



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

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

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

MEMBERS PRESENT: Dr. Jerry Wallace, Chair
Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Rosanna Torrez

MEMBERS ABSENT: Jeffrey Shepherd, PhD
Fernando Baeza

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

OTHERS PRESENT: Tanner Guskey
Alma Sanchez
Delilah Calderon Leal
Patrick Vigil

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:09.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There was none.

4. APPROVAL OF AGENDA

Motion to approve tonight's agenda by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

4.1 Approval of June 17, 2026 HPC Minutes

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2 Motion to approve June 17, 2026 meeting minutes by Ernie Campos;
3 seconded by Rosanna Torrez. Motion passed unanimously.
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5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 No. 26CB1002226 - Certificate of Appropriateness application for a metal carport located at 442 E. Lohman Avenue, zoned C-2 (General Commercial District)

10 Caitlin Beesley stated this is for a metal carport located at 442 E. Lohman
11 Avenue, Lujan Bakery. This is a retroactive Certificate of Appropriateness
12 application. The carport was constructed outside of the permitting process
13 last year. If the owners had applied for the permit prior to construction it
14 would have come before this board for approval. The carport does not meet
15 the requirements of a carport, but it does meet the requirements of new
16 construction, which technically it is new construction; the setbacks for new
17 construction have to be an average of what is reflected on the street.
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19
20 Some history. Lujan Bakery is one of the oldest continuously operating
21 businesses in Las Cruces. It is also one of the oldest in the Mesquite
22 neighborhood. It opened in 1955. It was first located on Church Street.
23 The bakery had a bowling team in the 1960s that was very active. In the
24 1990s it was bought by the current owners.
25

26 The carport was brought to the staff's attention recently. She does
27 recommend approval. As new construction it meets all of the parameters.
28 The materials are not out of place for the neighborhood. A previous
29 question was asked regarding liability, Beesley stated liability would be on
30 the contractor and property owners. Another question was regarding
31 engineering standards for the finished carport. Beesley showed the plans
32 to the City's building official, and he said the six-inch anchor bolts used in
33 the construction were appropriate.
34

35 Board Member Rosanna Torrez asked if the contractor looked into the
36 permitting process prior to construction. Alma Sanchez, daughter of the
37 owners, stated they had asked a city employee about building it before and
38 they were told as long as it is not directly attached to the building they should
39 be fine. After beginning the project, they got differing information. Chair
40 Jerry Wallace stated this complies with new construction, but does it also
41 comply with the design guidelines for historic properties. Caitlin Beesley
42 stated she felt the materials were appropriate for the neighborhood. Her
43 interpretation would be that it would meet the design guidelines because
44 the materials while not necessarily used in this way, materials like this would
45 have been used and sourced in the construction of the original townsite.
46 Question if the city would permit if this had gone through the proper process

1 rather than retroactive. Caitlin Beesley stated she may have had some
2 question or recommendations for changes. Board Member Ernie Campos
3 stated he lives in the neighborhood and this carport "hides in plain sight" as
4 he did not see it until brought to his attention. He drove the neighborhood
5 and found another carport shade. There is also a metal awning at the
6 Munson Center. He states it does blend in even with the other carports in
7 the neighborhood. Chair Jerry Wallace states his conflict is he is not in favor
8 of retroactively approving permits. He is concerned that the community will
9 build and then ask for forgiveness later. He wants to educate the
10 community so this is less of a problem. Board Member Norma Chairez-
11 Hartell thanked Caitlin Beesley for answering the previous questions. She
12 agrees with not setting an example.

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14 Motion to approve by Norma Chairez-Hartell; seconded by Rosanna Torrez.
15 Motion passed unanimously.
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17 **6. STAFF AND COMMITTEE INPUT**

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19 Caitlin Beesley stated that if there are training items any Board Member is
20 interested in, let the Chair know to get that on the agenda. Mention training on the
21 permit process would be good. Chair Jerry Wallace stated the state and federal
22 update different parts of the guidelines for historic preservation and historic
23 properties. It would be good to have an HPC meeting to update the board on the
24 changes.
25

26 Caitlin Beesley stated the local register nominations are going to be voted on at
27 the City Council meeting on August 3rd.
28

29 Ernie Campos thanked staff for doing the best they can.
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31 **7. ADJOURNMENT**

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33 Motion to adjourn by Rosanna Torrez; seconded by Ernie Campos. Motion passed
34 unanimously.
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Chairperson