



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

April 15, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held April 15, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Dr. Jerry Wallace, Chair
Ernie Campos
Norma Chairez-Hartell
Fernando Baeza

MEMBERS ABSENT: Jeffrey Shepherd, PhD
Rosanna Torrez

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Chris Faivre, Director Community Development
Romulo Valdez, Assistant City Attorney
Henry Becker, Deputy City Attorney

OTHERS PRESENT: Paul Deason
Kenneth Podhajecki
Ricardo Renteria
Greg Shervanick
Eva Nevarez St. John
Joseph Benavidez
Lucas Fellure

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:03.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest. Ernie Campos stated he is the historian for Las Esperanzas. As Las Esperanzas is not involved in cases today, he has no conflict.

3. PUBLIC PARTICIPATION

Gregory Shervanick stated there is meeting tomorrow evening concerning Young Park, The park is 50 years old, and he believes the HPC should be interested. He mentioned last months minutes. He stated Parks should not be in charge of any

1 historical area in Las Cruces. He recommended this board attend the Parks and
2 Rec Advisory Board tomorrow evening.

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4 **4. APPROVAL OF AGENDA**

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6 **a. Approval of March 18, 2026 HPC Minutes**

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8 Motion to approve the agenda/minutes by Ernie Campos; seconded by
9 Fernando Baeza. Motion passed unanimously.

10
11 **5. DESIGN REVIEW AND CASE RECOMMENDATIONS**

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13 **a. Certificate of Appropriateness application for rehabilitation of the**
14 **contributing building at 440 E. May Street**

15
16 Motion to open for discussion (remove from tabling last month) by Norma
17 Chairez-Hartell; seconded by Ernie Campos. Motion passed unanimously.

18
19 Caitlin Beesley stated this is a contributing property to the National Register
20 nomination listing. It was built in 1925. The property owner is Ricardo
21 Renteria De La O. Primary objects for this project are replacing doors and
22 windows. They are proposing to replace the windows with wood windows
23 made specifically for the openings, featuring an identical muntin design.
24 Most of the historic windows were operable, however the current operable
25 windows have been welded shut. The building has also had some fires on
26 the interior that have resulted in primarily superficial issues and will involve
27 the removal and replacement of interior plaster. Most new windows will be
28 non-operable, except for one each in either bedroom, as code requires an
29 operable window in bedrooms for egress. Carlos Estrada-Vega will be
30 creating the new windows. Currently there are no doors on the building and
31 no photos to illustrate what the doors may have looked like. The
32 recommendation is produce something similar to other buildings on the
33 street. The property across the 443 E. May was the template for the new
34 doors on 440 E. May.

35
36 Ricardo Renteria thanked the board for their time and let committee
37 members inspect an example window constructed by Mr. Estrada-Vega.
38 Chair Wallace asked whether the project met the Secretary of the Interior's
39 Standards for Rehabilitation if the replacement windows were going to use
40 wood as opposed to metal. Ricardo Renteria stated that there is severe
41 financial burden to restore the current metal ones. Caitlin Beesley read from
42 the section of the Secretary of the Interior's Standards for Rehabilitation
43 dealing with replacement features, that new feature shall match the old in
44 design, appearance, visual aesthetics, and, where possible, materials.
45 While metal windows would be preferable, the exact design match could not
46 be procured, so a change in material is acceptable as long as the design is

1 the same. Wood windows are preferable to vinyl because they can be
2 repaired. Chair Wallace asked if the property would continue to be
3 contributing with the change in windows. Caitlin Beesley stated she would
4 view it as contributing, but others might interpret the change differently.
5 Fernando Baeza asked if the new windows would be casement windows
6 like the original ones. Beesley answered that the windows will not have an
7 external frame so will latch into the wall but will swing out like on hinges
8 casement windows. Board Member Ernie Campos thanked the homeowner.
9

10 Motion to approve by Ernie Campos; seconded by Norma Chairez-Hartell.
11 Motion passed unanimously.
12

13 **6. DISCUSSION ITEMS**

14 **a. Design Guidelines context draft final discussion**

15 Caitlin Beesley stated there have been two public feedback forums at the
16 Papen Center and WIA Building. There was good turnout and good
17 feedback. General comments including making sure there is consistency
18 regarding grammar, spelling, style preferences throughout the document.
19 Questions about accessibility concerns, which will be incorporated in the
20 next process of the design guidelines, readability. Make sure to not use
21 colors that are difficult to see for people who are color blind. Added an
22 adobe section. New Mexico has it's own adobe building code. Addresses
23 for properties that are photographed so people can know where they are in
24 town. Possibly discussing manufactured homes in the historic districts.
25 Also options to consider bad photos. The final document should be
26 interactive, meaning if reading it online you can access the links in the
27 document via hyperlink.
28

29 The specific feedback, discussing shall versus should, should is not as
30 definitive. Better incorporate the maps within the historic districts and
31 setting section. The maps will be improved and consistent. Including
32 painted signs under commercial signs. Include the chloride log cabin under
33 the relocation section at the end of the document. Lastly the appendix,
34 terron or adobe brick cut from peat or substrate of dirt. Get rid of local
35 register application form from the appendices at that should be on the
36 webpage or accessible in other ways.
37

38 Board Member Norma Chairez-Hartell asked about language accessibility,
39 preferably Spanish. Caitlin Beesley stated the next steps will be moving the
40 document into a more workable application. Chair Wallace asked the
41 timeframe and what is next procedurally. The document will return to this
42 board to recommend to City Council for final approval. The aim is for next
43 spring. Also looking to upgrade the photos, possibly shorter document in a
44
45

flier situation. This document will be made consistent with other city documents and standards.

b. Webpage content update - Watch List of Endangered Properties

Caitlin Beesley stated this is what the watch list could look like online. The National Trust does text and photographs. A story-map has been created with the public art around town. This can be like the National Trust with photos and accompanying text, or an interactive map. Which option would be more preferable for the board?

Board Member Ernie Campos feels the way it is now is self-explanatory, easy to maneuver. Board Member Norma Chairez-Hartell likes the way it is, story maps are very accessible to the community. Chair Wallace likes the idea. This list is for buildings that are important to the community and could be compromised because of various threats. He likes this but feels it can be revisited next year when updating the watch list. Board Member Norma Chairez-Hartell suggested considering data and how it affects the webpage as there is more information. Nice to put a timeframe to it as well, like dating the list with, 2026 List, 2027 List, etc. Caitlin Beesley stated when you click on the dot on the map it will say when it was added to the list. Suggestion of doing different colored dots for different years. Chair Wallace stated it is more visual than he expected. He would like to be able to offer the community the ability to make suggestions about future nominees for the watch list. There is a place for people to e-mail Caitlin Beesley with any information or nominees.

7. ACTION ITEMS

a. Approval of Community Watch List of Endangered Properties

Motion to approve the Community Watch List of Endangered Properties by Norma Chairez-Hartell; seconded by Ernie Campos. Motion passed unanimously.

8. STAFF AND COMMITTEE INPUT

Doña Ana County Historical Society lecture is tomorrow night at the WIA building, 7:00 p.m.

Caitlin Beesley stated the New Mexico State Cultural Properties review committee approved a proposal to move a historical marker by the Department of Transportation. The Las Cruces historical marker at the scenic overlook on I-10 above the valley is moving to the NMSU campus.

1 Let Caitlin know if anyone is giving a presentation, lecture, etc. so it can be
2 highlighted.

3
4 Jon Hunner, current president of the Doña Ana County Historical Society, is having
5 a planning meeting in the Roadrunner Room at the Branigan Memorial Library on
6 April 25, regarding the 250th Anniversary of the Signing of the Declaration of
7 Independence.

8
9 May is Historic Preservation Month. Caitlin Beesley is working to put together
10 some activities. There will be a proclamation at City Council, May 4th at 1:00 p.m.

11
12 The Doña Ana County Historical Society trip to the Paraje de San Diego, 25 miles
13 north of Las Cruces. They meet at Milagros May 9th at 10:00 and will carpool.

14
15 Talking about the local register at the City Council work session on May 11th. She
16 will be bringing local register nominations to the May HPC meeting for
17 recommendations.

18
19 A photographer with the city is taking photographs on May 15th, so if the Board
20 would like headshots taken for the webpage. She still needs bios for Chair Jerry
21 Wallace and Board Member Fernando Baeza.

22
23 Board Member Ernie Campos thanked Greg Shervanick about Young Park.

24
25 Chair Wallace stated that Mesilla and Liana Aguirre will be hosting a number of
26 events also. This last weekend Mesilla had Frontier Day which was successful.
27 Support other community partners. Doña Ana Village Historic Preservation
28 Committee are in the latter stages of doing a historic marker for the church.

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30 **9. ADJOURNMENT**

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32 Motion to adjourn by Norma Chairez-Hartell; seconded by Fernando Baeza.
33 Motion passed unanimously.

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Chairperson