

1 **PLANNING & ZONING HISTORICAL APPROPRIATENESS COMMISSION**

2 **Work Session**
3 **August 17, 2009**
4 **5:00 PM**

5
6 **COMMISSIONERS:** John Sullivan, Chair David Rockstraw (absent)
7 Gayle Lewis John Nelson
8 Dax Contreras

9
10 **STAFF:** Nick Eckert, CDD Rosanne Herrera, Recorder
11 Gina Gentile, BI

12
13 **PUBLIC:** Nora Barraza Mary Jansen
14

15 **1. Case: 090102; 2270 Calle de Principal, San Albino Church, a cert. of**
16 **appropriateness/building permit. Zone: HC. (5:00-5:30)**

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18 At the previous work session Staff was directed to contact SHPO on accessibility and ADA
19 issues. It was communicated that someone had been assigned to the case, but there were no new
20 updates. Staff felt that the Commission still had the HP ordinance and the Secretary of Interior
21 Standards to help utilize and interpret the application. Options for the Church proposal were
22 discussed to include entering through the patio area as a main entrance as opposed to installing a
23 doorway in place of the window. As far as the interior of the building the church was proposing
24 new walls and a walkway on the south side that would also function as a meeting room. Staff felt
25 that the Interior changes regarding the new walls were not as concerning as the new opening
26 being proposed. Staff felt that the applicant needed more definite direction.

27
28 The Commission was more concerned about the adjoining wall than the opening for the doorway
29 because the wall could be integral to both buildings. The Commission felt that the applicant
30 should have the responsibility of researching the history of the building. According to Dr.
31 Cooper, structural engineer the doorway could be placed in the location if structurally sound and
32 architecturally appropriate. It was the consensus of the Commission for the applicant to find
33 someone to determine if there had been a doorway previously. The applicant stated she would
34 contact Ray Cano to see if he had any information on the history of the building and contact Eric
35 Leifeld to do some exploration on the wall. It was also suggested that Eric Leifeld perform a
36 review. More information on the viga construction was needed as well as direction on the
37 exterior entrance on north side. The Commission felt it best not to alter the exterior façade of
38 historic buildings and to have the applicant find an alternate option regarding the entranceway in
39 that section of the building. It was also determined that there were not any ADA issues to
40 contend with.

41
42 **2. Case: 090105; 2669 Calle de Principal, The Miller's, a cert. of**
43 **appropriateness/bldg permit application. Zone: HR. (5:30-5:35)**
44

45 Staff stated that at the previous work session it was requested that the applicant change the
46 canales so that they pierce the parapet and were more in keeping with the pueblo style. Also the
47 applicants changed the windows on the south side to a more random pattern and changed the size
48 of the windows to be more compatible with the pueblo style. The overall footprint to the lot size
49 ratio was reduced to 47% by reducing the garage size and the new residence. Staff felt this was

1 what had been requested of the applicant and saw no further issues. Also the neighbor to the
2 south had signed a right of entry agreement.

3
4 **3. Case: 090103; 2593 Calle de Cura, Socorro Limon, a cert. of appropriateness/bldg.**
5 **permit application. Zone: HR. (5:35-5:40)**

6
7 **Due to time constraints the consensus was to consider this item on the regular agenda.**

8
9
10 **4. Case: 090104; 2220 Calle de Picacho, Ray Veitch, a cert. of appropriateness/bldg.**
11 **permit application. Zone: HR.(5:40-5:55)**

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13 **Due to time constraints the consensus was to consider this item on the regular agenda.**

14
15 **5. Case: 090090; 2253 Calle de San Albino, Philippou LLC, discussion of certificate of**
16 **appropriateness/building permit for theatre proposal for the vacant lot behind Casa**
17 **Rosa. Zone: HC.(5:55-6)**

18
19 **Removed from agenda**

20
21 **PLANNING & ZONING HISTORICAL APPROPRIATENESS COMMISSION**
22 **Regular Meeting**
23 **August 17, 2009**
24 **6:00 PM**

25
26 **COMMISSIONERS:** John Sullivan, Chair David Rockstraw (absent)
27 Dax Contreras John Nelson Gayle Lewis

28
29 **STAFF:** Nick Eckert, CDD Rosanne Herrera, Recorder
30 Gina Gentile, BI

31
32 **PUBLIC:** Mary Jansen

33
34 **PLEDGE OF ALLEGIANCE**

35 Chairman Sullivan led the Pledge of Allegiance

36
37 **ROLL CALL AND DETERMINATION OF A QUORUM**

38 **Roll Call.**

39 **Present:** Chairman Sullivan, Commissioner Contreras, Commissioner Lewis, Commissioner
40 Nelson

41 **Absent:** Commissioner Rockstraw.

42
43 **CHANGES TO THE AGENDA**

44 **Motion: Action:** Approve agenda **Moved by** Commissioner Contreras **Seconded by**
45 Commissioner Lewis

46
47 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

48 **Yes:** Chairman Sullivan, Commissioner Contreras Commissioner Lewis, Commissioner Nelson

49 **Absent:** Commissioner Rockstraw

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1 **ACCEPTANCE OF THE CONSENT AGENDA**

2 **Motion: Action:** Approve consent agenda **Moved by** Commissioner Contreras **Seconded by**
3 Commissioner Lewis

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5 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

6 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Lewis, Commissioner Nelson

7 **Absent:** Commissioner Rockstraw

8
*9 **PZHAC MINUTES:**

10 1. Work Session/Regular Meeting 8-3-09

11
12 **PZHAC BUSINESS:**

13 **6. Case: 090105; 2669 Calle de Principal, The Miller's, a cert. of**
14 **appropriateness/bldg permit application. Zone: HR.**

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16 **Motion: Action:** Approve Case 090105 **Moved by** Commissioner Nelson **Seconded by**
17 Commissioner Contreras

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19 Mr. Eckert stated that the applicant met the questions and concerns from the previous work
20 session and had revised their plans to reflect the changes to include randomly placing the
21 windows on the south side, changing the size of the windows, decreasing the overall footprint,
22 and the right of entry agreement. The application met all requirements and staff recommended
23 approval.

24
25 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

26 **Yes:** Chairman Sullivan, Commissioner Contreras Commissioner Lewis, Commissioner Nelson,

27 **Absent:** Commissioner Rockstraw

28
29 **7. Case: 090103; 2593 Calle de Cura, Socorro Limon, a cert. of appropriateness/bldg.**
30 **permit application. Zone: HR.**

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32 **Motion: Action:** Approve Case 090103 **Moved by** Commissioner Contreras **Seconded by**
33 Commissioner Lewis

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35 Mr. Eckert stated that the application was reviewed in the previous work session. The proposal
36 was to add a storage unit on the south side of building and a new living addition on the east side
37 of the property as well as a porch that would match the existing porch. There were no
38 architectural style issues and the proposal would meet and match the architectural style of the
39 building. Staff recommended approval.

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41 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

42 **Yes:** Chairman Sullivan, Commissioner Contreras Commissioner Lewis, Commissioner Nelson,

43 **Absent:** Commissioner Rockstraw

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45 **8. Case: 090104; 2220 Calle de Picacho, Ray Veitch, a cert. of appropriateness/bldg.**
46 **permit application. Zone: HR.**

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48 **Motion: Action:** Approve Case 090104 **Moved by** Commissioner Lewis **Seconded by**
49 Commissioner Contreras

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1 Mr. Eckert stated that in review it was clear that the application changing the window to a
2 doorway could not be controlled by the HP ordinance because it was zoned HR. The HP
3 ordinance specifically stated that the Secretary of Interior standards could only be applied to
4 commercially used property that was zoned HC. In addition, MTC 18.80.200 stated that the
5 Commission should not consider detailed plans not subject to public view. The application met
6 code requirements.

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8 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

9 **Yes:** Chairman Sullivan, Commissioner Contreras Commissioner Lewis, Commissioner Nelson,

10 **Absent:** Commissioner Rockstraw

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12 **9. Case: 090091; 1827 Calle del Arroyo, Solo Investments, LLC, certificate of**
13 **appropriateness/building permit. Zone: HR.**

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15 **Motion: Action:** Approve Case 090091 **Moved by** Commissioner Nelson **Seconded by**
16 Commissioner Lewis

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18 Mr. Eckert stated that the applicant wanted to proceed with the application as originally
19 submitted. The proposal was for 3 units in addition to the existing dwelling. The new units
20 matched up with existing territorial style building and the territorial style checklist was met.

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22 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 4).

23 **Yes:** Chairman Sullivan, Commissioner Contreras Commissioner Lewis, Commissioner Nelson,

24 **Absent:** Commissioner Rockstraw

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26 ***ADMINISTRATIVE APPROVALS:**

27 10. Case: 090106; 2410 Snow Rd., Margaret Chavez, a building permit for a fence. Zone: RF.

28 11. Case: 090107; 804 Calle del Paso, Patricia Molina, a building permit for replacement of
29 windows. Zone: RF.

30 12. Case: 090108; 7160 Las Vistas Dr., Lewis Family, a building permit for screened porch.
31 Zone: MER-3.

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33 **PUBLIC COMMENTS:**

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35 Mary Jansen, resident commented that it was the responsibility of the Commission to verify
36 information brought in by applicants. She also stated that in regards to the church application the
37 hallway may need to be an alternative instead of a doorway.

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39 **STAFF COMMENTS:**

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41 Staff noted that Commissioner Nelson and Ms. Gentile would be working on Chapter 18
42 revisions so that it could be moved forward for approval.

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44 **PZHAC COMMENTS:**

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46 Commissioner Lewis felt it was inappropriate to comment on a work session item until it was
47 presented on the regular agenda.

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49 Commissioner Nelson felt that research for a case should be left primarily to the applicant
50 although the Commission could also do research.

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Commissioner Contreras apologized for being absent the last couple of meetings.

PZHAC ADJOURNMENT:

Motion: Action: Adjourn Moved by Commissioner Contreras **Seconded by** Commissioner Lewis

The meeting was adjourned at 6:28 p.m.

John Sullivan, Commission Chairman