SOUTH MESQUITE DESIGN REVIEW BOARD

Following are the minutes of the South Mesquite Design Review Board meeting held on March 4, 2020 in 1158 at City Hall, 700 N. Main Street, Las Cruces, NM 88001.

MEMBERS PRESENT:  David Chavez
                    Ernie Campos
                    Tony Dahlin
                    Faith Hutson

MEMBERS ABSENT:  Robert Williams

STAFF PRESENT:  Sara Gonzales, CLC Planner
                Troy Ainsworth, CLC Historic Preservationist
                Larry Nichols, CLC Community Development
                Becky Baum, RC Creations, LLC, Recording Sec.

OTHERS PRESENT:  Michael Coronado
                 Anita Clink

I.  CALL TO ORDER (6:00)

Chair Chavez called the meeting to order at 6:00 p.m.

II.  APPROVAL OF MINUTES

1.  January 8, 2020
2.  February 5, 2020

The minutes were motioned by Faith Hutson, seconded by Ernie Campos, and unanimously approved.

III.  NEW BUSINESS

1.  Case 20DR0500014:  Request for approval of the construction of a new 1,500 square foot single-family residence located at 650 E. Court Avenue. The subject property is zoned R-2 (Medium Density Residential District) and is located outside the Original Townsite in the South Mesquite Overlay District. Submitted by Anita Clink, representative. Council District 1.

Troy Ainsworth described the case which is located at 650 E. Court Avenue. A 0.26 acre L-sharped parcel that is not in the Original Townsite. There is an existing structure on the site, a long adobe. The new structure is 1,500 square foot home, stuccoed, flat roof. There was a discussion with the applicants concerning retaining in part or whole the existing building. The new structure is in keeping with contemporary interpretation of pueblo revival, including corbels, posts, lintels, exposed vigas, flat roof, parapet. According to County
records the existing structure is listed as being built in 1912, also an effective
collection date of 1950. R-2 zoning allows for multi-dwellings and single-
family residences.

Michael Coronado stated they are planning on tearing down the existing
structure as it is falling down. He also stated it looks better from the outside
than it does from the inside as the roof as collapsed, nothing has been taken
care of. All that is left are the exterior adobe walls.

Larry Nichols mentioned the building is rammed earth rather than adobe. David
Chavez stated it is mud plaster and is surprised it is still standing and
questioned demolition of the existing building. Faith Hutson asked about the
discussion Troy Ainsworth had with the applicants about the existing building.
Troy Ainsworth felt if there was a possibility of integrating the existing building
with new construction, that is an option to consider, if feasible. Troy Ainsworth
felt the worse case scenario was the loss of the building without salvaging what
could be salvaged. Michael Coronado stated that from the inside some of the
adobes are seen. Faith Hutson stated the existing building is a territorial style,
the doorways door are hand built. Larry Nichols stated that a building a certain
percentage viable then can be saved. David Chavez pointed out that cement
blocks had been added to the top of the existing structure adding some support
and height. The adobe is weathered, but not washed more than 4 inches. Also
no concrete collar on the bottom.

Michael Coronado mentioned that financing could be a problem with retaining
the existing building/renovating.

David Chavez mentioned the process of making the adobe and its material
make up are the reason it is still standing. And also discussed briefly about
repurposing the adobe.

Sara Gonzales discussed the process of if a demolition permit was requested,
timeframes, how the current design would fit within the property, or a different
design for a different structure. Troy Ainsworth mentioned that taking a building
down does not or establish a precedent. The decision for site development
is a case-by-case determination with all factors to be looked at considered.
Also if the existing building is taken down and can be used for other structures
that may not have those components and can save other structures, then still
reusing materials

Michael Coronado mentioned maybe portions 3 and 4 could be salvaged to use
as storage, but first see how the house will fit on the lot with access to the new
structure/garage. Anita Clink mentioned the various boarded up buildings and
questioned if that was what the committee wanted instead of someone trying
to do something with it and make the neighborhood look nicer.
Sara Gonzales mentioned there are options and flexibility as this property does fall under the Infill Development. Larry Nichols mentioned redoing the existing building into an apartment for income. Michael Coronado mentioned that that would require more funds up front and does the applicant really want to do that. Michael Coronado also mentioned that adobes are not cheap and are labor intensive.

Tony Dahlin made a motion to postpone until applicants have a survey and dimensions. It was not seconded and therefore the motion died.

Michael Coronado stated that if they could salvage 10-20 feet of the existing building, and also situate the house on the lot and bring the plot plan with the survey on there, then we would be willing to go forward.

Faith Hutson motioned to postpone a decision until the applicant has an opportunity to meet with staff and discuss what other options there might be including the possibility of saving part of the (existing) structure.

Ernie Campos seconded. The motion was approved 3:1. Tony Dahlin voted no.

IV. DISCUSSION OF OTHER ITEMS

1. Brochure

David Chavez mentioned tabling the brochure for the next meeting.

Sara Gonzales mentioned a few changes, arrows being included, and some additional blank spaces for additional info or pictures.

David Chavez mentioned limited plaques right now, but Las Esperanzas might find funding for additional plaques, but until then only 10-12.

Larry Nichols mentioned being sure whatever is done be sure it is unique. Sara Gonzales mentioned Klein Park. Ernie Campos mentioned a slogan for the area.

2. Design Requirements.

V. STAFF ANNOUNCEMENTS - None

VI. ADJOURNMENT (6:52)