



CITY OF LAS CRUCES

TO: Historic Preservation Commission

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: June 3, 2025

SUBJECT: Case 25DR0500033

Case 25DR0500033: A request for a Certificate of Appropriateness for new construction of a residential property located at 331 Texas Avenue. The subject property encompasses approximately .093 acres, is zoned R-3 (Multi-Dwelling Medium Density) and is within the South Mesquite Overlay District. Submitted by Steve Green, architect for the property owner.

BACKGROUND

The subject lot located at 331 Texas Avenue is currently vacant and located inside the Original Townsite and the South Mesquite Overlay District (SMO). The lot has been empty from before the 1979-1980 survey; consequently, the property is not identified on the National or State Register.

The applicant is proposing to construct a 3,006 square foot, wood-frame duplex on the corner lot. Both units will face respective public right-of-ways at the intersection of Texas Avenue and San Pedro Street, each with a street-access, pull-in vehicle garage. The applicant has provided floor plans and elevations showing proposed construction will have a stucco finish exterior that is suitable for design in the neighborhood. The roof of the new build consists of a relatively uniform parapet that distinguishes between the front façade of primary spaces with personal service spaces to the rear. Awnings will be located constructed major south-facing windows and entrances. The windows are all small-pane divided light, and flush with the building façade.

The new dwelling will meet all setback requirements of the South Mesquite Overlay and the subject property still meets the density requirements of the overlay as well. All other building and development codes of the City of Las Cruces will be required to be met by the new dwelling.

The proposed project is in a predominantly residential area of the City of Las Cruces and South Mesquite Neighborhood. The proposed new addition will be consistent in appearance and design to neighboring dwellings and other residences found throughout the neighborhood.

DECISION CRITERIA

To ensure quality property development and renovation and to protect the historic character of the neighborhood, HPC shall evaluate and determine the exterior design appropriateness of proposals for new construction, additions, exterior alterations, and rehabilitation of properties within the historic district.

Applicable development must ultimately utilize architectural styles, methods, and materials that are visually compatible with surrounding structures (especially where new construction is proposed), and the overall character of the historic district. This should not be interpreted as a requirement to mimic existing styles or construction materials, but as a means for these types of projects to result in a visually compatible transition between old and new structures within the general neighborhood and/or on a single parcel of land. In addition to the standards stated in the 2025 Realize Las Cruces Development Code, as amended, and the Historic Preservation Ordinance projects shall be reviewed based upon *The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings*, and *The New Mexico Historic Building Inventory Manual, 1980*.

STAFF RECOMMENDATION

Staff has reviewed this request and recommends **APPROVAL** of the project based on the following finding:

1. The proposed construction of the residential addition will utilize materials consistent with the character of the existing structure and other structures found in the surrounding South Mesquite Neighborhood.

NOTE: Decisions by the Commission must be based on “findings”. The findings presented in this document may be used to support APPROVAL decisions only. Findings for *DENIAL* of the permit should be articulated by the Commission and may be based on policies of the Elevate Las Cruces Comprehensive Plan, purposes of the Overlay District or other provisions of the 2001 Zoning Code, the Historic Preservation Ordinance, policies of the Mesquite Neighborhood Plan and/or South Mesquite Neighborhood Design Plan, or other City Plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.

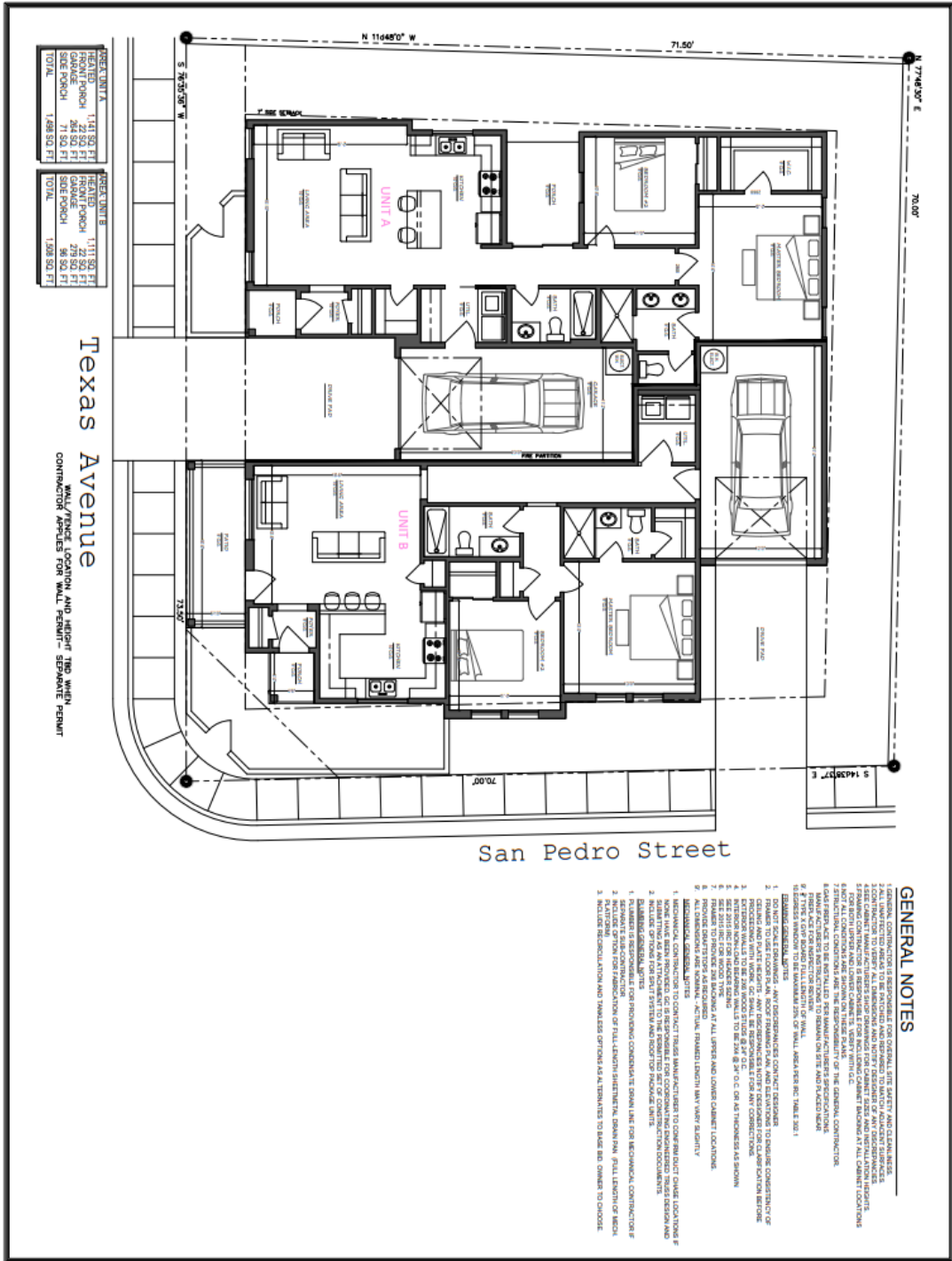
ATTACHMENTS

1. Aerial Map
2. Applicant's Documents

ATTACHMENT 1
AERIAL MAP



ATTACHMENT 2 APPLICANT'S DOCUMENTS



GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND VERIFY DIMENSIONS OF ANY DISCREPANCIES.
3. PROVIDING CONTRACTOR IS RESPONSIBLE FOR INCLUDING CABINET BULKHEAD AT ALL CABINET LOCATIONS.
4. ALL CABINETS ARE SHOWN ON THESE PLANS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND VERIFY DIMENSIONS OF ANY DISCREPANCIES.
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ALLURE

ISSUED PERMITS

REVISIONS: 1

GENERAL CONTRACTOR

PROJECT

CEBALLOS DUPLEX

SHEET TITLE

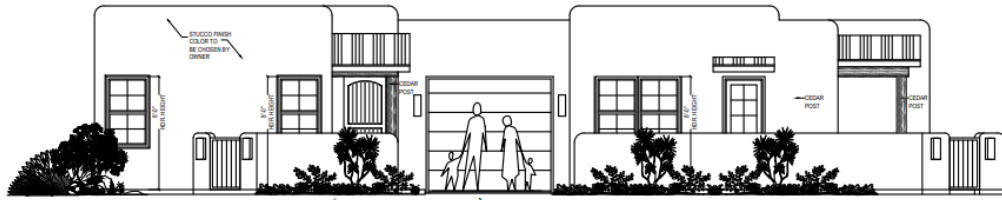
FLOOR PLAN

DESIGNED BY: S. GREEN

DRAWN BY: T. GREEN

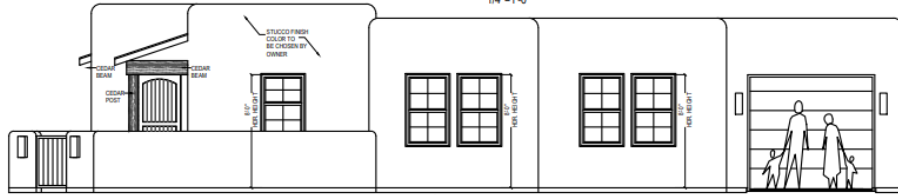
DATE: 02/20/2024

SHEET NUMBER: **A.1**



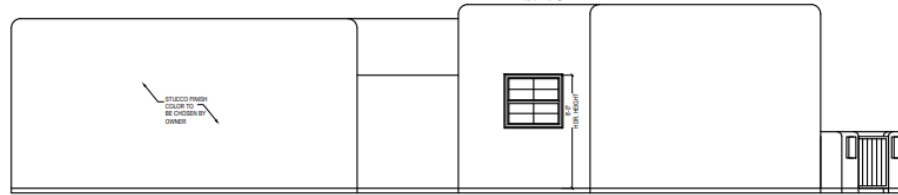
ELEVATION SOUTH (TEXAS AVE.)

1/4"=1'-0"



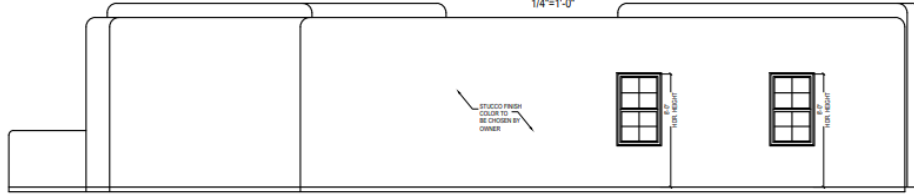
ELEVATION EAST (SAN PEDRO ST.)

1/4"=1'-0"



ELEVATION WEST

1/4"=1'-0"



ELEVATION NORTH

1/4"=1'-0"