



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
FEBRUARY 27, 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, February 27, 2012, 4:00 p.m.

Chair Riccillo called the meeting to order at 4:03 p.m.

The following Commissioners were present:

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

The following City Staff were present:

Ms. Providencia Velázquez, Planning, Historic Preservation Officer
Ms. Cynthia Osborn, City Attorney's Office, Assistant City Attorney

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None

CHANGES TO THE AGENDA

There were no changes to the agenda.



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MOTION:

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

NOT PRESENT FOR THE VOTE:

Commissioner Brock

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP12-0003:** Block 18 of Sunset Heights Lots 26 & S 7 Ft OF 2, City of El Paso, El Paso County, Texas
- Location: 1420 Hawthorne Street
- Historic District: Sunset Heights
- Property Owner: Edward Daffron
- Representative: Karla Frausto
- Representative District: 8
- Existing Zoning: R-4/H
- Year Built: 1914
- Historic Status: Contributing
- Request: Certificate of appropriateness for the removal and replacement of windows and doors and the modification of openings at the rear façade to accommodate new windows and doors.
- Application Filed: February 26, 2012
- 45 Day Expiration: April 1, 2012

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:



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The Administrative Design Guidelines recommend the following:

- Installation of windows, similar to the original in appearance and structural purpose, regardless of construction materials, is permitted.
- New wood or metal-clad wood windows, of the same design and size, may replace original windows that are beyond repair.
- New doors should match the original materials and should be similar in design.

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

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.
- Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

The following Commissioners, Staff and members of the public commented and/or asked questions:

1. Chair Riccillo
2. Ms. Karla Frausto, representing the applicant
3. Ms. Velázquez
4. Vice-Chair Gonzalez

No further questions and/or comments from Commissioners.



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MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann and **UNANIMOUSLY CARRIED TO APPROVE PHAP12-0003 AS PER STAFF RECOMMENDATION.**

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. February 27, 2012 deadline for HLC members to request for agenda items to be scheduled for the March 12, 2012 meeting. March 12, 2012 deadline for HLC members to request for agenda items to be scheduled for the March 26, 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

Ms. Velázquez gave a PowerPoint presentation and explained that there was no new information since the last HLC meeting.

- B. Fall Mansion at 1725 Arizona Avenue

Ms. Velázquez gave a PowerPoint presentation. In the presentation, Ms. Velázquez discussed various sections of the Code regarding the definition of "Sign" and "Monument Sign." Ms. Velázquez elaborated on the section of the Code regarding Billboard Regulations and Off-Premise and On-Premise



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Sign Regulations in all historic districts. Ms. Velázquez noted the Code does not allow lettering on the retaining wall.

The following commented:

1. Chair Riccillo
2. Ms. Velázquez
3. Vice-Chair Gonzalez
4. Ms. Osborn

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 notified Code Enforcement that the deadline had come and gone. She hoped to hear from the applicant soon otherwise she will tell Code Enforcement to take this to court.

F. El Paso High School

Ms. Velázquez explained El Paso High School does not have an H-Overlay and is not locally designated but it should be because this is a Trost building. El Paso High School is listed on the National Register but it is not a Recorded Texas Historic Landmark (RTHL).

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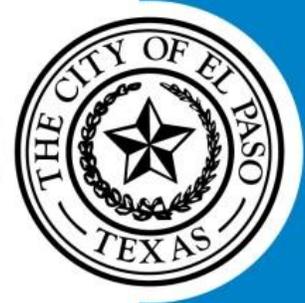
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The following commented:

1. For the next HLC Agenda, Chair Riccillo requested staff place a Discussion and Action item on a possible H-Overlay for El Paso High School.
2. Ms. Osborn
3. Vice-Chair Gonzalez

After the discussion, Ms. Velázquez asked Commissioners if they wanted to remove some addresses.

Ms. Osborn explained this is where Commissioners ask Staff to place addresses on the agenda. Commissioners can ask staff for updates on any historic property.

Chair Riccillo suggested removing the Magoffin Villas and 1033 Upson Drive. He requested staff leave the Fall Mansion on the agenda for the next meeting.

Vice-Chair Gonzalez was not opposed to removing the Magoffin Villas, Houston or Alamo with the understanding that staff update Commissioners on any developments/changes/anything new.

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.



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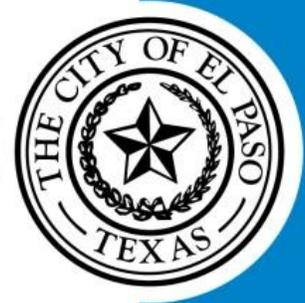
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Visionaries in Preservation Report

5. None.

Other Business

6. A. Approval of Regular Meeting Minutes for February 13, 2012.

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

MOTION:

Motion made by Commissioner Berchelmann, seconded by Chair Riccillo and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR FEBRUARY 13, 2012.**

B. Discussion on the Downtown Historic District Design Guidelines.

Ms. Velázquez explained staff will be meeting with the DMD (Downtown Management District) tomorrow to review the Guidelines. The DMD understood the Historic Preservation staff was in the process of revising the Guidelines and asked if they could provide input.

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

Ms. Osborn explained she spoke with Legal staff who gave Commissioners the legal opinion that according to this very old ordinance non-contributing properties in the Downtown Historic District were not subject to the historic guidelines for that district. This very old ordinance was passed several months after City Council implemented the guidelines for that district. The Legal staff had a map that showed that the San Jacinto Plaza was non-contributing. That very old ordinance has never been rescinded, repealed or amended. The Legal

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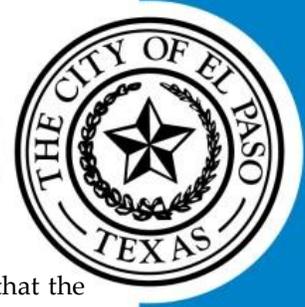
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opinion from the City Attorney, at the time, and the Legal office was that the ordinance was valid until rescinded, repealed or amended. Commissioners have asked about other non-contributing structures in other districts; that ordinance does not refer to them at all. Therefore, they are handled just as Commissioners have always done. Only the non-contributing structures in the Downtown Historic District are exempt from those historic guidelines.

The following commented:

1. Chair Riccillo wants Commissioners to clarify the Downtown Historic District Guidelines
2. Vice-Chair Gonzalez

Chair Riccillo asked Staff to place an item on the next agenda with the following wording "Discussion and action on contributing vs. non-contributing properties in the Downtown Historic District."

After Ms. Velázquez receives comments from the DMD and Commissioners and staff are ready for the final run, Chair Riccillo stated Commissioners need to discuss how this item is going to be carried forward. Several Commissioners have issues with the way the current ruling is.

No further business from Commissioners.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann and **UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 4:55 P.M.**

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