



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

June 18, 2025, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held June 18, 2025, in room 1158, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Dr. Jerry Wallace, Chair
Ernie Campos
Dr. Paul John Deason
Dr. Jeffrey Shepherd

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist

OTHERS PRESENT: Steve Green
George Pearson
Fernando Baeza
Ben Kracht
Michael Coronado
Corrina Miramontes

1. CALL TO ORDER (6:04)

Meeting was called to order.

2. APPROVAL OF MINUTES -

2.1 May 21, 2025 HPC Minutes

Paul Deason stated on page 2 discussing the church in Doña Ana Village it currently reads the church has been white plastered in the last 1800s that it really should read church has been white lime plastered in the last 1800s. Also Jeffrey Shepherd should contain either Dr. or PhD with his name.

Motion to approve minutes as corrected by Paul Deason; seconded by Jeffrey Shepherd. Motion passed unanimously.

3. DESIGN REVIEW AND CASE RECOMMENDATIONS

3.1 Certificate of Appropriateness application for proposed construction of a new structure at 331 Texas Avenue

Caitlin Beesley asked if Steve Green, the designer, wanted to proceed.

1 Steve Green stated that it was important to stick with the area. Being it was
2 a duplex he did not want it to look like a duplex. The design is set up to look
3 like almost two separate houses. He had taken pictures of others in the
4 neighborhood. They are doing two-bedroom. Characteristics and
5 elevations shows divided light system, sculpting on the parapets, California
6 corner creating the effect of an adobe look. He likes New Mexico territorial/
7 southwest look. Also wood gates and sconce style lighting. Colors he
8 suggested going through the design board, but pueblo or tumbleweed color.
9

10 Caitlin Beesley recommended approval, no changes. Background on the
11 lot, it is not mentioned in the National Register listing or the State Register
12 listing. There has not been anything on that lot at least back to 1940. Texas
13 Avenue at one point was Jornada Street. She feels this new home is an
14 amalgam of styles within the neighborhood and is compatible.
15

16 Paul Deason stated that two to three years ago the committee approved a
17 similar design in the area, a duplex. Jerry Wallace mentioned Mexican
18 streetscapes and the fact that there are windows that dissimilar on the front
19 façade and he would like that to be incorporated into the stylistic guidelines.
20 He also mentioned wrought iron. Ernie Campos mentioned an entrance
21 that was attractive and already within the neighborhood. He also mentioned
22 a porch. The designer mentioned anything within three feet of the property
23 line is to be built of fire rated material. Landscaping will probably be
24 desertscape. George Pearson mentioned Realize Las Cruces and asked
25 about the sidewalk width, and also at the corner would there be
26 improvements for ADA access. The designer stated the existing sidewalks
27 will remain as they exist and only redo would be curb cuts and driveway
28 cuts. A question of does the sidewalk have to be five-foot or could it be
29 four-foot. Staff will look into this. If attaching to existing sidewalk want
30 contiguous, not different widths. ADA sidewalk at the corner will be looked
31 into.
32

33 Paul Deason moved to approve; seconded by Ernie Campos.
34

35 Motion passed unanimously.
36

37 **4. DISCUSSION ITEMS**

38
39 **4.1 Citywide Inventory Update - Application Form and Public-Facing**
40 **Information**

41
42 Caitlin Beesley stated she talked with people in the community who were
43 involved in the inventory. They are to a place to start working on
44 establishing a database. She has had some community members
45 requesting an inventory form as they are interested in listing their properties
46 at the local or state level. The state database is of all the buildings that are
47 listed on the state cultural property register. The city is looking to do
48 something similar here. Part of being a CLG is maintaining and adding to a

1 local inventory. Beesley introduced the new inventory form, stating it will be
2 used for this. Jerry Wallace asked if a property has to be on the National
3 Register or the State Register. This would bring recognition for the building.
4 LCACPI number is the historic cultural property inventory number. Jerry
5 Wallace suggested that number should be the date it is put on the local
6 registry. The State and National Register will stamp with their date and then
7 sign off. Caitlin Beesley suggested having the date somehow incorporated
8 into the property number, and maybe leave a section where we sign off on
9 when the property was nominated. Ernie Campos states he gets a lot of
10 feedback from neighborhood owners. They are afraid of coming in front of
11 the HPC for any repainting, remodeling due to worried it will affect their
12 taxes, tell them how to control where they live, etc. Also have concern on
13 being on a register as it might affect their taxes, might do something to their
14 house. Could there be a "do not worry. Everything's going to be okay" note.
15 Caitlin Beesley is working with different people at the City level to update
16 the historic preservation page to include specific information about the
17 inventory and all inventory-related questions. Let people know there are
18 very few strings attached to listing a property. You can list your home today
19 and tear it down tomorrow. Also have this webpage for people who are
20 curious about their properties and the history. Caitlin Beesley showed a
21 map on the city's webpage that has previously been done showing
22 contributing and noncontributing properties. Caitlin Beesley hopes to
23 update the webpage and the map to include public information, the
24 application, with a searchable database, and include the design guidelines.
25 On the map, when you click on one of the dots it will give massive amounts
26 of information on that property that isn't helpful to community members. The
27 information should be targeted to what is informative and helpful.
28

29 Jerry Wallace asked how the HPC can help the City with this. Caitlin
30 Beesley will get more information from the communications office about the
31 webpage, accessibility specialist, GIS, and then have a meeting/work
32 session. Paul Deason mentioned now is the time to look for private grants
33 as there will be a lot of people wanting to expend money as now it is going
34 to be tax deductible again. A question asked if there were images
35 associated with the map locations. Caitlin Beesley mentioned that will be a
36 big part of having the inventory database up and running. There are images
37 for some building that have been torn down. Caitlin Beesley mentioned a
38 page dedicated to buildings that have been lost. Layers within the GIS and
39 map will be discussed further.
40

41 Jerry Wallace stated they need to think about Las Cruces in terms of
42 neighborhoods as there are 17-21 neighborhoods that are very unique and
43 distinct from each other. Many neighborhoods were identified by the
44 elementary school in the neighborhood. There is an effort by a community
45 development group to identify neighborhoods which might help with this. To
46 move forward with registrations and neighborhoods, need to work with
47 calming people about their properties and their concern. Need to have
48 dialogues with the community. It was suggested that due to things like the

1 Valley Drive redo, that small businesses/people are not trusting the City.
2 Encourage the neighborhood associations to attend meetings to have a
3 voice and understanding. Nurturing the relationship is important as there
4 are years of distrust with the City. It was mentioned rotating the HPC
5 meeting throughout the community which might help break down some of
6 the barriers. Senior citizen centers are a good place to locate these
7 meetings. Caitlin Beesley will look further into having the HPC meetings in
8 different locations. Some commented that the doors to City Hall this
9 evening were locked 30 minutes prior to the meeting and there was feeling
10 that the building should have been open.

11
12 **5. PUBLIC PARTICIPATION**

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14 George Pearson states that the agenda gets sent out through the City, and
15 it showed the agenda items but does not show the meeting in the e-mail,
16 particularly location and time. Suggested looking at the Airport Advisory
17 Board and how that is distributed. It was mentioned that e-mail is
18 diminishing and that other social platforms are being used including social
19 media platforms like Facebook, etc.

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21 **6. STAFF AND COMMITTEE INPUT**

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23 Jerry Wallace stated he and Caitlin Beesley went to Doña Ana Village
24 Historic Preservation Committee meeting and learned a lot. He would like
25 the HPC to support them, and build a relationship with them for mutual
26 benefit. Every decision the DAVHPC makes is linked to their identity and it
27 is really powerful. They also met with Karla McWilliams and SHPO which
28 was informative and productive. Paul Deason mentioned that there was a
29 lot of construction recently that tore up part of the Camino Real south of the
30 Village of Doña Ana and there was back and forth with Karla McWilliams
31 and SHPO saying they allowed that to happen because they did not
32 recognize it as on the State or National Register, even though it is. Caitlin
33 Beesley stated SHPO's role in what happened was not as clear as that, and
34 there's a lot of processes involved. Caitlin Beesley stated that DAVHPC felt
35 they were left out of discussions either intentionally or unintentionally, and
36 if they had been included maybe that would have changed what happened.

37
38 Ernie Campos stated the county does not have a historical preservation
39 person and he is now the quasi historical person. He read an extensive text
40 message concerning the Camino area south of Doña Ana Village. It was
41 mentioned do you want to engage within the community - people that have
42 historical roots in the community or people are just generally interested.
43 The next project for the DAVHPC is fencing off the cemetery. It would be
44 good for this HPC to support them in anyway we can. Jerry Wallace wants
45 to continue to build this relationship and keep being informed on their
46 challenges.
47

1 Ernie Campos asked about the title change from a commission to
2 committee. Can they as a committee get involved in the neighborhood
3 meetings and represent that neighborhood? Paul Deason stated to be a
4 CLG they had to be a commission. He stated the national interpretation is
5 they did. Caitlin Beesley stated the national and state interpretation is that
6 they do not need to be a commission to be recognized as a CLG, that it is
7 any sort of collegial body established by legislation. Paul Deason stated
8 the City attorney stated there was a ruling by the City attorney that this was
9 a commission. George Pearson stated there is a separate ordinance that
10 covers boards and standard committees and that has not been changed
11 after Realize. Caitlin Beesley stated the responsibilities have not changed,
12 the ordinance has not changed, just the name, and that this name change
13 is a preference of the City. There are not competing definitions of what the
14 HPC is. This is not a consent board, you make recommendations. Corrina
15 Miramontes stated it is concerning enough that some in her neighborhood
16 tried to get a meeting together to oppose the commission from turning into
17 the committee and yet it still happened.
18

19 Paul Deason mentioned the location on Kansas that requested to become
20 a cannabis selling/production and that they denied it but City Council
21 passed it. That the neighborhood had come to the HPC as they did not
22 want it. He feels that the HPC as a commission had authority/consent it
23 does not have at this point in time as a committee. Ernie Campos wishes
24 to have some feedback for clarity. Can they schedule meetings? Jerry
25 Wallace stated if they can bring a lot more stakeholders to the table, they
26 should be able to take it to the City and say this should be a consent board.
27 Caitlin Beesley stated that becoming a consent board is something HPC
28 can work towards in the future. Become a commission that has consent
29 authority, unlike before.
30

31 There were over 20 applications for the vacant seats on the committee. The
32 City will make a recommendation to City Council and City Council will
33 finalize. This committee advises to City Council.
34

35 Caitlin Beesley said the city is exploring membership in the National Alliance
36 of Preservation Commissions. There is money. All HPC members will have
37 access to workshops, conferences, receive copies of their quarterly
38 publication. The preservation conference in Las Vegas, New Mexico is
39 coming up in October, 3rd - 5th, after the history conference here in Las
40 Cruces. She encourages everyone to go. She is looking at publishing the
41 watch list. She will need more information about all of the properties that
42 were recommended/nominated. Lastly the meeting location, please send
43 her recommendations.
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45 Jerry Wallace suggested next month a discussion item on committee vs.
46 commission. In August, an update on setting meeting for looking at
47 neighborhoods. In the meantime put together a group of people to drive
48 around and visit the different communities and be informed.

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7. ADJOURNMENT (7:45)

Motion to adjourn by Ernie Campos; seconded by Jeffrey Sheppard. Motion passed unanimously.

Chairperson