

# Historic Preservation

## Historic Preservation Standards

Four sets of standards, which are best practice principles: <sup>1</sup>

- Standards and Guidelines for Preservation – sustain existing form, integrity, and materials of historic property.
- Standards and Guidelines for Rehabilitation – create compatible use through repair, alterations, and additions while preserving portions or features of historic value.
- Standards and Guidelines for Restoration – accurately depicting form, features, and character of property during certain time period.
- Standards and Guidelines for Reconstruction – through new construction replicating form, features, and details of non-surviving site.

## National Historic Register

- The official list of the United States' historic places worthy of preservation.
- Not the same as the State Historic Register. A property can be listed in either but not necessarily both.
- Authorized under the National Historic Preservation Act of 1966.
- Part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. <sup>2</sup>

## Categories that can qualify for the register:

- Archeological properties
- Aviation properties
- Aids to navigation  
(eg. Lighthouses, buoys, light/sound signals)
- Battlefields
- Cemeteries and burial places
- Landscapes
- Mining properties
- Post offices
- Residential suburbs
- Rural landscapes
- Properties associated with significant persons
- Traditional cultural properties
- Vessels and shipwrecks

## Possible Benefits for Registering Property: <sup>3</sup>

- Recognition – of the significance of the property
  - First step to identify for funding and projects
  - Can change the way a community perceives historic places and strengthen the credibility of efforts to preserve these resources <sup>4</sup>
- Tax incentive – Federal Historic Tax Credit for substantial rehabilitation
  - 20% tax credit for rehabilitation of income-producing (commercial) buildings
- Grants – Matching state grants for restoration owned by private nonprofit organizations and municipalities (when grants are available) <sup>5</sup>
  - New Mexico Preservation Loan Fund <sup>6</sup>

<sup>1</sup> National Park Service. The Secretary of the Interior's Standards. Retrieved Feb 2019 from [www.nps.gov/tps/standards.htm](http://www.nps.gov/tps/standards.htm).

<sup>2, 4</sup> National Park Service. National Register of Historic Places. Retrieved Feb 2019 from [www.nps.gov/nr/publications/bulletins/NR\\_Brochure\\_Poster/NR\\_Brochure\\_Poster.pdf](http://www.nps.gov/nr/publications/bulletins/NR_Brochure_Poster/NR_Brochure_Poster.pdf).

<sup>3</sup> Montana Historical Society. FAQs about the National Register of Historic Places. Retrieved February 2019 from [mhs.mt.gov/Portals/11/shpo/docs/NR\\_FAQs.pdf](http://mhs.mt.gov/Portals/11/shpo/docs/NR_FAQs.pdf).

<sup>5</sup> National Park Service. Historic Preservation Fund Grants. Retrieved Feb 2019 from [www.nps.gov/preservation-grants](http://www.nps.gov/preservation-grants).

New Mexico Historic Preservation Division. Historic Preservation Grants. Retrieved Feb 2019 from [www.nmhistoricpreservation.org/programs/grants.html](http://www.nmhistoricpreservation.org/programs/grants.html).

<sup>6</sup> New Mexico Historic Preservation Division. Preservation Loan Fund. Retrieved Feb 2019 from [www.nmhistoricpreservation.org/programs/loan-fund.html](http://www.nmhistoricpreservation.org/programs/loan-fund.html).

### Listing on the National Register:

- Listing on the National Register does not interfere with the property owner's right to alter, manage, sell, or demolish the property when using private funds unless state or local government policies are contrary.  
Exception: If Federal funds are used for rehabilitation (20% tax credit), the building cannot be demolished within five years of completed rehabilitation without paying back all or a percentage of the funding.<sup>7</sup>
- Listing on the National Register alone does not place restrictions on the current or future property owner.<sup>8</sup>
- Listing can call for consideration of historic resources, possibly leading to protection from the Advisory Council on Historic Preservation if your property is affected by a federal project.<sup>9</sup>
- Listing does not require the owner to provide public access to the property.
- Listing does not necessarily exempt a property owner from the code.
- Plaques are voluntary and property owners must purchase them to display them.

### Criteria for Evaluation:<sup>10</sup>

Based on significance, age, and integrity. "The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory."

### Criteria Considerations:<sup>11</sup>

"Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall **not** be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

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<sup>7</sup> National Park Service. Historic Preservation Tax Incentives. Retrieved Feb 2019 from [www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf](http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf).

<sup>8</sup> New Hampshire Division of Historical Resources. Benefits and Restrictions of Listing a Property to the National Register. Retrieved Feb 2019 from [www.nh.gov/nhdhr/programs/nr\\_benefits.htm](http://www.nh.gov/nhdhr/programs/nr_benefits.htm).

<sup>9</sup> Advisory Council on Historic Preservation. Protecting Historic Properties. Retrieved Feb 2019 from [www.achp.gov/index.php/protecting-historic-properties](http://www.achp.gov/index.php/protecting-historic-properties).

<sup>10, 11</sup> Emphasis added.

National Park Service. National Register Criteria for Evaluation. Retrieved Feb 2019 from [www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm).

- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- D. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.”

## **State Historic Register**

- Not the same as the National Historic Register. A property can be listed in either but not necessarily both.

## **Long-Term Preservation**

### **Historic Preservation Easement** <sup>12</sup>

Voluntary legal agreement, usually in the form of a deed, that permanently protects a historic property. Property owner places restrictions on development of or changes to historic property, then transfers restrictions to a preservation or conservation organization.

- A property owner who donates an easement may be eligible for tax benefits (Federal income tax deduction).
- Property is either registered in National Register of Historic Places or if in State/National historic district with National Park Service certification of historical significance.
- New Mexico Cultural Properties Preservation Easement Act

**Certified Local Government Program** – can provide funding, technical assistance, and sustainability benefits for a community. <sup>13</sup>

### **State Statutes for Historic Preservation:** <sup>14</sup>

- New Mexico Cultural Properties Act – establishes central principles of preservation in New Mexico.
- Prehistoric and Historic Sites Preservation Act – prohibits use of state funds for projects/programs that would adversely affect sites on the State or National Registers unless state agency or local government demonstrate there is no feasible and prudent alternative and that all possible planning has been done to minimize the harm to the site.
- Cultural Properties Protection Act – encourages subdivisions of state government to work with Historic Preservation Division to develop programs for identifying cultural properties under their jurisdiction and requires them to ensure such properties are not inadvertently damaged or destroyed.

<sup>12</sup> National Park Service. Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits. Retrieved Feb 2019 from [www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf](http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf).

<sup>13</sup> National Park Service. Certified Local Government Program & Local Preservation Tools. Retrieved Feb 2019 from [www.nps.gov/clg](http://www.nps.gov/clg).

<sup>14</sup> New Mexico Historic Preservation Division. Project Review. Retrieved Feb 2019 from [www.nmhistoricpreservation.org/programs/review-compliance.html](http://www.nmhistoricpreservation.org/programs/review-compliance.html).  
New Mexico Historic Preservation Division. Rules and Regulations. Retrieved Feb 2019 from [www.nmhistoricpreservation.org/documents/rules-and-regulations.html](http://www.nmhistoricpreservation.org/documents/rules-and-regulations.html).

## **Registered Properties in Los Ranchos**

The Village has a handful of properties and districts registered on the State and/or National Historic Registers.<sup>15</sup> The following are properties listed in the State and National Historic Registers in the Village, all listed in 1984:

- Barela, Adrian, House
- Chavez, Juan, House
- Gomez, Refugio, House
- Nordhaus, Robert, House

Los Poblanos Historic District is also registered with the State and National Historic Register. It was listed in 1982.

## **Old Route 66 / El Camino Real – Fourth Street**

### Route 66

Fourth Street was the first paved road through the North Valley, paralleling the railroad. In the 1920s it was designated as US Highway 66, later as US Highway 85. It was part of the original alignment of Route 66 in 1926, with a more north-south orientation before the shift to Central Avenue in 1937. It was the main north-south highway through Albuquerque until the interstate was completed in the 1960s.

- New Mexico Route 66 Association <sup>16</sup> – Promotes travel and commerce along Historic Route 66 in New Mexico.

### El Camino Real

The United States' oldest and most continually used "highway," stretching from Mexico City to San Juan Pueblo. In 1598, Don Juan de Oñate y Salazar led colonists, Franciscan friars, wagons, and livestock northward and began a route of settlement to the north from central Mexico.

The trail today is designated as El Camino Real National Scenic Byway. It is also referred to El Camino Real de Tierra Adentro (The Royal Road of the Interior Land), a National Historic Trail.

### Tripas <sup>17</sup>

Tripas, also known as lineas or suertes, are long, narrow lots typical of an older pattern of agricultural land use in the North Valley.

Many families in the area, particularly early Hispanic settlers, passed on land to each of their descendants in equal parts. Agricultural land in the area was worthless without access to irrigation and a roadway, so land was divided such that each lot maintained access to both. As the number of land divisions increased, the width of the lots decreased, hence the large number of long, narrow lots found in this area.

This pattern is probably most noticeable along the historic Guadalupe Trail but can be seen even along 4th Street. Many extended Hispanic families have occupied these areas for generations and continue to have

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<sup>15</sup> National Park Service. National Register of Historic Places NPGallery Digital Asset Search. Retrieved Feb 2019 from [npgallery.nps.gov/NRHP](http://npgallery.nps.gov/NRHP).

<sup>16</sup> New Mexico Route 66 Association. About Us. Retrieved Feb 2019 from [www.rt66nm.org/new/about\\_us.html](http://www.rt66nm.org/new/about_us.html).

<sup>17</sup> Los Ranchos de Albuquerque. Village History. Retrieved Feb 2019 from [losranchosnm.gov/history](http://losranchosnm.gov/history).

strong ties to the land. A large amount of irrigation and animal raising continues in these areas, although it is difficult to see outside the properties because of the configuration of the lots.

The Village currently has an accommodation in the code for very narrow tripa lots less than 60 feet wide to reduce one side yard setback, however many tripa lots in the Village remain undeveloped and are not in agricultural use either. For tripa lots greater than 60 feet wide, there are no code accommodations for building development.

### **Archaeology**

The Rio Grande Valley has been a site of settlement for thousands of years. Given the Village's historic location, archeology is a factor to consider in historic preservation. Archaeology in Los Ranchos is recognized by an Archeological District, of which the exact boundaries and locations of sites are not publicly available due to the possibility of disturbing sites.

### **Los Ranchos History**<sup>18</sup>

The area containing the Village of Los Ranchos has been settled by humans for at least 2500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the North Valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became United States territory, this community was actually the Bernalillo County seat from 1850 to 1854.

Los Ranchos and the North Valley were historically agricultural settlements. By 1920, however, much land was out of production because of recurrent flooding and poor drainage. In response to this problem, the Middle Rio Grande Conservancy District was formed in the 1920s to implement drainage and flood control improvements in the area.

### **Incorporation**

The Village of Los Ranchos is an incorporated municipality, which was formed under the laws of the State of New Mexico on December 29, 1958. The original Los Ranchos town site in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. Over the past 60 years, additional territory has been annexed into the Village.

### **Cottonwood Trees**

Cottonwood trees are valued by residents and are a characteristic of the North Valley and the Bosque. However, the Bosque is comprised of many mature Cottonwoods of similar age. Their lifespans are coming to a close over the next few decades and replacement methods for preservation of their value may need to be considered. Some challenges to replanting are the factors associated with removal of dead trees and water scarcity. Cottonwoods require permanent water supplies through a shallow water table, precipitation, or irrigation, and the future of water in the region could affect the success of replanting efforts.

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<sup>18</sup> Los Ranchos de Albuquerque. Village History. Retrieved Feb 2019 from losranchosnm.gov/history.