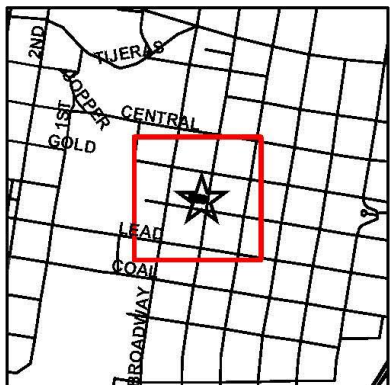
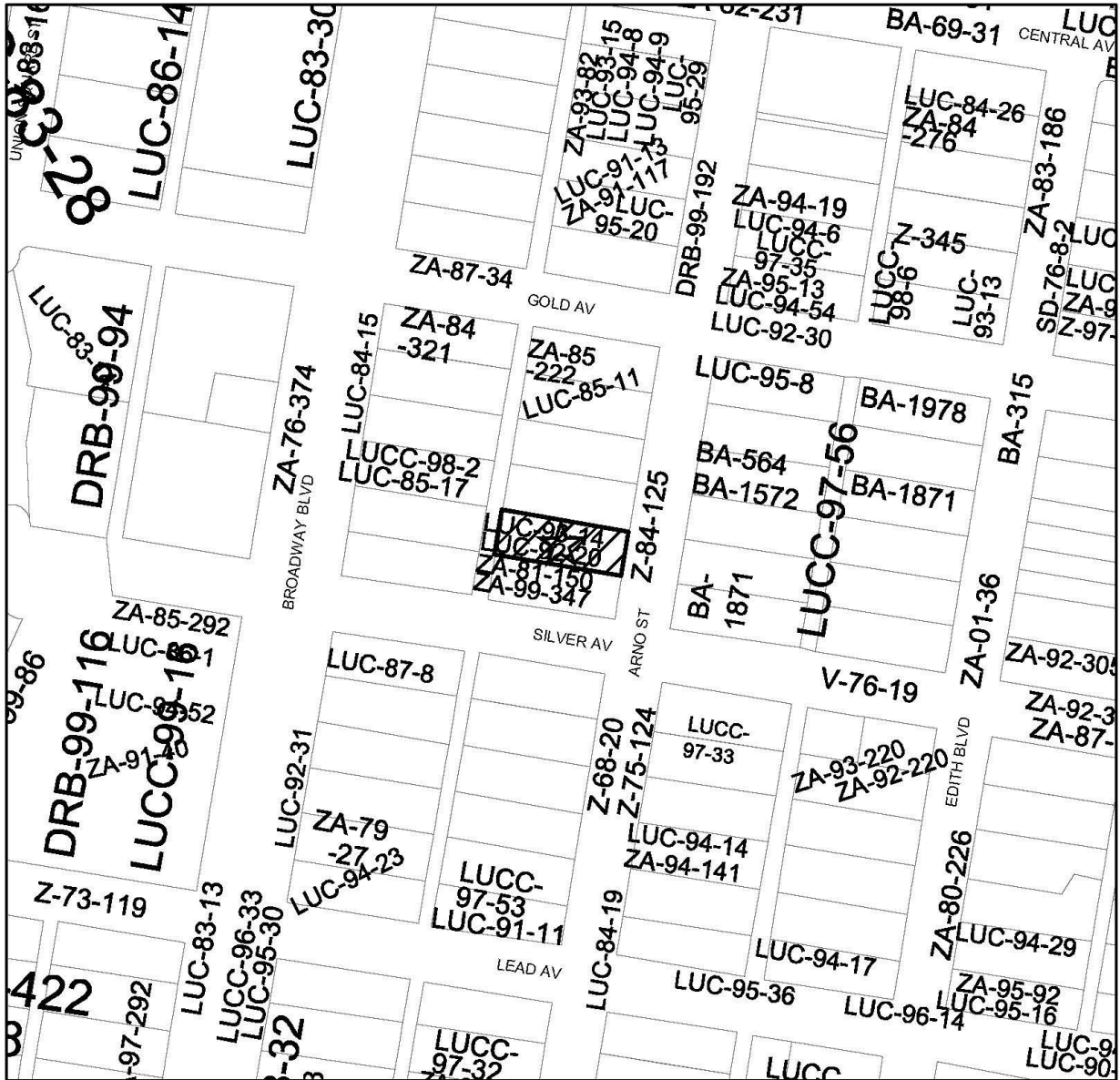
Note: Gray shading
Indicates County.



1 inch = 150 feet

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HISTORY MAP

Note: Gray shading indicates County.

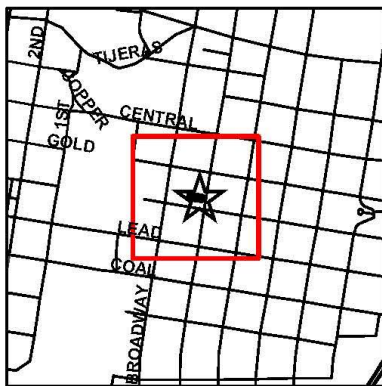
1 inch = 150 feet

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LAND USE MAP

Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 150 feet

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2/12/2025
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II. Introduction

Summary Of Request

<i>Requests</i>	<i>Certificate of Appropriateness for Alterations</i>
<i>Historic Location</i>	<i>Huning Highland Historic Protection Overlay Zone (HPO-5)</i>

Area History And Character

Surrounding architectural styles, historic character, and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style, and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
General Area	1	Truncated gables with asphalt shingle; shed roofs on additions. Simplified Queen Anne architectural style, 1901	Contributing; Residential
Sites to the North	1	Intersecting gable with gambrel type roof at the center, New Mexico Vernacular architectural style, 1898	Contributing; Residential
Sites to the South		Parking lot no roof	Contributing, Commercial
Sites to the East	2	Flat roof with parapet. Decorative Brick architectural style 1936	Contributing; Commercial
Sites to the West	1	Gable roof with exposed rafters, stucco chimney; lower gable on enclosed porches, Bungalow architectural style, 1908	Contributing; Residential

Request

The application is a request for a Certificate of Appropriateness for the existing fence and screened porch enclosure, built without a Certificate of Appropriateness, located at 217 Arno Street SE.

On January 6, 2025, the applicant applied for a Certificate of Appropriateness – Major following the issuance of a Notice of Violation by Code Enforcement. The applicant had installed a painted metal fence within the inside boundaries of the existing fences to secure the property. The existing wood fence did not offer privacy or security for the property. For these reasons, the owner made these improvements without understanding the process of approval.

The installed solid metal fence which is not in keeping with the historic character of Huning Highland, could not be approved by staff and has been referred to the Landmarks Commission. The

neighborhood has predominantly featured wood and iron fencing. The placement of the fencing behind the existing wood fence is meant to minimize the impact of the metal fence.

The applicant proposes reducing the height of the new interior fence to 3 feet from the sidewalk to the beginning of the home. From there, it will step up from 6 feet along the sides and increase to a maximum height of 8 feet at the alley.

In addition the applicant proposed to rescreen the existing porch. The new screen will remove heavy metal screening and meet the requirement of Huning Highland guidelines.

LC Role

Pursuant to IDO 14-16- 6-6(D)(2)(b), The Historic Preservation Planner shall review the application and forward a recommendation to the LC. 6-6(D)(2)(c), The LC shall conduct a public hearing on the application and shall make a decision on the application.

Previous Applications

Minor submittal was requested for the construction of 6 feet front yard fence with Project No.1002209, Case No06-LUCC-00230; Minor submittal was requested for the construction of a new fence and Porch with Project No.1004714, Case No 11-LUCC-50039, Major alterations were submitted for a new block wall along the alley with a motorized sliding gate with Project No.1009405/11-LUCC-50034; Minor alterations were submitted for a chain link fence along Arno Street with Project No.1009405, Case No 12-LUCC-50049

Area History

Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880, he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-century styles of building but also for the variety and scale of its architecture. It is not a neighborhood of large mansions but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth century. During the 1920s, the California bungalow gained prominence and popularity, and examples of this style can also be found in the district.

Many of the houses have wood frames with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, and comers are decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials.

In addition to these basic building materials, various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978, and the Historic Overlay Zone was created by the City Council in 1979. The historic district continued to grow and develop through the first half of the twentieth century.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Integrated Development Ordinance (IDO)

In August 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code, and the property was zoned R-1A.

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(L) identifies standards and guidelines for HPO- 5: Huning Highland.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposal is not consistent with the designation ordinance and specific development guidelines for the historic protection overlay zone. The applicant has chosen a design style that is not in line

with Huning Highland's historical aesthetic.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Although the applicant has chosen a design style that is not in line with the historical aesthetic of Huning Highland, the new metal fence has been added to the inside boundaries of the existing wood fence. The metal fence from the street and south alley is not very visible, but it provides added security to the property.

The three-foot metal fence should be removed from the front yard as it is not for security and is visible from the front of the property.

The metal mesh enclosure will be replaced with traditional screen fabric on the inside of the framing. The original roof and supporting structure should remain visible, which is in line with the historical aesthetic of Huning Highland.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The new traditional screen fabric will be replaced on the inside of the structure's framing but will not cover the existing structure.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is

determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable.

IV. Huning Highland Historic Preservation Overlay Zone Design Guidelines

The development guidelines are administered by the LC and include directions on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, the relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991. The guidelines were revised in 1998 and further revised and adopted by the LUCC in October 2010. They were later amended again when the uniform guidelines for New Town Neighborhoods were adopted in 2016.

The proposal does not conflict with the designation ordinance.

POLICY – SITE FEATURES AND STREETSCAPES

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

Guidelines

Fences and Free-Standing Walls:

When constructing new fences, use materials that appear similar to those used historically.

- Simple designs consistent with historic iron fencing, wood picket fencing, and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.

The applicant has chosen a design style that is not in line with the historical aesthetic of Huning Highland. The neighborhood has predominantly featured wood and iron fencing. The height of the new interior fence will match the 3 feet existing height from the sidewalk to the beginning of the home. From there, it will gradually step up from 6 feet to a maximum height of 8 feet at the alley.

POLICY –PORCHES AND ENTRANCES

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials, and detailing.

Guidelines

Retain and preserve porches and related entrances.

- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.
- The original roof and supporting structure should remain visible and define the closure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

The applicant has chosen traditional screen fabric to screen the porch. The original roof and supporting structure should remain visible, which is in line with Huning Highland's historical aesthetic.

V. Neighborhood Notification and other Considerations/Public Concerns

The applicant notified the South Broadway Neighborhood Association, the Huning Highland Historic District Association, and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted on the property, giving notification of this application. As of this writing, staff has received a number of letters in support of the metal fence from neighbors (see Attachment A). There has been no opposition to the request.

VI. Conclusions

The metal fence design is not in line with the historical aesthetic of Huning Highland; however, being placed behind the existing wood fence, it is not highly visible from the street and west alley. At the same time, it provides added security to the property. The three-foot metal fence along the front side lines is not for security and is clearly visible from the front of the property. For this reason, staff recommends this portion of the fence be removed rather than simply lowered.

The metal mesh enclosure of the front porch will be replaced with traditional screen fabric and attached on the inside of the framing that will be in line with the historical aesthetic of Huning Highland.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the Conditions of Approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations – Case No. SI-2025-00025 / Project # 2025-011380 (February 12, 2025)

1. The application is a request for a Certificate of Appropriateness for the existing fence and porch at 217 Arno Street SE. The subject site is approximately 0.1548 acres. The legal description for the subject site is Block 8, Lots 5 in the Huning Highland Historic Protection Overlay Zone (HPO-5). The property is zoned R-1A.
2. The applicant applied for a Certificate of Appropriateness – Major following the issuance of a Notice of Violation by Code Enforcement.
3. The applicant installed a painted metal fence within the inside boundaries of the existing fences to secure the property and enclosed the front porch with heavy metal screening panels.
4. The applicant amended the request to include lowering of the metal fence in the front side yards to three feet and the rescreen the porch with traditional screening materials and attach from the inside of existing structure.
5. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. Section 14-16-6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposal is not totally inconsistent with the designation ordinance and specific development guidelines for the historic protection overlay zone, although the applicant has chosen a material that is not in line with Huning Highland's historical aesthetic.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Although the applicant has chosen a design style that is not in line with the historical aesthetic of Huning Highland, the new metal fence has been added to the inside boundaries of the existing wood fence. The metal fence from the street and south alley is not very visible, but it provides added security to the property.

The three-foot metal fence should be removed from the front yard as it is not for security and is visible from the front of the property.

The metal mesh enclosure will be replaced with traditional screen fabric on the inside of the framing. The original roof and supporting structure should remain visible, which is in line with the historical aesthetic of Huning Highland.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The new traditional screen fabric will be placed on the inside of the structure's framing and will not cover the existing columns and facia of the porch .

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable.

7. The application has been reviewed against Development Standards for Huning Highland Historic District in the areas of:

Fences and Free-Standing Walls:

When constructing new fences, use materials that appear similar to those used historically.

- Simple designs consistent with historic iron fencing, wood picket fencing, and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
- The applicant has chosen a material that is not in line with the historical aesthetic of Huning Highland but has attempted to mediate the effect by placing it behind the existing wood fence.

Porches:

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials, and detailing.

Retain and preserve porches and related entrances.

- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.
- The original roof and supporting structure should remain visible and define the closure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

The applicant has chosen traditional screen fabric to screen the porch. The original roof and supporting structure should remain visible, which is in line with Huning Highland's historical aesthetic.

8. The Huning Highland Neighborhood Association and neighboring properties within 100 feet, excluding public rights of way, were notified of this application. The requisite sign was posted on the property, giving notification of this application.
9. As of this writing, staff has received a number of letters in support of the metal fence from neighbors (see Attachment A). There has been no opposition to the request.

RECOMMENDATION –

Case No. SI-2025-00025/ Project # 2025-011380, February 12, 2025

APPROVAL of Case No. SI-2025-00025/ Project # 2025-011380, an application for a Certificate of Appropriateness for Alterations at 217 Arno Street SE, legally described as Block 8, Lots 5 in the Hunings Highland Addition in the Huning Highland Historic Protection Overlay (HPO-5) zone, based on the above 9 Findings and subject to the following Conditions.

Conditions of Approval Recommended for Case No. SI-2025-00025/ Project # 2025-011380

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals
2. Metal fencing installed between the sidewalk and the front of the house shall be removed, leaving the three-foot wood fence.

Nasima Hadi

Nasima Hadi, Planner
Urban Design and Development Division

PHOTOGRAPHS



Front of the building looking west.



Front of the building looking west.



Back of the property looking east.



Front of the building looking west.



From the parking lot looking North.





Back of the property looking east.



Existing porch

APPLICATION INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Ryan & Frances Bromberg		Phone: 5059774798
Address: 3721 Mesa Verde Avenue		Email: ryanjb@me.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): N/A		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: Ryan & Frances Bromberg

BRIEF DESCRIPTION OF REQUEST

Seeking planning department approval for improvements to existing fence and porch.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 005	Block: 008	Unit:
Subdivision/Addition: Huning Highlands Addition	MRGCD Map No.:	UPC Code: 101405739432811004
Zone Atlas Page(s): K-14-Z	Existing Zoning: R-1A	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.1548 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 217 Arno St SE	Between: Silver Avenue SE	and: Gold Avenue SE
-------------------------------------	---------------------------	---------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

None

Signature:	Date: 01/06/2024
Printed Name: Ryan Bromberg	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> East End – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Eighth and Forrester HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Fourth Ward – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures: 1		<input checked="" type="checkbox"/> Huning Highland – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Old Town – HPO-6	<input type="checkbox"/> City Landmark
		<input type="checkbox"/> Silver Hill – HPO-7	
Unclassified Structures:	Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS - MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

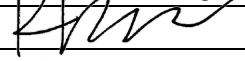
HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)


ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 01/06/2024
Printed Name: Ryan Bromberg	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
Staff Signature:		
Date:		

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 01/06/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached ONC List

Name of NA Representative*: See attached ONC List

Email Address* or Mailing Address* of NA Representative¹: See attached ONC List

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 217 Arno Street SE
Location Description Lot 005, Block 008, Huning Highlands Addition
2. Property Owner* Ryan & Frances Bromberg
3. Agent/Applicant* [if applicable] N/A
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Seeking planning department approval for improvements to existing fence and porch.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: 2/12/2024 3:00 PM

Location*³: via ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

<https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:
Material used for fencing differs from acceptable historical standards.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.1548 Acres
 2. IDO Zone District R-1A
 3. Overlay Zone(s) [if applicable] Huning Highland HPO-5
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Residential
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

Ryan & Frances Bromberg
3721 Mesa Verde Ave NE
Albuquerque, NM 87110

January 6, 2024

Silvia Bolivar, Leslie Naji
Landmarks Commission
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second Ave NW
Albuquerque, NM 87102

Greetings,

My wife Frances and I are the owners of the property located at 217 Arno St SE since 2006. The home is located within the Huning Highland - HPO-5 historic zone. We resided at the home from 2006 until 2017. Since this time, the home has been occupied by my father, his wife and young daughter. We recently received a Letter of Violation for changes made to the property. This letter is in response to that letter in an effort to cure the violations and seek approval for the improvements made with some slight modifications.

While my wife and I enjoyed our time in the home and neighborhood, we experienced periodic disruptions, vandalization and unwarranted solicitation from transients. In the time since my father has occupied the home, these activities have increased dramatically in both frequency and scale with an added element of violent interactions, theft and property destruction. In addition, the home is located adjacent to the parking lot for an addiction treatment facility. Cars and their patrons park and loiter daily within 3' of the southern exposure of the home. This includes smoking, talking loudly, disruptive loud music etc.. The current semi-permeable wood fence does not offer privacy or protection from these actions and often attracts passersby, particularly in the alley. My father's continuing occupation of the home is dependent on some added security measures. I would argue that any tenant would want the same, particularly those with children. For these reasons, he took upon himself to make these improvements without understanding the process of approval.

We intend to apply for a certificate of Appropriateness and all necessary documentation to allow for a semi-visible fence improvement within the interior boundaries of the existing fence on the property and a screened enclosure to the existing porch. The reasons for the improvements are mainly for security. In addition, we believe these changes offer an updated approach to the neighborhood vernacular and general visual appeal for the home itself.

The existing 3' and 6' semi-permeable ("good neighbor") wood fence that surrounds the property on three sides will remain and be the prominent visual from the street on the south

and west (alley) sides. We are proposing to add a vertically orientated painted metal fence within the inside boundaries of the existing fences. The height of the new interior fence will match the 3' existing height from the sidewalk to the beginning of the home. From there, it will gradually step up from 6' to a maximum height of 8' at the alley. The 8' height at the alley is not inconsistent with nearby properties. Within the 200 and 300 blocks of Arno, Broadway and Edith I counted no less than five properties with 8' fences/walls during a very brief walkthrough. The materials of these 8' enclosures varied from wood, metal and block, and from semi opaque to completely solid.

From the street view on the south and alley side, the metal is hardly perceptible. From the front street view, the metal fence is visible on the 3' sections as well as the fence leading to the rear of the house. However, the materiality of the fence is neither a distraction from the architectural features of the home nor a major departure from the design vernacular of the neighborhood. We feel this a more appropriate and sensitive approach as apposed to changing the materiality completely to a block wall, which some nearby properties have done.

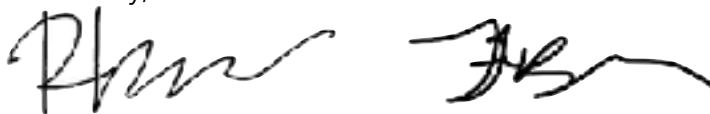
To address the changes made to the existing porch, we will be removing the rigid metal-mesh enclosure and replacing it with traditional screen fabric on the inside of the framing, to allow for visibility of the wood architectural elements.

While we are both sensitive and appreciative to the historical aspects of the neighborhood, our particular home does not posses many of the specific historical qualities of many of the contributing homes in the neighborhood. In addition, the home is adjacent to the commercial edge of the neighborhood where many changes of materiality and historical context have been altered. However, the visible character that does exist will remain.

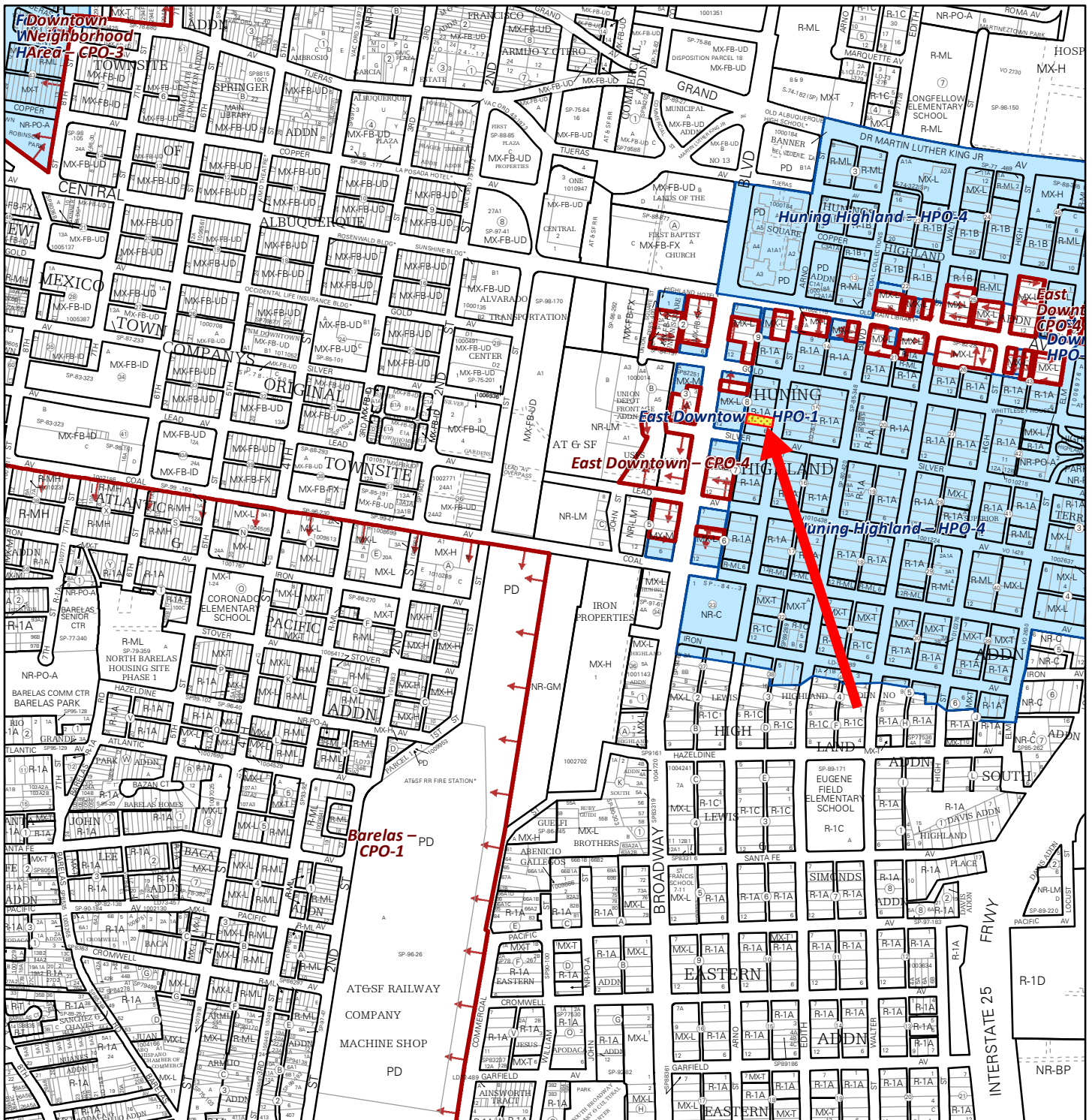
While the changes made, without me or my wife's knowledge, by my well-meaning father would not necessarily have been the approach we would have taken, we do believe that ultimately they add value to both the home and surrounding area and create visual interest consistent with the spirit of the historical qualities.

In summary, we ask for both forgiveness and support to move forward. We thank you for your consideration in this matter and hope to continue in the spirit of good faith and improvement of the Huning Highland neighborhood and Historic Districts.

Sincerely,

Two handwritten signatures in black ink. The first signature is a cursive 'R' followed by 'Bromberg'. The second signature is a cursive 'F' followed by 'Bromberg'.

Ryan & Frances Bromberg
ryanjb@me.com, f.bromcia@gmail.com
505 | 977.4798, 505 | 400.0726



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-14-Z

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment
- Petroglyph National Monument

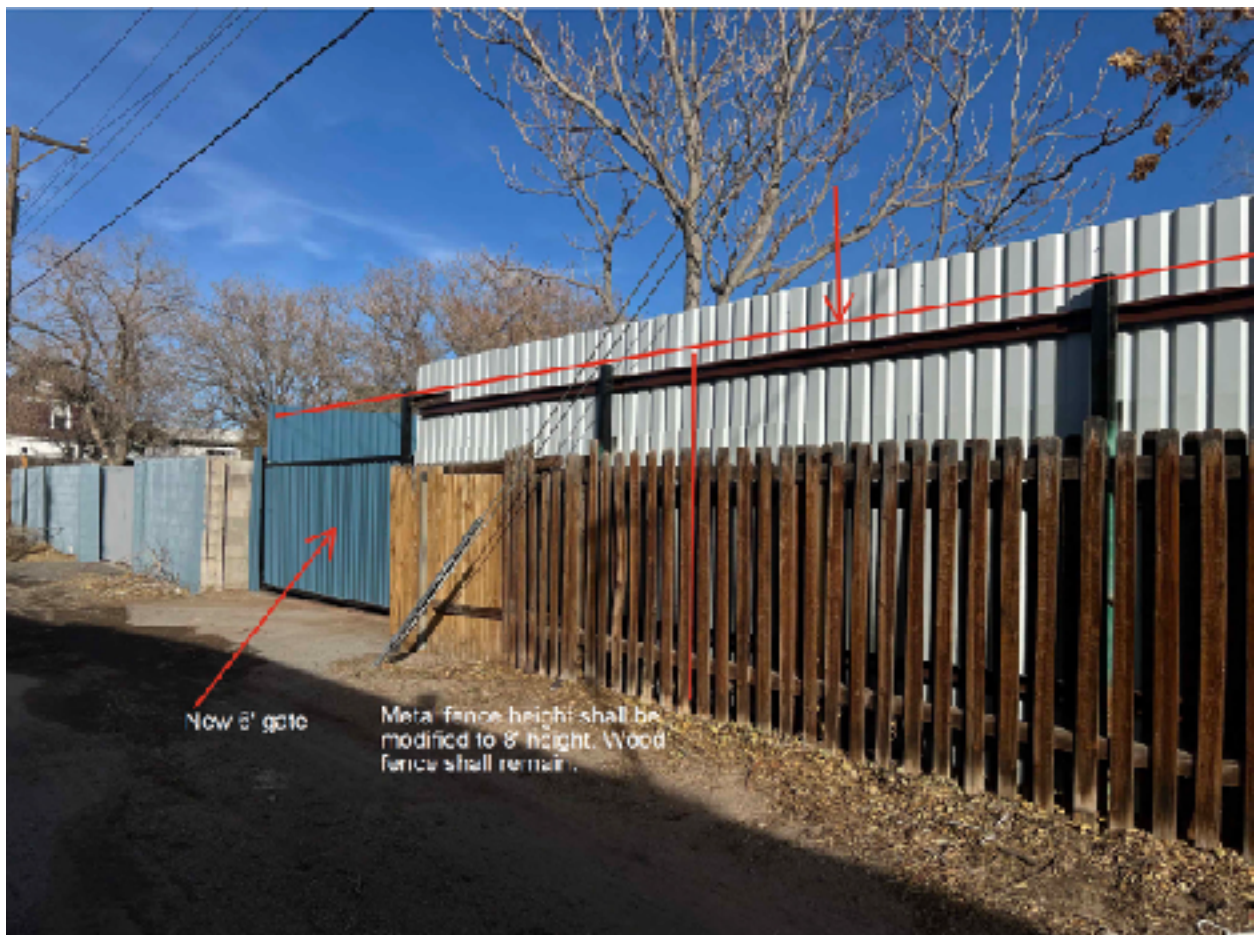
Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet











Metal fence height shall be modified to 8' height maximum. Wood fence shall remain.

PUBLIC NOTICE

From: Office of Neighborhood Coordination onc@cabq.gov
Subject: 217 ARNO STREET SE_Public Notice Inquiry Sheet Submission
Date: December 30, 2024 at 1:58 PM
To: ryanjb@me.com



PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	Address Line 2	City
EDo NA Incorporated	hello@edoabq.com	Ian	Robertson	irbertson@titan-development.com	6300 Riverside Plaza Drive NW	200	Alt
EDo NA Incorporated	hello@edoabq.com	David	Tanner	david@edoabq.com	4801 Montano RD NW A-2		Alt
Huning Highland Historic District Association		Ben	Sturge	bsturge@gmail.com	802 Silver SE		Alt
Huning Highland Historic District Association		Ann	Carson	annlouisacarson@gmail.com	416 Walter SE		Alt

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign posting status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice-checklist>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official-Administrative-Decision-form>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of d notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaiflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, December 30, 2024 1:33 PM
To: Office of Neighborhood Coordination <ryanjb@me.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan Bromberg

Telephone Number

505 977 4798

Email Address

ryanjb@me.com

Company Name

Company Address

3721 Mesa Verde Avenue

City

Albuquerque

State

NM

ZIP

87110

Legal description of the subject site for this project:

Lot 005, Block 008, HUNINGS HIGHLAND ADDITION

Physical address of subject site:

217 ARNO STREET SE

Subject site cross streets:

Gold & Silver Avenues SE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

Captcha

x



Naji, Leslie

From: Ryan Bromberg <ryanjb@me.com>
Sent: Thursday, January 9, 2025 10:49 AM
To: Naji, Leslie
Subject: Re: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Leslie,

Here is the new photo of the property owner envelopes, corresponding with the updated list.



On Jan 9, 2025, at 9:07 AM, Naji, Leslie <lnaji@cabq.gov> wrote:

Great. We will get your signs ready and await the additional envelope photos.

<image001.png>

From: Ryan Bromberg <ryanjb@me.com>
Sent: Thursday, January 9, 2025 9:06 AM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: Re: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

The invoice has been paid. I can come in tomorrow

To confirm, I will use the list you sent, adding the four additional names and omitting the two not on the list for a total of twelve envelopes. Thank you.

On Jan 9, 2025, at 8:54 AM, Naji, Leslie <lnaji@cabq.gov> wrote:

Hi Ryan,

The list I sent is what should be used. The list you have has many redundancies. You should have been sent the invoice, as I have entered the application. Let me know when it is paid and come in for signs to be posted before the hearing. Let me know when you will be coming in so the signs will be ready.

Thanks.

<image002.png>

From: Ryan Bromberg <ryanjb@me.com>
Sent: Thursday, January 9, 2025 8:41 AM
To: Naji, Leslie <lnaji@cabq.gov>
Cc: Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: Re: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning,

This list is different than the labels list I received (attached). Which list should I be using? There are four additional names on the list you sent as well as omitting two from the attached list.

I will get the additional envelopes out today if needed.

Thank you,

Ryan Bromberg
505/977.4798 // ryanjb@me.com

On Jan 9, 2025, at 6:45 AM, Naji, Leslie <lnaji@cabq.gov> wrote:

Good morning Ryan,

Can you cross check the attached mailing list with what you have sent? I can't actually read the envelopes but see you sent out 10 and there should be 12 per my calculations. The 100 feet is minus should not include the ROW so there are some properties south of Silver that may not have been notified.

We will still process the application but need you to get those additional letters out today and copy us.

Thanks.

<image001.png>

LESLIE NAJI
principal planner, historic preservation
(she/hers)
o 505.924.3927
e lnaji@cabq.gov

From: Ryan Bromberg <ryanjb@me.com>
Sent: Wednesday, January 8, 2025 3:38 PM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: Re: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Leslie,

I included the photo of the envelopes to property owners in my original application email. I'm attaching it here just in case. Thank you .
<image002.jpg>

Ryan Bromberg
505/977.4798 // ryanjb@me.com

On Jan 8, 2025, at 3:17 PM, Naji, Leslie
<lnaji@cabq.gov> wrote:

Hi Ryan,

It looks like we still need the mailing to property owner. That is usually done by photo of all addressed and stamped envelopes. I have attached the list of property owner to be mailed in case you have not previously received it.

<image001.png>

LESLIE NAJI
principal planner, historic preservation
(she/hers)
o 505.924.3927
e lnaji@cabq.gov

From: Ryan Bromberg <ryanjb@me.com>
Sent: Wednesday, January 8, 2025 2:17 PM
To: irobertson@titan-development.com;
david@edoabq.com; annlouisacarson@gmail.com;
bsturge@gmail.com; hello@edoabq.com
Cc: Bolivar, Silvia A. <sabolivar@cabq.gov>; Naji, Leslie
<lnaji@cabq.gov>; Frances Bromberg
<f.bromcia@gmail.com>
Subject: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Greetings EDo and HHHDA,

This email and all attachments are in response to a Letter of Violation we received for modifications to the property located at 217 Arno St SE. We intend to cure and seek approval for the improvements made with some slight modifications. Please see attached Justification Letter and all supporting documents. Thank you for your consideration of this matter.

Ryan Bromberg
505/977.4798 // ryanjb@me.com

<property owner to be mailed.xlsx>
<217 Arno Buffer Map.JPG>

Naji, Leslie

From: Ryan Bromberg <ryanjb@me.com>
Sent: Wednesday, January 8, 2025 2:17 PM
To: irobertson@titan-development.com; david@edoabq.com; annlouisacarson@gmail.com; bsturge@gmail.com; hello@edoabq.com
Cc: Bolivar, Silvia A.; Naji, Leslie; Frances Bromberg
Subject: Notice of Application for Approval
Attachments: 11. Letter of Justification - NA.pdf; 01. Development Review Application.pdf; 02. Form L CoA MAJOR.pdf; 03. LC Pre-application Form.pdf; 05. PROJECT DRAWING CHECKLIST 217 Arno.pdf; 06. Zone Atlas Map - 217 Arno Street SE.pdf; 08. Public Notice _Mailed Emailed to a Neighborhood Association.pdf; 11. copy of email 217 ARNO STREET SEPublic Notice Inquiry Sheet Submission.pdf; New site plan.pdf; Image Binder with Notes.pdf; Property Examples.pdf

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Greetings EDO and HHHDA,

This email and all attachments are in response to a Letter of Violation we received for modifications to the property located at 217 Arno St SE. We intend to cure and seek approval for the improvements made with some slight modifications. Please see attached Justification Letter and all supporting documents. Thank you for your consideration of this matter.

Ryan Bromberg
505/977.4798 // ryanjb@me.com

ATTACHMENT A

Immanuel Lutheran Church
300 Gold Ave SE
Albuquerque, NM 87102

January 15, 2025

Ryan and Frances Bromberg,

Greetings from Immanuel Lutheran Church and School across the street!
We received your communication regarding the changes to your property at 217 Arno. What a shame that you have to go to such trouble for a FENCE! I suppose that is the way of the historical district. We have had our fair share of challenges ourselves over here.

I have seen the fence, and personally have no issue with it—I even thought it was a great idea. I (personally) believe homeowners, *especially* in this area, should be well within their rights to secure and protect their properties in ways they see fit, regardless of aesthetic. I believe safety and security should absolutely be prioritized over a need to preserve a “look.”

Our congregational President, Mark Angell, shares this sentiment. We are in affirmation of whatever changes you may need to ensure that your property is safe and secure, and do not have any concerns over the fact that the “Fence material differs from acceptable historical standards.” Please feel free to use this letter in support of your proposal to the Planning Department, and we wish you luck.

In His service,

Julie Tibbetts



Congregational Secretary

Naji, Leslie

From: Ian Robertson <irobertson@Titan-Development.com>
Sent: Thursday, January 9, 2025 3:53 PM
To: Ryan Bromberg
Cc: Bolivar, Silvia A.; Naji, Leslie; Frances Bromberg
Subject: RE: Notice of Application for Approval

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Afternoon Ryan,

Understanding the public safety and privacy concerns, I believe the proposed redlines are an improvement on the current condition. In particular, the changes to the front yard fencing adjacent to your neighbor's house seem more appropriate and respectful. I would encourage you to work with that neighbor to discuss where to step the fence down since they have an existing low fence.

Regarding the fencing adjacent to the alleyway or commercial use, I am fine with the proposed design. I don't love the metal fencing but I sympathize with your father's predicament.

Thank you,



IAN ROBERTSON

Director of Development

P (505) 998-0163 **M** (847) 977-4229

W www.titan-development.com

E irobertson@titan-development.com

6300 Riverside Plaza Lane NW, Ste. 200,
Albuquerque, NM 87120

CONFIDENTIALITY NOTICE: The information contained in this e-mail and any attachment(s) hereto is confidential and may be legally privileged. This email and any attachment(s) is intended only for the recipient(s) identified above. If you are not one of those intended recipients, you are hereby notified that any dissemination, distribution or copying of this e-mail or its attachments is strictly prohibited. If you have received this e-mail in error, please notify the sender of that fact by return e-mail and permanently delete the e-mail and any attachments to it immediately. Please do not retain, copy or use this e-mail or its attachments for any purpose, nor disclose all or any part of its contents to any other person.

From: Ryan Bromberg <ryanjb@me.com>
Sent: Wednesday, January 8, 2025 2:17 PM
To: Ian Robertson <irobertson@Titan-Development.com>; david@edoabq.com; annlouisacarson@gmail.com; bsturge@gmail.com; hello@edoabq.com
Cc: Silvia A. Bolivar <sabolivar@cabq.gov>; Leslie Naji <lnaji@cabq.gov>; Frances Bromberg <f.bromcia@gmail.com>
Subject: Notice of Application for Approval

Greetings EDO and HHHDA,

This email and all attachments are in response to a Letter of Violation we received for modifications to the property located at 217 Arno St SE. We intend to cure and seek approval for the improvements made with some slight modifications. Please see attached Justification Letter and all supporting documents. Thank you for your consideration of this matter.

Naji, Leslie

From: Ryan Bromberg <ryanjb@me.com>
Sent: Tuesday, January 14, 2025 9:04 AM
To: Naji, Leslie; Bolivar, Silvia A.
Subject: Fwd: Fencing - 217 Arno SE

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning,

I wanted to share this email of support we received from Daniel Blackwood, owner of the property at 218 Broadway SE.

Thank you,

INHABIT // Real Estate // Design
Ryan Bromberg, MLA // Principal
505/977.4798 // ryanjb@me.com
Qualifying Broker // Lic. No. 18409

Begin forwarded message:

From: Ryan Bromberg <ryanjb@me.com>
Date: January 14, 2025 at 8:59:15 AM MST
To: Daniel Blackwood <dblackwood@theevolutiongroup.com>
Cc: f.bromica@gmail.com
Subject: Re: Fencing

Hi Daniel,

Thank you for the reply and words of support.

INHABIT // Real Estate // Design
Ryan Bromberg, MLA // Principal
505/977.4798 // ryanjb@me.com
Qualifying Broker // Lic. No. 18409

On Jan 13, 2025, at 4:57 PM, Daniel Blackwood <dblackwood@theevolutiongroup.com> wrote:

Greetings Ryan and Francis,

I am in receipt of your letter dated the 6th of January.
I am the owner of the Evolution Group, Inc., so er share
the boundary along the parking lot and my company is

across the alley from you.

I appreciated your correspondence and attached documentation.

I will say that while I might not have chosen the particular type of fencing you did, one thing for sure, it's not going anywhere.

I just appreciate your making improvements to your property and have no problem with it whatsoever.

I am sorry I didn't make it over to say hello before this.

My best to you,

Daniel

Daniel Blackwood, LPCC, Director

The Evolution Group, Inc.

218 Broadway SE

Albuquerque, NM 87102

505-242-6988 ext. 114

He, His,

Naji, Leslie

From: Ryan Bromberg <ryanjb@me.com>
Sent: Tuesday, January 21, 2025 7:18 PM
To: Naji, Leslie; Bolivar, Silvia A.
Subject: Re: Fencing - 217 Arno SE
Attachments: Immanuel Lutheran Support Letter.pdf

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good evening,

I wanted to also share this letter of support I received from Immanuel Lutheran at 300 Gold SE.

In addition, I spoke with Mr. Woodman who owns the house next door at 213/215 Arno St SE. He wanted me to share his full support as well.

He also voiced major concern for the work that has been going on at 209 Arno St SE (seemingly without permits or approvals), which looks to be a major departure from historic preservation standards. He was very surprised that we received a letter, while they have not.

Best,

-- Ryan

***INHABIT // Real Estate // Design
Ryan Bromberg, MLA // Principal
505/977.4798 // ryanjb@me.com
Qualifying Broker // Lic. No. 18409***

On Jan 14, 2025, at 9:03 AM, Ryan Bromberg <ryanjb@me.com> wrote:

Good morning,

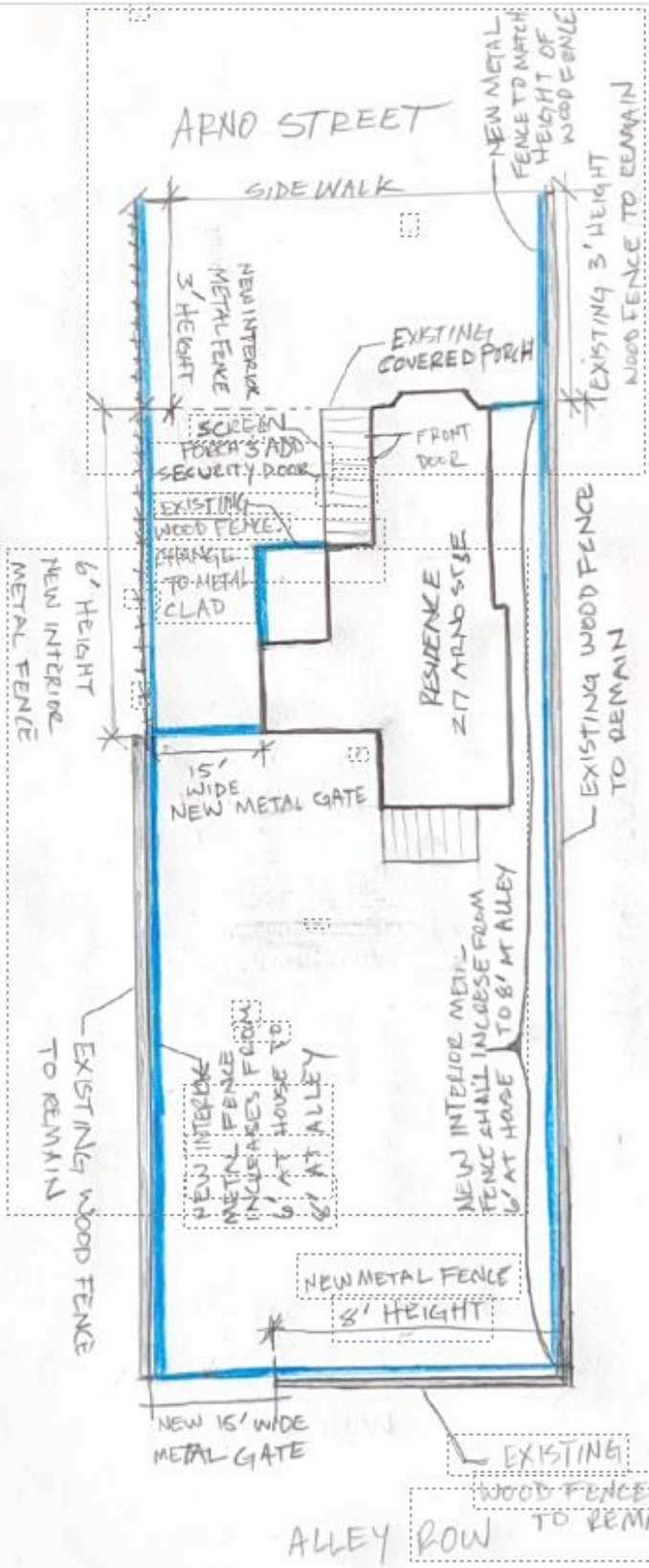
I wanted to share this email of support we received from Daniel Blackwood, owner of the property at 218 Broadway SE.

Thank you,

***INHABIT // Real Estate // Design
Ryan Bromberg, MLA // Principal
505/977.4798 // ryanjb@me.com***

SITE PLAN

213 ARNO



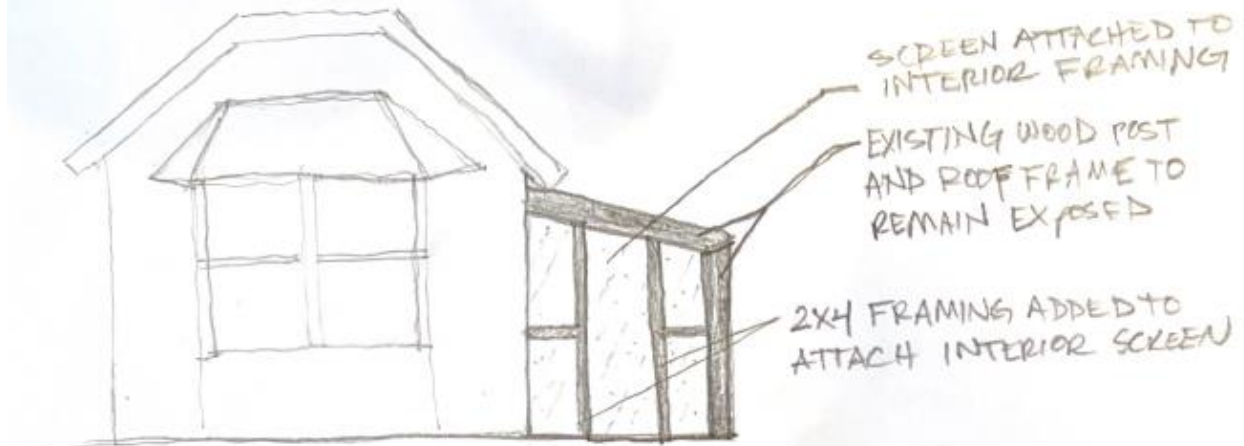
NOTE: ALL PROPOSED FENCING IS INSIDE OF EXISTING/REMAINING WOOD & CHAIN LINK FENCES ON THE PERIMETER OF PROPERTY. PROPOSED INTERIOR FENCE NOTED IN BLUE

PARKING LOT

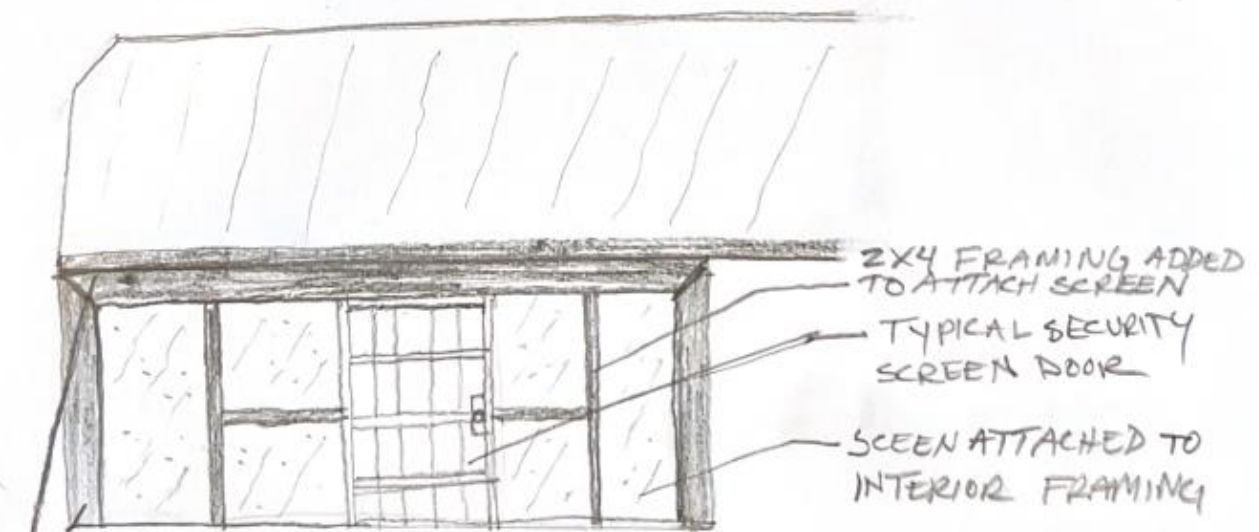


PROPOSED PORCH SCREEN

217 ARNO ST SE - PORCH IMPROVEMENTS
RYAN & FRANCES BROMBERG



EAST ELEVATION



EXISTING WOOD POST
AND ROOF FRAME
TO REMAIN EXPOSED

SOUTH ELEVATION





Re-screen
on inside of
framing w/
regular screen
material

