



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: February 12, 2025

### **OFFICIAL NOTIFICATION OF DECISION**

**PR-2025-011380**  
**SI-2025-00025**  
**Certificate of Appropriateness- Major**

**Ryan and Frances Bromberg, request approval for a Certificate of Appropriateness Major, described as Lot 005, Block 008, Huning Highlands Addition, located at 217 Arno St SE, between Silver Ave SE and Gold Ave SE, R-1A, 0.1548 acres (K-14-Z).**

On February 12, 2025, the Landmarks Commission voted to Approve Project # **PR-2025-011380/SI-2025-00025** based on the following Findings and Conditions.

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 pre-existing fences.

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**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

The applicant or any person aggrieved by the decision of the city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

**ALL CASES THAT RECEIVED APPROVAL ON FEBRUARY 12 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON FEBRUARY 27, 2025.**

*Nasima Hadi*

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**Urban Design and Development Division**