

City of Las Cruces®

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 10 Ordinance/Resolution# 14-194

For Meeting of _____
(Ordinance First Reading Date)

For Meeting of June 2, 2014
(Adoption Date)

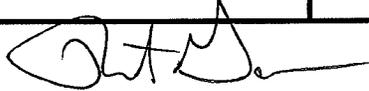
Please check box that applies to this item:

QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION IN SUPPORT OF THE VALUE OF STRUCTURES OF IMPORTANT LOCAL HISTORY AND INTEREST.

PURPOSE(S) OF ACTION:

To support the value of historic structures.

COUNCIL DISTRICT: N/A		
<u>Drafter/Staff Contact:</u> Monica Campbell	<u>Department/Section:</u> Legal/City Attorney	<u>Phone:</u> 541-2128
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Historic structures provide a number of valuable assets for communities such as:

- Tangible connections with the past that bring the history and culture of a place into sharper focus for those who live in or visit such a place.
- Remarkable architecture and its ensuing character which stands out among contemporary building techniques and trends.
- Enduring landmarks that are used as way-findings and icons of continuity in a rapidly changing world.
- Opportunities for those who remember the past to share their stories with younger generations and newer residents to broaden community knowledge and build community spirit.
- The growth of community pride demonstrated by respect and care for historic legacies and historic buildings.

The City of Las Cruces has an inventory of nine structures of important local history and interest:

- Amador Hotel, circa 1866;
- Branigan Cultural Center, circa 1935, designed by Percy McGhee and built as the first publicly owned library, enhanced with Works Progress Administration ("WPA") art works;

(Continue on additional sheets as required)

- Camuñez Building, circa 1920, built of brick and housing various businesses over the years;
- Dona Ana Courts Building (Old Post Office), circa 1917;
- Frank O'Brien Papen Community Center (formerly Mesilla Park Recreation Center), circa 1900, built for and used as a school until 1974;
- Las Cruces Railroad Museum in the Santa Fe Railroad depot, circa 1910, a part of the Alameda-Depot Historic District;
- Pioneer Women's Park gazebo, circa 1920;
- Rio Grande Theater, circa 1925, designed by Otto Thorman and built of adobe; and
- Women's Improvement Association building, circa 1927, the first formal library in Las Cruces.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A", "Introduction to Standards and Guidelines" from the Secretary of the Interior's Standards for the Treatment of Historic Properties, which can be found at: http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm.

SOURCE OF FUNDING:

Is this action already budgeted? N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from: _____.
	<input type="checkbox"/>	<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
	<input type="checkbox"/>	<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue? N/A	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY__.
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

BUDGET NARRATIVE

N/A

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

(Continue on additional sheets as required)

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will indicate the Las Cruces City Council's support of the value of structures of important local history and interest.
2. Vote "No"; this will indicate that the City Council does not support the value of structures of important local history and interest.
3. Vote to "Amend"; this could include further direction to staff.
4. Vote to "Table"; this could delay indication of the City Council's support for the value of structures of important local history and interest.

REFERENCE INFORMATION:

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

N/A

(Continue on additional sheets as required)

RESOLUTION NO. 14-194

A RESOLUTION IN SUPPORT OF THE VALUE OF STRUCTURES OF IMPORTANT LOCAL HISTORY AND INTEREST.

The City Council is informed that:

WHEREAS, historic structures provide a legacy of continuity that includes historical and cultural connection points between the past and the present; and

WHEREAS, tourism and interest in our region can benefit from the community sense of familiarity and pride provided by historic structures; and

WHEREAS, there are historic buildings in Las Cruces and the surrounding area; and

WHEREAS, some of the buildings have historic designation, and other buildings may qualify for historic designation; and

WHEREAS, the City of Las Cruces 2014 Strategic Plan includes goals that pertain to downtown revitalization, redevelopment, unique identity, neighborhood vitality, and cultural amenities; and

WHEREAS, the City of Las Cruces has an inventory of nine structures of important local history and interest:

Amador Hotel, circa 1866;

Branigan Cultural Center, circa 1935;

Camuñez Building, circa 1920;

Dona Ana Courts Building (Old Post Office), circa 1917;

Frank O'Brien Papen Community Center, circa 1900;

Las Cruces Railroad Museum in the Santa Fe Railroad depot, circa 1910;

Pioneer Women's Park gazebo, circa 1920;

Rio Grande Theater, circa 1925; and

Women's Improvement Association building, circa 1927.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the City Council supports the value of the nine structures listed above, and that they are to be considered structures of important local history and interest.

(II)

THAT the City Council supports the enactment of a preservation ordinance.

(III)

THAT until such time as a preservation ordinance is enacted, no significant alterations to the appearance of the nine structures of important local history and interest, to include no disposal of potentially historic features in any of the structures, shall be undertaken without City Council approval.

(IV)

THAT three of the structures, the Amador Hotel, the Dona Ana Courts Building (Old Post Office) and the Camuñez Building, have been included in an agreement for the revitalization of downtown Las Cruces. No condition of this resolution shall be interpreted as superseding any part of the agreement for downtown revitalization regarding these three structures; however, to the greatest degree possible, the intent of this resolution shall be adhered to whenever possible.

(V)

THAT the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used whenever practicable to guide repairs and retrofitting of these structures. Attached as Exhibit "A" hereto and made a part hereof is the "Introduction to Standards and Guidelines" from the Secretary of the Interior's Standards for the Treatment of Historic Properties.

(VI)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED on this _____ day of _____, 20____.

APPROVED:

ATTEST:

Mayor

City Clerk

(SEAL)

VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Smith: _____
Councillor Pedroza: _____
Councillor Small: _____
Councillor Sorg: _____
Councillor Levatino: _____

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:

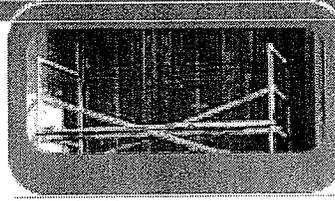


City Attorney



introduction

Choosing an Appropriate Treatment
for the Historic Building



The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource—a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition—or degree of material integrity—of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

-INTRODUCTION-

[Choosing Treatment](#)

[Using the Standards + Guidelines](#)

-Historical Overview-

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

[Storefronts](#)

Interior Features

[Structural System](#)

[Spaces/Features/Finishes](#)

[Mechanical Systems](#)

Site

Setting

Special Requirements

[Energy Efficiency](#)

[Accessibility](#)

[Health + Safety](#)

[New Additions](#)

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

historical overview - PRESERVING - REHABILITATING - RESTORING - RECONSTRUCTING

[main](#) - [credits](#) - [email](#)