



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: March 10, 2026

SUBJECT: Case 26DR0500034

Case 26DR0500034: A request for a Certificate of Appropriateness for new construction of a community garden on the western-half of 628 N. Mesquite Street. The subject property is currently undeveloped, owned and utilized as a boneyard by the property owner, who also owns the adjacent 528 E. Lucero Avenue. The subject parcel of the property is roughly 65' x 70' or .10 acres, is zoned C-2 (General Commercial District), and is within the South Mesquite Overlay District; it fronts Mesquite Street, parallel to the properties at 622 and 640 N. Mesquite Street. Submitted by Trent Christopher, President of Community Power Doña Ana (CPDA).

BACKGROUND

The lot at 628 N. Mesquite Street is currently vacant and located inside the Original Townsite and the South Mesquite Overlay District (SMO). It has been empty since before the neighborhood was surveyed in the 1970s in advance of the State and National Register nominations; it is also located outside the maps produced by the Sanborn Map Company up until 1927. What, if anything, was originally located on the site is currently unknown; the history of vacancy and lack of evidence of development may suggest that the site could have been used for agricultural purposes, however this is undocumented. Regardless of the property's provenance, its potential use as a community garden is thematically in keeping with the history of the district.

The property is currently owned by Roberto and Sonia Gomez, who also own the adjacent property at 528 E. Lucero Avenue. Together, the properties form an inverted "L" shape, with the Lucero property affording access to the lot on Mesquite. The property at 628 N. Mesquite is undeveloped; the eastern half of it – the half that abuts the Lucero property – is used as an extension/backyard/boneyard for one of the buildings on the Lucero property. Included in this submission is a Memorandum of Understanding, proof of CPDA's property-use agreement with the Gomezes, signed by Roberto and CPDA President Trent Christopher.

The applicant, CPDA, is proposing to establish a community garden on the roughly 4,500 square feet property. CPDA has provided a rough site plan illustrating the project, which is split into two phases: the first phase, subject of this report, involves the construction of bed rows with a water catchment system and raised bed placed as a windbreak – the second phase will be addressed later. The only plants identified as part of phase one are lemon grass and passionflower, to border the lot's boundary with the sidewalk, or public right-of-way. The proposed project is in a predominantly residential area of the City of Las

Cruces and South Mesquite Neighborhood, where it will be located on a high-circulation street that features multiple commercial properties giving it prominence.

Community gardens are allowable as part of the City's Development Code and encouraged per the City's Urban Agriculture and Food Policy Plan, adopted in 2016; they are also appropriate in the SMO, provided they acquire and retain neighborhood support. Representatives of CPDA approached Las Esperanzas, Inc., (LEI) in early February and later conveyed to city staff and HPC members at the February 18, 2026, HPC meeting that they received verbal support from LEI for the project. While this does not necessarily denote comprehensive neighborhood support, it is more than sufficient to progress with the plan review case.

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, including objects and sites, within the historic district.¹

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 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.

As the planned community garden at 628 N. Mesquite is visible from the right-of-way and proposed for a property within a historic district, the proposal's impact to the integrity of the neighborhood is to be discussed, as identified in the zoning code:

Cases not listed above shall also go before HPC if design issues related to the historic integrity of the neighborhood are involved or at the discretion of the Department Director.²

Community gardens are allowable per the City's Development Code, provided they are operated by a "public or semi-public entity for the cultivation of fruits, flowers, vegetables,

¹ City of Las Cruces "Plan Review of Cultural Properties," 2025 Development Code Sec. 35-3(A)(1), February 18, 2025, 78.

² City of Las Cruces, "Duties of the Historic Preservation Committee (HPC)," 2025 Development Code Sec. 36-2(D)(i-ii.d), February 18, 2025, 162.

or other plants for consumption or enjoyment by more than one person or family.”³ Neighborhood-based community gardens fall under permitted use in the South Mesquite Overlay.⁴ The project, as described in CPDA’s Memorandum of Understanding with property owner Roberto Gomez, is described as a “high yield public garden, and outdoor workshop space” “centered around community involvement and interdependency.” From a preservation perspective, community gardens are also generally encouraged in historic districts and can lead to increased revitalization and individual involvement in community activities. Many historic districts around the country support neighborhood gardens or green spaces and have undergone similar approval processes with successful launches; some of these projects are the result of earlier demolitions and stem from the neighborhood attempting to reclaim empty, abandoned, or underutilized spaces.⁵

As the type of urban agriculture most familiar to the public, community gardens can help alleviate food deserts (residential and commercial areas underserved by grocery stores or local shops, causing limited access to affordable, healthy foodstuffs). The City’s Urban Agriculture and Food Policy Plan, adopted in 2016 and available for download online, identifies community gardens as a necessary element in the cultivation, processing, and distribution of food in cities and towns, one that encourages public engagement in food systems. As identified in the document, “(o)ne of the greatest benefits of community gardens is that they help build the character of a neighborhood through sustainable community development.... (and) provide opportunities for social and cultural exchange.”⁶

STAFF RECOMMENDATION

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

1. The proposed construction of the community garden is keeping with the programming in the South Mesquite Overlay and is allowable-by-right in the district so long as it is neighborhood based. With support from the local neighborhood organization, the CPDA community garden is an acceptable and encouraging addition to the district.
2. While a specific design for plantings and other accoutrements is undefined, the proposal will follow identified zoning code for the South Mesquite Overlay pertaining to applicable design criteria. The planting of trees, shrubs, or ground cover for ornamentation or shade cover is encouraged for any new development in the district - zoning requirements do affect the planting of acceptable trees, shrubs, and ground

³ City of Las Cruces “Use Classification and Use-Based Standards,” 2025 Development Coe Sec. 36-3(B)(45), February 18, 2025, 248.

⁴ City of Las Cruces, “SMO Permitted Use Chart,” 2025 Development Code Sec. 36-2(D)(e), February 18, 2025, 154.

⁵ See article, Meghan White, “3 Community Gardens Find Roots in Historic Neighborhoods,” National Trust for Historic Preservation, <https://savingplaces.org/stories/3-community-gardens-find-roots-in-historic-neighborhoods>

⁶ Krysten Aguilar, “Las Cruces Urban Agriculture and Food Policy Plan; Growing Good in Las Cruces,” adopted 2016, 17.

cover. Requirements will also impact any signage produced to identify the garden – signage is similarly encouraged to promote the garden but is required to follow code.⁷

3. Phase two of the community garden, involving the design and construction of various structures including a greenhouse, pergola, and horno, will be brought before HPC in future as a separate case.

NOTE: Decisions by the Committee 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 Committee and may be based on policies of the Elevate Las Cruces Comprehensive Plan, purposes of the Overlay District or other provisions of the 2025 Development 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. Photos of property
3. Applicant’s Documents

⁷ City of Las Cruces, “Landscape Requirements,” 2025 Development Code Sec. 36-2(D)(d), February 18, 2025, 152. Accepted trees, shrubs, ground cover: Arizona Ash, Arizona Cypress, Arizona Mesquite, Canyon Hackberry, Chinese Pistache, Desert Willow, Italian Cypress, Lacebark Elm, Palo Verde, Pecan, Pines, Southern Live Oak, Texas Honey Mesquite, Texas Red Oak, Sycamore, Western Hackberry; Euonymus, Pyracantha, Sage (Texas, Desert Chihuahuan, Cherry, Russian, etc.), Silverberry, Spanish Broom; Bermuda, TIFF (various), Vinca, Trailing Rosemary, Iceplant, Creeping Thyme, Powis Castle Artemesia, Dalea capitata, Clover Fern; City of Las Cruces. “Signage,” 2025 Development Code Sec. 36-2(D)(h), February 18, 2025, 160. Ground signs shall be no greater than five feet in height and shall be no greater than two square feet in overall size.

ATTACHMENT 1
AERIAL MAP



ATTACHMENT 2
PHOTOS OF PROPERTY



Figure 1: Property from across Mesquite Street, camera facing east.



Figure 2: Photo of fencing on property, camera facing east.



Figure 3: Photo across property, showing south façade of 640 N. Mesquite, camera facing northeast.



Figure 4: Detail of signage on property fence, identifying CPDA flyer.

ATTACHMENT 3
APPLICANT'S DOCUMENTS

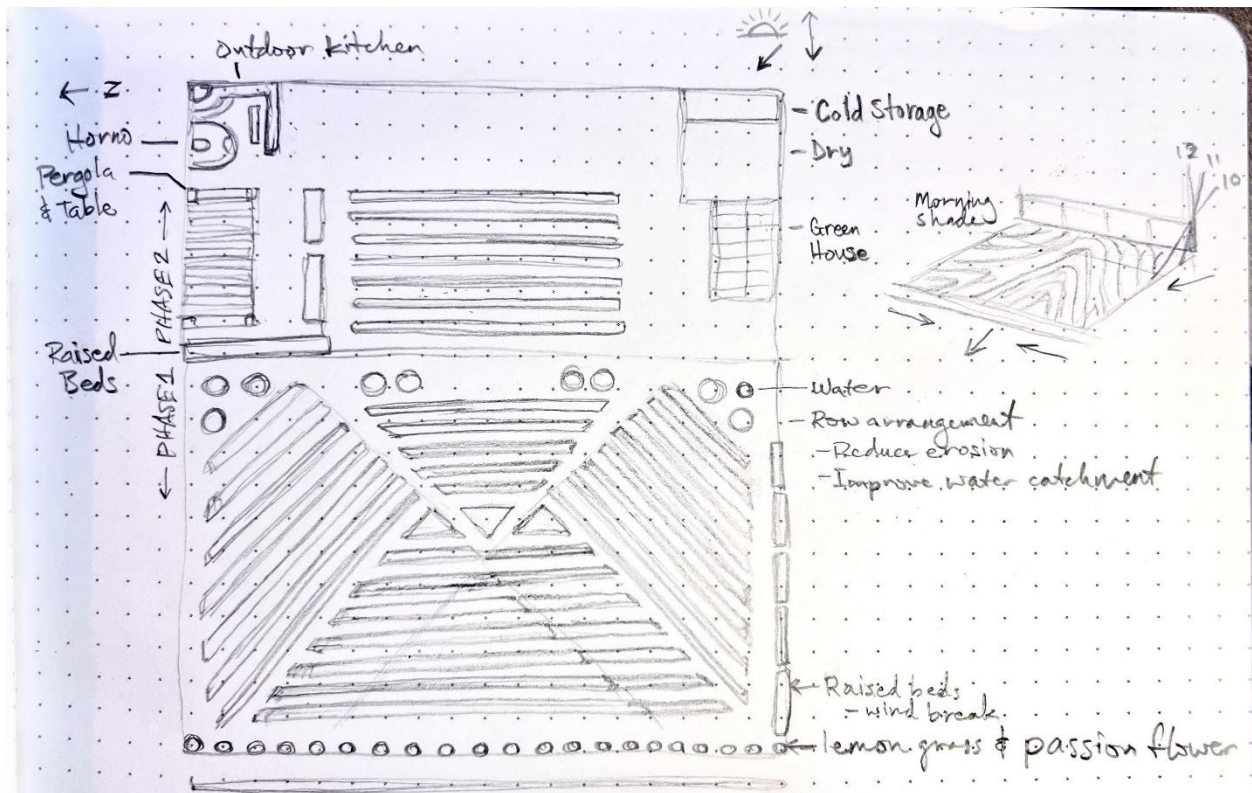


Figure 5: Applicant drawing depicting site plan of proposed community garden. Phase 1 is identified as the lower-half of the drawing; Phase 2 involves the design and construction of semi-permanent structures.



Memorandum of Understanding

Purpose

This agreement outlines the partnership between Community Power Dona Ana and Roberto Gomez, owner of the plot at 628 N. Mesquite Street. Granting permission for the use of the plot at 628 N. Mesquite street as a high yield public garden, and outdoor workshop space.

This agreement will outline the basic arrangements and good faith principles surrounding the use of the space.

Agreement

1. Use of Space

- Land will be used for the duration of the term for small scale agricultural activity centered around community involvement and interdependency. Roberto Gomez will facilitate access to the space.

2. CPDA's Role

- Maintain the cleanliness of the space, manage overgrowth, and trim weeds.
- Manage training, volunteer access and volunteer activities.
- Cover in full any costs related to water/utility usage.
- Cover small costs related to materials or supplies as needed.
- Notify and seek written approval for any major development on the property

3. Roberto Gomez's Role

- Guarantee CPDA unimpeded access to the property at 628 North Mesquite St
- Notify CPDA in advance of any events or changes that may affect operations and/or service delivery at a minimum of 48 hours unless an emergency.
- In the case of termination of this agreement Roberto Gomez will allow CPDA time to clean the plot and retrieve any improvements or crops.



COMMUNITY POWER

DOÑA ANA

- In the case of termination of this agreement Roberto Gomez will allow CPDA time to clean the plot and retrieve any improvements or crops.
- In the event that the property is sold or transferred to another owner CPDA retains the right to retrieve their improvements/equipment left on the property

Agreement Term, Termination, & Modification

This agreement will last for 1 calendar year(s) from 2/1/2026 and can be reviewed and renewed as needed. Either party may end the agreement with 60 days' notice. Any updates to this agreement must be discussed and then agreed upon by both parties in writing.

Signatures

Trent Christopher
President, Community Power Dona
Ana

Date: 1/21/2026

Roberto Gomez, Property Owner

Date: 21 January 2026



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: March 12, 2026

SUBJECT: Case 26OC1501261

Case 26OC1501261: A request for a Certificate of Appropriateness for rehabilitation of a residential property located at 440 E. May Avenue. The subject property is 2,691 square feet, is zoned C-2 (General Commercial District), and is within the South Mesquite Overlay District. Residential property to be rehabilitated is an adobe, constructed between 1925 and 1940, approximately 875 sq ft; case items to be approved encompass new windows and new doors. Submitted by Ricardo Renteria De La O, property owner.

BACKGROUND

The subject property at 440 E. May Avenue is located inside the Original Townsite and the South Mesquite Overlay District (SMO); it is a contributing property to the National Register-designed historic district. The construction date for the property is difficult to pinpoint, with a date of 1925 identified in the National Register nomination while the county's records date the building to 1940.¹ The building was historically constructed as a residence; it features a hipped roof and metal casement windows (which date the building to post-World War I) with a short wall banding the property on 3.5 sides. The building was extant in 1985 when it was identified in the National Register of Historic Places nomination form. The document identifies the building as a "stuccoed adobe" with metal casement windows and a metal storage shed in the yard (non-extant); the accompanying map captures it roughly square in plan. The building, until recently, was owned by Joe Coronado, who sold it to Ricardo Renteria De La O in February 2026. Since October 2025, the building has been included on the NAT list as a level 3; while the NAT designation is fairly severe, the building is in good condition structurally with an intact stucco exterior and roof – most noticeably are prominent windows with broken panes.

The applicant is proposing installing new doors and replacing all the windows; the property was boarded and had no doors when the applicant purchased it. A simultaneous re-roof project has been administratively approved as it will involve replacing existing shingles, tar paper, and flashing with matching materials and will not alter the pitch of the existing roof or length of the existing eave.

For new doors, the applicant is working with local contractor Carlos Estrada for custom-built and has submitted three potential options; he has identified either doorway as being

¹ National Register of Historic Places Nomination Form, "Mesquite Street Original Townsite Historic District," Betsy Swanson, Las Cruces Planning Department, for National Park Service, August 1, 1985, 10; Dona Ana County Assessor's Office, 440 E. May Ave, Account Information, Transfers.

<https://assessor.donaanacounty.org/assessor/taxweb/account.jsp?accountNum=R0206394&doc=>

35 1/4" (front/north façade) and 35" (west façade) wide (height was not included in submission).

The applicant is interested in replacing all the metal casement windows on the property with vinyl, for ten windows total. Per the application, "the installation will be completed by Window World. The proposed materials include white vinyl, Low-E, high-efficiency windows designed to improve the energy performance and overall condition of the home. The replacements will maintain the structural integrity of the property and enhance energy efficiency while preserving the residential character of the home."²

The metal casement windows date to the construction of the building and have not been replaced or altered since installation. The Secretary of the Interior's Standards for Rehabilitation require that broken features such as windows be repaired rather than outright replaced. Metal casement windows are repairable; replacements are required to match the old in "design, color, texture, and other visual qualities and, where possible, materials."³ While it is not currently known whether any contractors in the state are capable of fixing broken casement windows, the National Park Service has produced a Preservation Brief on the repair of steel casement windows, which is publicly available for property owners or contractors; other options for technical support are available online.⁴ Considering that there may be no economic alternative to replacement, replacement is appropriate considering it follow the established standards.

Replacing multi-lite metal casement windows would require producing a facsimile of what was there historically; there is an argument to be made that the new windows should be identifiably different from the historic windows to establish that they are replacements, however this is more appropriate for new additions and not feature or material replacement. The applicant expressed his dislike of the multi-lite configuration, expressing to staff in a phone call that it would obstruct the view of the mountains, which is why he choose to buy window replacements without muntins, real or fake. Staff suggested that the applicant reconsider, but the applicant had already purchased the windows and was not interested in attempting to get out of the sale, which is his prerogative.

All but four of the windows are different dimensions, leading to the need to custom fit all the windows – Staff requested measurements for the window cavities and the replacement windows to make sure they were a proper fit. The replacement windows are slightly smaller by between as few as 1" or multiple inches as evidenced in the documents attached to the application. This would typically require that the windows be specifically ordered to appropriately fit the window without altering the cavity, as is the case with the pre-ordered windows. The applicant is committed to making sure the newly-installed windows are recessed within the cavity to provide the same look as the original windows.

² Ricardo Renteria, "26OC1501261," Project Dox application, City of Las Cruces, February 26, 2026.

³ National Park Service, "The Secretary of the Interior's Standards for Rehabilitation,"

<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

⁴ Chad Randl, "No. 19: Repairing Steel Casement Windows," Technical Preservation Services, National Park Service, 2001. <https://home.nps.gov/orgs/1739/upload/tech-note-windows-19-repairing-steel-windows.pdf>

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*.⁵

STAFF RECOMMENDATION

Staff has reviewed this request and cannot provide a recommendation for the project based on the following finding:

1. The proposal has not been processed following typical methodology as established in the city's Historic Preservation Ordinance for plan review, which enables staff to make a good faith recommendation regarding the project's impact on the property's integrity and the neighborhood's overall character. The time the proposal has spent with Staff has been rushed. Staff would typically recommend more time dedicated to this case, including a site walkthrough with the owner, to understand the project's entire scope and to bring the window replacements under an acceptable preservation standard before bringing it to HPC, however (see below):
2. The property owner purchased the windows prior to the case being permitted and reviewed by Staff. The property owner did not halt the purchase and manufacturing of the windows when recommended by Staff, stating that the windows were preferred over a design that replicated the historic metal casement windows because a multi-lite design would obscure a view of the Organ Mountains from inside the house. The owner has argued that the windows have been specially designed for the house; as seen in the documents provided, the proposed replacement windows are not a dimensional fit for the window cavities, which will likely lead to the windows being framed in place – while the cavity will likely be retained to show the original size of the

⁵ For more information on the Secretary of the Interior's Standards for Rehabilitation, please see the above link on page 2.

historic windows, this will create an obvious contrast once the new windows are installed.

3. The proposed rehabilitation will revitalize an underutilized building, achieving the primary standard for rehabilitation and adaptive reuse – however, this is the lowest standard demanded of historic rehabilitation and is an accepted rather than a prescribed standard for rehabilitation, the highest being those standards professionally accepted and identified in the Secretary of the Interior's principles: that buildings retain their historic character. The loss of historic character from inappropriate changes is a risk to the property's individual status and the district as a whole.

NOTE: Decisions by the Committee must be based on "findings." Findings for *DENIAL* of the permit should be articulated by the Committee 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. Photos of Property
3. Applicant's Documents

ATTACHMENT 1
AERIAL MAP



Figure 1: Property at 440 E. May is bolded; adobe building is highlighted in red.

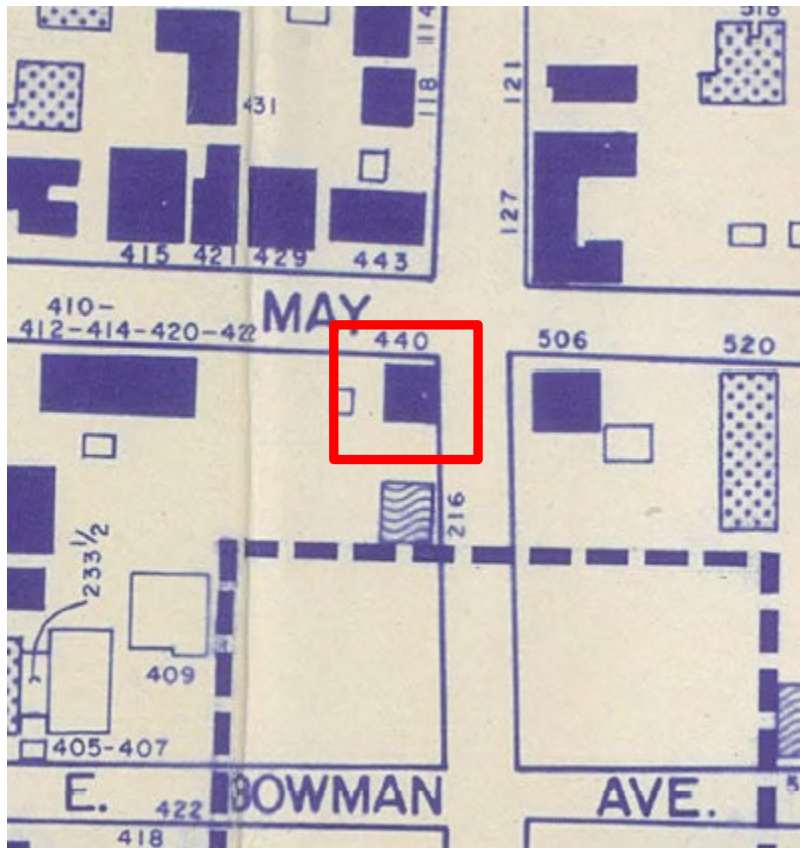


Figure 2: Property identified on map in the National Register of Historic Places nomination form.

ATTACHMENT 2
PHOTOS OF PROPERTY



Figure 3: Photo of building from northwest, showing facades with doorways.



Figure 4: Photo of front facade of building from across May Avenue.





Figure 5: Photo from across Mesquite Street, showing a prominent facade with mural plaque.

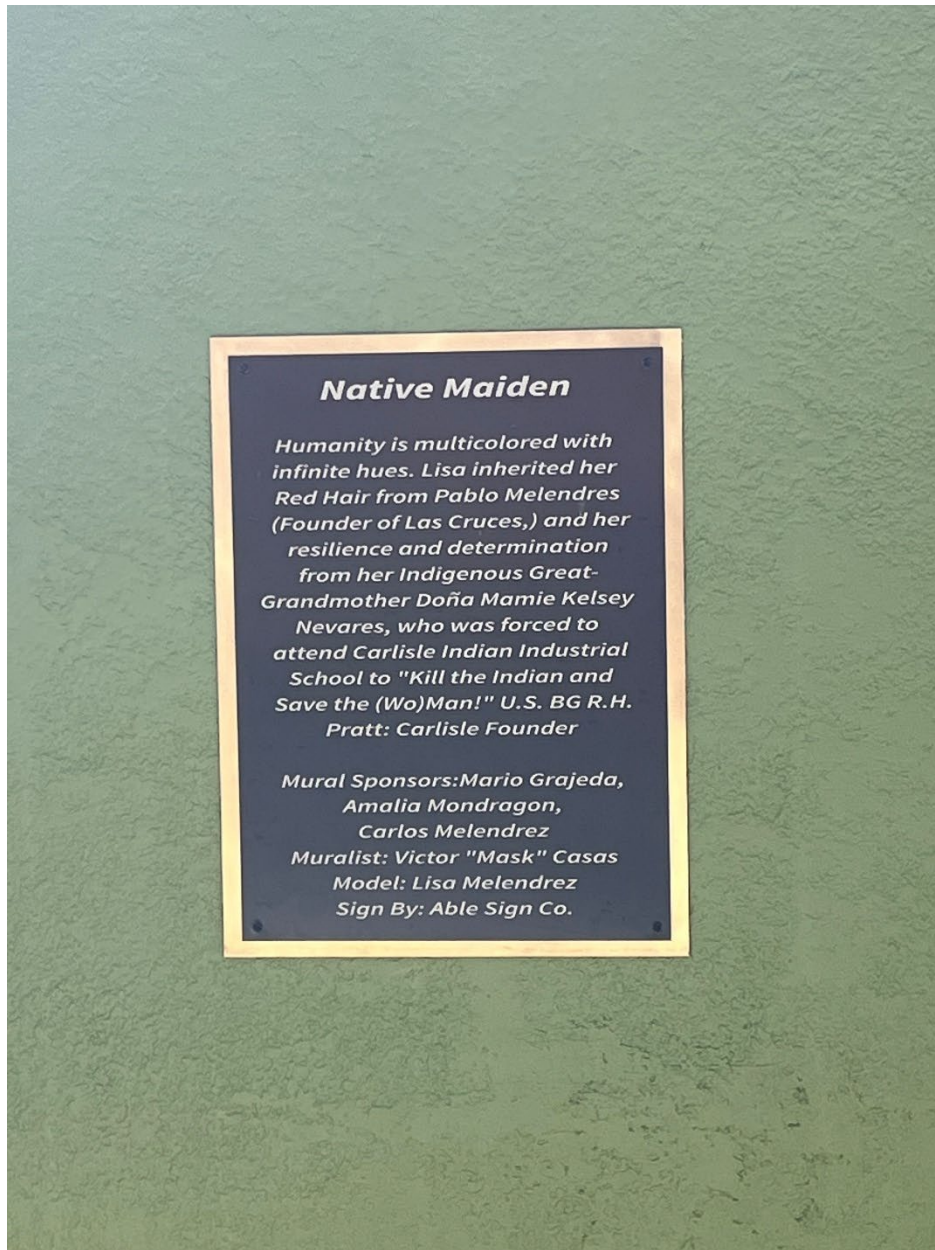


Figure 6: Mural plaque included on east facade of building, facing Mesquite Street. Murals do not fall under design review purview; the plaque is still installed and was captured for documentation.



Figure 7: Image of the rear of the property, taken from the sidewalk on Mesquite Street.



Figure 8: Neighboring property at 216 S. Mesquite with replacement vinyl windows.



Figure 9: Example of fake-muntin vinyl slider window on the front façade of 216 S. Mesquite.



Figure 10: Example of a repaired metal casement window at neighboring 2630 San Andres Drive, across the street from 440 E. May.



Figure 11: Example of improperly-installed replacement vinyl window, with the original cavity poorly filled-in.

ATTACHMENT 3
APPLICANT'S DOCUMENTS

See following pages.

Richard Renteria

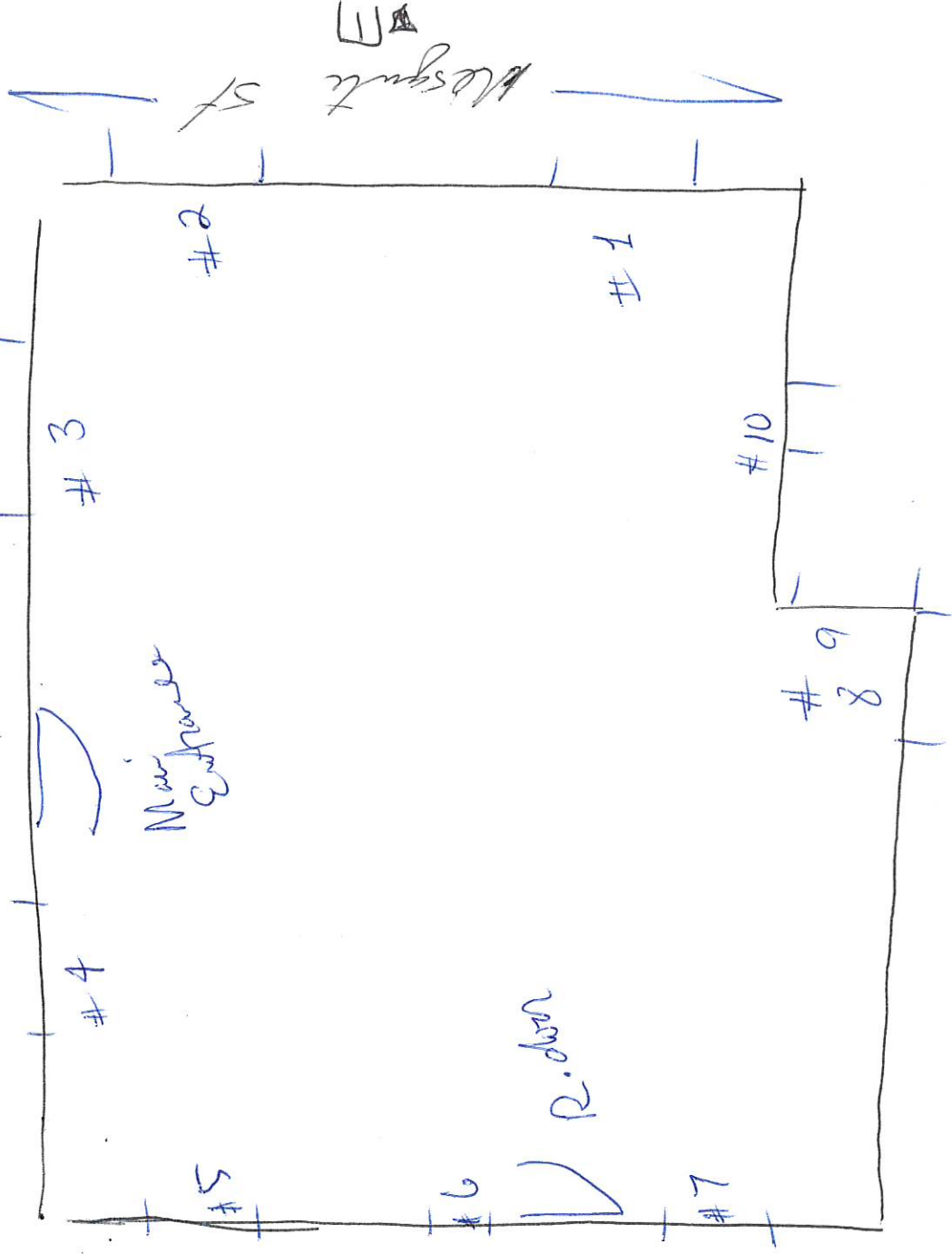
440 E May

(575) 386 2202

$+izit + \text{coat} + \text{agmail.com}$

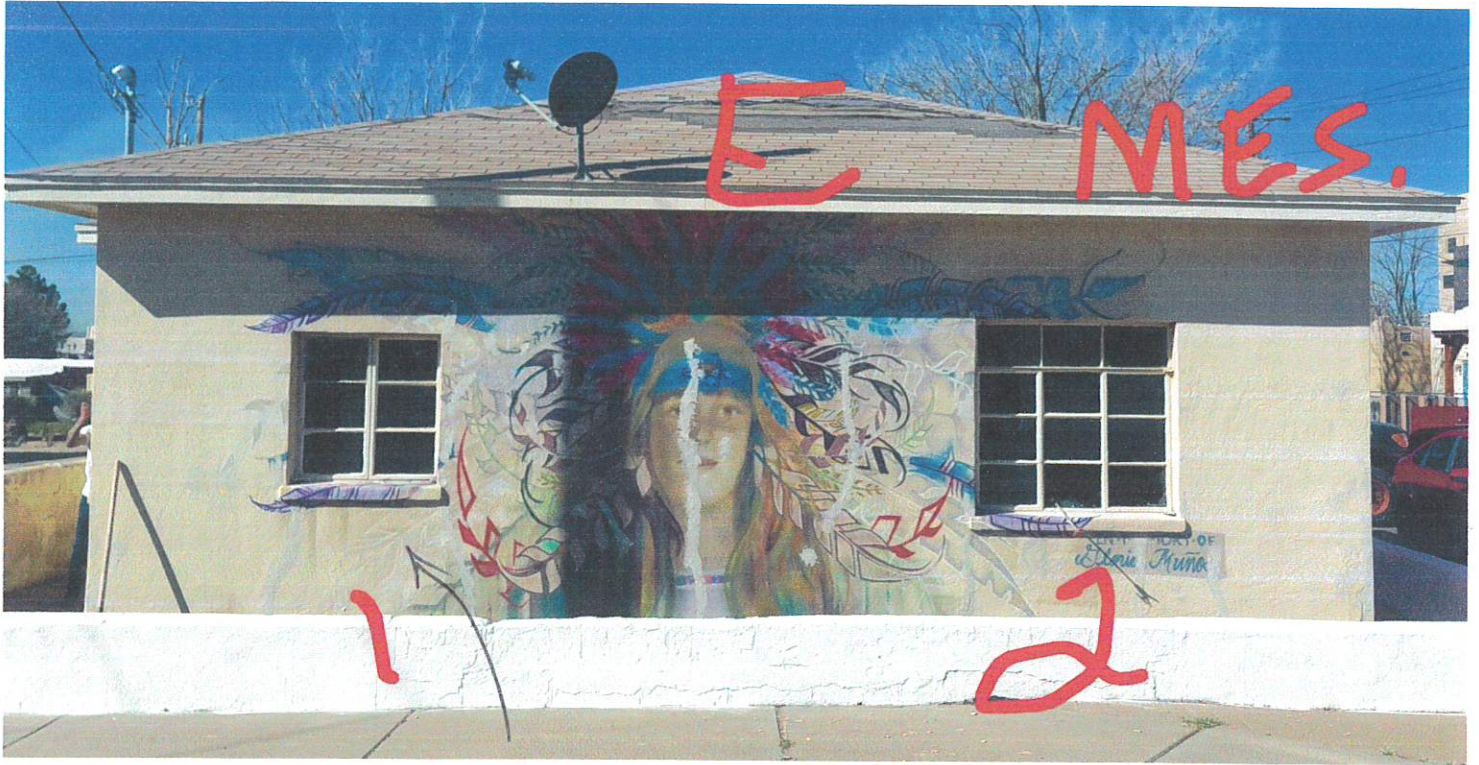
440 E.

Map



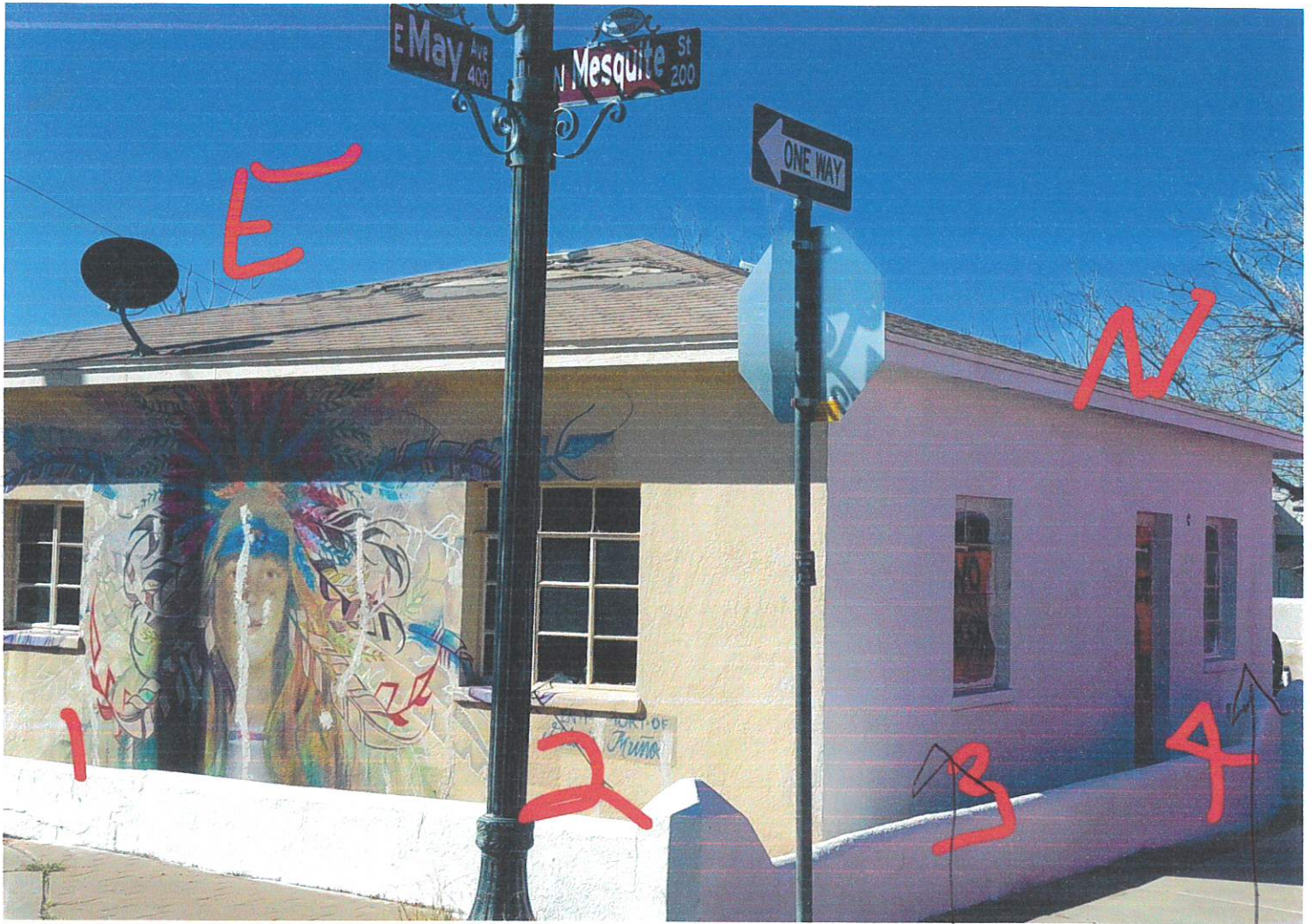
R. dan





37" x 38 1/2"
W T

53 1/8" x 51"
W T



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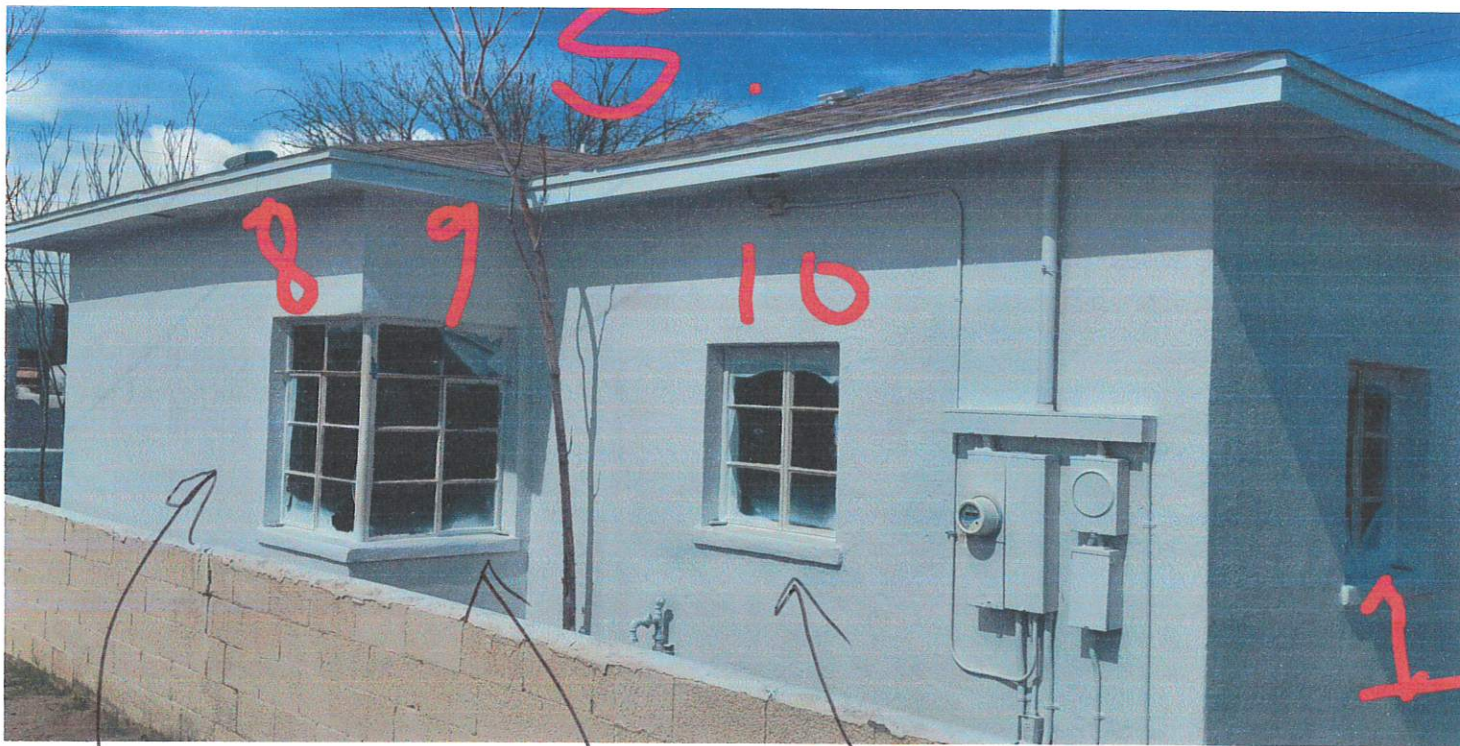
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$36\frac{1}{2} \times 50\frac{1}{2}$

$36\frac{1}{2} \times 20\frac{1}{2}$

$36\frac{3}{4} \times 38\frac{1}{2}$



(8) $37 \times 50\frac{1}{2}$

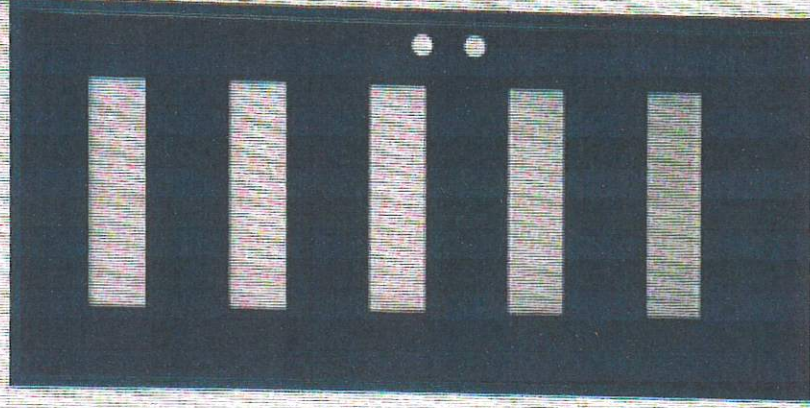
$37 \times 38\frac{1}{2}$ (10)

(9) $37 \times 50\frac{1}{2}$

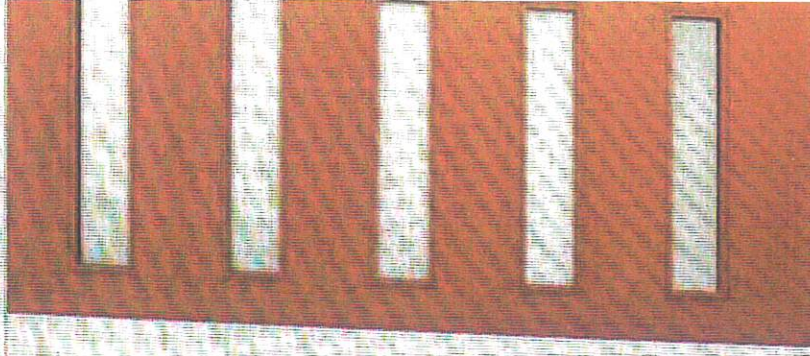
Door Options
* No current door - was boarded
up when purchased *



Elite - Multi



36 in. x 80 in. 5-Lite



Quinque - 5

Front door 35 1/4"

Rear door 35"

Sales Person:
019 - MARCO SAUCEDO



Customer
Acknowledgement

Quote Date
2/25/2026

Date Ordered
Quote Not Ordered

Dealer Name:

875160 BIG SOUTHWEST OF EP LLC-005-875160-0

Bill To:

BIG SOUTHWEST OF EP LLC
300 N TELSHOR BLVD #100
LAS CRUCES NM 88011

Ship To:

Job Info

Phone:

Fax:

Order Notes:

Delivery Notes:

Quote Name:

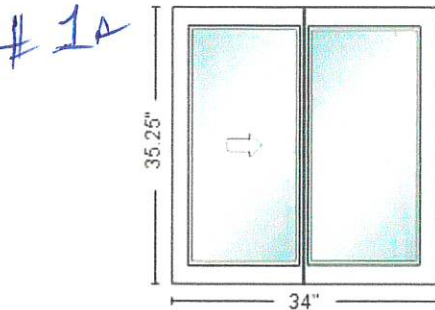
De La O, Ricardo

Project Name:

De La O, Ricardo

QUOTE #	RUSH	STATUS	PO#
5364954	No	None	371-260049-NG

Line Item #	Qty	Width x Height	UI	Description
1	1	34" X 35.25"	70	



03S2-NEW 4000 Series XO 34 x 35 1/4
Frame Width = 34, Frame Height = 35.25, Sash Split =
Even
Operation / Venting = XO, Model Number = 03S2
Frame Option = Stucco, Steel Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage
Warranty
Lock Height = Standard Lock Height
Standard Screen
005
Foam Wrap, Foam Enhanced, Net Overall

Line Item Notes:

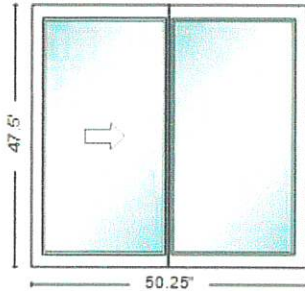
Comment / Room:

LINE 1

QUOTE #	RUSH	STATUS	PO#
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Line Item #	Qty	Width x Height	UI	Description
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2 1 50.25" X 47.5" 99



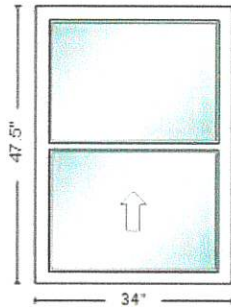
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 Operation / Venting = XO, Model Number = 03S2
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 005
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 2

Line Item #	Qty	Width x Height	UI	Description
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3 1 34" X 47.5" 82



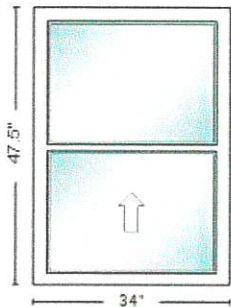
03S0-NEW 4000 Series Single Hung 34 x 47 1/2
 Frame Width = 34, Frame Height = 47.5, Sash Split = Even
 Operation / Venting = Single Hung, Model Number = 03S0
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage Warranty
 Standard Screen
 005
 U-Factor = 0.27, CR = 61, SHGC = 0.21, VT = 0.49, CPD = ASO-A-92-151510-00001
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 3

Line Item #	Qty	Width x Height	UI	Description
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4 1 34" X 47.5" 82



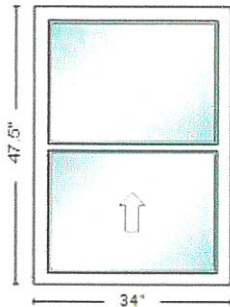
03S0-NEW 4000 Series Single Hung 34 x 47 1/2
 Frame Width = 34, Frame Height = 47.5, Sash Split = Even
 Operation / Venting = Single Hung, Model Number = 03S0
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage Warranty
 Standard Screen
 005
 U-Factor = 0.27, CR = 61, SHGC = 0.21, VT = 0.49, CPD = ASO-A-92-151510-00001
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 4

QUOTE #	RUSH	STATUS	PO#
5364954	No	None	371-260049-NG

Line Item #	Qty	Width x Height	UI	Description
5	1	34" X 47.5"	82	

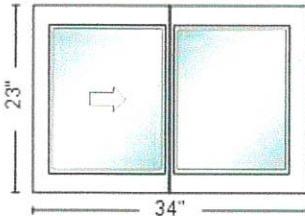


03S0-NEW 4000 Series Single Hung 34 x 47 1/2
 Frame Width = 34, Frame Height = 47.5, Sash Split = Even
 Operation / Venting = Single Hung, Model Number = 03S0
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage
 Warranty
 Standard Screen
 005
 U-Factor = 0.27, CR = 61, SHGC = 0.21, VT = 0.49, CPD
 = ASO-A-92-151510-00001
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 5

Line Item #	Qty	Width x Height	UI	Description
6	1	34" X 23"	57	

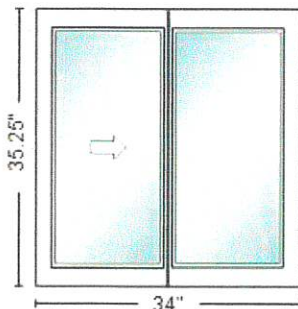


03S2-NEW 4000 Series XO 34 x 23
 Frame Width = 34, Frame Height = 23, Sash Split = Even
 Operation / Venting = XO, Model Number = 03S2
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage
 Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 005
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 6

Line Item #	Qty	Width x Height	UI	Description
7	1	34" X 35.25"	70	



03S2-NEW 4000 Series XO 34 x 35 1/4
 Frame Width = 34, Frame Height = 35.25, Sash Split = Even
 Operation / Venting = XO, Model Number = 03S2
 Frame Option = Stucco, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage
 Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 005
 Foam Wrap, Foam Enhanced, Net Overall
Line Item Notes:

Comment / Room:

LINE 7

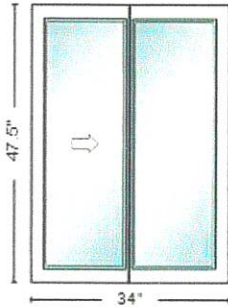
QUOTE #	RUSH	STATUS	PO#
5364954	No	None	371-260049-NG

Line Item #	Qty	Width x Height	UI	Description
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8 1 34" X 47.5" 82

03S2-NEW 4000 Series XO 34 x 47 1/2
Frame Width = 34, Frame Height = 47.5, Sash Split = Even
Operation / Venting = XO, Model Number = 03S2
Frame Option = Stucco, Steel Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Plus Elite, DS / DS, IE Liners, Glass Breakage Warranty
Lock Height = Standard Lock Height
Standard Screen
005
Foam Wrap, Foam Enhanced, Net Overall

Line Item Notes:



Comment / Room:

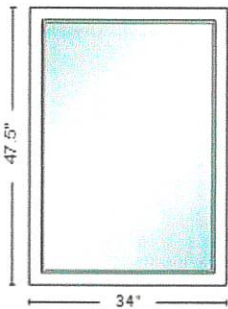
LINE 8

Line Item #	Qty	Width x Height	UI	Description
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9 1 34" X 47.5" 82

03S4-NEW 4000 Series Picture 34 x 47 1/2
Frame Width = 34, Frame Height = 47.5
Operation / Venting = Picture, Model Number = 03S4
Frame Option = Stucco, Composite Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone Plus Elite, DS / DS, Glass Breakage Warranty
005
U-Factor = 0.27, CR = 62, SHGC = 0.22, VT = 0.52, CPD = ASO-A-91-27641-00001
Foam Wrap, Foam Enhanced, Net Overall

Line Item Notes:



Comment / Room:

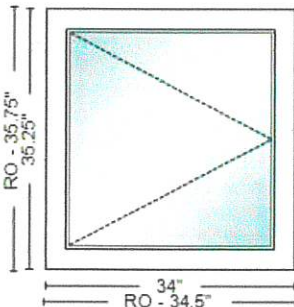
LINE 9

Line Item #	Qty	Width x Height	UI	Description
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10 1 34" X 35.25" 70

A682-2500 Series Right 34 x 35 1/4
Frame Width = 34, Frame Height = 35.25
Operation / Venting = Right, Model Number = A682
Flush Fin
Frame Color = White, Exterior Finish = No Exterior Finish
Double Glaze, SolarZone Plus Elite, DS / DS, STC Rating = 31"
SS Hardware, Sill Support
Standard Screen, Deferred Screen = No, Ship my screen (s) with my window
005
U-Factor = 0.26, CR = 63, SHGC = 0.18, VT = 0.42, CPD = ASO-A-107-12415-00001
Corner Wrap, Net Overall

Line Item Notes:



Comment / Room:

LINE 10

QUOTE #	RUSH	STATUS	PO#
5364954	No	None	371-260049-NG

Customer Notes:

Total Unit Count	10
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ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.
For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:



WARNING: Cancer and Reproductive Harm - www.p65Warnings.ca.gov

All sales of Associated Materials, LLC, its affiliates and subsidiaries, are subject to their respective Terms and Conditions of Sale, which can be found here: <https://www.associatedmaterials.com/terms/>

By placing this order, I accept Associated Materials, LLC's Terms and Conditions of Sale

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal – Portal.associatedmaterials.com/account/register

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By _____ Authorized Representative



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: March 13, 2026

SUBJECT: Case 26DR0500009

Case 26DR0500009: A request for a Certificate of Appropriateness for rehabilitation of two residential property located on one lot at 640 N. San Pedro Street, on the corner of San Pedro Street and Lucero Avenue. The subject property is .15 acres or 6,720 square feet, is zoned R-3 (Multi-dwelling Medium Density), and is within the South Mesquite Overlay District. Residential buildings to be rehabilitated include a predominately adobe building that dates to between 1918 and 1925; and an adobe rowhouse converted into a duplex that was constructed beginning in 1910 and expanded in 1915. The front building is a house, approximately 1054 sq ft; the duplex on Lucero is 1625 sq ft; buildings will be referred to moving forward as the house and the duplex. Case items to be approved encompass stabilization of the existing portal, new windows, new doors, and small rear additions to both buildings. Submitted by Steve Green of Allure Homes, designer for the property owner. A Certificate of Appropriateness is requested by the owner and designer with the information provided, with additional information slated for proposal at the meeting.

BACKGROUND

The buildings at 640 N. San Pedro Street are located inside the Original Townsite and the South Mesquite Overlay District (SMO); both are contributing to the State Register of Cultural Properties' nomination for the Mesquite Street Original Townsite Historic District – the duplex is identified as 416 Lucero Avenue.¹ While both buildings have been altered, which may have affected their designation status, this can always be reinforced or re-achieved through appropriate changes.

The application proposes a bedroom and bathroom addition on the southeast corner of the duplex; a bathroom addition on the southeast corner of the house, along with enclosing the hot-water heater on the northeast corner; and installing new doors and replacing all the windows save one on the house (above the kitchen, facing Lucero). The project will also involve stabilizing the front portal and replacing its roof; the floor plan provided identifies that the portal columns will all be replaced with the same squared wood form. A simultaneous re-roof project has been administratively approved, provided it will involve replacing existing corrugated metal sheathing with matching materials and will not alter the pitch of the existing roof or length of the existing eave.

¹ New Mexico State Register of Cultural Properties, "Mesquite Street Original Townsite Historic District," August 29, 1980. The 1994 re-survey maintained the contributing status of all buildings at 640 N. San Pedro.

According to the designer, the shape and style of the portal will not change.

The additions on both buildings fall within the Secretary of the Interior Standards for Rehabilitation as they are to the rear of either building and will support the occupancy of the house and the duplex. Of all the changes proposed, staff feels most confident with the submitted information for the additions and recommends their approval.

It is unknown what the new doors will look like as options were not included in time for this case report; all the doors on the property have been replaced and are not original. It is also unknown what the dimensions of the openings are. The property owner has expressed an interest in retaining the metal screen doors for security purposes, and this should hide the more prominent front doors from all but the closest scrutiny.

The designer has stated that the owner desires that all windows on both buildings, save one on the house, be replaced; additionally, one of the windows on the south façade of the house was installed after a doorway was filled-in. The designer intimated that the property owner wants all the windows, save the one that isn't broken and will not be replaced, to be uniform; it is unknown if window cavities will be expanded or shrunk to accommodate new window dimensions. The dimensions of each cavity were provided to staff before publishing and are found on the attached floor plans; specific proposals for what size or design of window to replace them with were not available at the time of publishing.

The Secretary of the Interior's Standard for Rehabilitation generally do not recommend replacing a variety of windows with a single design or size as this erases the character of the original windows and the intent of the person who included them in the building; a mixture of windows usually signifies that a building was built and expanded in stages and that features and materials changed based on what was available, preferable, or affordable. Design typically reflects the historical reality of a property owner, which is why significant changes that seek to erase these realities is discouraged. The bulk of the windows on either building have been replaced with aluminum sliders, likely in the 60s or 70s, and it is possible that the cavities have already been altered to accommodate the newer windows – this will not be discovered until the windows are removed and some minor exploratory work is undertaken by contractors.

Historically, given the construction date of both buildings, the original windows likely would have been wooden. Staff was not able to find any historic photos of either building for this report. If no evidence can be found to illustrate the historic windows, the rehabilitation standards allows for some flexibility and comparative analysis, typically a facsimile of historic windows found elsewhere in the district. Various houses in the Mesquite neighborhood have simple double-hung or single-hung wood windows; exploring this option would have been one recommendation made by Staff.

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*.²

Chapter 35 of the City's Development Code identifies the Procedure to Apply for Building Permits and Certificates of Appropriateness in Sec. 35-3(A)(2). Applicants are required to provide photos of the "current exterior condition of (each) subject area," and "material samples and/or product specifications for any proposed new or repair materials including but not limited to ... major architectural elements (e.g., doors, windows, columns, decorative architectural features, etc.)."³

STAFF RECOMMENDATION

Staff has reviewed this request and cannot provide a recommendation for all elements of the case based on the following finding:

1. The case proposal has not followed the city's Historic Preservation Ordinance for plan review, which enables staff to make a good faith recommendation regarding the project's impact on the property's integrity and the neighborhood's overall character. Staff would typically recommend more time dedicated to discussing this case to understand the project's entire scope and to bring proposed changes under an acceptable preservation standard before presenting it to HPC.
 - a. The property owner and designer have an opportunity to present the specifics of these changes during the HPC meeting – this will demand a quick turnaround on the part of HPC, however if changes are found to be appropriate, Staff will recommend approval during the meeting.

² For more information on the Secretary of the Interior's Standards for Rehabilitation, please follow the link attached: <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>.

³ City of Las Cruces "Plan Review of Cultural Properties," 2025 Development Code Sec. 35-3(A)(2)(iii) and (v), February 18, 2025, 78.

2. The proposed rehabilitation will revitalize an underutilized building, achieving the primary standard for rehabilitation and adaptive reuse – however, this is the lowest standard demanded of historic rehabilitation and is an accepted rather than a prescribed standard for rehabilitation, the highest being those standards professionally accepted and identified in the Secretary of the Interior’s principles: that buildings retain their historic character. The loss of historic character from inappropriate changes is a risk to the property’s individual status and the district as a whole. In the case of these buildings, earlier changes have been made which call into question their contributing status to the historic district – changes by the current owner could have been undertaken to re-solidify or reinforce their contributing status; this would have been included in any feedback Staff gave the applicant on a completed design.

NOTE: Decisions by the Committee must be based on “findings.” Findings for *DENIAL* of the permit should be articulated by the Committee 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. Photos of Property
3. Applicant’s Documents

ATTACHMENT 1
AERIAL MAP



Figure 1: Aerial of the property at 640 N. San Pedro with both buildings outlined in red; the house is to the left (west), the duplex to the right (east).

ATTACHMENT 2
PHOTOS OF PROPERTY



Figure 2: Photo of buildings at 640 N. San Pedro, taken from intersection of San Pedro Street and Lucero Avenue.



Figure 3: Photo of main façade of the house fronting San Pedro Street, taken from the middle of San Pedro Street.



Figure 4: South window on main façade of the house fronting San Pedro Street.



Figure 5: North window on main façade of the house fronting San Pedro Street.



Figure 6: Window on the house facing Lucero Street.



Figure 7: Main façade of the duplex on Lucero Avenue.



Figure 8: Door on west unit of the duplex on Lucero Avenue.



Figure 9: Window on west unit of the duplex on Lucero Avenue.



Figure 10: Window on east unit of the duplex on Lucero Avenue.



Figure 11: Door on east unit of the duplex on Lucero Avenue.



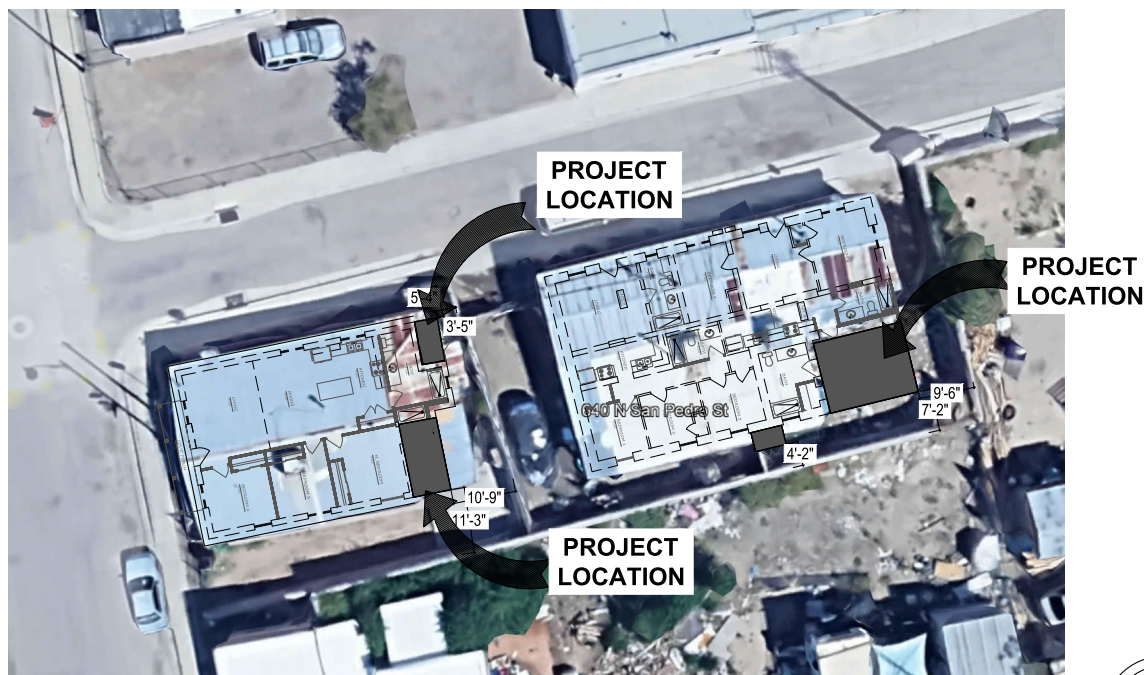
Figure 12: Window on east unit of the duplex on Lucero Avenue.

ATTACHMENT 3
APPLICANT'S DOCUMENTS

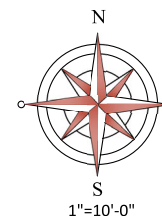


Figure 13: Illustration of the proposed replacement windows submitted by the designer.

ISSUED PERMIT:
REVISIONS: 1



SUBDIVISION NAME: ORIGINAL TOWNSITE Lot: PT OF LT 1 Block: 63
SITE ADDRESS: 640 N SAN PEDRO ST



ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL S.D.P.A. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF ALLURE CUSTOM HOME DESIGNS. OWNER AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREBY USED WITHOUT THEIR WRITTEN PERMISSION.

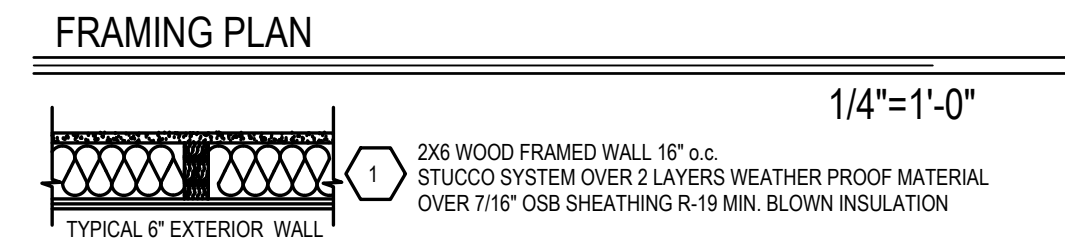
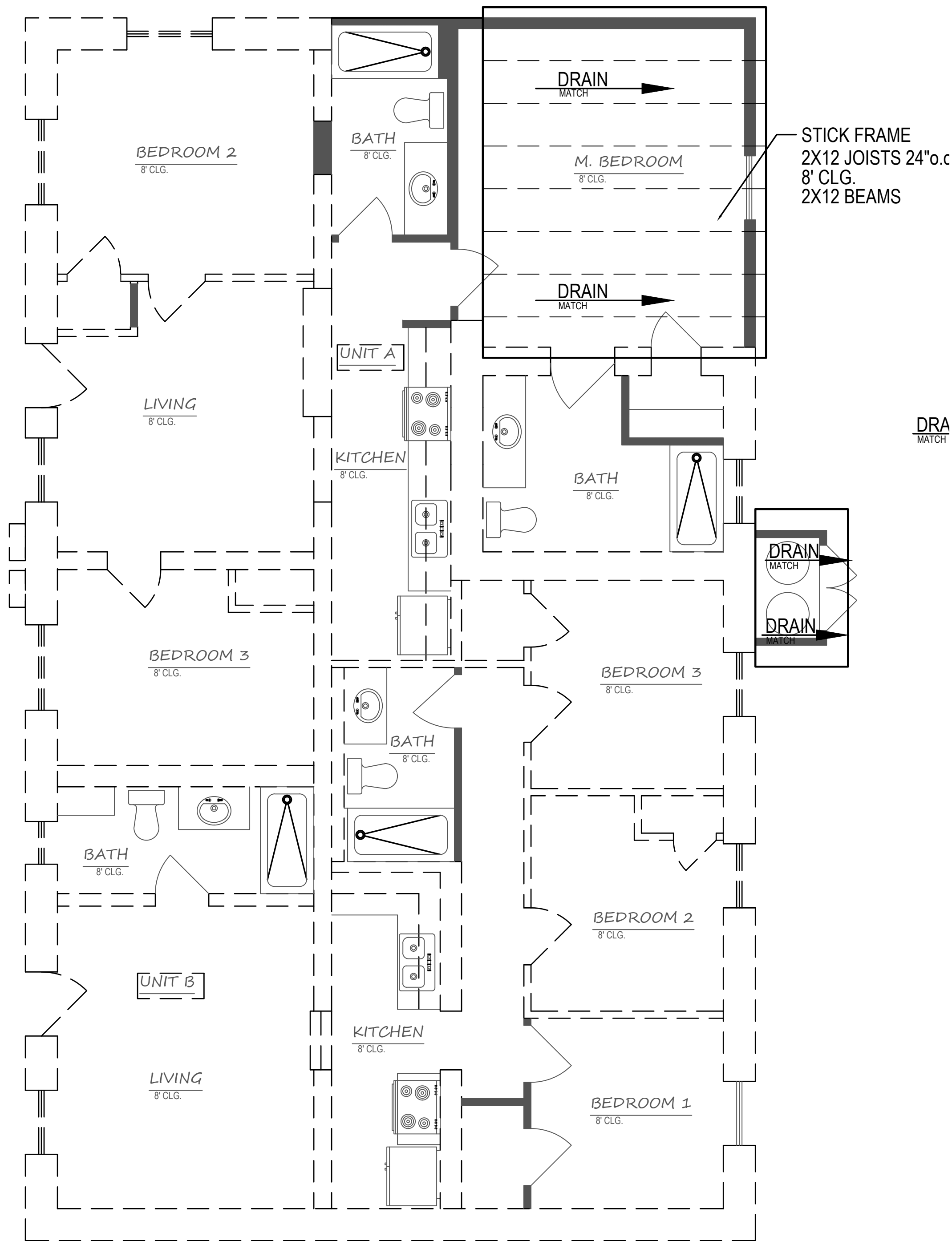
GENERAL CONTRACTOR

PROJECT
**640 N SAN PEDRO ST
DUPLEX REMODEL**

SHEET TITLE
SITE PLAN LAYOUT

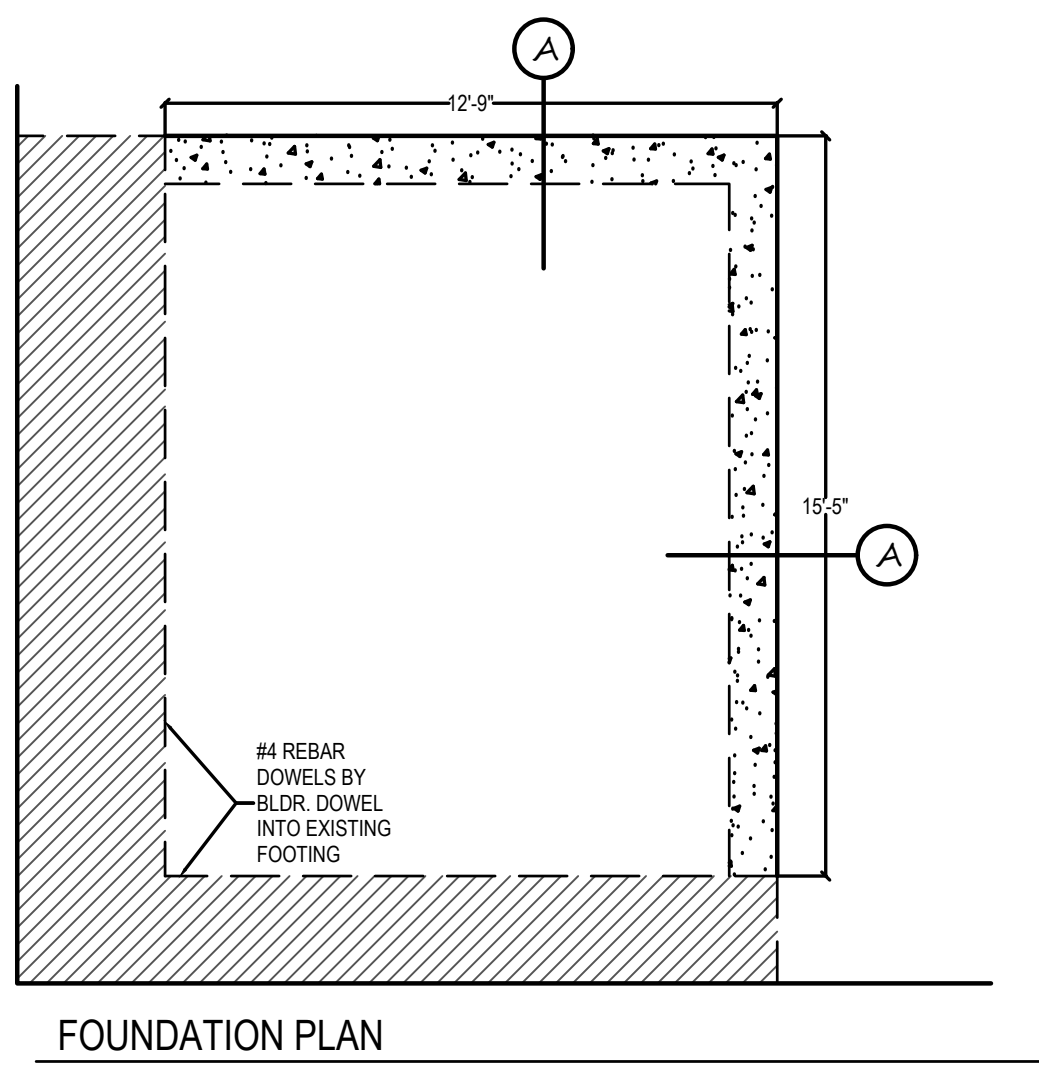
DRAWN BY: S.GREEN
CHECKED BY: S.BANISTER
DATE:12/20/2025

SHEET NUMBER: **C.1**



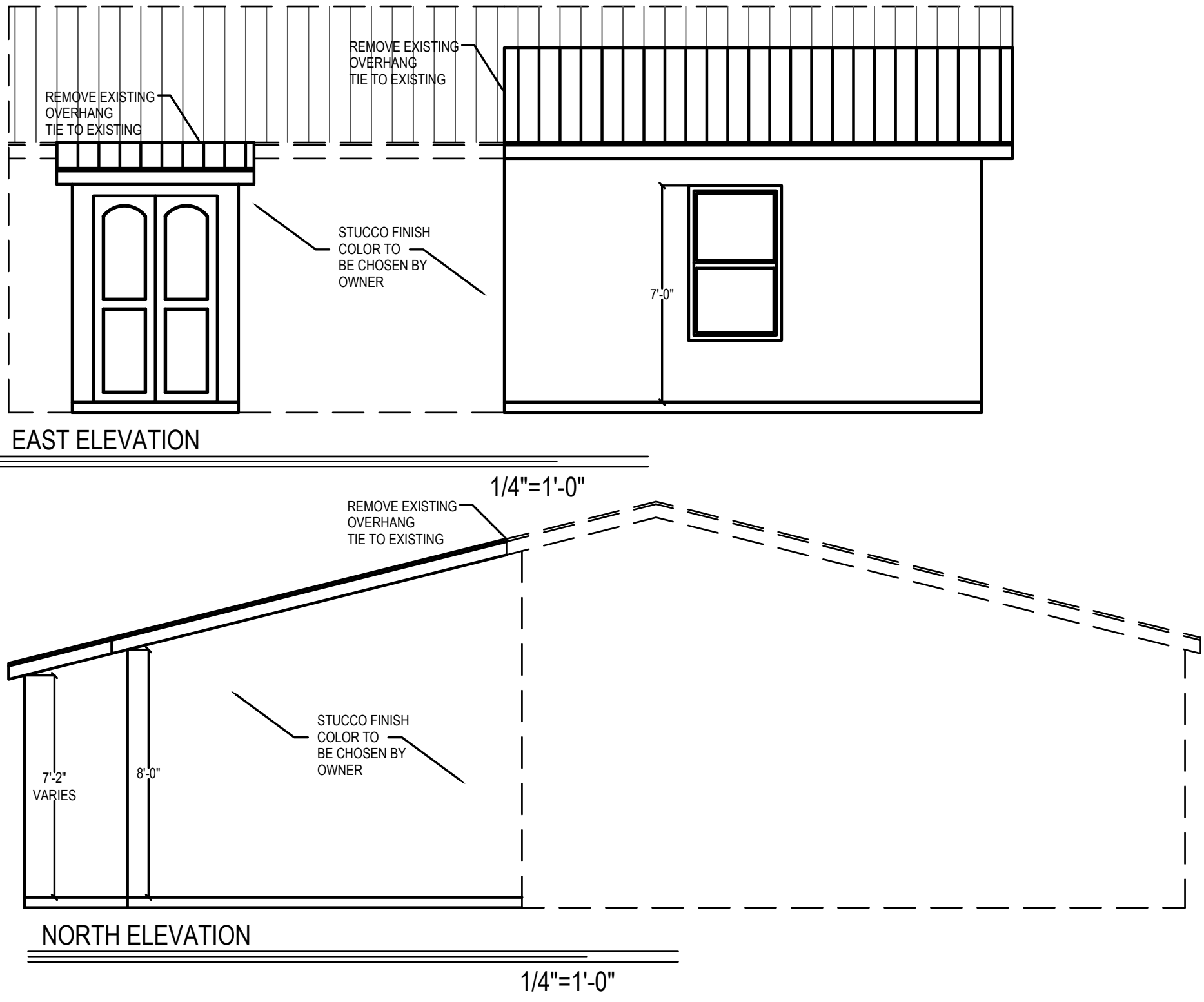
GENERAL NOTES:

- EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
- INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @ 16" O.C. INSULATED R-11
- INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
- ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2X12
- ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER
- USE FIRE STOPS PER U.F.C., U.B.C. OR LOCAL CODE REQUIREMENTS
- ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE/SHOP, 5/8" SHEETROCK ON GARAGE SIDE
- ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE
- INSULATE WALLS R-21 MIN., CEILINGS R-38, PERIMETER R-4 MIN.
- INTERIOR TO BE SHEETROCKED, TAPED, TEXTURED, AND PAINTED
- EXTERIOR TO BE STUCCO - COLOR BY OWNER/CONTRACTOR
- ALL ANGLED WALLS TO BE 45° ANGLES
- ALL TILED AREAS TO BE OF LARGER 18-24" TILE SELECTION BY OWNER



CONTINUOUS WALL BRACING METHOD
6d common (2"x0.113") nails
at 6" spacing (panel edges) and
at 12" spacing (intermediate supports) or
16 ga. x 1-3/4 staples:
at 3" spacing (panel edges) and
6" spacing (intermediate supports)

Member Name	Member Size	Member Length (ft)	Member Weight (lb)	Member Volume (cu ft)	Member Area (sq ft)	Member Perimeter (ft)
1	2x6	12.00	12.00	0.00	0.00	0.00
2	2x6	12.00	12.00	0.00	0.00	0.00
3	2x6	12.00	12.00	0.00	0.00	0.00
4	2x6	12.00	12.00	0.00	0.00	0.00
5	2x6	12.00	12.00	0.00	0.00	0.00
6	2x6	12.00	12.00	0.00	0.00	0.00
7	2x6	12.00	12.00	0.00	0.00	0.00
8	2x6	12.00	12.00	0.00	0.00	0.00
9	2x6	12.00	12.00	0.00	0.00	0.00
10	2x6	12.00	12.00	0.00	0.00	0.00
11	2x6	12.00	12.00	0.00	0.00	0.00
12	2x6	12.00	12.00	0.00	0.00	0.00
13	2x6	12.00	12.00	0.00	0.00	0.00
14	2x6	12.00	12.00	0.00	0.00	0.00
15	2x6	12.00	12.00	0.00	0.00	0.00
16	2x6	12.00	12.00	0.00	0.00	0.00
17	2x6	12.00	12.00	0.00	0.00	0.00
18	2x6	12.00	12.00	0.00	0.00	0.00
19	2x6	12.00	12.00	0.00	0.00	0.00
20	2x6	12.00	12.00	0.00	0.00	0.00



ISSUED PERMIT:
REVISIONS: 1

ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF ALLURE CUSTOM HOME DESIGNS, OWNER, AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.

GENERAL CONTRACTOR

PROJECT
640 N SAN PEDRO ST
DUPLEX REMODEL

SHEET TITLE
ELEVATIONS/FRAMING PLAN/
FOUNDATION PLAN/SITE PLAN

DRAWN BY: S.GREEN
CHECKED BY: S.BANISTER
DATE:12/20/2025

SHEET NUMBER: A.2

