



Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MONDAY, May 1, 2023, 6 PM**

MINUTES

1. PLEDGE OF ALLEGIANCE

Vice-Chairperson Rockstraw led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Eddie Salazar-Community Development Coordinator took roll call.

Commissioner Jones – Present

Commissioner Walkinshaw – Present

Chairperson Lucero – Absent

Commissioner Salas – Present

Commissioner Rockstraw – Present

Mr. Chair you have a quorum.

3. CHANGES / APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Jones and seconded by Commissioner Walkinshaw.

Roll Call Vote:

Commissioner Jones - Yes

Commissioner Walkinshaw – Yes

Vice Chairperson Rockstraw - Yes

Commissioner Salas – Yes

4-0 Motion passes.

4. PUBLIC INPUT

Susan Kruger – Wanted to comment on the discussion item. If you look at chapter 18.33.100, which is part of the historic preservation ordinance. That section is the miscellaneous section and it includes color for possibly everything that you would consider. I think that before any of the changes are made, whatever this development color chart is, I don't believe that without a discussion about that section, the preservation historic ordinance, would want to move forward with making changes. Thank you.

Pat Taylor – as you all know we are doing Gamboa’s house, with the workshop series in Mesilla. We had two workshops scheduled for this week and next week. Just to help participants whom are interested in joining, get on Pat Taylor Inc. website. There is a workshop tab on the upper right and underneath that somewhere is where you would register. When you register, there are 3 different options: standard, National Park Service, local.

Our standard is the highest rate, which is \$300 for the 4-day session. National Park Service/State Park rate is 40 or 50%, underneath that is our local rate which is 75%. Which is equivalent of \$75. So, if anybody has any interest in joining, please pay attention to the discounted rate. So, you can get the cheapest rate that you can. Those of you who would love to attend, but can’t financially, we have a local non-profit that is paying for those local rates. Essentially, the registration is free. You must look at that website and ask for the codes and the codes will be sent to you. If you have a non-profit, which we must offset that cost, you are going to have to inquire. So, we encourage people to click it carefully, so they don’t get stuck with the highest rate. That would be fine, we could you the money but, we want to help the locals to understand the dynamics of adobe preservation. It is rooted in the base problem of the “Salitre” salt coming up through the soil. So, we really want to help people understand that. So, if you could direct people to that as you are going through the process in talking to people, I would appreciate it. Thank you very much.

5. APPROVAL OF CONSENT AGENDA

- a. *PZHAC MINUTES: Approval of April 17, 203 minutes.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes
Vice Chairperson Rockstraw - Yes
Commissioner Salas – Yes

4-0 Motion passes.

6. NEW BUSINESS

- a. **PZHAC Case #061584** - 2630 Calle de Guadalupe, submitted by Roberto Garcia, requesting approval to reroof his house from conventional shingles with corrugated roofing. Zone: Historical Residential (HR).

Motion to approve the case was made by Commissioner Jones and seconded by Commissioner Salas.

Commissioner Walkinshaw – it is kind of interesting, one of the color pictures of the front of the house shows canales, so it must have been an adobe house with a flat roof. At some point, he must have put up a pitched roof. Which is fine and of course a pitched roof is appropriate.

Community Development Coordinator Salazar - interesting observation.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes
Vice Chairperson Rockstraw - Yes

Commissioner Salas – Yes

4-0 Motion passes.

- b. **PZHAC Case #061585** - 2780 Calle Cuarta, submitted by Jose Torres, requesting approval to replace 7 windows and stucco his primary residence. Zone: Historical Residential (HR)

Community Development Coordinator Salazar – I stopped by his residence and took some pictures of his windows and his property. I noticed his windows were similar to the ones he wants to install. I did question that, thank you Commissioner Walkinshaw for bringing that up. There are some windows that are in fair to bad shape and others look good. He does look like he does construction, he has various tools/ladders. I did confirm that some windows do need to be replaced. He would like to replace all 7 windows for like for like. The information and the specs for the windows are included in the packet. He wants to re-stucco his whole house. Apparently, if you notice, his house is white. The front of the house has a different texture if you look at the pictures. It almost looks like some type of brick tiles on the surface. He is going to do his work himself. Unless Mr. Maese has any questions or comments, I stand by for any questions.

No Discussion

Motion to approve the case was made by Commissioner Jones and seconded by Commissioner Walkinshaw.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes
Vice Chairperson Rockstraw - Yes
Commissioner Salas – Yes

4-0 Motion passes.

- c. **PZHAC Case#061549** – 2260 Calle de Santiago, submitted by Bill and Janice Cook, requesting permission to build a porch on their property. Zone: Historical Commercial (HC)

Community Development Coordinator Salazar – this is a continuation of a previous application submitted in my office and administratively approved to repair water damages on adobe wall by Mr. Cook and Mr. Taylor. They want to build a porch attached to the structure so when the water comes off the roof and through the canales, the porch will be a buffer and keep the water from splashing onto the wall.

As usual, all site plans, application and fees submitted. Some pictures and drawings were very well put. After the packets were sent out, Mr. Cook stopped by the office and made some minor changes on the porch materials. If you notice the round porch posts and beams, he mentioned he will be replacing with 2x6 and 2x4s. That is still natural color but will be square. I stand by for any comments.

Motion to approve the case was made by Commissioner Salas and seconded by Commissioner Jones.

No Discussion

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes

Vice Chairperson Rockstraw - Yes
Commissioner Salas – Yes

4-0 Motion passes.

- d. **PZHAC Sign #061589** - 2060 Calle de Parian, submitted by Julienne Hadfield, requesting permission to hire artist, to paint a sign on her business wall. Sign will be a picture of Billy the Kid. Zone: Historical Commercial (HC)

Community Development Coordinator Salazar – m Mrs. Julienne wants to request to paint a picture on her wall. There is a picture in your packet. For the purpose of attracting tourists to the area. It will be an historical picture regarding Billy the Kid and the date of Mesilla.

I looked up the code under murals, which I believe it could fall under. I couldn't find much information in the code that explains anything about murals. The only thing that I could come close to was painted wall signs. She did submit a zoning permit along with a sign permit, I didn't know which one we should address it as. One of the concerns was from our Public Works Director, placement of the mural being so close to the street, could cause issues with pedestrians taking pictures from the street.

Chairperson Lucero is not here but she did call me and wanted me to comment on it for her. She commented on the murals in Mesilla existing are done without approval, I am currently working on. There is another one at Palacio Restaurant which also has another mural that has historical meaning to that location. She supports murals that have historical meaning to the structure and location and does not support murals without historical meaning.

Julienne Hadfield – it was just an idea; we are going to use the same artist that we used on top of Billy the Kid gift store. We noticed people were going around my carport and posing. It brought it to our attention, we have a sidewalk there and it is a blank wall and said, wouldn't it be nice Billy the Kid hanging out like in a bar, and say when Mesilla was established. We thought it was a safe spot because there is a curve there. It is just another picture opportunity. We have noticed for years now that people pose by the yellow sign at Billy the Kid gift shop. They are looking for places to take pictures. I hired the same artist that did that Billy the Kid, if approved.

I think it would be cool for people to stop and pose there. I thought if it said, when the Town of Mesilla was established, it would be more PR for us. For the record, I am not into glorifying a villain at all but, it is but it is. This is an area that is filled with historical information about Billy the Kid. That is why people come.

Commissioner Walkinshaw – we are trying to decipher between a sign and a mural. The sign, we do have code.

Julienne Hadfield – oh no taller than 5 feet

Commissioner Walkinshaw – well we have certain codes for it. My question is, is Billy the Kid going to be the same Billy the Kid as the other side? Is there going to be any language about your business on it?

Julienne Hadfield – not at this time. I was going to add something like Julienne Jewelers but, really I am doing it for the Town of Mesilla. A photo opportunity...

Commissioner Walkinshaw – so it will be something similar to this?

Julienne Hadfield – well it would be more like Billy the Kid leaning on a bar with maybe, I don't know a bottle of something...I don't know.

Commissioner Jones – that will be the difference between a sign and mural. If you would put something like a gift shop or something.

Julienne Hadfield – I did not add Julienne Jewelers because I might not get it (approval) so I elected not to do that but, maybe in the future. I am open to whatever you guys want me to change, I am open to it. I have a lot of flexibility.

Commissioner Salas – are we in discussion right now or are we just asking questions???

Motion to approve the case was made by Commissioner Jones and seconded by Commissioner Walkinshaw.

Commissioner Salas – I have a few things, the way this has been addressed in the last few years, first of all. The way it is presented right now, it does not meet the sign ordinance. The second thing is that the way these have been addressed is, they have to have certain significant historical attribute to that building from that stand point of the mural. That is why the Budweiser horses (mural) were allowed because sometime in the 50s or 60s they actually stopped there. There is also, to my knowledge, we did not allow the mural with the horny toad on that building by the fireworks. That should have been taken down because we would have never approved that. I just caution, that approving this type of mural would allow future requests with just about any type of them. I think we should ask and know what type of historical significance it has.

Julienne Hadfield – that building is attached to where he was jailed.

Commissioner Salas – to my knowledge, and I might be wrong but, that is not a historical building. That is a center block building.

Julienne Hadfield – it is a center block building attached to a historical building.

Commissioner Salas – but it is not the same building. It is not part of that structure. The courthouse is way on the other side. That is your interpretation, and this is my interpretation on this.

Julienne Hadfield – well that is what I paid for...

Commissioner Salas –

Commissioner Walkinshaw – I guess my comment was, I wanted to know what the difference was between a mural and a sign. I didn't find anything in our code at all about murals. I kind of feel I am in a bad position to make a decision as far as approving and disapproving. I don't have anything to go by.

Community Development Coordinator Salazar – Mr. Chair Rockstraw, Commissioner Walkinshaw if I may. One of the reasons why I decided to bring it to the commission is for that reason. Because there was nothing in the code and it is up to the commission to make a decision that is in best interest of the community. My understanding in the past murals were considered based on historical meaning to that particular structure.

If the commission wishes to make a decision to table the request to continue to make more research or you can make a decision tonight. It really is up to you all.

Commissioner Jones – I don't know if you (CDC Salazar) were in that meeting but we spoke with the owners of that property where the mural is at, by the fireworks building. Last I recall, they put that up there without authorization what so ever. That is that last discussion we had on that matter.

I believe we are put between a rock and a hard place. He has no code to support our decision.

Commissioner Walkinshaw – it really doesn't do us any good to table this since we would have to amend our code and that will take some time. I feel I am kind of stuck to and not sure if I should vote yes or no. I will probably have to vote yes, since it is not in the code. There has been other stuff that have not been in the code as far approvals, and we have approved.

Commissioner Salas – there have been other stuff that shouldn't have been approved that is in the code and you have approved, so....

Vice-Chair Rockstraw – any more discussion. If not, we will do roll call.

Roll Call Vote:

Commissioner Jones - No
Commissioner Walkinshaw – Yes
Vice Chairperson Rockstraw - Yes
Commissioner Salas – No

2-2 Motion fails to approve due to not being the majority.

7. **DISCUSSION** - Municipal Code 18.33.060: Historic Preservation. Propose to update/renovate development zone's color chart. The color chart looks to be incomplete and not properly organized. The color chart on hand is included in packet for review. Upload approved color chart information on our website. Propose to be able to submit permit applications online.

Community Development Coordinator Salazar – I just wanted to share my thoughts on our Historical Preservation Color Chart. There is a sheet that I left on your spot at the beginning of the meeting. This is just something that I got online. This is an example that I am looking to persuade the commission to consider. There is a formal color chart in certain areas of history in the United States, including here in New Mexico.

Our color chart that we have is a packet. It basically a number color charts what I believe is or was a local paint shop. They are just put together in our code book. In our color chart/catalog there are some pages missing. I believe throughout some time, there have been pages taken and our missing. I don't know if it is complete or not. I want to bring it up to the commission if there is anything you know about the color chart that I need to look at or need to put back together again a formal color chart? Once we do, maybe we can put it online for our residence or anybody that once to know what colors are allowed.

That is why I elected to include it in our agenda, for the help of the commission. I stand by for any questions or comments.

Commissioner Salas – I think it might be a good idea to update them.

Community Development Coordinator Salazar – I brought the color catalog with me, and basically what they are, are old stucco color pamphlets from possibly a local store. I am not sure if it is even open to this date. Is it open?

I know the code book does mention something in regard to historical preservation colors being earth tone colors. That is basically what we are trying to stick with and depending on the area, to be conformant with nearby structures.

There have been some applicants that have been interested in adding color to their homes and it is hard for me to make a decision. Again, not feeling comfortable with all the approved colors not being in here(the catalog) and two not having an adopted color chart for the Town of Mesilla.

Commissioner Salas – I don't even know if that particular paint store, Del Rey, is even open or stucco available.

Inspector Maese – It is available for the most part. Most of the synthetics and acrylics are being used now. So the El Rey were based on cement based products and they are going more into elastomeric more product. It is still cement base partially but the colors have changed drastically over the past years.

Vice Chair Rockstraw – this looks like proof that we need to update our code.

I would like to eventually do a workshop every time we meet so we can be proactive in making some improvements to our code and not always about approving cases. I am in a position that needs to make daily decisions based on our code and struggle to make them at times due to it being incomplete or contradictory.

Not expecting a decision this evening but wanting to bring it up and put it in back of your minds, one of many areas we need improvement on. There is no reference to what colors are for what, for example, colors for trimming, window colors, exterior wall colors, roof colors and so on. At the end of the catalog there are just many pieces of colored paper glued to pages with no references. I don't even know what that means. I mean, you are definitely not going to paint the building purple and that color is in here! It is something I would like to have the commission help me resolve this issue.

Commissioner Jones – if you are in the Mesilla Farms subdivision, you can't do anything out there unless the association approves that. I am painting my house right now and before I brought it to you, I had to get their permission.

Community Development Coordinator Salazar – that is good to hear. Maybe I will reach out to them and how we can get started by having a formal color chart with descriptions.

Thank you all for your time.

Inspector Maese – Commissioners, one thing to add to this is like I said before. The colors have changed over the years. The types of applications have changed over the years. So, keep in mind, when you are making your decision, what was presented to you by Mr. Salazar are old colors. You also have historical areas that have a lot of adobe. So, in order to try and match the color of an adobe that was previously was a cement base stucco, you will almost have to do the whole thing because it will never match.

With the newer houses, using newer products, you are able to get bigger variety of colors, but you can't use those type of materials on cement base or adobe building. The reason being is because they seal the wall. These synthetics and acrylics seal the wall and do not allow for moisture to

escape. Creating a big problem retaining moisture in these buildings. You need to keep that in mind when choosing colors as to what you are going to allow because you are going to be dealing with both types of buildings. Food for thought!

Pat Taylor – I just wanted to echo and reinforce some of the statements they made. Just as far as back as 20 years ago, when I was on the planning and zoning commission, El Rey color chart was convenient as it was easily accessible. The thought was to use earth tones. The intent was not to use elastomeric base material/colors. Like Mr. Maese just said, they really prohibit the evaporation of moisture on adobe walls, which is problematic. Causes “Selitre” within the adobes. Just to give you a little bit of background on the topic. If you could find another color chart that has a good spectrum in earth tones, that would work. More importantly, the type of color needs to be considered as elastomeric is the wrong color material to use on adobes. Currently our code does not regulate the type of material the paint is but to put an elastomeric type color really is counter productive on the issue. Thank you!

Community Development Coordinator Salazar – again, that is all I have. Thanks for allowing me to bring up this issue.

8. COMMISSIONER/STAFF COMMENTS

Vice Chair Rockstraw – I think at this point we have reached the time to hear commissioners and/or staff comments.....

I guess I would like to make a comment, we do need to take some action on this thing about murals. There is a beautiful mural across the street from the cotton gin station. I would hate to lose that one. I took a picture of it and blew it up and put it in my house.

Anything we can do to encourage artistic expression that conforms with the culture in the area, is a positive thing.

Commissioner Salas – the mural you mentioned is not within the Town of Mesilla.

Community Development Coordinator Salazar – anybody else has a comment? The only comment that I have is regarding the training up in Albuquerque. If there are any questions or concerns, please let me know. No further comments.

9. ADJOURNMENT

Vice Chair Rockstraw – do I have a motion to adjourn?

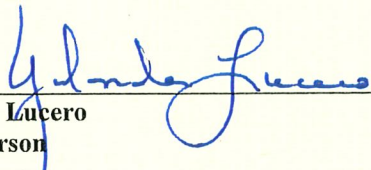
Motion to adjourn was made by Commissioner Jones and seconded by Commissioner Walkinshaw.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes
Commissioner Salas – Yes
Vice Chair Rockstraw – Yes

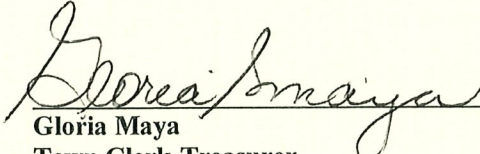
4-0 Motion passes

APPROVED THIS 17th DAY OF MARCH 2023.



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk-Treasurer



