



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMISSION Work Session

August 14, 2024, at 6:00 p.m.

The following are Summary Minutes of the Historic Preservation Commission Work Session Meeting held August 14, 2024, in room 2007A, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Dr. Judy A. Berryman, Chair
David Chavez, Vice-Chair
Ernie Campos
Dr. Paul John Deason
Jeffrey Shepard
Dr. Jerry Wallace
Patricia Williams

STAFF PRESENT: Larry Nichols, Director Community Development
Sara Gonzales, Economic Development
Chris Faivre, Economic Development

OTHERS PRESENT: Cassie McClure, Councilor
Erica Craycraft, Freese & Nichols
Dawn Warrick, Freese & Nichols
Greg Shervanick
Jo Ruprecht
Deb Dennis
George Pearson

1. CALL TO ORDER

Meeting was called to order. Introduction of meeting attendees.

2. DISCUSSION ITEMS

2.1 REALIZE LAS CRUCES - CHAPTER 2, HISTORIC PRESERVATION

Judy Berryman had a question pertaining to Monday's City Council meeting; the Historic Preservation Commission would be changed to a Historic Preservation Committee. Chris Faivre stated since this is more of a reviewing and recommending board it is more appropriate to be called a committee not a commission, so moving forward it will be known as a committee. Paul Deason stated the change from a commission to

1 committee would mean the elimination of the City of Las Cruces from the
2 CLG and other grants. He stated they will talk at length about this and get
3 with the City Manager to show him the error of his ways. This will be brought
4 up before the commission for a vote. David Chavez agreed and stated all
5 the historic preservation organizations in the country are commissions.
6 Jerry Wallace stated according to the New Mexico Historic Preservation
7 Division on the New Mexico Department of Cultural Affairs, to have a CLG
8 it will have to be a commission. Also would portray to the community that
9 the City is not serious of historic preservation. Suggested contacting SHPO
10 and Department of Cultural Affairs. Chris Faivre stated there will be more
11 discussion on this, but that the consultants are here and need to move
12 forward off this subject. Ernie Campos agrees. Sara Gonzales stated that
13 in the Municipal Code, Chapter 2 it is first called out as a Historic
14 Preservation Committee and then starts to establish it as a commission.
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16 Paul Deason e-mailed some issues. Also stated two of the historic districts,
17 Mesilla Park and Camino Real, are missing. Chapter 2 under Alameda
18 Historic District states "exempt from future local historic district ordinances."
19 This means now allowed to be reviewed by the HPC. He argued it does
20 have to come before the HPC for changes for approval. Chair Berryman
21 suggested that there are other areas in the City that could become national
22 register. Sara Gonzales stated that districts not in the present Municipal
23 Code will have to be a separate project, as they are not listed or labeled.
24 The other districts will have to be outlined and redone and the district
25 designed with the newer zoning. The legacy districts allow the current
26 districts to move to the new municipal code and then start working to move
27 them into Realize and the code formats. Mesilla Park district was
28 established in 2016, after the City ordinance for HPC. Paul Deason stated
29 they have only had Chapter 2 to go over for the last week not before that.
30 A brief discussion on where Mesilla Park is located, within the City of Las
31 Cruces limits. Paul Deason requested a "place holder" within the ordinance
32 for other Districts within the City of Las Cruces that have not been
33 aforementioned. Erica Craycraft stated they will discuss with City staff
34 further. A question on if a case comes in from a district not in the code, is
35 HPC allowed to review it. Sara Gonzales stated the code currently states,
36 "within the historical cultural properties," so the answer is yes, if they are
37 not on a registry. If not on a registry, need to ask if they want to be a part
38 of the registry. David Chavez stated the properties in Mesilla Park are on
39 the state registry and should be automatically included in their review. Sara
40 Gonzales stated yes, all historical properties are included within City limits.
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42 Judy Berryman asked when they will received a revised Chapter 2. Sara
43 Gonzales stated she has only received comments that the commission
44 provided originally and have been primarily addressed. Insertion of
45 Community Development Director or designee has been input to address
46 issues with Historic Preservationist position currently empty. Hope to have

1 all the changes by next week, and then a final review following that. There
2 are P&Z and City Council work sessions, but looking to have code
3 completed by October 1. Chair Berryman requested all commissioners
4 comments sent to her by end of next week and she will forward all to Sara
5 Gonzales. Jerry Wallace read, "The Alameda Depot Overlay contains a
6 state historic district and a national historic district but the neighborhood has
7 not been designated a local historic district and will be exempt from any
8 future local historic district ordinances should they be adopted by the City.
9 They are exempt from review by the Historic Preservation Commission."
10 Sara Gonzales stated they are exempt and that has been in the code since
11 the Alameda District was created. Jerry Wallace has a massive problem
12 with this as traditionally Alameda has been the affluent white community
13 and Mesquite is the neighborhood of color. Wants to know how race does
14 not come into the Historic Preservation Commission. Judy Berryman stated
15 this will be addressed right now in the planning document, and they have to
16 come to the HPC. George Pearson stated there were planning efforts and
17 neighbors did not want anyone telling them what to do with their property.
18 David Chavez stated that they should have to come before the commission
19 as they are not historic preservationists and do not have the background to
20 decide on a historic structure. This subject needs to be discussed
21 thoroughly. Also question if this is compliant with SHPO; one historic district
22 does not comply with the Historic Preservation Commission of the City.
23 Sara Gonzales stated South Mesquite came to be in 2013, and to include
24 Alameda needs vetting and including the community to show benefits, etc.
25 Each district had different concerns; Alameda had columns, Mesquite was
26 vigas and flat roofs.

27
28 Greg Shervanick mentioned that the districts are now Neighborhood Place
29 Types in the new code. He also mentioned demolition within the historic
30 areas. Paul Deason mentioned the discussions have included
31 deconstruction and salvage rather than wholesale demolition and
32 deposition into landfills.

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34 **3. PUBLIC PARTICIPATION**

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36 **4. ADJOURNMENT (7:00)**

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38 Adjournment called at 7:00.

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Chairperson