



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR ECONOMIC DEVELOPMENT CONFERENCE ROOM
JANUARY 23, 2012
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2nd Floor, City Hall Building, January 23, 2012, 4:00 p.m.

Chair Riccillo called the meeting to order at 4:00 p.m.

The following Commissioners were present:

Commissioner Joe Riccillo, Chair
Commissioner Stephanie Fernandez
Commissioner Joel Guzman
Commissioner Ricardo Gonzalez, Vice-Chair
Commissioner Randy Brock
Commissioner James Booher (4:04 p.m.)

The following City Staff were present:

Ms. Providencia Velázquez, Planning, Historic Preservation Officer
Ms. Sol Cortez, City Attorney's Office, Assistant City Attorney

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None

Mayor

John F. Cook

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CHANGES TO THE AGENDA

None.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS IT STANDS.**

NOT PRESENT FOR THE VOTE:

Commissioner Booher

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP12-00001:** Block 233, Campbell Addition, Sly pt of Blk 233 & 234 & 235 & vacated alleys btw & pt of vacated streets adj to blks, City of El Paso, El Paso County, Texas
- Location: 420 N. Campbell
 Historic District: Independent
 Property Owner: 420 Campbell LLC
 Representative: Raul Rodriguez
 Representative District: #8
 Existing Zoning: C-3/H (Commercial/Historic)
 Year Built: 1900
 Historic Status: Landmark
 Request: Certificate of appropriateness for the expansion of a concrete slab to accommodate the construction of a new seating area, a pergola, and a one story addition housing bathrooms
- Application Filed: 1/11/2012
 45 Day Expiration: 2/25/2012



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Ms. Velázquez gave a PowerPoint presentation and stated the Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

Ms. Velazquez responded to questions and/or comments from Chair Riccillo, Vice-Chair Gonzalez, and Commissioners Fernandez, Guzman and Booher.

Mr. Rodolfo Morales, representing the applicant, explained he is a licensed architect; however, he was not a licensed architect in the state of Texas. Mr. Morales responded to questions and/or comments from Chair Riccillo, Vice-Chair Gonzalez, and Commissioners Fernandez, Guzman and Booher.

Commissioner Booher felt there was not enough detail in the site plan; additionally, there were some proportional issues that need to be addressed prior to Commissioners determining whether or not to approve the request.

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Ms. Velázquez stated it is not required to present signed and sealed drawings to the HLC. She asked Commissioners to keep in mind that Mr. Morales is a licensed architect; unfortunately Mr. Morales is not licensed to practice in the state of Texas. She explained applicants are required to present signed and sealed drawings at the time the drawings are submitted for permit(s). Ms. Velázquez explained should Commissioners request specific details in the drawings, Commissioners should state those specifications in the motion.

Mr. Morales would present more detailed drawings for Commissioners to review at the next HLC meeting.

MOTION:

Motion made by Commissioner Booher, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO TABLE UNTIL COMMISSIONERS ARE IN RECEIPT OF A LITTLE MORE INFORMATION/DETAIL.**

2. Addresses of property HLC Commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, Commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. January 23, 2012 deadline for HLC members to request for agenda items to be scheduled for the February 13, 2012 meeting. February 13, 2012 deadline for HLC members to request for agenda items to be scheduled for the February 27, 2012 meeting.

Chair Riccillo noted that today was the deadline for HLC members to add properties for the next meeting; additionally, the next meeting is the deadline for the following meeting.

- A. Magoffin Villas at 915, 917, 1001 Magoffin Avenue and 1000, 1008, 1010 Myrtle Avenue



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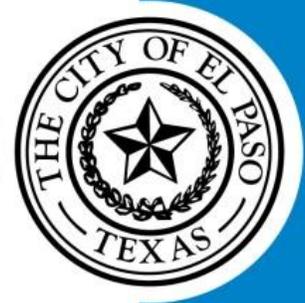
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Ms. Velázquez gave a PowerPoint presentation regarding the posts for the installation of the wrought iron fence at the rear property line. Ms. Velázquez noted at the time she took the photographs, last Thursday, the wrought iron fence had not yet been installed.

Vice-Chair Gonzalez noted the wrought iron fence has been installed; however, the wrought iron fence does not look like the wrought iron fence on the other side. He believed the wrought iron fence was installed for both Buildings A and B.

Staff will provide updated photos of the wrought iron fence for Commissioners at the next HLC meeting.

B. Fall Mansion at 1725 Arizona Avenue

Ms. Velázquez showed photographs of the monument sign and explained the monument sign was installed at the front corner of the property, not mounted on the building, for emergency response vehicles. At this time, the monument sign is empty as no tenants occupy the building. Ms. Velázquez explained the monument sign was not shown on the original plans presented to the Commission; however, the sign was shown in the plans submitted for permits.

Commissioner Fernandez felt the monument sign design was not compatible with the building's architecture.

Ms. Velázquez noted the stonework at the base does match the architecture of the building. Regarding the retaining wall, Ms. Velázquez believed it would eventually be painted.

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Chair Riccillo asked if the brick on the building was painted.

Ms. Velázquez responded yes, as part of the project, the brick had been painted. She was unsure how far along the project was or when construction would be completed.

Vice-Chair Gonzalez explained the monument sign was not included in the drawings submitted for Commissioners' review. He wondered if those plans should come before the Commission.

Ms. Velázquez clarified the project was approved by her predecessor. She explained the sign, not the design, was appropriate as the property is not zoned residential. Staff is allowed to approve signs administratively; however, the drawings were not submitted to her.

Chair Riccillo was disturbed in that, as part of the specifications, a Historic Preservation Official was designated on this project. Furthermore, the Historic Preservation Official was to provide daily oversight/reports on all activities. Chair Riccillo noted that, due to the elevation of the monument sign, architectural features of the Fall Mansion have been obscured.

Ms. Velázquez clarified the Historic Preservation Official was brought in after the drawings were approved.

Commissioner Booher responded the Historic Preservation Official was supposed to be on site during the field operation over the course of the project.

Chair Riccillo requested staff leave the agenda item on for future agendas.

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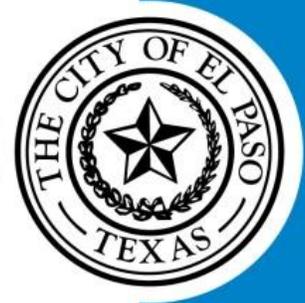
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Additionally, Ms. Velázquez will get a copy of the drawings, with the monument sign, and will speak with the project engineer. She will suggest to the project engineer that the monument sign be moved and that the address numbers be placed on the retaining wall.

C. Houston Elementary at 2851 Grant Avenue

No new information.

D. Alamo Elementary at 500 South Hills Street

No new information.

E. 1033 Upson Drive

Ms. Velázquez explained the paint is still on the brick and that the applicant has approximately three weeks to remove the paint before she contacts Code Enforcement staff.

EL PASO HIGH SCHOOL SIGN

For the February 13th HLC agenda, Commissioner Guzman requested Staff provide information regarding the El Paso High School sign. Commissioner Guzman could not remember whether or not the request for the sign was brought before the HLC. It was determined that the request for the sign was not brought before the HLC for approval.

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HLC Staff Report

3. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A")

No comments from Commissioners.

Planning & Economic Development Department Reports

4. None.

Visionaries in Preservation Report

5. None.

Other Business

6. A. Approval of Regular Meeting Minutes for January 9, 2012.

Chair Riccillo asked Commissioners if they had any additions/corrections/revisions. There being none.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Fernandez and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JANUARY 9, 2012.**

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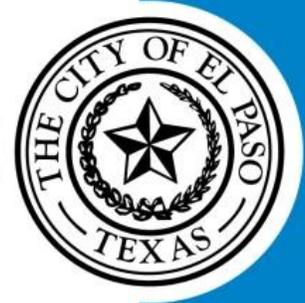
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B. Discussion on the Downtown Historic District Design Guidelines.

Ms. Velázquez explained staff has had to set this project aside for the moment as staff is working on a time-sensitive project for City Council. However, at the time the Downtown Historic District Design Guidelines are presented to Commissioners, Ms. Velázquez asked that Commissioners move quickly through the discussions. That way the revised guidelines could be completed within the month, hopefully.

Chair Riccillo requested staff leave this item on for future agendas.

C. Discussion on the San Jacinto Plaza non-contributing status.

Chair Riccillo requested staff leave this item on for future agendas. He asked Ms. Cortez if she would provide a copy of the 1992 ordinance to Commissioners.

Ms. Cortez responded yes, she would provide a copy of the 1992 ordinance to Commissioners; in addition to providing Commissioners a legal opinion clarifying the definition of "non-contributing status."

Chair Riccillo responded, with the Downtown Historic District Design Guidelines being revised, clarifying the definition of "non-contributing status" would be beneficial.

No further business from the Commissioners.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 5:00 P.M.**



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