



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA DECEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, DECEMBER 17, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

- Item 1:** Submitted by Michael Clute; a request to discuss plans to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at 2186 Calle de Guadalupe. **(Case 060818)** Zoned: Historical Residential (HR)
- Item 2:** Submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request to discuss plans for the construction of a dwelling at 2957 Calle de Guadalupe. **(Case 060825)** Zoned: Rural/Agricultural (RA)
- Item 3:** Submitted by Window World of Las Cruces for William Randall; a request to discuss replacing the windows on a dwelling at 2226 Calle de Picacho. Zoned: Historical Residential (HR) **(Case 060826)**
- Item 4:** Submitted by Zach Penn; a request to discuss plans for the construction of a new dwelling on Lot 8 of the Cielo Grande Subdivision on Cielo Grande Court. **(Case 060827)** Zoned: Rural Farm (RF) 5.08 acres
- Item 5:** Submitted by Jurado; a request to discuss plans for the construction of a new dwelling at 1401 West Boutz Road. **(Case 060829)** Zoned: Rural Farm (RF)

PZHAC REGULAR MEETING AGENDA DECEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 17, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A. *PZHAC MINUTES – Meeting minutes of December 3, 2018.

B. *ADMINISTRATIVE APPROVAL

1. **Case 060821** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a building permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)
2. **Case 060822** - 1985 Calle de Colon, submitted by David B. Fierro; a request for a building permit to install a sprinkler system, and steel edging and landscape rock on the south and west side of a dwelling at this address. Zoned: Historical Residential (HR)

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060818** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 1)**

2. **Case 060825** – 2957 Calle de Guadalupe, submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request for a building permit to construct a new dwelling at this address. Zoned: Rural/Agricultural (RA) **(This case was heard during the Work Session – Item 2)**
3. **Case 060826** – 2226 Calle de Picacho, submitted by Window World of Las Cruces for William Randall; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historical Residential (HR). **(This case was heard during the Work Session – Item 3)**
4. **Case 060827** – Lot 8 of the Cielo Grande Subdivision (address to be assigned), submitted by Zach Penn; a request for a building permit to construct a new dwelling on this property. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 4)**
5. **Case 060829** – 1401 West Boutz Road, submitted by Xavier Jurado, a request for a building permit to construct a new dwelling at this address. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 5)**

Business Registrations:

5. **Permit 0736** – No address (Itinerant Vendor), submitted by Cesar Martinez for “MPC Bikeworks”; a request for a business license to allow the applicant to operate pedi-cabs in the Town for various occasions.

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 12/13/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

DECEMBER 17, 2018

WORK SESSION

**PZHAC WORK SESSION
DECEMBER 17, 2018
ITEM 1**

Submitted by Michael Clute; a request to discuss plans to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at 2186 Calle de Guadalupe. **(Case 060818)** Zoned: Historical Residential (HR)

This request was originally scheduled to be heard November 19, 2018; but the applicant was not able to attend the meeting, and the PZHAC chose to postpone until the applicant could be present to answer questions that the PZHAC has pertaining to the request.

Currently, the property is surrounded by a wall that is made up of a 2.5 foot high block and stucco solid wall topped with a 2.5 foot high wrought iron fence, for a total height of 5 feet (see photo). The wrought iron section is open. The applicant would like to add opaque panels to the inside the wrought iron sections to provide privacy to the dwelling, which is surrounded on three sides by local streets. (See “Attached Description of Proposed Work”.) The inserts will be painted to match the dwelling. The applicant has attached a portion of the proposed material to the southern portion of fence to illustrate what the inserts will look like (see attached photo).

The overall affect is to provide privacy to the dwelling while still retaining the original appearance of the wall. The dwelling can still be seen above the wall, and the style of the dwelling does not appear to be changed by the inserts.

The PZHAC will need to determine that the proposed shed will be compatible with the surrounding properties, and that the proposed shed will be consistent with the following section of the Code:

Chapter 18.35 HR – Historical Residential Zone

The proposed privacy panels could be compatible with the HR zoning of the property if they are painted to match the rest of the wall or the dwelling.

The PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

The applicant will be present at the work session to provide further details about the proposed privacy panels; and will be available to answer any questions that may arise.

VIEW OF DWELLING AND WALL FROM CALLE DE PRINCIPAL



VIEW OF DWELLING AND WALL FROM CALLE DE MEDANOS SHOWING PANELS



CLOSE-UP OF PANELS



VIEW OF PROPERTY FROM CALLE DE MEDANOS



VIEW OF PROPERTY FROM CALLE DE PRINCIPAL



Description of Proposed Work

Scope: Modify the existing property line yard wall in order to provide a reasonable amount of visual privacy and security to the rear patio and south side yard.

Description: The existing wall is made up of a base portion which is block and stucco and is 30" high. The wrought iron portion which sits on top of the block wall is also 30" high. The overall height of the fence is 5 feet.

Modifications: The owner desires to add a solid material to the inside of the wrought iron to provide reasonable privacy. This material would be painted the same brown adobe color of the wall and house.

Reason: This property is located on a corner with busy traffic streets on 3 sides – Calle de Guadalupe (East), Calle Medano (South) and Calle Principal (West) – and is directly adjacent to the Mesilla public parking lot and the San Albino parking lot, which creates a lot of vehicular and foot traffic from visitors/tourists going to and from the Mesilla Plaza.

Example: The owner has attached sample material on a small portion of the south side fence. This sample has been in place for approximately 6 weeks and the owner is not aware of any negative comments. Please visit the property to see the actual sample.

Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400274](#)

Parcel Number: 4006137199406

Owner: JMC ALTERNATIVES LLC

Mail Address: PO BOX M

Subdivision:

Property Address: 2185 CALLE DE
GUADALUPE

Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # 060818
 Fee \$ 45.00

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060818 ZONE: HR CODE: M1 APPLICATION DATE: 11/7/18

MICHAEL CLUTE 575.644.4153
 Name of Applicant/Owner Applicant's Telephone Number
PO Box M MESILLA NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

mickeyclute@gmail.com
 Applicant's/Owner's E-mail Address

self
 Contractor's Name & Address (If none, indicate Self)

575.644.4153 - -
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2186 CALLE DE GUADALUPE

Description of Proposed Work: SEE ATTACHED

\$ 500⁰⁰ M Clute 11/7/2018
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES NO ___ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & BOT FINAL APPROVAL REQUIRED.

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**PZHAC WORK SESSION
DECEMBER 17, 2018
ITEM 2**

Submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request to discuss plans for the construction of a dwelling at 2957 Calle de Guadalupe. (Case 060825) Zoned: Rural/Agricultural (RA)

Mr. Nevarez is related to the Herreras and is acting as their representative at this meeting. The property has been used by the Herrera's since 2006 as a contractor's yard for a well drilling business (Vivi's Well Drilling, License # 0230).

The property, which is an odd shaped property 0.45 acres in size, is currently vacant and is located on the east side of Calle de Guadalupe on the way to the Town cemetery. The dwelling will be located at the wide end of the property near Calle de Guadalupe and will meet all required setbacks (see attached site plan).

The dwelling will consist of 1544 square feet of heated and cooled space with a 433 square foot attached garage and three porches having a total of 386 square feet. The style of the dwelling will be similar to most of the other dwellings along this section of Calle de Guadalupe and will not be out of character with the area (see attached elevations and photos of nearby dwellings). Since the dwelling will be in the RA zoning district, there are no architectural requirements for new dwellings. Historically, the PZHAC has tried to ensure that new construction outside the Historic districts would be compatible with other structures in the area of the new structure.

The applicants or their representative will be present at the work session to provide further details about the proposed dwelling; and will be available to answer any questions that may arise.

PHOTO OF THE PROPERTY FROM CALLE DE GUADALUPE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400680](#)

Parcel Number: 4006138367094

Owner: HERRERA VIVIAN A & EMILIA
N

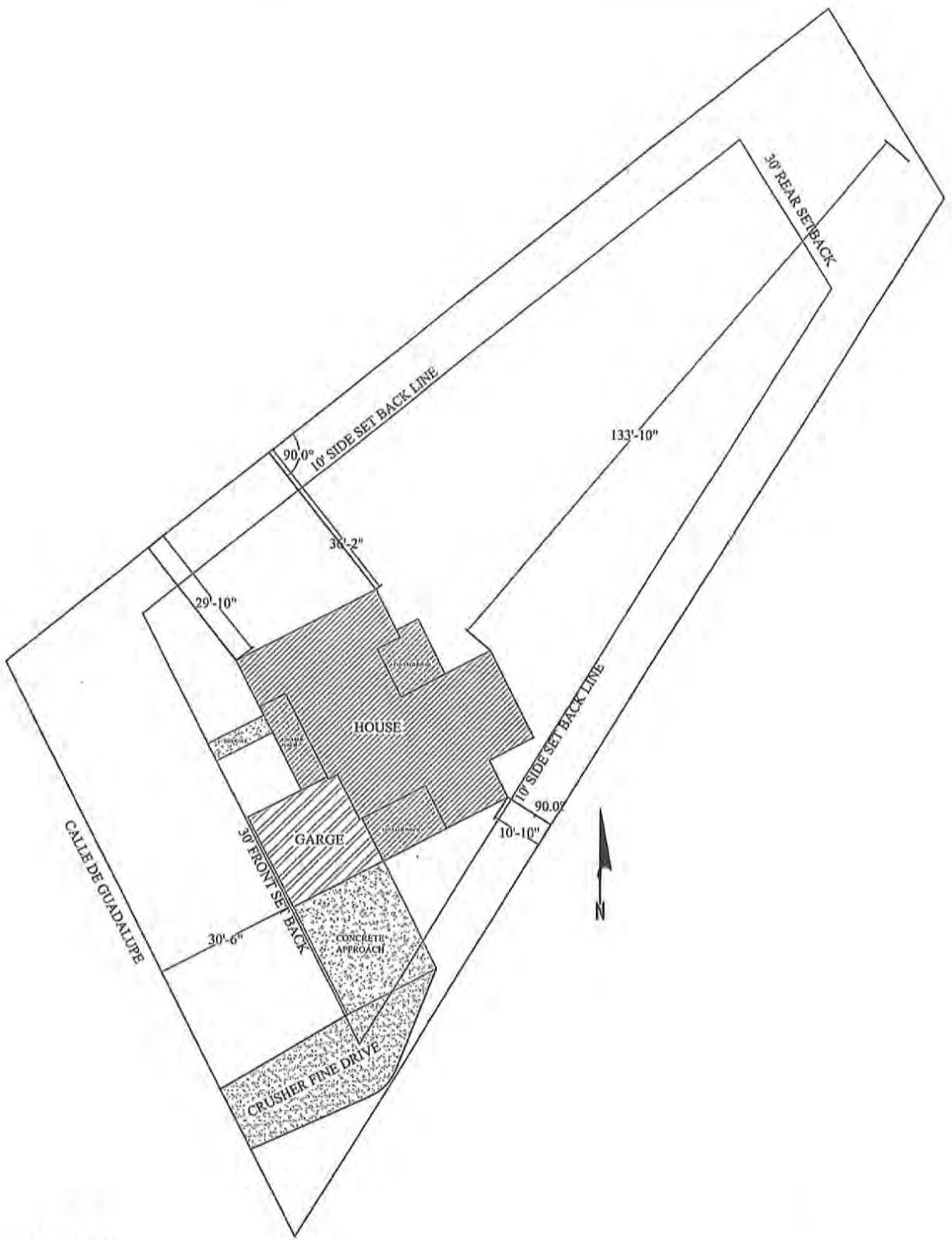
Mail Address: PO BOX 799

Subdivision:

Property Address: CALLE DE
GUADALUPE

Acres: 0

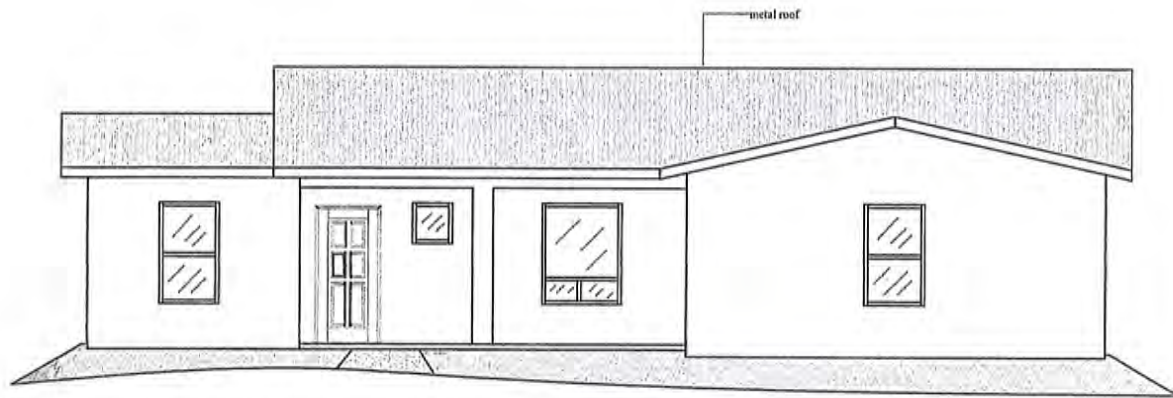




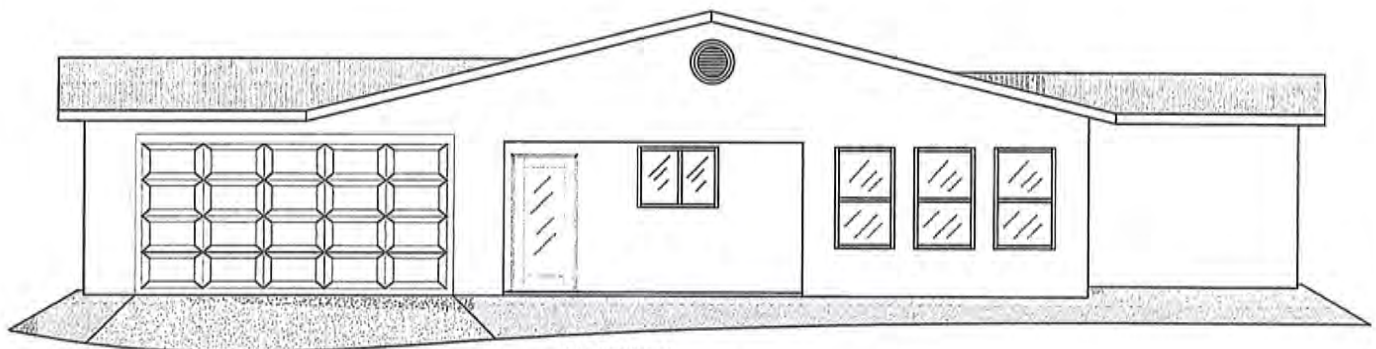
Proposed site plan
 DECEMBER 5, 2018

NTS

Drawn By: Patrick Vigil	2957Calle de Guadalupe	ViCa One Inc.
Drawn for: Herrera Family		PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM



FRONT- WEST

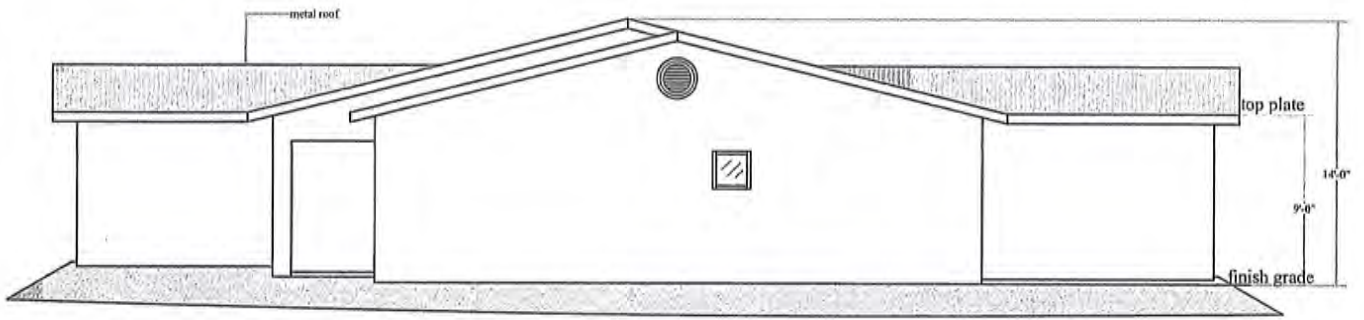


SIDE-SOUTH

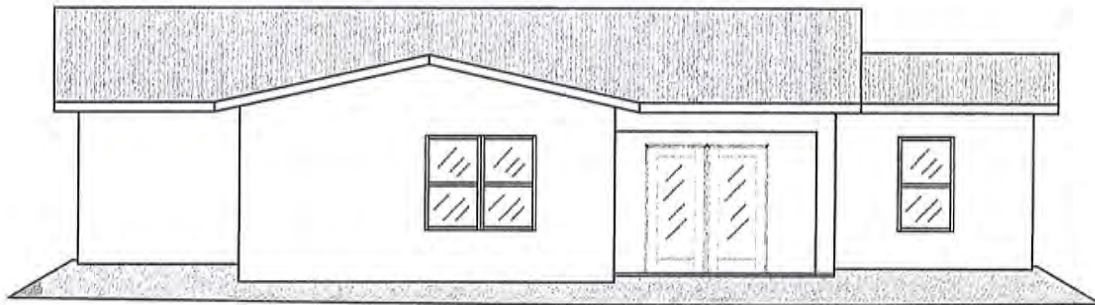
*Elevations west and south
DECEMBER 5, 2018*

NTS

<i>Drawn By: Patrick Vigil</i>	<i>2957Calle de Guadalupe</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Herrera Family</i>		<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Town of Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>



SIDE-NORTH

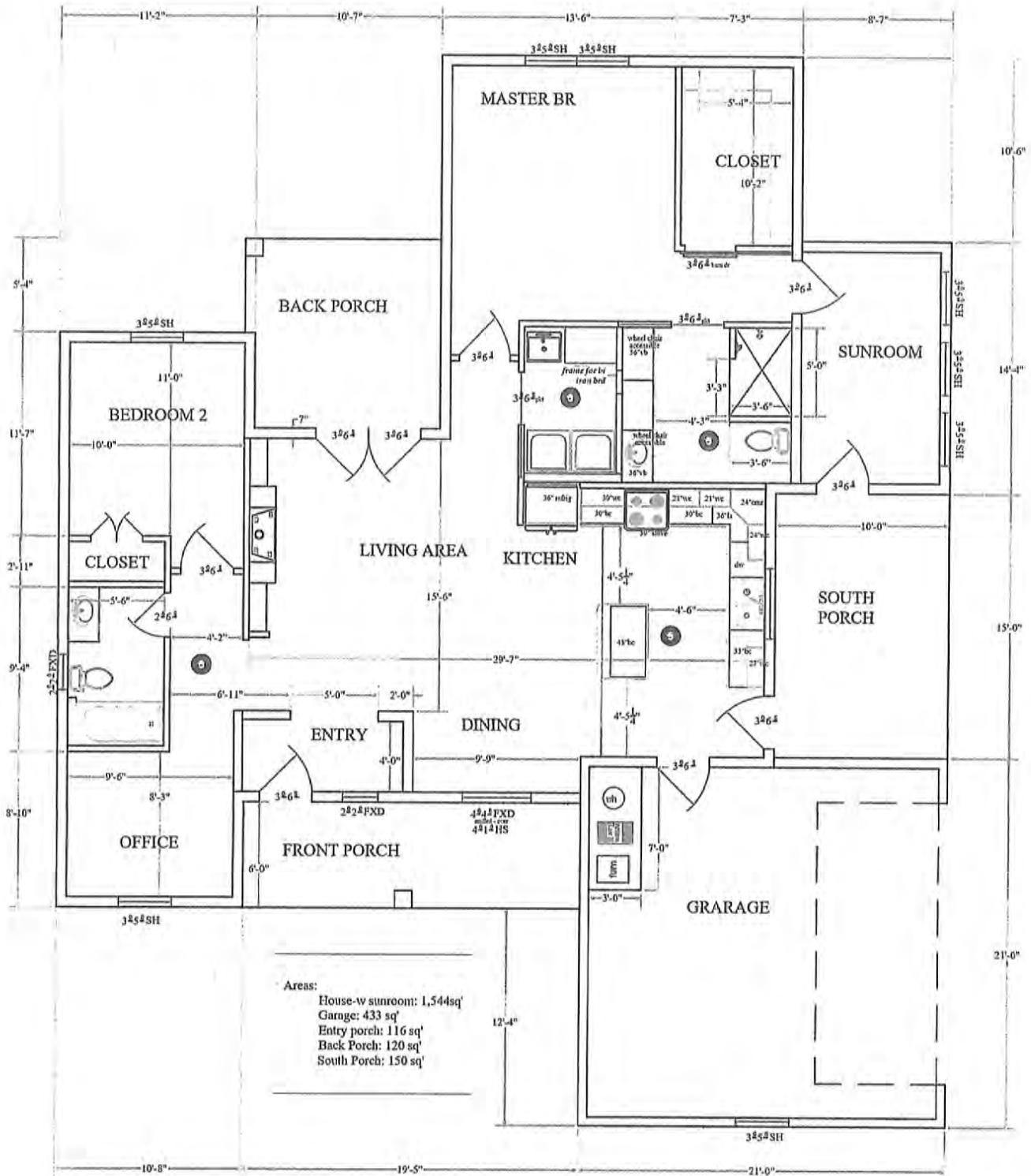


BACK-EAST

North and East Elevations
 DECEMBER 5, 2018

NTS

<i>Drawn By: Patrick Vigil</i>	<i>2957Calle de Guadalupe</i>	<i>ViCa One Inc.</i>
<i>Drawn for: Herrera Family</i>		<i>PO Box 669</i>
<i>575-644-3748</i>	<i>Town of Mesilla, NM 88046</i>	<i>Mesilla Park, NM</i>



PROPOSED FLOOR PLAN
DECEMBER 5, 2018

scale: 1/8" = 1'

Drawn By: Patrick Vigil	2957Calle de Guadalupe	ViCa One Inc.
Drawn for: Herrera Family		PO Box 669
575-644-3748	Town of Mesilla, NM 88046	Mesilla Park, NM

PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE



PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE



PHOTOS OF OTHER DWELLINGS ALONG CALLE DE GUADALUPE



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 160825

Fee \$ 235.00

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060825 ZONE: RA CODE: NR APPLICATION DATE: 12/6/18

Name of Applicant/Owner: Gerard Nevarez Applicant's Telephone Number: 5756423938

Applicant's/Owner's Mailing Address: PO Box 1102 Mesilla NM 88046

Applicant's/Owner's E-mail Address: mesilla3@aol.com

Contractor's Name & Address (if none, indicate Self): Patrick Vigil VICAONE PO Box 669 Mesilla Park NM

Contractor's Telephone Number: 575.644.3748

Address of Proposed Work: 2957 Calle de Guadalupe Mesilla NM 88046

Description of Proposed Work: For Emilia + Vivian Herrera, Construction of house (see attached elevations, site plan, & floor plan)

Estimated Cost: \$150,000 Signature of Applicant: [Signature] Date: 12.06.18

Signature of property owner if applicant is not the property owner: X Emilia Herrera

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & APPROVAL REQUIRED
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. _____ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. _____ Site Plan with dimensions and details.
 3. _____ Proof of legal access to the property.
 4. _____ Drainage plan.
 5. _____ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. _____ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. _____ Other information as necessary or required by the City Code or Community Development:

**PZHAC WORK SESSION
DECEMBER 17, 2018
ITEM 3**

Submitted by Window World of Las Cruces for William Randall; a request to discuss replacing the windows on a dwelling at 2226 Calle de Picacho. Zoned: Historical Residential (HR) (**Case 060826**)

The applicant would like to replace the existing windows in order to improve the thermal efficiency of the windows, as well as to replace the existing frames that have become worn and deteriorated due to use and weather. The applicant intends to replace or repair the exterior doors around the dwelling at a future date.

The structure is in the Historic Register (see attached) and estimated to have been built around 1875 by the Reverend Augustine Marin as a rectory. It was originally built in the Territorial Style, but subsequent renovations and additions prior to 1980 have had a lot of Mediterranean details, according to the description in the Historical Register. The description also states that these renovations and additions did not detract from the original building. The structure does not appear to have been substantially modified since the inventory was taken, and many of the existing features appear to be original. The proposed windows will need to maintain the historical character of the structure. Additionally, if the proposed work is done in conformance with the Secretary of the Interior's Standards for Rehabilitation (see attached, especially with respect to windows), there should be no changes to the historical character of the structure or property.

According to the applicant, the new windows will have frames that match the existing window frames. The applicant has also spoken with Patrick Taylor, who is a neighbor and an expert in the repair and maintenance of historical dwellings in Mesilla, with respect to the replacement project.

The PZHAC will need to determine that the proposed replacements will not result in any changes to the structure that will affect its Historical character, and that the proposed replacements will be consistent with the following sections of the Code:

Chapter 18.35 HR – Historical Residential Zone

The repairs could be compatible with the HR zoning of the property if there are no changes to the wood work is finished in the same style as the original woodwork, or it is repaired in place.

Chapter 18.33 – Historic Preservation

18.33.040 Declaration of purpose and statement of public policy.

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose. [Ord. 2011-03]

Since the proposed replacements will not change the use of the structure, and since the replacements will need to address the guidelines set forth by the Secretary of the Interior for Historic structures as well as the requirements of Section 18.33 – Historic Preservation of the Code, the PZHAC will need to determine that the proposed work will meet these requirements. Also, the proposed work will need to meet the requirements of the Building code where applicable.

The applicant and/or representatives will be present at the work session to provide further details about the proposed replacements and will be available to answer any questions that may arise.

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400202](#)

Parcel Number: 4006137104468

Owner: RANDALL WILLIAM R JR
TRUSTEE

Mail Address: P.O. BOX 1577

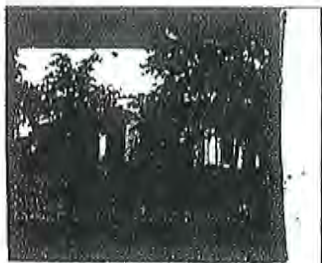
Subdivision:

Property Address: 2220 CALLE DE
PICACHO

Acres: 0



NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79



1. ALERT SHEET? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO									
2. SURVEY DATE 3. BY 11/8/79 MZT		4. CHECK DATE 5. BY		6. COMPUTER DATE 7. BY		8. FILE DATE 9. BY		10. REVISION DATE 11. BY	
12. COUNTY Dona Ana		13. FIELD MAP		14. NUMBER		15. UTM REFERENCE NUMBER 13 330500 3572900 ZONE EASTING NORTHING			
16. SPECIFIC LOCATION 5 buildings east of the intersection of Calle Cochise + Highway 100. Across the street from the old Gregg house just north of old Fontaine's house.						17. CITY/TOWN Mesilla		20. I.D.# 183202 260	
						18. ZIP 88046		22. ROLL # 5	
						19. LAND GRANT OR RESERVATION Mesilla		23. NEG # 5	
20. LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4						24. LOCATION OF NEG.			
25. ARCHITECTURAL STYLE Territorial / Mediterranean					26. NUMBER OF STORIES 1 over most of the plan, 2 on ^{up stairs} back of the house				
27. FOUNDATION MATERIAL(S) Ray Veitch, Box 201, Mesilla 88046									
28. EXTERIOR WALL SURFACE(S) stucco 4-0070-137-104-468									
29. FENESTRATION (TYPE/DIVISIONS/SURROUNDS/SILLS/ARRANGEMENTS) varies: on north side is a diagonal window (triple), also a stain glass rectangular window with diagonal muntins (2 windows different sizes), 1 fixed window with 12 lites. On the front of house: 2 leaded (12 lites a lead) swing window with 2 wooden shutters. Also two 4/4 sash windows with shutters. Each window has low scalloped mottled pediments. The south side has as much variation as the north side.									
30. DOOR/ENTRANCE (TYPE/SURROUNDS) a two leaded wooden door, each leaf with 4 panels. A simple pediment with ornate carving. Plain surround sides.									
31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS) mostly flat, front porch is slanted.									
32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS) approx 3 observed, stuccoed white.									
33. EXTERIOR DETAILS A front porch: 3 flattish arches facing street. Roof is slanted with red mission tile. Floor of porch is tiled.									
34. COMMENTS Very fine example of Territorial mixed with the Mediterranean. At one time this house was that of Father Manning, a priest in Mesilla.									
35. ESTIMATED DATE OF CONSTRUCTION pre 1900					36. ACTUAL				
37. SOURCE OF DATE					45. IMMEDIATE SURROUNDINGS open residential				
38. ARCHITECT/ENGINEER/BUILDER					46. RELATION TO SURROUNDINGS <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR				
39. SOURCE OF INFORMATION					47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS <input checked="" type="checkbox"/> PLUS <input type="checkbox"/> NEUTRAL <input type="checkbox"/> MINUS				
40. NAME Paul + Rosalind Radack's House					48. OVERALL SIGNIFICANCE <input type="checkbox"/> NATIONAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> NONE				
41. PRESENT USE residential					49. ASSOCIATED BUILDINGS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
42. HISTORIC II					50. WHAT TYPE?				
43. CONDITION <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED					51. IF INVENTORIED, LIST I.D.#'S				
44. DEGREE OF REMODELING <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR					52. SEE BACK? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

- Porch to main entrance supported by 4 squared beams, each with wood simple molding capitals. Floor of porch is wood planked. Roof of porch is gabled with a pediment in front. Molded (scalloped) wood surrounds all 3 sides.
- On back is an adobe garage with 3 bays, each with wooden slide doors + wooden surrounds simple (green)
- 1 wood outhouse, tin roof, vented, 1 hole with cement lined hole at SE end of house.
- On south side is a 6/6 sash window with plain wood surrounds. Still present in fairly good condition are 2 shutters on this window with hinges still in place. Shutters painted green.

cont.

259 The house has wood louvered shutters on each side of the windows, and wood pediments above. The roof is flat with a slightly pedimented parapet. The doorway has etched glass sidelites, a transom, and a pediment above. The screen door is ornate wood spindled. The doorway is protected by a pedimented portico with ornate wood moulding, and is supported by squared wood columns with wood moulded capitals. The residence has not been lived in since 1969 and is still in remarkably good condition. (S)

260 Reverend Augustine Marin, the village priest, had this house built in 1875 to serve as the rectory. Originally Territorial in design, it has been renovated by the present owners with a lot of Mediterranean details. It has a flat roof with parapet, wood frame windows of varying types and sizes (some with pediments) and a pedimented twin leaf door. A porch with low arches spans the entrance and is covered by mission tile. Extensive additions have been added to the back of the house, including a second story studio. All additions have been executed in a way that does not detract from the original building. (S)

261 This Territorial Style home was built by Charles Reynolds in the 1870's. Reynolds was a successful merchant in partnership with J. E. Griggs. Later this residence passed into the hands of Demetrio Chavez, another important business man who had his store and post office on Calle Principal. His daughter married Albert Fountain Jr., one of Colonel Albert Jennings Fountain's grandsons, and the two of them took up residence here. It has been in the Fountain Family ever since. The home is a large square-plan. It has parapet capped with relieved brick co transom, sidelites, and an ornate wood A large second story addition covering ground floor was built probably around This wood frame addition has a gabled dormer, and a second story porch on the house has been vacant since about 197 stabilization; interior damage is extensive. The exterior wall in the front of the house is also sinking. (S)

Site visit
For PZ HAK

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leaks.

262 This is a very tall pecan shed that fronts the street. It has a stuccoed wall exterior and a low hip corrugated tin roof. There was care taken when it was constructed not to detract from the surrounding architecture. It occupies the site where Colonel Baylor, the Confederate commander of the Arizona Territory, had his residence. est. 1977. (N)

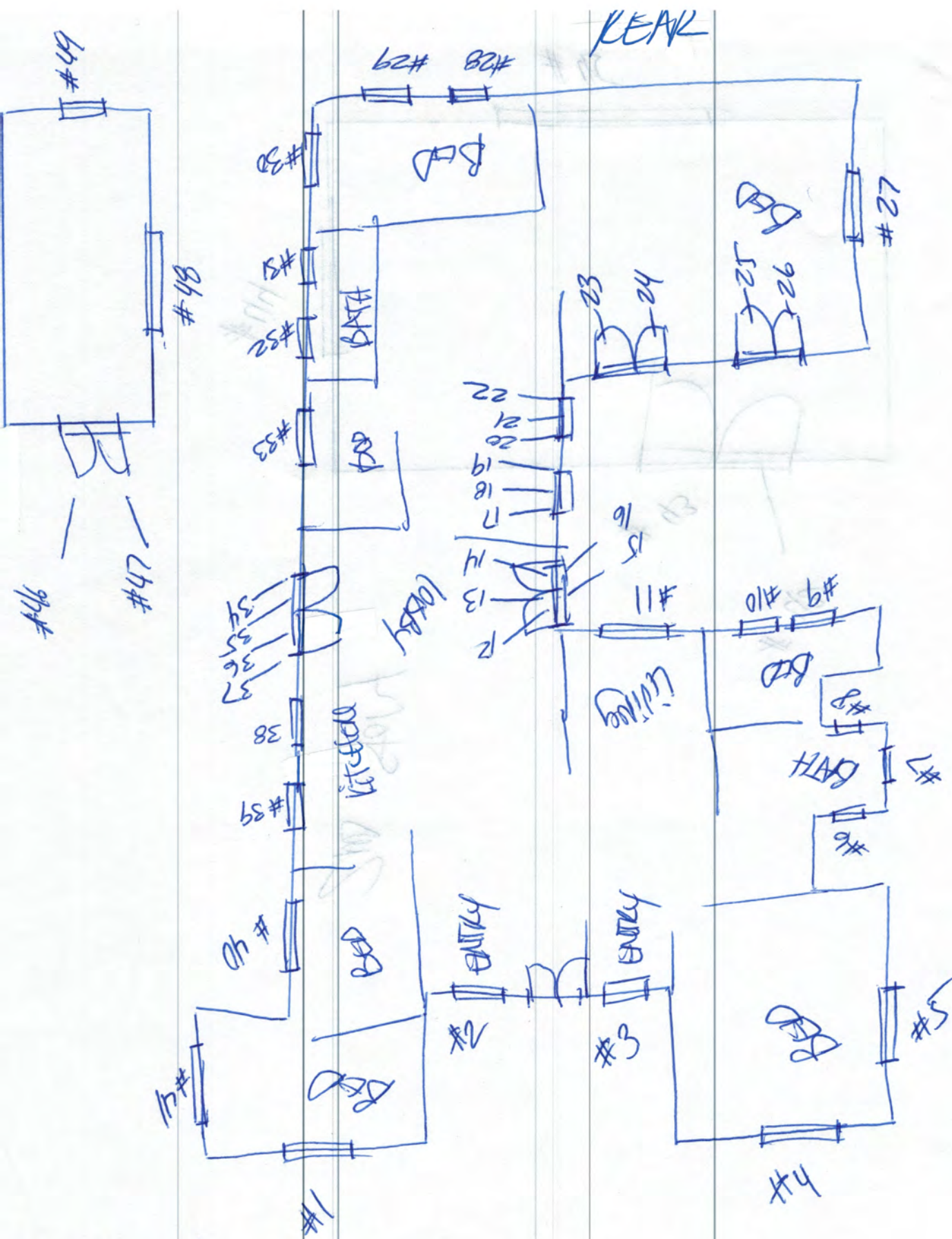
263 This is a Ranch Style house with burnt adobe brick walls. It is covered by a double hip roof with wood shingles. The front porch is of viga posts and wood lintels. est. 1974. (N)

PHOTOS OF THE PROPERTY FROM CALLE DE PICACHO



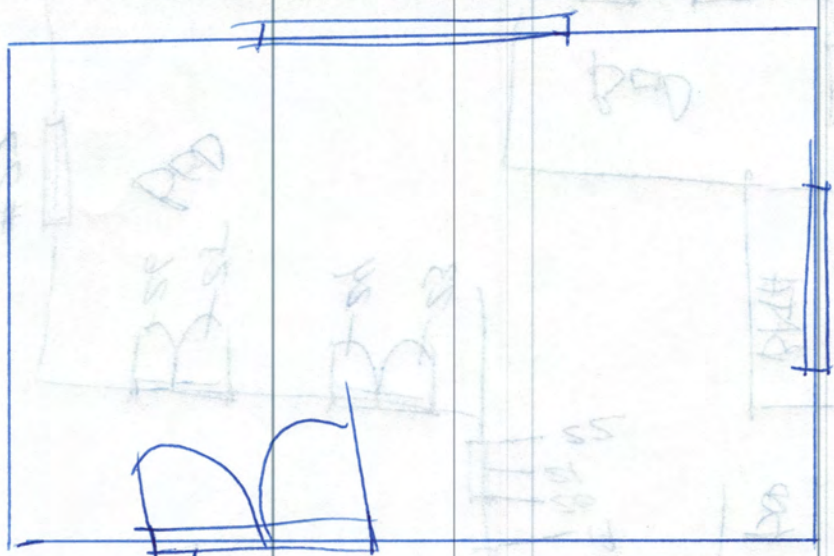
PHOTOS OF THE PROPERTY FROM CALLE DE PICACHO





Bill RANDALL
 2220 CALLE DE PEACHO 88046
 575-644-0938

FRONT



#42

#44

#43

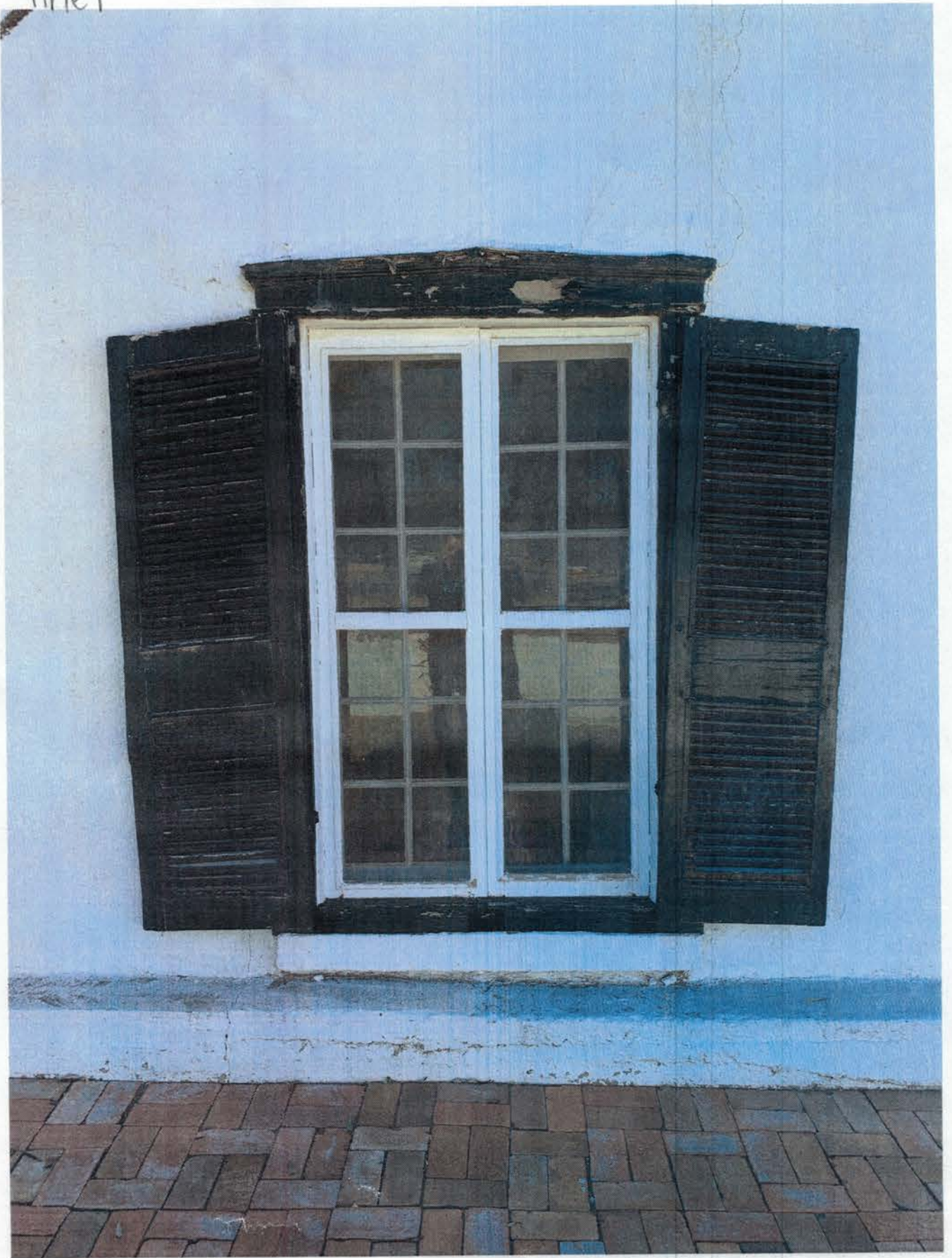
#42

1st story
2nd story

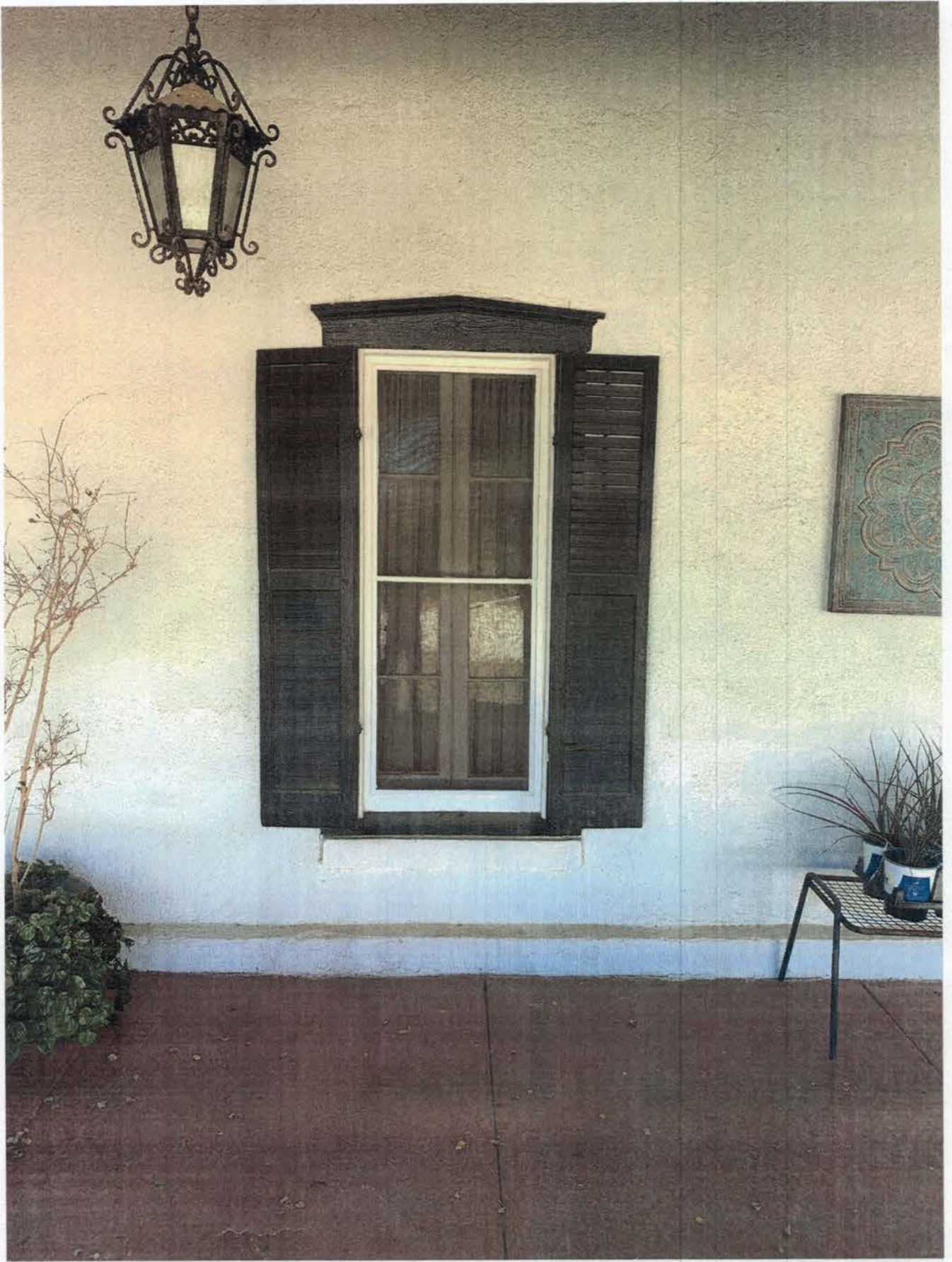
27-104 0138
5550
Bill (name) de (name) (name)

13/11/18

line 1



Swil

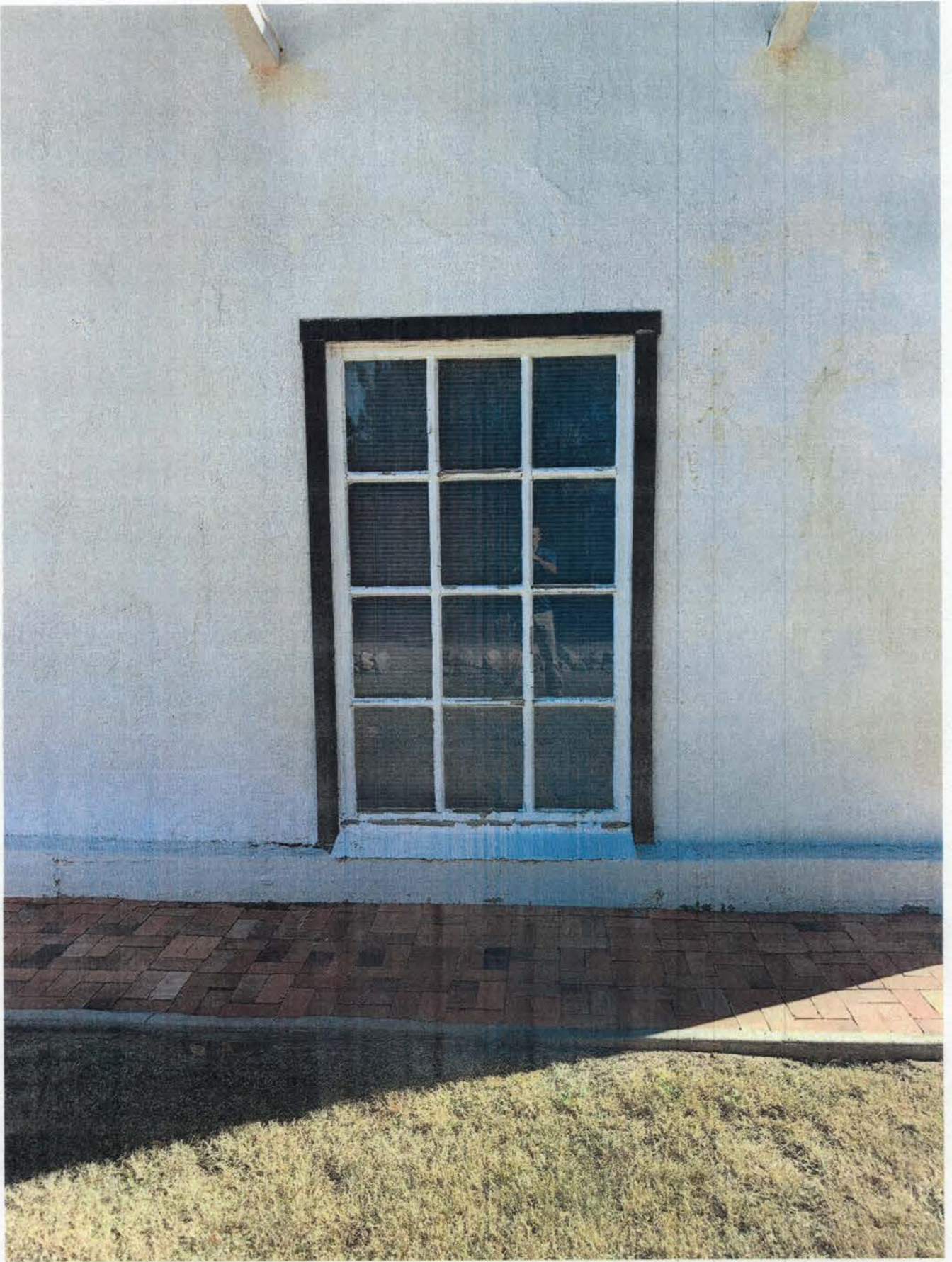


2/11/18





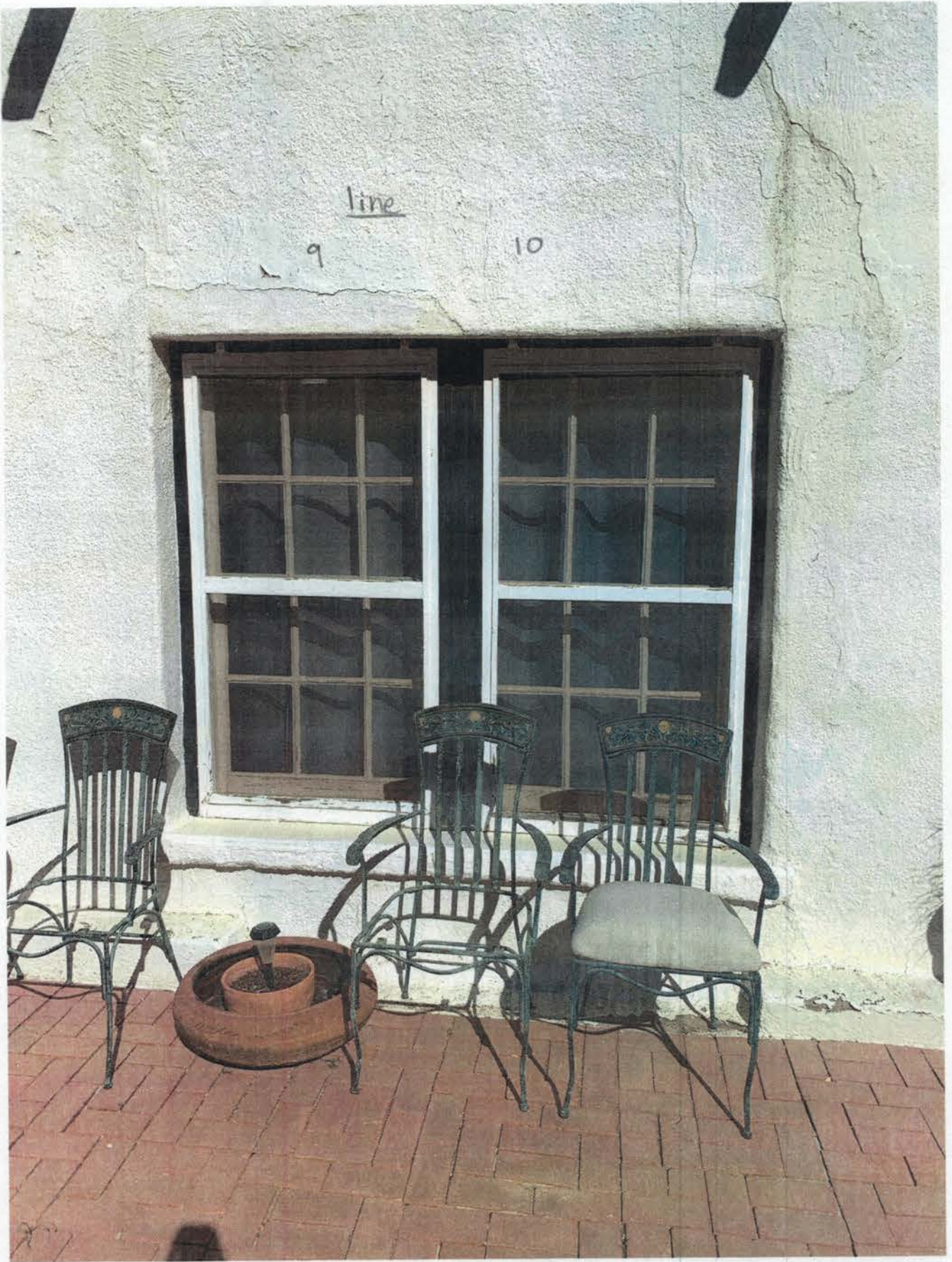
2/11/18











11 snil



10





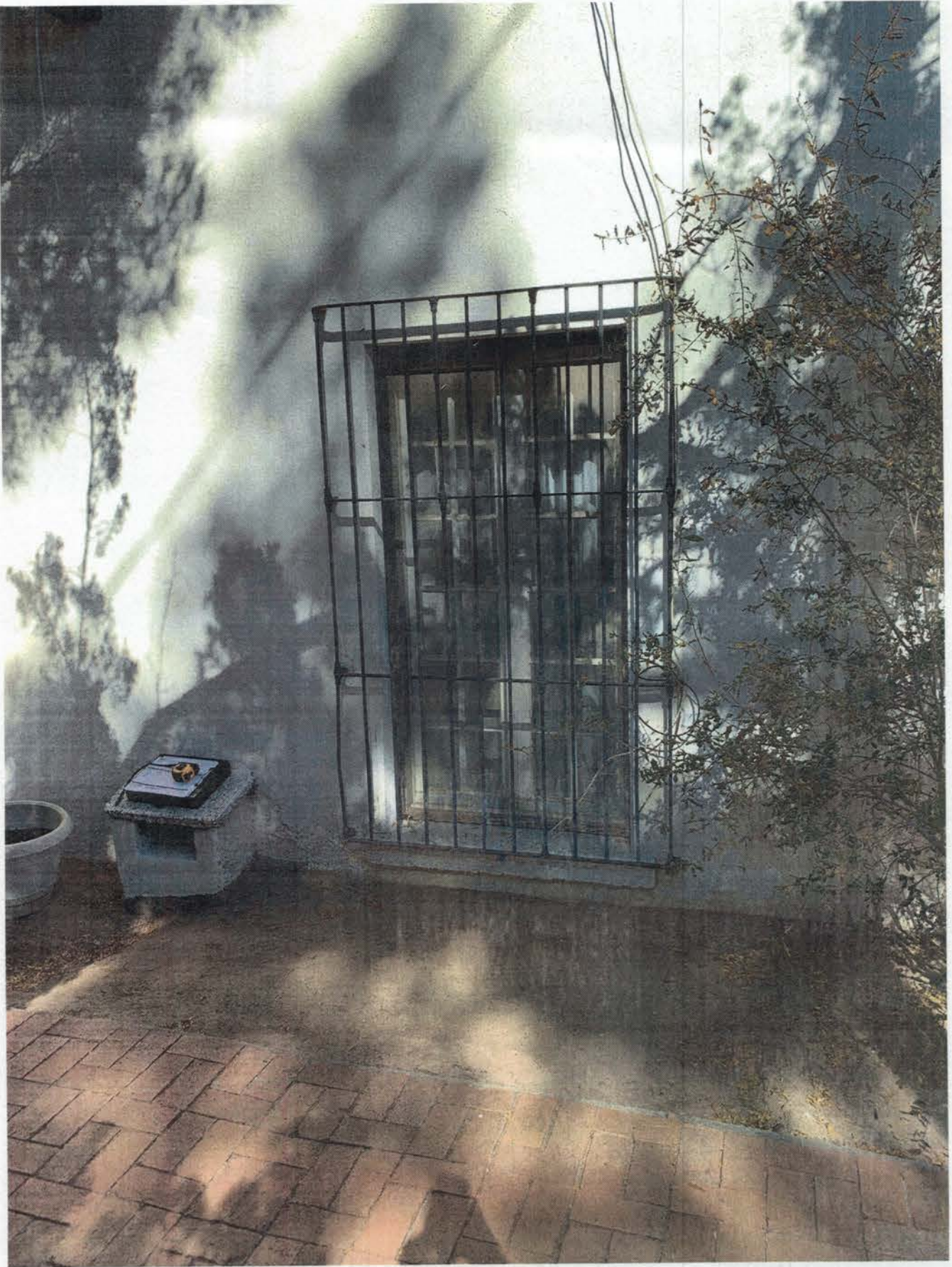




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11/29/2018

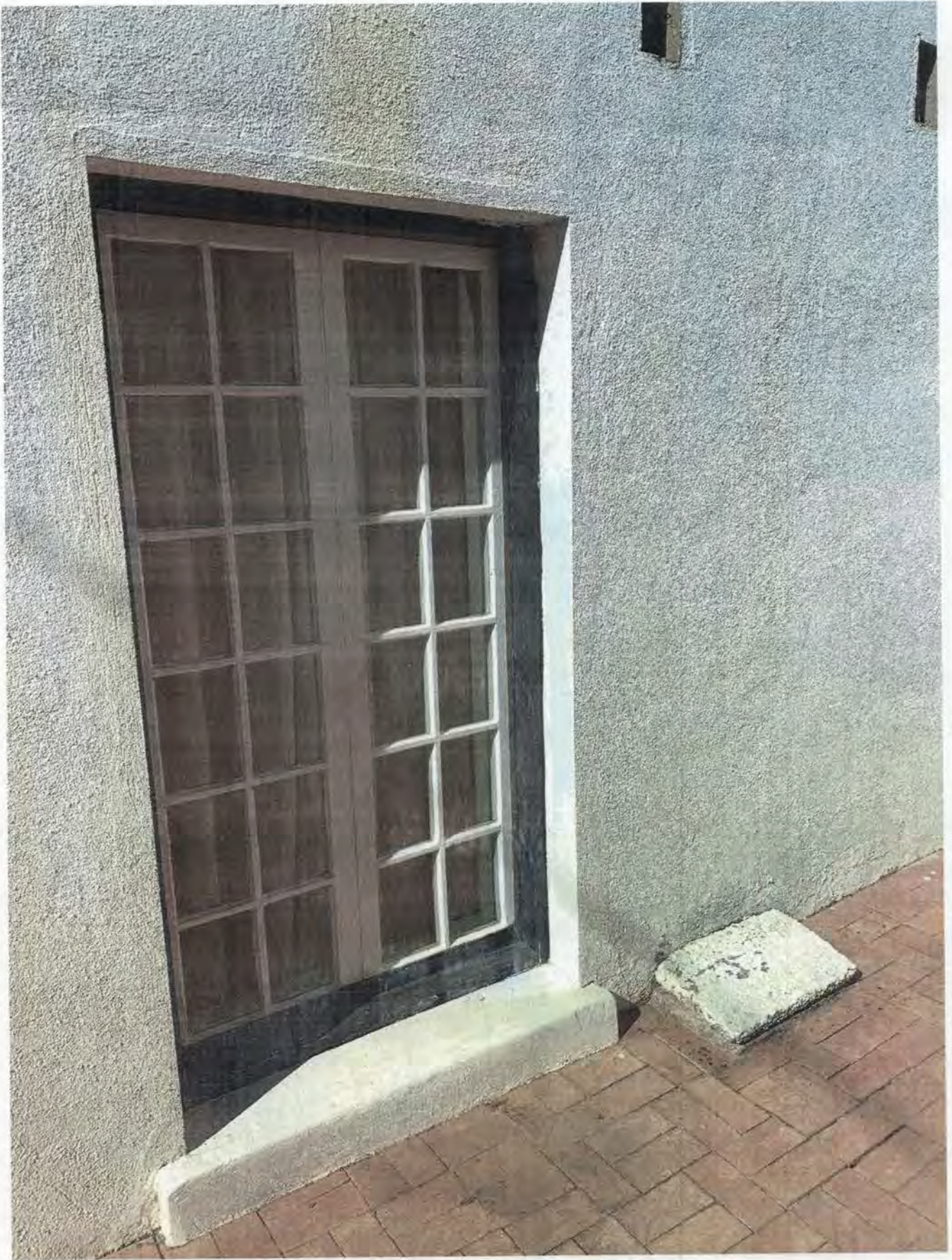
14



11/30/18



16











line 39



22

Imp 40

OP. 1/11



https://drive.google.com/drive/folders/1-1x90_Zz_BJoiRPwM7VcoCc0uV0Vk4NM

12/4/2018

23

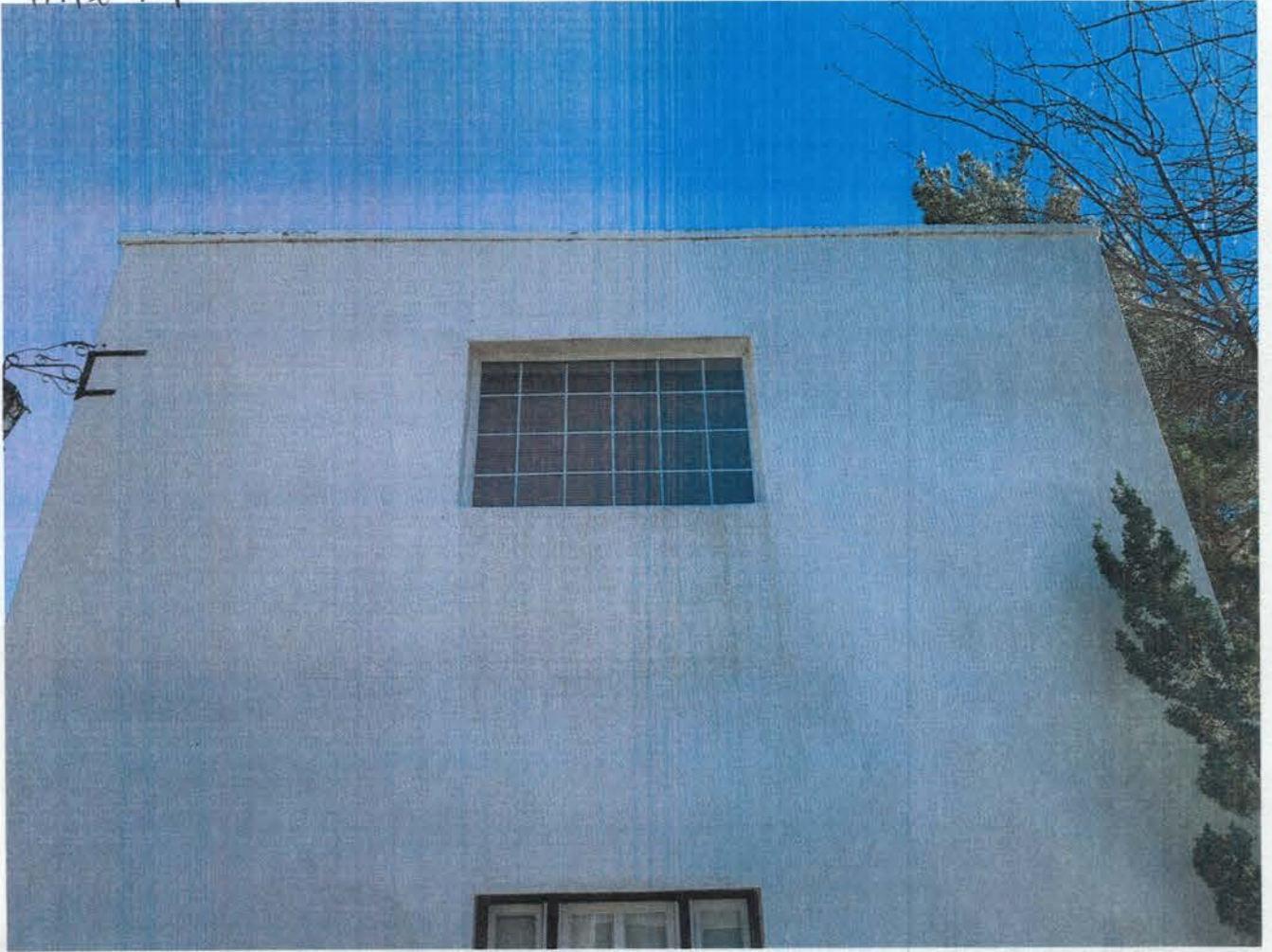
line 41



24

11/30/18

line 99



25

lines

20 mail



20

line 48



27

87 mil



28

Sales Person:



Customer Acknowledgement

Quote Date 11/29/2018

Date Ordered Quote Not Ordered

Dealer Name:

850340 WINDOW WORLD OF LAS CRUCES

Bill To:

Ship To:

Order Notes:

Delivery Notes:

Phone: (575) 532-9390 Fax:

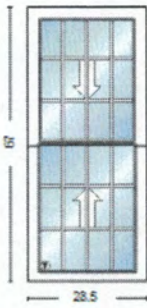
Quote Name: Randall, Biil

Project Name: Unassigned Project

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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1 1 28.5" X 67" 96



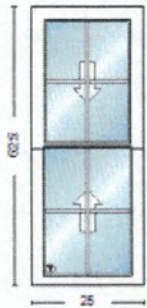
3A01-New 4000 Series Double Hung 28 1/2 x 67
 Frame Width = 28.5, Frame Height = 67, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V2H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 1

Line Item #	Qty	Width x Height	UI	Description
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2 1 25" X 62.5" 88



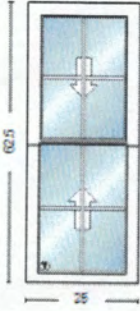
3A01-New 4000 Series Double Hung 25 x 62 1/2
 Frame Width = 25, Frame Height = 62.5, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 1V1H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line2

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
3	1	25" X 62.5"	88	

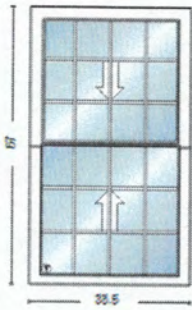


3A01-New 4000 Series Double Hung 25 x 62 1/2
 Frame Width = 25, Frame Height = 62.5, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 1V1H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line3

Line Item #	Qty	Width x Height	UI	Description
4	1	38.5" X 67"	106	

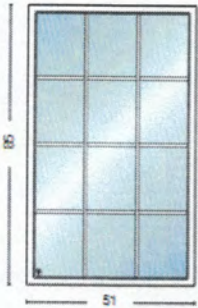


3A01-New 4000 Series Double Hung 38 1/2 x 67
 Frame Width = 38.5, Frame Height = 67, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V2H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line4

Line Item #	Qty	Width x Height	UI	Description
5	1	51" X 85"	136	



3A04-New 4000 Series Picture 51 x 85
 Frame Width = 51, Frame Height = 85
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered
 U-Factor = 0.27, CR = 60, SHGC = 0.2, VT = 0.46, CPD = ASO-A-91-07066-00001
 Standard, Colonial, Grid Color = White, 2V3H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

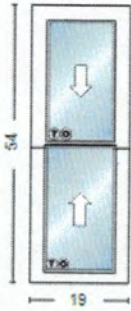
Comment / Room:

line5

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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6 1 19" X 54" 73



Special 3A01-New 4000 Series Double Hung 19 x 54
 Frame Width = 19, Frame Height = 54, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered, OBSCURE
 FULL
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.21, VT = 0.48, CPD
 = ASO-A-89-07016-00001
 Header Expander, Foam Wrap, Net Overall

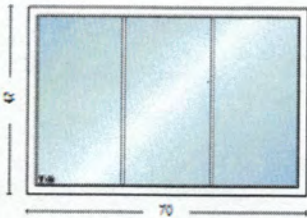
Line Item Notes:

Comment / Room:

line6

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

7 1 70" X 47" 117



3A04-New 4000 Series Picture 70 x 47
 Frame Width = 70, Frame Height = 47
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered, OBSCURE
 FULL
 U-Factor = 0.27, CR = 60, SHGC = 0.2, VT = 0.46, CPD =
 ASO-A-91-07066-00001
 Standard, Colonial, Grid Color = White, 2V
 Header Expander, Foam Wrap, Net Overall

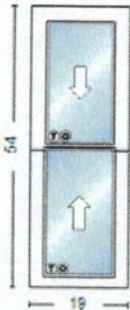
Line Item Notes:

Comment / Room:

line7

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

8 1 19" X 54" 73



3A01-New 4000 Series Double Hung 19 x 54
 Frame Width = 19, Frame Height = 54, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered, OBSCURE
 FULL
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.21, VT = 0.48, CPD
 = ASO-A-89-07016-00001
 Header Expander, Foam Wrap, Net Overall

Line Item Notes:

Comment / Room:

line8

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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9 1 34" X 64" 98



3A01-New 4000 Series Double Hung 34 x 64
 Frame Width = 34, Frame Height = 64, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD
 = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 2V1H
 Header Expander, Foam Wrap, Net Overall

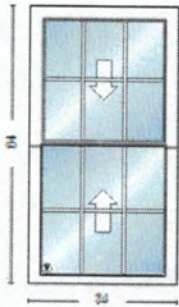
Line Item Notes:

Comment / Room:

line9

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

10 1 34" X 64" 98



3A01-New 4000 Series Double Hung 34 x 64
 Frame Width = 34, Frame Height = 64, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD
 = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 2V1H
 Header Expander, Foam Wrap, Net Overall

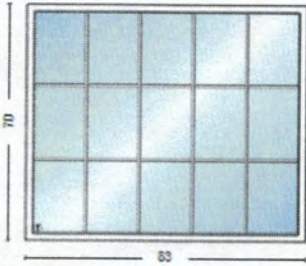
Line Item Notes:

Comment / Room:

line10

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

11 1 83" X 70" 153



03S4-New 4000 Series Picture 83 x 70
 Frame Width = 83, Frame Height = 70
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered
 U-Factor = 0.27, CR = 60, SHGC = 0.2, VT = 0.46, CPD =
 ASO-A-91-07066-00001
 Standard, Colonial, Grid Color = White, 4V2H
 Header Expander, Foam Wrap, Foam Enhanced, Net
 Overall

Line Item Notes:

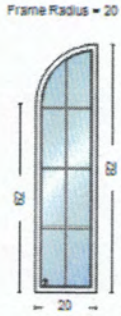
Comment / Room:

line11

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

12 1 20" X 82" 102



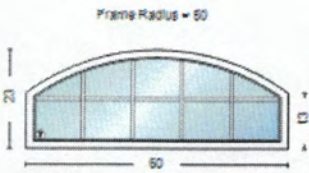
A112-West Replacement Shapes Quarter Round Above
 Springline Picture 20 x 82
 Frame Width = 20, Frame Height = 82, Frame Short Side = 62, Frame Radius = 20
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, QAX01
 Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line12

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

13 1 60" X 23" 83



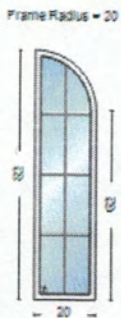
A114-West Replacement Shapes Eyebrow Above
 Springline Picture 60 x 23
 Frame Width = 60, Frame Height = 23, Frame Short Side = 13, Frame Radius = 50
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, 4V1H
 Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line13

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

14 1 20" X 82" 102



A112-West Replacement Shapes Quarter Round Above
 Springline Picture 20 x 82
 Frame Width = 20, Frame Height = 82, Frame Short Side = 62, Frame Radius = 20
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, QAX01
 Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

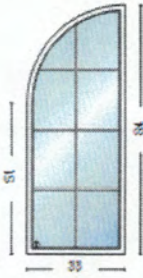
line14

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

15 1 33" X 84" 117

Frame Radius = 33



A112-West Replacement Shapes Quarter Round Above
 Springline Picture 33 x 84
 Frame Width = 33, Frame Height = 84, Frame Short Side = 51, Frame Radius = 33
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, QAX01
 Foam Wrap, Net Overall
Line Item Notes:

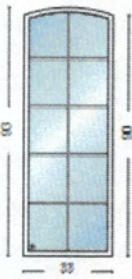
Comment / Room:

line17

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

16 1 33" X 93" 126

Frame Radius = 46.875



A114-West Replacement Shapes Eyebrow Above
 Springline Picture 33 x 93
 Frame Width = 33, Frame Height = 93, Frame Short Side = 90, Frame Radius = 46.875
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, 1V4H
 Foam Wrap, Net Overall
Line Item Notes:

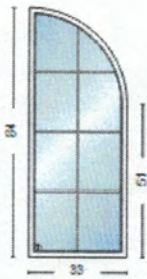
Comment / Room:

line 18

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

17 1 33" X 84" 117

Frame Radius = 33



A112-West Replacement Shapes Quarter Round Above
 Springline Picture 33 x 84
 Frame Width = 33, Frame Height = 84, Frame Short Side = 51, Frame Radius = 33
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, QAX01
 Foam Wrap, Net Overall
Line Item Notes:

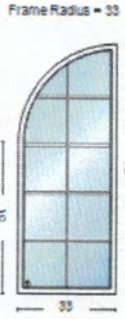
Comment / Room:

line 19

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

18 1 33" X 84" 117



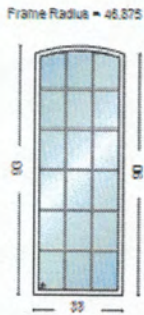
A112-West Replacement Shapes Quarter Round Above
 Springline Picture 33 x 84
 Frame Width = 33, Frame Height = 84, Frame Short Side = 51, Frame Radius = 33
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, 1V4H
 Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 20

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

19 1 33" X 93" 126



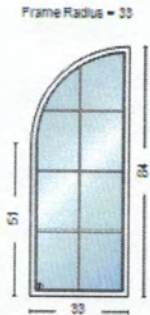
A114-West Replacement Shapes Eyebrow Above
 Springline Picture 33 x 93
 Frame Width = 33, Frame Height = 93, Frame Short Side = 90, Frame Radius = 46.875
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, 2V5H
 Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 21

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

20 1 33" X 84" 117



A112-West Replacement Shapes Quarter Round Above
 Springline Picture 33 x 84
 Frame Width = 33, Frame Height = 84, Frame Short Side = 51, Frame Radius = 33
 Operation / Venting = Picture
 NFS 1"
 Frame Color = White
 SolarZone Elite, Tempered
 Standard, Colonial, Grid Color = White, QAX01
 Foam Wrap, Net Overall
Line Item Notes:

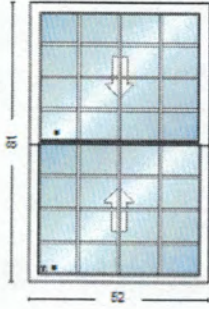
Comment / Room:

line 22

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

21 1 52" X 81" 133



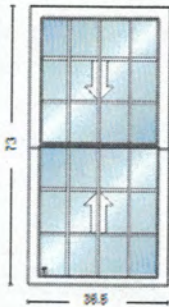
3A01-New 4000 Series Double Hung 52 x 81
 Frame Width = 52, Frame Height = 81, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Steel
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD
 = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V3H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 27

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

22 1 36.5" X 73" 110



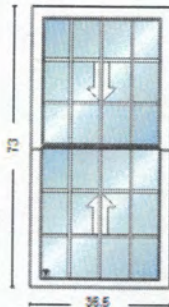
3A01-New 4000 Series Double Hung 36 1/2 x 73
 Frame Width = 36.5, Frame Height = 73, Sash Split =
 Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD
 = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V2H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 28

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

23 1 36.5" X 73" 110



3A01-New 4000 Series Double Hung 36 1/2 x 73
 Frame Width = 36.5, Frame Height = 73, Sash Split =
 Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD
 = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V2H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

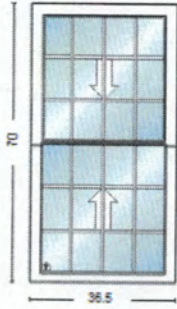
Comment / Room:

line 29

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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24 1 36.5" X 70" 107



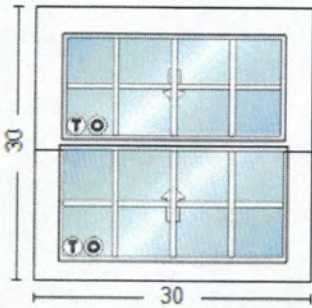
3A01-New 4000 Series Double Hung 36 1/2 x 70
 Frame Width = 36.5, Frame Height = 70, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered Bottom Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V2H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 30

Line Item #	Qty	Width x Height	UI	Description
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25 1 30" X 30" 60



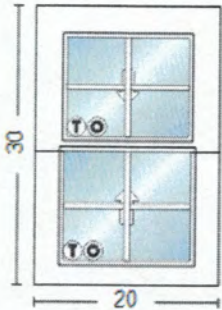
3A01-New 4000 Series Double Hung 30 x 30
 Frame Width = 30, Frame Height = 30, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Elite, Double Strength, Tempered, OBSCURE FULL
 Standard Screen
 U-Factor = 0.28, CR = 56, SHGC = 0.19, VT = 0.43, CPD = ASO-A-89-07066-00001
 Standard, Colonial, Grid Color = White, 3V1H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 31

Line Item #	Qty	Width x Height	UI	Description
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26 1 20" X 30" 50



3A01-New 4000 Series Double Hung 20 x 30
 Frame Width = 20, Frame Height = 30, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 1V1H Header Expander, Foam Wrap, Net Overall
Line Item Notes:

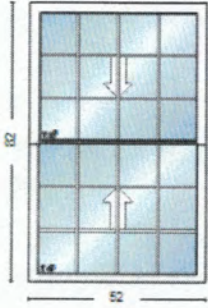
Comment / Room:

line 32

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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27 1 52" X 82" 134



3A01-New 4000 Series Double Hung 52 x 82
 Frame Width = 52, Frame Height = 82, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Steel
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD
 = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 3V2H
 Header Expander, Foam Wrap, Net Overall

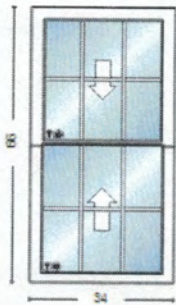
Line Item Notes:

Comment / Room:

line 33

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

28 1 34" X 66" 100



3A01-New 4000 Series Double Hung 34 x 66
 Frame Width = 34, Frame Height = 66, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD
 = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 2V1H
 Header Expander, Foam Wrap, Net Overall

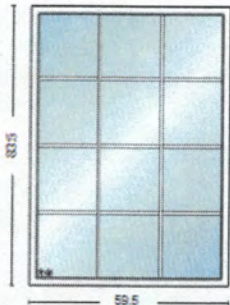
Line Item Notes:

Comment / Room:

line 39

Line Item #	Qty	Width x Height	UI	Description
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29 1 59.5" X 83.5" 144



3A04-New 4000 Series Picture 59 1/2 x 83 1/2
 Frame Width = 59.5, Frame Height = 83.5
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite
 Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 U-Factor = 0.28, CR = 59, SHGC = 0.29, VT = 0.52, CPD
 = ASO-A-91-07062-00001
 Standard, Colonial, Grid Color = White, 2V3H
 Header Expander, Foam Wrap, Net Overall

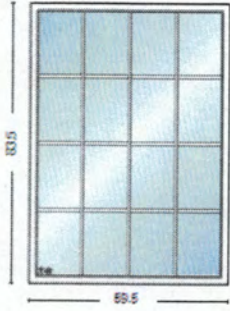
Line Item Notes:

Comment / Room:

line 41

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
30	1	59.5" X 83.5"	144	

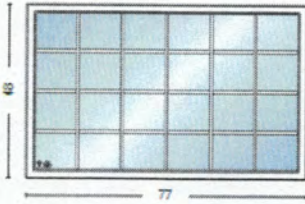


3A04-New 4000 Series Picture 59 1/2 x 83 1/2
 Frame Width = 59.5, Frame Height = 83.5
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 U-Factor = 0.28, CR = 59, SHGC = 0.29, VT = 0.52, CPD = ASO-A-91-07062-00001
 Standard, Colonial, Grid Color = White, 3V3H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line40

Line Item #	Qty	Width x Height	UI	Description
31	1	77" X 48"	125	

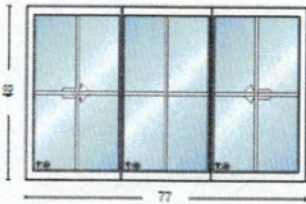


3A04-New 4000 Series Picture 77 x 48
 Frame Width = 77, Frame Height = 48
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 U-Factor = 0.28, CR = 59, SHGC = 0.29, VT = 0.52, CPD = ASO-A-91-07062-00001
 Standard, Colonial, Grid Color = White, 5V3H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 44

Line Item #	Qty	Width x Height	UI	Description
32	1	77" X 48"	125	



Special 2A09-4000 Series XOX 77 x 48
 Frame Width = 77, Frame Height = 48, Sash Split = 3-Lite Equal Lite
 Operation / Venting = XOX
 Frame Option = Standard Block Frame
 Frame Color = White
 SolarZone, Double Strength, Tempered, OBSCURE FULL
 Standard Screen
 U-Factor = 0.29, CR = 57, SHGC = 0.28, VT = 0.5, CPD = ASO-A-42-04835-00002
 Standard, Colonial, Grid Color = White, 1V1H
 Nail Fin, Net Overall
Line Item Notes:

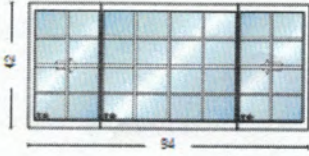
Comment / Room:

line 45

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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33 1 94" X 42" 136



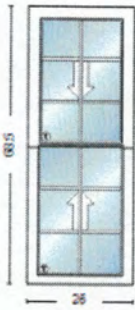
Special 2A03-4000 Series XOX 94 x 42
 Frame Width = 94, Frame Height = 42, Sash Split = 1/4 - 1/2 - 1/4
 Operation / Venting = XOX
 Frame Option = Standard Block Frame
 Frame Color = White
 SolarZone, Double Strength, Tempered, OBSCURE FULL Standard Screen
 U-Factor = 0.29, CR = 57, SHGC = 0.28, VT = 0.5, CPD = ASO-A-42-04835-00002
 Unit 1 Left, 1 Right: Standard, Colonial, Grid Color = White, 1V3H
 Unit 1 Center: Standard, Colonial, Grid Color = White, 3V3H
 Nail Fin, Net Overall
Line Item Notes:

Comment / Room:

line 48

Line Item #	Qty	Width x Height	UI	Description
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34 1 26" X 68.5" 95



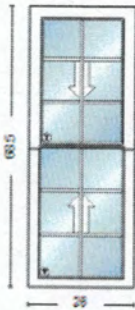
3A01-New 4000 Series Double Hung 26 x 68 1/2
 Frame Width = 26, Frame Height = 68.5, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, IE Liners Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 1V2H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

line 34

Line Item #	Qty	Width x Height	UI	Description
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35 1 26" X 68.5" 95



3A01-New 4000 Series Double Hung 26 x 68 1/2
 Frame Width = 26, Frame Height = 68.5, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, IE Liners Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 1V2H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

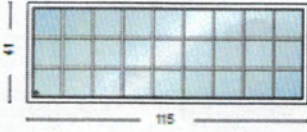
line35

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Line Item #	Qty	Width x Height	UI	Description
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36 1 115" X 41" 156

3A04-New 4000 Series Picture 115 x 41
 Frame Width = 115, Frame Height = 41
 Operation / Venting = Picture
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, IE Liners
 U-Factor = 0.28, CR = 59, SHGC = 0.29, VT = 0.52, CPD = ASO-A-91-07062-00001
 Standard, Colonial, Grid Color = White, 8V2H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:



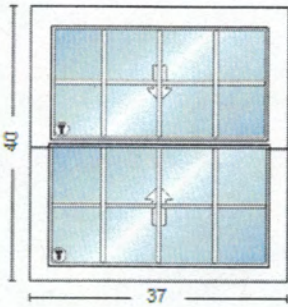
Comment / Room:

line 36

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

37 1 37" X 40" 77

3A01-New 4000 Series Double Hung 37 x 40
 Frame Width = 37, Frame Height = 40, Sash Split = Even
 Operation / Venting = Double Hung
 Frame Option = Standard Block Frame, Composite Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone, Double Strength, Tempered, IE Liners
 Standard Screen
 U-Factor = 0.28, CR = 55, SHGC = 0.27, VT = 0.49, CPD = ASO-A-89-07062-00001
 Standard, Colonial, Grid Color = White, 3V1H
 Header Expander, Foam Wrap, Net Overall
Line Item Notes:



Comment / Room:

line 49

QUOTE #	RUSH	STATUS	PO#
2035945	No	None	

Customer Notes:


Total Unit Count	37
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ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.
For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - www.p65Warnings.ca.gov

This order is subject to AMI's Standard Terms and Conditions, which can be found here:
<http://www.associatedmaterials.com/Tools.html>

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By _____ Authorized Representative

Technical Preservation Services

Standards

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The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



Credits

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must

not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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Technical Preservation Services

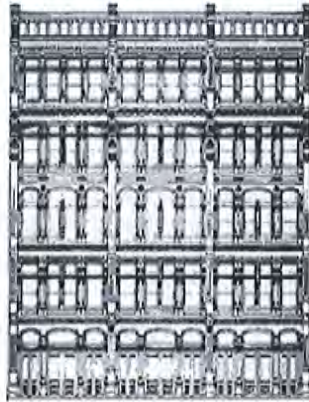
Guidelines

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Guidelines for Rehabilitating Historic Buildings

Introduction to the Guidelines



The **Guidelines for Rehabilitating Historic Buildings** were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's **Standards for Rehabilitation** during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements.

Together with the Standards for Rehabilitation they provide a model process for owners, developers, and Federal agency managers to follow.

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved--although examples are provided in each section--or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in **bold-face type** under the "

Recommended" section in each topic area; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "**Not Recommended**" section in each topic area.

To provide clear and consistent guidance for owners, developers, and Federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed--one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to

Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's Standards for Rehabilitation are listed under the "**Recommended**" section in each topic area

enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

How to Use The Guidelines



Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings--**identifying, retaining, and preserving** the form and detailing of those architectural materials and features that are important in defining the historic character--is always listed first in the "Recommended" area. The parallel "Not Recommended" area lists the types of actions that are most apt to cause the

diminution or even loss of the buildings's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the "Not Recommended" areas must be viewed in that larger context, e.g., for the total impact on a historic building.

The parallel "Not Recommended" area lists the types of actions that are most apt to cause the diminution or even loss of the buildings's historic character.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coating; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute

material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its

replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

GATE HINGES AND FASTS.

To Swing Both Ways, and Self-Shutting.



Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred,

GATE FASTENINGS



course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.

The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to historic building are generally needed to

assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.

Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.



The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Considerations

These sections of the rehabilitation guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to conserve energy. Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.



[Home](#) | [Next](#) | [Previous](#)

Technical Preservation Services

Building Exterior **Windows**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

**Standards
Guidelines**Masonry
Wood
MetalsRoofs
Windows
Entrances/Porches
StorefrontsStructural Systems
Spaces/Features/Finishes
Mechanical SystemsSite
SettingEnergy
New Additions
Accessibility
Health/Safety

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.



Distinctive window design on 19th century building.

As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash.

Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.



Delicate muntins and multi-pane sash on early 19th c. row houses.

WindowsIdentify, retain, and preserve**recommended.....**

Window condition assessment preceding repair work.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

not recommended.....

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

WindowsProtect and Maintain**recommended.....**

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal,

limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.



Newly painted double-hung wood windows.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

Windows

.....*Repair*



recommended.....

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.



Preparing historic steel windows for repairs and re-finishing.

Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

not recommended.....

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Windows

....Replace

recommended.....

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.



Deteriorated lower window sash shown prior to its replacement in kind.



Lower window sash replaced, based on physical documentation.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

not recommended.....

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been

addressed.

recommended.....

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

not recommended.....

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

not recommended.....



Incompatible new window (lower right), resulting in loss of the building's historic character.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



[Home](#) | [Next](#) | [Previous](#)



and continue to perform as intended.

and continue to perform as intended.

Windows

Recommended

Maintaining windows on a regular basis to ensure that they function properly and are completely operable.

Retaining and repairing historic windows when deteriorated.

Weather stripping and caulking historic windows, when appropriate, to make them weather tight.

Installing interior or exterior storm windows or panels that are compatible with existing historic windows.

Installing compatible and energy-efficient replacement windows that match the appearance, size, design, proportion and profile of the existing historic windows and that are also durable, repairable and recyclable, when existing windows are too deteriorated to repair.

Replacing missing windows with new, energy-efficient windows that are appropriate to the style of historic building and that are also durable, repairable and recyclable.

Retrofitting historic windows with high-performance glazing

Not Recommended

Neglecting to maintain historic windows and allowing them to deteriorate beyond repair with the result that they must be replaced.

Removing repairable historic windows and replacing them with new windows for perceived improvement in energy performance.

Replacing repairable historic windows with new insulated windows.

Installing incompatible or inefficient replacement window units that are not durable, recyclable or repairable when existing windows are deteriorated beyond repair or missing.



nps.gov

EXPERIENCE YOUR AMERICA™

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OFFICIAL USE ONLY:
 Case # 060826
 Fee \$ 100.50

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3252 ext. 104

CASE NO. 060826 ZONE: HR CODE: M1 APPLICATION DATE: 11/15/18

Name of Applicant/Owner _____ Applicant's Telephone Number 575 644 0938
2220 Calle De Picacho Las Cruces NM 88046
 Applicant's/Owner's Mailing Address City State Zip Code

bsr631105@comcast.net
 Applicant's/Owner's E-mail Address

Window World of Las Cruces
 Contractor's Name & Address (If none, indicate Self)

575 532-9390 Contractor's Telephone Number
 Contractor's Tax ID Number _____ Contractor's License Number _____

Address of Proposed Work: 2226 Calle De Picacho Las Cruces NM 88046

Description of Proposed Work: window replacement No change to existing structure

\$ 60000 Estimated Cost
Rui Randolph Signature of Applicant
11-15-18 Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval Approved Date: _____
 Approved Date: _____ BOT Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES / NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: ___ YES ___ NO ✓ SEE CONDITIONS

CONDITIONS: PZHAC REVIEW ; BOT FINAL APPROVAL REQUIRED
CID INSPECTION MAY BE REQUIRED //

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

This Application will include the following, if checked:

1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. ___ Site Plan with dimensions and details.
3. ___ Proof of legal access to the property.
4. ___ Drainage plan.
5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
7. ___ Other information as necessary or required by the City Code or Community Development:

**PZHAC WORK SESSION
DECEMBER 17, 2018
ITEM 4**

Submitted by Zach Penn; a request to discuss plans for the construction of a new dwelling on Lot 8 of the Cielo Grande Subdivision on Cielo Grande Court. (Case 060827) Zoned: Rural Farm (RF) 5.08 acres

The subject property is currently vacant and is one of four properties located on a cul-de-sac on the north side of Calle del Norte just east of Snow Road. The property is surrounded by other similar sized properties, all zoned RF. Most of these lots contain large single family dwellings. The remaining four lots are either vacant or contain some form of agriculture. The subject lot is located at the north end of the cul-de-sac.

The dwelling will be about 4615 square feet in heated and cooled area. In addition to the dwelling area, there will be a 1040 square foot garage, a 1356 square foot outdoor living area, a 339 square foot porch, and an 85 square foot enclosed storage area. Access to the dwelling will be directly from Cielo Grande. Liquid waste disposal will be handled by a septic tank. Water is available either by domestic well or from a nearby water line operated by the Town.

Photos of dwellings on nearby properties are attached, along with a survey showing the pad site and floor plans for the dwelling. Also included is a set of elevations for the dwelling. According to the applicant, the style and color of the dwelling will be similar to other dwellings in the RF zone.

The PZHAC will need to determine that the proposed dwelling is compatible with the development zone for the property.

PHOTO OF THE SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401099](#)

Parcel Number: 4005137354487

Owner: WHITE RICHARD C & TOBY P
LIV TR

Mail Address: PO BOX 808

Subdivision: BUENA TIERRA

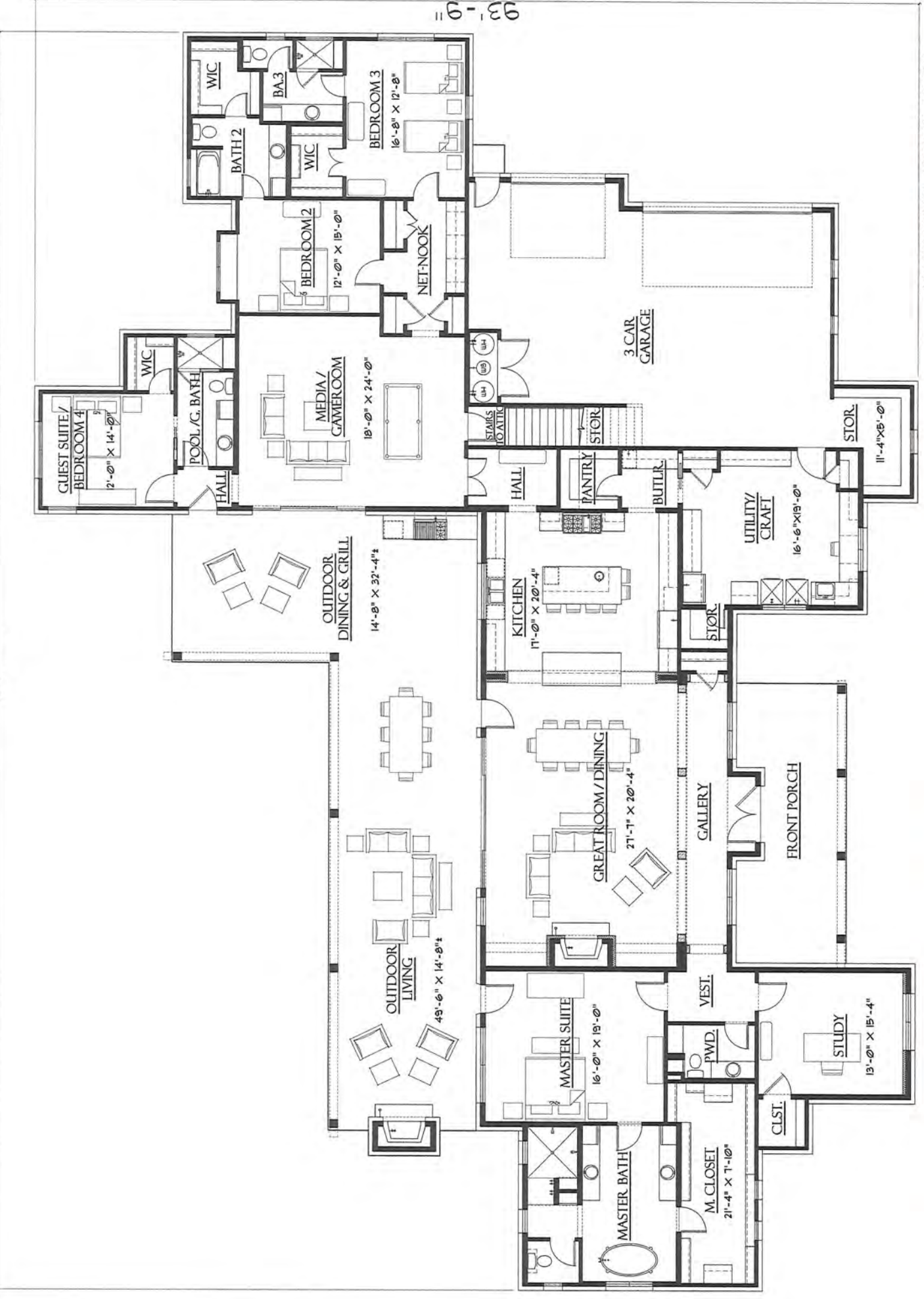
SUBDIVISION (BK 17 PG 5-7 - 914950)

Property Address: CIELO GRANDE
CT

Acres: 5.07999992



133'-7"



MAIN LEVEL FLOOR PLAN



PLANS & ELEVATIONS MAY VARY SLIGHTLY FROM FINAL CONSTRUCTION DOCUMENTS

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PLAN CATALOGUE
 PLAN 18050
 4,615 SQ. FT.

SQUARE FOOTAGE CALCS.	
HEATED AREA	5Q. FT.
LOWER FLOOR	4615
TOTAL HEATED	4615
NON-HEATED SF	
GARAGE(S)	1040
OUTDOOR LIVING	1356
COVID. FRONT PORCH	339
STORAGE	85
LOWER MASONRY LUG	163
TOTAL NON-HEATED	2983
TOTAL HTD. & NON-HTD.	7598
TOTAL IMPERVIOUS	7598

GESCHKE GROUP ARCHITECTURE
 9910 COURTYARD DRIVE # 300
 AUSTIN, TEXAS 78728
 PH: (512) 502-8484
 WWW.GESCHKEGROUP.COM

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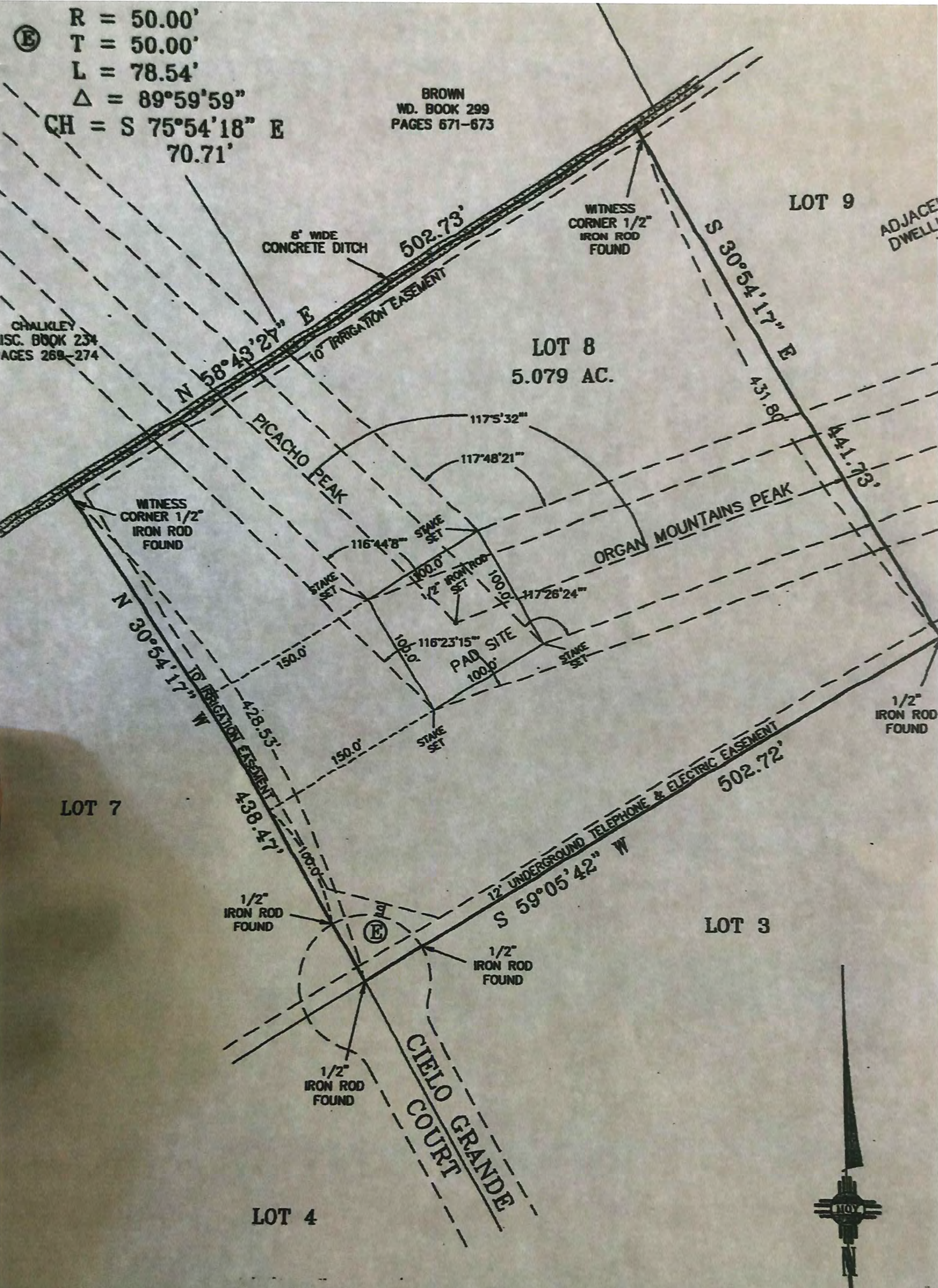
GESCHKE GROUP
 PROJ. NO.: 18050
 DATE: SEP. 2018

C-1
 1 OF 1

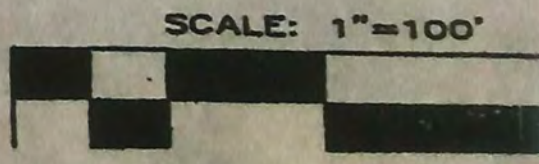
(E) R = 50.00'
 T = 50.00'
 L = 78.54'
 Δ = 89°59'59"
 CH = S 75°54'18" E
 70.71'

BROWN
 WD. BOOK 299
 PAGES 671-673

CHALKLEY
 ISC. BOOK 234
 PAGES 269-274



NOTE:
 FLOOD ZONE "X"; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH RAINFALL AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED



PHOTOS OF DWELLINGS ON NEARBY PROPERTIES



PHOTOS OF DWELLINGS ON NEARBY PROPERTIES



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060827

Fee \$ 260.50

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060827 ZONE: RF CODE: NR APPLICATION DATE: 12/4/18

ZACH PENN 575 494 0125
 Name of Applicant/Owner Applicant's Telephone Number

2450 Sunshine Rd. DONALD NM 88031
 Applicant's/Owner's Mailing Address City State Zip Code

chilefarm@gmail.com
 Applicant's/Owner's E-mail Address

FARMAN SERVICES CONTRACTOR, LLC
 Contractor's Name & Address (If none, indicate Self)

575 551 6996 03-360150-00-0 389485
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: CIELO GRANDE COURT LOT 8

Description of Proposed Work: NEW HOME

\$ 500,000.00 [Signature] 07/12/18
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW AND FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. Site Plan with dimensions and details.
 3. Proof of legal access to the property.
 4. Drainage plan.
 5. Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. Other information as necessary or required by the City Code or Community Development:

**PZHAC WORK SESSION
DECEMBER 17, 2018
ITEM 5**

Submitted by Jurado; a request to discuss plans for the construction of a new dwelling at 1401 West Boutz Road. (**Case 060829**) Zoned: Rural Farm (RF)

The subject property, which is 1.35 acres in size is currently vacant and is located between two large farms one of 32.33 acres and 47.71 acres. All of these properties are zoned RF and are part of what is left of a green belt around the Town. The farms are owned by LAN LEA Inc., which is a business owned by the applicant's family. The properties to the east of the farmland are in the City of Las Cruces. The subject property used to be occupied by a large two story dwelling that existed since the late 1800's, but was destroyed in a fire about three years ago. The property has been vacant since and was recently acquired by the applicant. There are eight properties across West Boutz Road to the north that are in the Town and are zoned RF. These range in size from a two acre lot containing a dwelling to a 12.67 acre lot used for agriculture. A total of three of these lots contain dwellings, the rest are either vacant or used for agriculture.

The dwelling will be over 4000 square feet in heated and cooled area, with an attached three car garage and a large covered porch. Access to the dwelling will be from West Boutz Road by a long driveway located between the two farms. Liquid waste disposal will be handled by a septic tank. Water is available either by domestic well or from a nearby water line operated by the Town.

A photo of a similar sized dwelling on West Boutz Road is attached, along with a site diagram of the property survey showing the pad site and elevations of the dwelling. According to the applicant, the style and color of the dwelling will be similar to other dwellings in the RF zone.

The PZHAC will need to determine that the access to the dwelling will be adequate, and that the proposed dwelling is compatible with the development zone for the property.

PHOTO OF THE SUBJECT PROPERTY



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400960](#)

Parcel Number: 4006137464372

Owner: JURADO XAVIER A TRUSTEES

Mail Address: 2102 STITHES RD

Subdivision: JOHN SCHAEFER

SUMMARY SUBDIVISION (BK 17 PG 74
- 9115092)

Property Address: 1401 W BOUTZ
RD

Acres: 1.35000002



This document has been
e-Recorded as Revision
No. 1703238, Page 17
in the office of the Dona
Ana County Clerk.

SWAT#041593/CS/sm

WARRANTY DEED

John M. Schaefer and Annette M. Rivera-Schaefer, husband and wife, for consideration paid, grant to Xavier Arturo Jurado and Lori Anita Sullins Jurado, Trustees of The Jurado Living Trust dated December 4, 2007 whose address is 2102 Stithes Rd., Las Cruces, NM 88005 the following described real estate in Dona Ana County, New Mexico:

Tract A, JOHN SCHAEFER SUMMARY SUBDIVISION, in Dona Ana County, New Mexico, as shown and designated on the plat thereof, filed in the office of the County Clerk of said County on August 30, 1991, in Book 17 Page(s) 74 of Plat Records.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness our hands and seals this 10th day of February, 2017.


John M. Schaefer


Annette M. Rivera-Schaefer

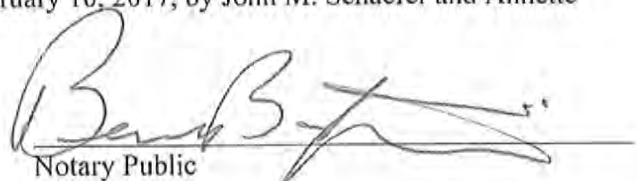
ACKNOWLEDGMENT FOR NATURAL PERSONS

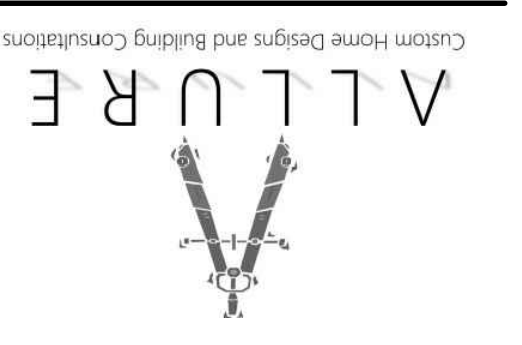
STATE OF NEW MEXICO

COUNTY OF DONA ANA

This instrument was acknowledged before me on February 10, 2017, by John M. Schaefer and Annette M. Rivera-Schaefer.




Notary Public



ALL MEASUREMENTS, DIMENSIONS, & SECTIONS, INCLUDING ALL BLDG. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR. THIS CONTRACTOR'S RESPONSIBILITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. ALLURE CUSTOM HOME DESIGNS, THIS DRAWING IS AN INSTRUMENT OF SERVICE AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF, USED WITHOUT THEIR WRITTEN PERMISSION.

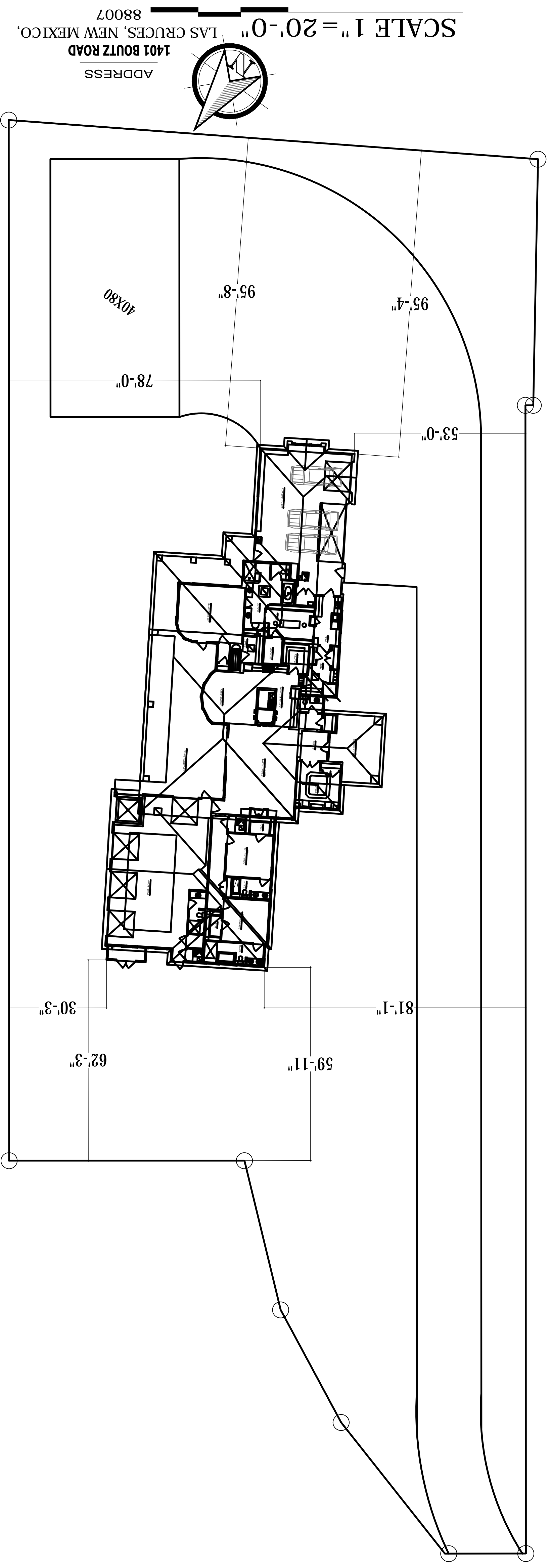
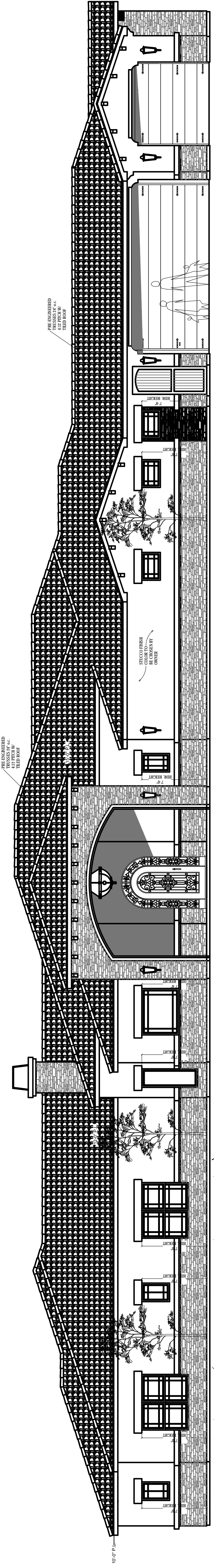
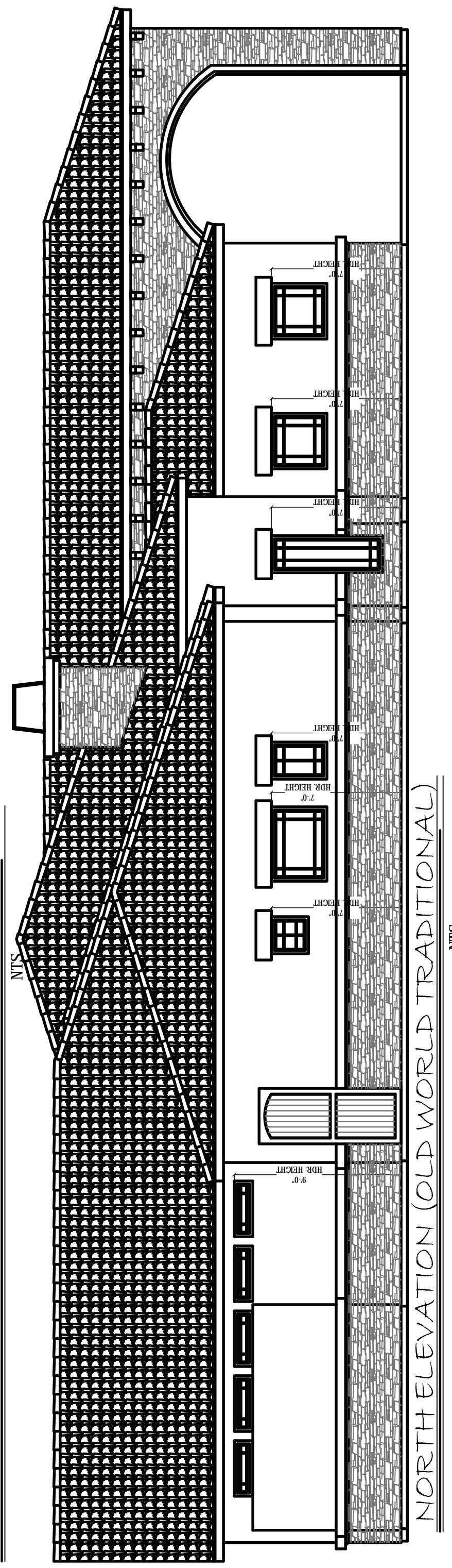


PHOTO OF THE DRIVEWAY TO THE SUBJECT PROPERTY



PHOTO OF NEARBY DWELLING ON WEST BOUTZ ROAD



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060829

Fee \$ 1060.50

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060829 ZONE: RF CODE: NL APPLICATION DATE: 12/11/18

XAVIER or Lori Jurado 575-644-8954
 Name of Applicant/Owner Applicant's Telephone Number

2102 Stithes Rd. Las Cruces N Mex. 88005
 Applicant's/Owner's Mailing Address City State Zip Code

XALOMISA @ MSN.COM
 Applicant's/Owner's E-mail Address

Gary Rogers - Planet Development
 Contractor's Name & Address (If none, indicate Self)

575-649-6500 Fed-20-2036857 93348-GB 98
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

1401 W. BOUTER RD. 88005
 Address of Proposed Work: City State Zip Code

new house - CRS-#
 Description of Proposed Work: 03-034156-
00-6

\$ 700,000- X Jurado Dec. 6, 2018
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: PZHAC REVIEW & FINAL APPROVAL REQUIRED
CID PERMIT REQUIRED.

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. _____ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. _____ Site Plan with dimensions and details.
 3. _____ Proof of legal access to the property.
 4. _____ Drainage plan.
 5. _____ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. _____ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. _____ Other information as necessary or required by the City Code or Community Development:

PZHAC MEETING
MINUTES
DECEMBER 3, 2018

(PART OF CONSENT AGENDA)



Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES DECEMBER 3, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, DECEMBER 3, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gerard Nevarez; a request to discuss plans for the placement of a 36 square foot storage shed at the rear of a residential property at 2305 Calle de Colon. (Case 060817) Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed shed, including the fact that the maximum height of the roof would be 7.5 feet. The shed would also be located with a rock wall that will surround this part of the property. Staff stated that, according to the applicant, since this is a fairly small shed, and since the shed would be located adjacent to a 6 foot high rock wall around the property, the shed would be barely visible to the neighbors. Also, according to the applicant, the color of the shed would be similar or compatible with the dwelling.

There were no other issues.

Item 2: Submitted by Emmitt and Rosa Booher; a request to discuss the addition of hobby rooms to a dwelling located at 2055 Snow Road. (Case 060819). Zoned: Rural Farm (RF)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed addition and explaining that this case was heard at the last PZHAC work session and postponed primarily because of the way the request was worded. The problem was that the request stated that the addition would be for “studios”, which are considered by the Building Code to be a mixed use occupancy (residential and commercial), and the use would really be for “hobby rooms”, which would be private residential.

There were no other issues.

Item 3: Submitted by Gilbert Chavez for Christina DiMatteo; a request to discuss the need for a summary subdivision to allow for the elimination of lot lines between several adjacent properties along DiMatteo Road, behind 3066 Snow Road. (Case 060821) Zoned: Rural Farm (RF)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant has six properties ranging in size from 0.15 acres to 5 acres that are in either the RA (three acre minimum size) or the RF (five acre minimum size) zones. She would like to remove a lot line to combine the two very small lots on Snow Road into one lot having a total of 0.694 acres. The next lot to the west (on DiMatteo Road) is five acres and would be left alone. The last three lots are along DiMatteo Road and consist of a one-acre and two two-acre lots. The applicant would like to remove lot lines to combine these lots into one five acre lot. The net result would be one small lot of 0.694 acres and two five-acre lots. (The 0.694 acre lot and about three acres of first five acre lot would be in RA zoning. The remainder of the property would consist of consist of about two acres of the first five-acre lot and the last five-acre lot would be zoned RF. The main issue here is that the 0.694 acre parcel and two acres of the first five acre parcel would not meet the size requirements of the zone they are in, and that by allowing this, the PZHAC would be allowing the creation of legal non-conforming lots.

Another issue that was brought up by staff is that due to the substandard width of DiMatteo Road, any lots that would require access from this road would not meet the requirements for development, and therefore would be restricted to agricultural development only. This applies to any lots that are along DiMatteo Road that have their sole access from DiMatteo Road, regardless of their size.

There were no other issues.

Item 4: Submitted by Stefan Schaefer, a request to discuss the need for changes to the Town Sign Code (MPC 18.65) to address the need for improved commercial signage in the Mercado de Mesilla area.

Dr. Schaefer was present to discuss the request. Staff provided a brief introduction to the request and of the case, and allowed Dr. Schaefer to provide further input. Dr. Schaefer explained that the Mercado area of Mesilla has properties that are not visible from Avenida de Mesilla, and that these properties need to have some form of identification along the main road to let people know they exist. Since the current code does not allow off-premises signs, this type of identification does not appear to be possible.

Dr. Schaefer stated that he would like to see some changes to the Code that would enable businesses in the Mercado area that are not on Avenida de Mesilla to be able to put some form of sign or identification on Avenida de Mesilla that would advise people that businesses exist in the Mercado. He also stated that he would like to see a committee formed to address these issues, and that this should move forward.

**PZHAC REGULAR MEETING
MINUTES
DECEMBER 3, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 3, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Case 060821 was removed from the Agenda to give the applicant a chance to reconsider her request and address certain issues brought up during the work session. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4 – 0.

A. *PZHAC MINUTES – Meeting minutes of November 19, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

There were no cases.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

- 1. Case 060821 – Stated that the PZHAC should not approve the summary subdivision, since the some of the resulting lots will not all comply with the zoning on the lots.*
- 2. Work Session Item 4 – Suggested that the changes to the Code requested by Dr. Schaefer start with the BOT first, and that a positive business atmosphere needs to be created for the Mercado area. The Town needs to aggressively attract businesses to the area, and that a joint work session be held between the BOT and the PZHAC.*

Dr. Stephan Schaefer – Town business owner requesting Code changes

Stated that it seems that everyone is supportive of the fact that something needs to be done, but no one actually does anything.

B. CASES:

Building Permits

1. **Case 060817** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit for the placement of a 36 square foot storage shed at the rear of a residential property at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Item 1**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed shed. A motion was made by Commissioner Lucero to recommend approval of the permit to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3 - 0. (Commissioner Nevarez recused himself from voting on this case.)
2. **Case 060819** – 2055 Snow Road, submitted by Emmitt and Rosa Booher; a request for a building permit to construct a set of hobby rooms as an addition to a dwelling located at this address. Zoned: Rural Farm (RF) (**This case was heard during the Work Session – Item 2**)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
3. **Case 060820** – 2143 Calle de Santa Ana, submitted by Martin Ortiz; a request for a building permit to repaint a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed repainting. A motion was made by Commissioner Lucero to recommend approval of the permit to the BOT, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

Summary Subdivision:

4. **Case 060821:** Multiple properties at the east end of DiMatteo Road, behind 3066 Snow Road; submitted by Gilbert Chavez for Christina DiMatteo; a request for a Summary Subdivision to allow several smaller lots to be combined into larger lots through the elimination of lot lines between the properties. Zoned: Rural Farm (RF) (**This case was heard during the Work Session – Item 3**)
This case was removed from the agenda earlier.

Business Registrations:

5. **Permit 0761** – 3331 Gandy Lane, submitted by Anthony Litzenberg for “Litzenberg Remodeling and More”; a request for a business registration to operate an office out of a dwelling at this location as a home occupation. Zoned: Residential, one-acre (R1).
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed business. A motion was made by Commissioner Prieto to approve the business, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

PZHAC Decision Item:

6. A determination as to what action to take on amending the Town Sign Code (MPC 18.65). (**This request was heard during the Work Session – Item 4**)
Commission Chair Hernandez stated that he had met with Mayor Barraza about the requested code changes to determine how this should be handled. According to Commissioner Hernandez, his recommendation based on this meeting is that the PZHAC should get input from all the businesses in Town to ensure that the entire Town has the opportunity to benefit from any changes to the Code. This should involve a joint work session with the BOT, and public meetings at the PZHAC level. Recommendations would then be brought to the BOT where they would be heard at a public hearing, much like the process for amending the Town Comprehensive Plan. Also, the PZHAC should have its public meetings to discuss changes on dates that are separate from its regular meetings.

Commissioner Nevarez made a motion to accept Commission Chair Hernandez’s recommendations, and that the date of the first meeting should be set by the PZHAC. This was seconded by Commissioner Lucero and approved by a vote of 4 – 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

- 1. Stated that there are several accessory dwellings on a property at the corner of Estrada Road and Union Road that are being used as apartments, including a dwelling that was originally built for a housekeeper on the property. Additionally, there is a property at 2762 West Union Road that currently contains illegal apartments. These rentals are contrary to the Code for accessory dwelling in the RA or RF zones and should be researched.*
- 2. There is a property on West Boutz Road, just east of the lateral, that has fencing in the Town right-of-way. This also needs to be researched.*

Dr. Stephan Schaefer – Town business owner requesting Code changes

Referring to the process recommended by Commission Chair Hernandez for addressing changes to the Sign Code, stated that the process sounds vague, and that a time frame is needed for the process so that it does not get bogged down and nothing gets done.

VII. PZHAC/STAFF COMMENTS

Commissioners each stated that the process to address problems brought up by Dr. Schaefer be “fast tracked”.

VIII. ADJOURNMENT

The meeting was adjourned at 6:41 pm.

PZHAC NEW BUSINESS

DECEMBER 17, 2018

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060821
[PZHAC CONSENT AGENDA – 12/17/2018]**

Item:

Case 060821 – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a building permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The purpose of this request is to allow the applicant to remodel the interior of a dwelling. The proposed work will include the replacement of cabinets, repainting, and upgrading of appliances. There will not be any structural work. All of the proposed work will be to the interior of the dwelling and will not affect the outside appearance or style of the structure.

Consistency with the Code:

Since these are repairs that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**). **Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”**]

PHOTO OF THE DWELLING FROM CALLE DE PARIAN



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400299](#)

Parcel Number: 4006137219509

Owner: SANCHEZ ERIC L TRUSTEE

Mail Address: PO BOX 358

Subdivision:

Property Address: 2231 CALLE DE
PARIAN

Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060821

Fee \$ 25.50

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060821 ZONE: M1 CODE: WC APPLICATION DATE: 11/28/18

Name of Applicant/Owner: FANCY TERESA SALMER Applicant's Telephone Number: 575 650-7963

Applicant's/Owner's Mailing Address: P.O. Box 32 City: MESILLA State: N.M. Zip Code: 88046

Applicant's/Owner's E-mail Address: _____

Contractor's Name & Address (If none, indicate Self): SUN VISTA CONST INC

Contractor's Telephone Number: 575 650-7963 Contractor's Tax ID Number: _____ Contractor's License Number: 67031

Address of Proposed Work: 2231 CALLE DE PARTAN

Description of Proposed Work: REMOVAL AND REPLACEMENT OF WOODS, CABINETS, ETC -

Estimated Cost: \$ 10,000.00 Signature of Applicant: [Signature] Date: Nov 28, 2018

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval BOT Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: ___ YES NO ___ SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO ___ SEE CONDITIONS

CONDITIONS: ALL INTERNAL WORK, NO CHANGES TO EXTERIOR
TL

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 11/28/18

This Application will include the following, if checked:

1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
2. ___ Site Plan with dimensions and details.
3. ___ Proof of legal access to the property.
4. ___ Drainage plan.
5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060822
[PZHAC CONSENT AGENDA – 12/17/2018]**

Item:

Case 060822 - 1985 Calle de Colon, submitted by David B. Fierro; a request for a building permit to install a sprinkler system, and steel edging and landscape rock on the south and west side of a dwelling at this address. Zoned: Historical Residential (HR)

Description of Work Done:

The purpose of this request is to allow the applicant to install a small underground sprinkler system to water some plants on the grounds, and to install steel edging and some landscape rock on the south and west sides of a dwelling on the property. All of the proposed work will be at ground level and will not affect the overall appearance or style of the structure.

Consistency with the Code:

Since these are flatwork additions that will not affect or change the appearance of the structure, according to the applicant; and since the work will not consist of any additions or changes to heated/cooled areas of the structure, the permit may be approved administratively. [(15.15.030(B) - **Application for building permit, Administrative Approval**).**Administrative Approval Permit –“Applications that are minor repairs or maintenance and do not alter or create additions to structures (buildings), walls or any other permanent fixtures on site may be approved administratively by staff.... Once all required information is provided, the community development staff may approve and issue the permit.”**]

PHOTO OF THE STRUCTURE FROM CALLE DE SAN ALBINO



Doña Ana County, NM

General Reference Maps

2014 Aerial | Addresses | County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400386](#)

Parcel Number: 4006137305491

Owner: FIERRO SYLVIA J

Mail Address: P.O. BOX 1725

Subdivision:

Property Address: 1985 DALLE DE COLON

Acres: 0



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060822

Fee \$ 0.00

2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (575) 524-3262 ext. 104

CASE NO. 060822 ZONE: NR CODE: M1 APPLICATION DATE: _____

DAVID B FIERRO _____ 575 496 1693
 Name of Applicant/Owner Applicant's Telephone Number

PO Box 1725 Mesilla Park _____ NM _____ 88047
 Applicant's/Owner's Mailing Address City State Zip Code

DavidFierro@comcast.net
 Applicant's/Owner's E-mail Address

Self
 Contractor's Name & Address (If none, indicate Self)

Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 1985 CALLE DE COLON

Description of Proposed Work: Install steel edging & landscape rock on the south & west side of home.
INSTALLATION OF SPRAWLIR SYSTEM

\$ 250.00 _____ [Signature] _____ 28 Nov 18
 Estimated Cost Signature of Applicant Date

Signature of property owner if applicant is not the property owner: _____

With the exception of administrative approvals, all permit requests must undergo a review process from staff, PZHAC and BOT before issuance of a building permit. Recorded proof of ownership with legal description of property (deed or current tax bill) along with verification of legally subdivided status of the property are required. **Plan sheets are to be no larger than 11 x 17 inches.**

FOR OFFICIAL USE ONLY

PZHAC Administrative Approval **BOT** Approved Date: _____
 Approved Date: _____ Disapproved Date: _____
 Disapproved Date: _____ Approved with Conditions
 Approved with conditions

FIRE INSPECTION/APPROVAL REQUIRED: YES NO SEE CONDITIONS

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: NO CHANGES TO STRUCTURE, CID PLUMBING PERMIT MAY BE REQUIRED.

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 11/28/18

- This Application will include the following, if checked:
1. Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. Site Plan with dimensions and details.
 3. Proof of legal access to the property.
 4. Drainage plan.
 5. Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. Other information as necessary or required by the City Code or Community Development:

PZHAC NEW BUSINESS

DECEMBER 17, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT 060818
[PZHAC REVIEW – 12/17/2018]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 1)

Item:

Case 060818 – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to add opaque panels to the inside of a wrought iron fence to provide privacy at a dwelling located at the address. Zoned: Historical Residential (HR)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed privacy panels will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed privacy panels will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$500.00

Consistency with the Code:

The PZHAC will need to determine that the proposed privacy panels, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of adding privacy panels to an existing fence around a property at this address.
- The PZHAC has determined that the proposed fence meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060825
[PZHAC REVIEW – 12/17/18]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 2)

Item:

Case 060825 – 2957 Calle de Guadalupe, submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request for a building permit to construct a new dwelling at this address. Zoned: Rural/Agricultural (RA)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed dwelling will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed dwelling will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$150,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a dwelling on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060826
[PZHAC REVIEW – 12/17/2018]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 3)

Item:

Case 060826 – 2226 Calle de Picacho, submitted by Window World of Las Cruces for William Randall; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historical Residential (HR).

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed windows will be acceptable for the zoning of the property, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed windows will not be acceptable to the zoning of the property, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$60,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed windows, when installed, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of installing a 36 square foot storage shed on a residential property at this address.
- The PZHAC has determined that the proposed shed meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060827
[PZHAC REVIEW – 12/17/18]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 4)

Item:

Case 060827 – Lot 8 of the Cielo Grande Subdivision (address to be assigned), submitted by Zach Penn; a request for a building permit to construct a new dwelling on this property. Zoned: Rural Farm (RF)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed dwelling will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed dwelling will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$500,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a dwelling on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC ACTION FORM
BUILDING PERMIT 060829
[PZHAC REVIEW – 12/17/18]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session – Item 5)

Item:

Case 060829 – 1401 West Boutz Road, submitted by Xavier Jurado, a request for a building permit to construct a new dwelling at this address. Zoned: Rural Farm (RF)

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the proposed dwelling will be acceptable for the property or the Town, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings stated below.

If, on the other hand, it is determined that the proposed dwelling will not be acceptable to the property or the Town, and no other solution can be reached, then the PZHAC should either postpone the request further until the applicant can return with a proposal that meets the standards set forth by the PZHAC; or the PZHAC should deny the request based on the request not meeting any or all of the Findings as listed.

Estimated Cost: @ \$700,000.00

Consistency with the Code:

The PZHAC will need to determine that the proposed dwelling, when finished, will be consistent with the zoning requirements for this property. Additionally, the PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed work consists of building a dwelling on a property at this address.
- The PZHAC has determined that the proposed structure meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the requested building permit to the BOT.
2. Recommend approval of the requested building permit to the BOT with conditions.
3. Reject the permit.

PZHAC ACTION:

PZHAC NEW BUSINESS

DECEMBER 17, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
[PZHAC REVIEW – 12/17/18]
PERMIT 0736

STAFF ANALYSIS

Item:

Permit 0736 – No address (Itinerant Vendor), submitted by Cesar Martinez for “MPC Bikeworks”; a request for a business license to allow the applicant to operate pedi-cabs in the Town for various occasions.

Description of Business:

The purpose of the application is to allow the applicant to operate pedi-cabs in the Town during fiestas and other occasions such as weddings and other special affairs. (A pedi-cab is a bicycle powered taxi that can be used to transport up to three people plus the driver, much like a bicycle powered rickshaw.) The company only has three employees at this time, but could expand. The main office is in El Paso. There will not be an office in Mesilla.

Consistency with the Code:

The request is consistent with all applicable Town ordinances.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will operate pedi-cabs during fiestas and other occasions in Town. .
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

Approve the application.

Approve the application with conditions.

Reject the application.

PZHAC ACTION:



Date: 11-27-18

2231 Avenida de Mesilla

No.: 0236

P.O. Box 10

Mesilla, NM 88046

Phone: (505) 524-3262

Fax: (505) 541-6327

Business Registration Application

Note: A separate business registration application form should be completed for each business location.

PLEASE PRINT

Business Registration Application Is: New Renewal

Name of Business: MPC Bikenorks

Name of Applicant: CESAR MARTINEZ

Business Location: _____

Mailing Address (Street # or P.O. Box): 6500 TAMA EL PASO, TX 79932

E-Mail Address: MESIMA pedicab@gmail.com

City: EL PASO State: TX Zip Code: 79932

Phone # of Business: 915-422-0848

Business Owner's/Applicant's Address:

Street 6500 TAMA EL PASO TX 79932

City: EL PASO State: TX Zip Code: 79932

Property Owner Name: ITINERANT

Phone # of Property Owner: N/A

Property Owner's Address: Street N/A

City: _____ State: — Zip Code: 79932

Additional Information

Square Footage of Business: N/A

Number of Employees: 3

Number of Parking Spaces: N/A

Zoning Code: VARIES

Parking Assessment: N/A *Please fill in other side>>>>*

Type of Business -please describe product(s) and/or service(s): Pedicab Passenger

Business Applicant Is: Sole Proprietorship Partnership _____ Corporation _____

Current New Mexico Revenue Division ID #: 03-234230-00-6
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: 915-422-0848

Name	Address	Telephone #
1. <u>CESAR MARTINEZ</u>	<u>6500 TAMA EL PASO TX 79932</u>	<u>915-422-0848</u>
2. <u>ELIENA ACOSTA</u>	<u>6500 TAMA EL PASO TX 79932</u>	<u>915-422-0843</u>
3. _____	_____	_____

Do you have an alarm system? Yes _____ No

What Type? _____

Which Company, if any, Responds to Alarms? _____

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.


Signature of Applicant/Title

11-27-18
Date

Signature of Building Owner

Date

Office Use

Receipt Number: <u>145299</u>	Date of Payment: <u>11-27-18</u>
Case Number: <u>0736</u>	Zone: <u>N/A</u>
PZHAC Approval Date: <u>12/13/18</u>	Bus. Type: <u>ITINERANT</u>
Sign Permit Case #: <u>N/A</u>	Renewal Date: <u>3/15/19</u>

Fire Department Inspection Verification

Fire Department Representative Signature: N/A

Fire Inspection Date: N/A

Approved: Yes No