

LINKED MINUTES OF THE CITY OF HISTORIC PRESERVATION ADVISORY BOARD HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX ON APRIL 16, 2026, AT 1:30 P.M.

Present:	Ken Britt Larry Mitchell Dr. David McIntosh	Chairman Vice-Chairman Board Member
Absent:	Veronica Barnhart	Board Member
Also Present:	Jalynn Dominguez Stephan Brown Jeff Patterson Trysha Ortiz Jameson Lucas	Open Meetings Act Manager Compliance Clerk Director of Planning and Zoning Deputy Director Planning and Zoning Community Historian

0:00:43 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called determining the presence of a quorum

0:00:57 **2. APPROVAL OF MEETING MINUTES – MARCH 19, 2026**

0:01:24 **MOTION**

The motion was made by Mr. Mitchell and seconded by Dr. McIntosh to approve the meeting minutes from March 19, 2026

0:05:08 **VOTE**

The vote was as follows; Yes - **Britt, McIntosh, Mitchell**; No - None; Absent - **Barnhart**; the motion carried

0:05:17 **3. DISCUSSION REGARDING THE PROGRESS OF THE RESEARCH FOR THE CARLSBAD HISTORIC DISTRICT AND DOWNTOWN CARLSBAD**

Jameson Lucas explained that the Harry S. Church home is one of only ten residential properties in Carlsbad built in 1890. He noted that Harry S. Church served as the city's first superintendent, a role in which he oversaw the installation of the sewer system and the planting of cottonwood trees. He said under his leadership, Carlsbad became the first city in New Mexico to have a modern, organized sewer system. He said the home, located at 105 South Alameda Street, remains standing today. **Mr. Lucas** said the property is currently owned by Grace Episcopal Church, which is located just south of the house. He said in December of last year, the church approached him about donating the property to the Historical Society, but indicated they would first like the house

removed and relocated to a more convenient site. **Mr. Lucas** stated that moving the house would significantly diminish its historical value. He emphasized that the home is not only associated with the Church family, who lived there after its construction, but also with several notable figures in Carlsbad's history. He said in June 1891, Governor L. Bradford Prince appointed Harry S. Church to fill a vacancy on the Eddy County Board of Commissioners, making him the County's fourth Commissioner. After the Church family relocated to San Francisco in 1896, the home became the residence of Les Dow, the third sheriff of Eddy County. He said in 1897, Sheriff Dow was assassinated by the county's first sheriff. **Mr. Lucas** said the house was also occupied by several former mayors and served as the founding location of the Women's Club of Carlsbad.

Mr. Britt asked who within the church was responsible for the decision regarding the property. He asked about the process the board could follow to prevent the house from being removed. **Mr. Patterson** responded that the property currently lies outside the Historic Preservation Overlay Zone. He explained that the property would need to be added to this zone for the Historic Preservation Board to have jurisdiction over decisions affecting it.

0:18:21 **4. DISCUSSION OF THE HISTORIC PRESERVATION OVERLAY ZONE DISTRICT ORDINANCE**

Mr. Lucas reported that he has updated the Overlay Zone on both the west and north sides. He explained that the north side expansion will include City Hall. He said on the west side, the expansion will incorporate the South Alameda property and extend to the alley, noting that properties beyond the alley have undergone significant changes and are now primarily residential. **Mr. Britt** said the apartments located at the corner of South Alameda Street and West Greene Street and asked whether they could be included in the Overlay Zone. **Mr. Lucas** said that they could be added, as they meet the necessary criteria. **Mr. Britt** inquired about expanding the Overlay Zone eastward to the railroad tracks that run north to south. He suggested extending the boundary half a block south to include the Eddy County Administration Building. **Mr. Patterson** stated that he will work on creating an updated Overlay Zone map to present at the next meeting for approval. He confirmed that the revised map will incorporate the half block along Alameda Street, the half block along Greene Street, extend east to the railroad tracks, and reach north to Shaw Street. **Mr. Lucas** added that the Sparks Office Supplies building could potentially be considered historic, along with the Edward Jones Investments building located adjacent to Sparks.

0:36:54 **5. UPDATE REGARDING THE PROPERTY AT 202 S. MAIN ST**

Mr. Patterson stated that the Building Department is aware that the structure requires an inspection and will complete it when able. He clarified the condemnation process, explaining that once an inspection is conducted, if the building is determined to be unsafe and not repairable, a structure condemnation may be initiated. He said if the Building Inspector, along with Code Enforcement and the Fire Marshal, determines that demolition is necessary, the case is forwarded to Legal and then scheduled for City

Council consideration of condemnation. **Mr. Patterson** added that he plans to explore whether the rear portion of the building could remain intact while only the front portion believed to be unsalvageable is removed. **Dr. McIntosh** asked whether the real estate agent involved in the previous sale recalls the identity of the buyer. **Trysha Ortiz** responded that she will contact a local real estate agent to determine if any information is available. **Mr. Patterson** also noted that a specialist may need to be consulted to assess whether any part of the structure can be preserved. **Ms. Ortiz** explained that the property had previously been scheduled for sale due to unpaid taxes; however, the taxes were paid before the sale occurred. She further stated that the front portion of the property is currently being used by the adjacent body shop, with vehicles parked in the front and enclosed within a locked fence. **Mr. Lucas** clarified that although he had previously stated at a meeting last year that the front portion of the building was older than the rear, it is in fact newer than the back portion of the structure.

0:53:04

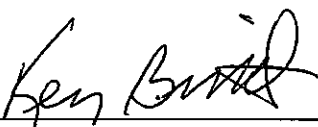
6. DISCUSSION REGARDING THE BUDGET FOR PROPERTY PLAQUES

Mr. Britt stated that the proposed property plaques would be designated for buildings of historic value, with city-owned buildings likely prioritized initially, followed by other historic properties at a later stage. He noted that the estimated cost for a bronze plaque range from \$800 to \$1,200. **Mr. Lucas** added that the city already works with a company capable of producing the plaques. **Mr. Patterson** stated that once details such as design, pricing, and quantity are finalized, he will be able to develop a corresponding budget.

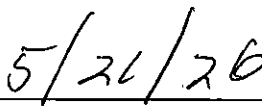
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Adjourned

With no further business, **Mr. Britt** adjourned the meeting at 2:34 PM.



Ken Britt, Chairman



Date