



**CITY DEVELOPMENT DEPARTMENT
HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
MAY 7, 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, May 7, 2012, 4:00 p.m.

Chair Riccillo called the meeting to order at 4:02 p.m.

The following commissioners were present:

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

The following city staff was present:

Ms. Providencia Velázquez, Planning, Historic Preservation Officer
Ms. Kristen Hamilton, City Attorney's Office, Assistant City Attorney

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None

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CHANGES TO THE AGENDA

Ms. Velázquez noted there were no changes to the agenda.

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:

Vice-Chair Gonzalez and Commissioner Guzman

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. PHAP12-00007: Block 1 of Lot 16 Manhattan Heights 3 & 4 (6000 Sq. Ft.), City of El Paso, El Paso County, Texas
- Location: 2906 Wheeling
- Historic District: Manhattan Heights
- Property Owner: Lizette Dominguez
- Representative: Carlos Villanueva
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1922
- Historic Status: Contributing
- Request: Certificate of appropriateness for the construction of a rear addition, rear yard terraces, alterations to the garage, and the installation of a fence at the front property line.
- Application Filed: 4/19/12
- 45 Day Expiration: 6/03/12

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the construction of a rear addition, rear yard terraces, alterations to the garage, and the installation of a fence at the front property

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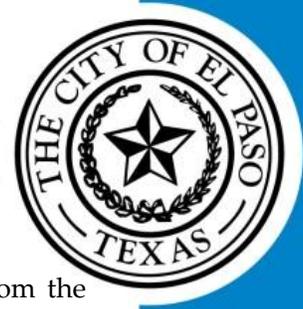
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line. Ms. Velázquez showed a photo of the rear of the property from the alleyway and noted the proposed addition will be partially seen from the right-of-way; however, the rear property does not possess any significant architectural features that would be lost if this addition were constructed. Regarding the small garage building, the property owner wants to remove the barn doors at the front and the single door next to it and install French doors and windows. Ms. Velázquez commented on the floor plans and elevations for commissioners and noted the proposed roofline would not be higher than the roofline of the existing property. Ms. Velázquez noted the existing rear addition would be demolished.

Ms. Velázquez 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 older structure should be identifiable from the new addition.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape.*

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 historic materials, features, size, scale and proportion.*

Chair Riccillo asked if the commissioners had any questions for staff.

1. Regarding the addition, Chair Riccillo asked what the roofing plan

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looked like; specifically the overhangs.

Ms. Velázquez clarified the overhangs are for shade on the terrace; furthermore, the remainder of the roof will be flat and will not be visible from the other side.

2. Commissioner Fernandez asked if stucco would be used to construct the addition and, if so, what color will that be.

Ms. Velázquez responded yes, the addition exterior will be stucco. The color of the stucco had not yet been determined. Should commissioners like to make any recommendations, now would be the opportune time.

Commissioner Fernandez recommended the color be similar to the color of the brick of the original structure.

Ms. Velázquez clarified that would be a deeper red. Additionally, the accessory structure in the rear will be removed.

Chair Riccillo asked if the commissioners had any questions for the property owner. There were none.

Chair Riccillo asked if there were any members of the public who wished to speak in favor of or in opposition to the request. There were none.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS PER THE STAFF APPROVAL.

No further discussion. All ayes, the motion passed. (7-0)

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2. PHAP12-00008: Being the North 35 Ft of West 15 Ft of 28 & 35 Ft of 28 to 32 Beg 130 Ft N of SEC, Block 9, Sunset Heights Addition, City of El Paso, El Paso County, Texas
- Location: 513 Corto Way
- Historic District: Sunset Heights
- Property Owner: Jon Law
- Representative: Ed Clouse
- Representative District: 8
- Existing Zoning: A-2/H (Apartment/Historic)
- Year Built: 1904
- Historic Status: Contributing
- Request: Certificate of appropriateness for the construction of a detached carport at rear of property
- Application Filed: 4/23/12
- 45 Day Expiration: 6/07/12

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the construction of a detached carport at the rear of the property. For clarification, Ms. Velázquez provided a detailed explanation regarding the exact location of the detached garage at the rear of the property. She stated the front of the home faces Corto Way and the parcel is "L" shaped. The property owner is requesting the carport be located in the rear facing the alleyway; the proposed carport with not be attached to the main structure whatsoever. The carport will be recessed from the alleyway, somewhat. Because of the particular shape of the parcel there will be enough room for a rear yard. There will not be any reconstruction/remodeling to the main structure. Ms. Velázquez commented on the site plan, improvement plans, foundation, roof framing, and elevations.

Ms. Velázquez stated the Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

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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.

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 historic materials, features, size, scale and proportion.

Chair Riccillo asked if the commissioners had any questions for staff.

Commissioner Booher referred to the site plan, specifically the side setback data and asked Ms. Velázquez to clarify. He stated the information might be incorrect.

Ms. Velázquez concurred with Commissioner Booher.

Regarding the color of the stucco, Chair Riccillo suggested *something not loud*.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman AND UNANIMOUSLY CARRIED TO APPROVE WITH THE HISTORIC PRESERVATION OFFICER MAKING/WORKING WITH THE OWNERS TO MAKE THE COLOR SELECTION ON THE STUCCO.

No further discussion. All ayes, the motion passed. (7-0)

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3. PHAP12-00009: Tract 23-D-1, Block 38, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 8908 Old County Road
- Historic District: Ysleta
- Property Owner: El Paso Housing Authority
- Representative: Robert Sanderson
- Representative District: 6
- Existing Zoning: C-3/H/SP (Commercial/Historic/Special Permit)
- Year Built: N/A
- Historic Status: Non-Contributing
- Request: Certificate of appropriateness for exterior building and site improvements.
- Application Filed: 4/23/12
- 45 Day Expiration: 6/07/12

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for exterior building and site improvements. Ms. Velázquez clarified the proposal is basically cosmetic, with an emphasis on the windows. The property is currently vacant and needs work; the structure will be used as a Community Center. Ms. Velazquez explained the elevations, proposed elevations, landscape plan, and roof plan. She spoke in great detail regarding the removal and installation of the windows.

Ms. Velázquez stated the Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Ysleta District Design Guidelines recommend the following:

- *Replacement doors and windows should match the type, style, material and finish of the original.*
- *If roofing is beyond repair, replacing materials should match the original as close as possible.*
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape.*

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- Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view.

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

- New work will not destroy historic materials, features, and spatial relationships that characterize the property.

Chair Riccillo asked if the commissioners had any questions for staff.

Per the aerial photograph, Vice-Chair Gonzalez wondered what the large structure was on Alameda Avenue.

Mr. Robert Garland, architect, representing the El Paso Housing Authority explained the large structure on Alameda Avenue is a strip mall, not a historic structure.

Commissioner Fernandez asked Mr. Garland what the replacement window material will be. She questioned whether or not the landscape would be drought resistant.

Mr. Garland responded the existing and replacement windows are/will be made of aluminum. The replacement windows will be double-pane, high-energy efficient; the existing windows are single-pane. He stated the landscaping will comply with the landscape ordinance.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Booher AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS PER STAFF'S RECOMMENDATION.

No further discussion. All ayes, the motion passed. (7-0)

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

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following meeting. He noted that this would be his last meeting as Chair of the Historic Landmark Commission.

4. 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, the 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. May 7, 2012 deadline for HLC members to request for agenda items to be scheduled for the May 21, 2012 meeting. May 21, 2012 deadline for HLC members to request for agenda items to be scheduled for the June 11, 2012 meeting.

A. A. B. Fall Mansion at 1725 Arizona Avenue

Ms. Velázquez gave a PowerPoint presentation and explained construction is near completion. A moratorium on tours has been declared because there is a potential tenant. However, the Engineering & Construction Management Department is discussing the possibility of having an open house due to there being so much interest in this structure. The Parks & Recreation Department is waiting until all construction is complete to paint/repaint over the graffiti.

THREE COLOR CHOICES – PAINTING THE RETAINING WALL

Ms. Velázquez reiterated she had notified the commissioners of the proposed three color choices to paint the retaining wall. After much discussion, City Department staff selected the third color choice based on the front retaining wall experiencing some efflorescence. The efflorescence would become more prominent if the color were darker.

At the time of the open house, Chair Riccillo stated it would be really nice if the Engineering & Construction Management and/or Historic Preservation Office staff would distribute historical information, perhaps a write-up on the history of the house. People walking through would be able to understand the history behind the *Fall Guy*. Part of the

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responsibility of the Commission is historic awareness and this would be a great opportunity.

B. El Paso High School

Ms. Velázquez clarified Historic Preservation staff has not uncovered, discovered, or located any documentation signifying this property is a locally designated historic landmark in the City of El Paso. That being said, she asked commissioners to remove the item from future Historic Landmark Commission agendas. She explained every time this item is on the agenda, the very next day she receives a call from the El Paso Times asking questions. *Until staff locates any documents, she respectfully requests commissioners to remove it from the agenda.*

Even though El Paso High School is not on locally designated, Chair Riccillo noted, commissioners left it on the agenda to clarify whether or not some sort of an agreement between the El Paso Independent School District and the City of El Paso exists.

Ms. Velázquez reiterated no, staff has not found anything to confirm that. She suggested that it might be something that has been a policy for quite some time. She commented on language in the HLC ordinance and properties listed on the National Register of Historic Landmarks. A designation would be very expensive because a metes & bounds survey and a detailed site plan are estimated to cost \$30,000.00

Given this the Historic Landmark Commission has proceeded with two EPISD properties; however, Chair Riccillo thought this property had the most architecturally defining features. If there is no agreement between EPISD and the City, he thought a designation would be worthy. Is this something City Council would authorize funding for or is there another avenue, perhaps an agreement with EPISD and the City pulling permits?

Ms. Velázquez would love to see the property designated; however, she was unsure whether or not City Council would approve the funding.

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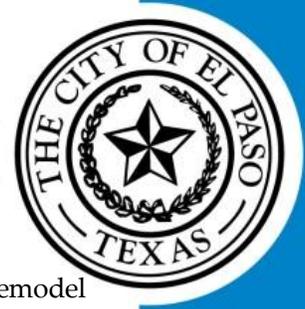
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Chair Riccillo noted the City just spent \$2.5 million to renovate/remodel the A. B. Fall Mansion.

Commissioner Berchelmann suggested Commissioners meet with their City Council Representatives regarding designation and where they stand.

Commissioner Booher wondered if a Memorandum of Understanding might help in identifying this note-worthy structure.

Ms. Velázquez clarified the property is listed on a city list called the Register. The Register is not equal to a designation but the Register came before designations. Properties on the Register were listed voluntarily, subject to many of the same rules and guidelines, and eligible for historic tax deduction.

Chair Riccillo suggested perhaps EPISD would consider an Understanding of Policy in lieu of having an H-overlay placed on the property by City Council.

Ms. Hamilton explained *Memorandum of Understanding* and discussed what commissioners can and cannot do under the ordinance and the law.

Chair Riccillo commented on policies that commissioners have relied on for years and then all of a sudden, stopped being enforced. He thought it strange that the City sought two H-overlays for EPISD properties, however, left out the most significant.

Commissioners Berchelmann and Guzman commented on the designated H-overlay on Alamo Elementary School and Houston School of Choice properties.

Commissioner Booher asked staff to contact the EPISD Operations and Facilities people; they will most assuredly have an up-to-date metes and bounds on file.

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Ms. Velázquez responded that both metes and bounds and a detailed site development plan are required. It was her understanding that they were two different things but they have similar information. A designation, which is a rezoning, requires you have both of them. Additionally, there are the costs to notify abutting neighbors, meetings with EPISD, etc.

Vice-Chair Gonzalez stated commissioners should not lose sight of the fact that this would be a popular item for government to deal with. He could not imagine anyone opposing a historic designation for El Paso High, except for financial reasons. This is one of the few sites that an entire community would rally around.

Commissioner Berchelmann asked staff what the logical next step would be.

Commissioner Guzman suggested asking the EPISD to see if they are interested in having an H-overlay zoning designation placed on their property.

Chair Riccillo thought, if nothing else, this would start a conversation between the City and EPISD.

HLC Staff Report

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

Chair Riccillo asked if commissioners had any comments and/or questions for staff. There were none.

Planning & Economic Development Department Reports

6. None.

Visionaries in Preservation Report

7. None.

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Other Business

8. A. Approval of Regular Meeting Minutes for April 9, 2012.

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

MOTION:

*Motion made by Commissioner Berchelmann, seconded by Commissioner Brock and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR APRIL 9, 2012.***

No further discussion. All ayes, the motion passed. (6-0-1)

B. Discussion on the Downtown Historic District Design Guidelines.

Ms. Velázquez asked commissioners if they had received a copy of the proposed memorandum (memorandum attached) regarding amending Chapter 20.20 (Historic Landmark Preservation), Section 20.20.080 (Alterations and changes to landmarks and H-overlay properties). She explained commissioners and staff have repeatedly discussed this issue.

Chair Riccillo clarified the proposed amendment does not override an emergency action. He alluded to the recent downtown fire at the 130-year-old former First National Bank building.

Ms. Velázquez responded that was correct.

Commissioner Guzman asked if a parcel has an H-overlay then it must go through the Certificate of Appropriateness process whether or not it is contributing or non-contributing. He asked if the amendment was redundant or just to clarify the San Jacinto Plaza project.

Ms. Velazquez explained commissioners and staff have had repeated discussions regarding the Downtown Historic District Design Guidelines specifically if a property is non-contributing it does not have to comply

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with the guidelines. Furthermore, the San Jacinto Plaza was determined by the City Attorney's Office to be a non-contributing property.

Commissioner Guzman explained he read Title 20, Section 20.20.080; this section of the code basically states that contributing or non-contributing properties, if the property has an H-overlay, the property must go through the process.

Chair Riccillo responded the current opinion is no, it does not. The amended language would change it to say, yes, it does.

Commissioner Guzman clarified because the Guidelines say except for the San Jacinto Plaza.

Vice-Chair Gonzalez explained it says that parcels in the Downtown Historic District that are non-contributing are exempt from the Guidelines.

Chair Riccillo explained our recommendations will follow the parcel through the process all the way to City Council. He asked Ms. Velazquez what the next step is. Does the Commission need to make a motion to approve the memorandum to push it forward to City Council?

Ms. Hamilton explained she drafted the memorandum.

Chair Riccillo asked if commissioners or staff had any further questions or comments.

Ms. Velazquez stated she sent a copy of the revised Downtown Historic District Design Guidelines to the Downtown Management District (DMD). For the most part, the DMD liked the changes proposed but they do not like this. They do not want non-contributing properties to have to comply because they are under the impression it would create a financial hardship for those properties. Ms. Velazquez explained staff will move forward with this; however, she suspected there would be opposition from the DMD.

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Chair Riccillo asked if the DMD understood the commission was not changing anything; that the guidelines do not apply. Commissioners are requiring a Certificate of Appropriateness for work in the historic district as a recommendation as the property goes forward.

Ms. Velazquez responded she did not think the DMD understood that. She explained she went over the proposed changes to the Downtown Historic District Design Guidelines with the DMD which will now come before the HLC for approval. During the review, the DMD disagreed with any mention that said a non-contributing property does not have to follow the guidelines, which is not true of the other historic district guidelines. Incidentally, the DMD has not seen this proposed memorandum language.

Chair Riccillo clarified the proposed memorandum does not say that they have to abide by the guidelines; it only says they have to apply for a Certificate of Appropriateness.

Ms. Hamilton agreed and asked the Chair what his recommendation is:

- a. that they abide by the guidelines; or
- b. that they get a Certificate of Appropriateness and not have to abide by the guidelines?

Vice-Chair Gonzalez suggested requiring that the applicant get a Certificate of Appropriateness whether or not commissioners refer to the guidelines or not to make the decision. The Certificate is probably not of great importance if the Commission just exercises its sound discretion in granting or denying Certificates of Appropriateness. He thought the goal of preservation would change. There seems to be great concern over compliance with the guidelines; if that is what the concern is, then they don't have to follow the guidelines when a Certificate of Appropriateness is required. This Commission won't use the guidelines when it making its decision.

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Commissioner Fernandez clarified commissioners just want an opportunity to review projects that are non-contributing and/or may have an impact on historic properties.

Commissioner Booher added because of their close proximity

Chair Riccillo clarified he felt the issue was, technically, many of the properties listed as non-contributing are really contributing properties by virtue of the definitions of distinctive architectural features. But without some kind of guidance a decision could be made whereby the culture or pieces of the culture could be destroyed that this Commission has been appointed to protect.

Ms. Hamilton clarified that what the Chair was saying was that he did not want to require adherence to the guidelines. She thought she would make a brief amendment to the memorandum to add at the very end the following language *"though adherence to the guidelines is not necessary."* Ms. Hamilton clarified she would be adding that language to the ordinance.

Chair Riccillo thought the footwork of the HLC should be conveyed at the neighborhood association meetings regarding this. This memorandum was nothing more than to clarify something commissioners believed was the original intent.

Ms. Hamilton clarified that when an issue pertains to a Certificate of Appropriateness, Commissioners look to the guidelines to determine whether or not approval can be given. Vice-Chair Gonzalez interjected except when the ordinance tells us not to. Ms. Hamilton responded exactly. Vice-Chair Gonzalez interjected and said the ordinance does tell us not to right now. Ms. Hamilton continued to say that then it would be required to.

At this time, Chair Riccillo gave background history regarding contributing and non-contributing properties. He explained that commissioners do not necessarily apply the guidelines; the commissioners just make sure that the

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modifications to the non-contributing property do not detrimentally affect a contributing property.

Ms. Velázquez commented on language in the Downtown Historic District Design Guidelines whereby the guidelines do not apply to non-contributing properties.

Ms. Hamilton clarified what we want to do is to make the rules for the Downtown Historic District match those of the others; which requires work on non-contributing properties to be presented to the HLC.

Chair Riccillo gave additional background information regarding Certificates of Appropriateness, Downtown Historic District Design Guidelines, and non-contributing, and contributing properties in the Downtown area. The bottom line is commissioners want their recommendations/opinions attached to all zoning requests as they are presented to both the City Plan Commission and the City Council.

Ms. Hamilton asked Chair Riccillo if he wanted the recommendation or the Certificate of Appropriateness to go forward.

Commissioner Guzman commented on the 18 non-contributing properties in the Downtown Historic District.

Chair Riccillo responded he likes the memorandum; however, whether or not a Certificate of Appropriateness is denied or approved, it will have the Commission's recommendations on that C of A as it goes forward through the process. Should this not work, not be approved or there is some strong opposition maybe that would be the second step; Commissioners would find a way to insert language in the ordinance to at least allow a recommendation to go through with these projects as they continue through the process.

Commissioner Fernandez clarified currently the HLC reviews work on non-contributing properties in other historic districts; however, the

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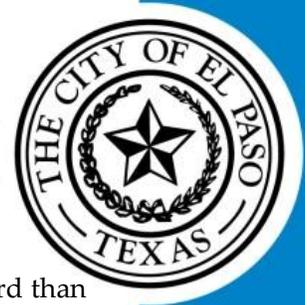
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Downtown Historic District Design Guidelines have a lower standard than the other historic districts. It is her opinion that the Downtown Historic District Design Guidelines, due to the eventual increase in historic landmark properties, should have a higher standard of guidelines. The bottom line now is trying to get an even/level playing field with the other historic districts.

Chair Riccillo gave additional background information regarding changes in the City Attorney's opinion.

Commissioner Booher stated the memorandum was good. If it is perceived as other than what it is intended to be, at least commissioners would know what our position would be with the City Council. Commissioner Booher concurred with Commissioner Berchelmann whereby commissioners should discuss the matter with their City Council representatives.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann AND CARRIED TO PROCEED WITH PRESENTING THE MEMORANDUM TO CITY COUNCIL, ALONG WITH THE ORDINANCE AMENDING TITLE 20 (ZONING), SECTION 20.20.080 (ALTERATIONS AND CHANGES TO LANDMARKS AND H-OVERLAY PROPERTIES).

DISCUSSION PRIOR TO THE VOTE

Prior to the vote, Commissioner Guzman was not opposed to discussing the matter with his City Council representative; however, he wondered if other City Council representatives might misinterpret this as a power grab or perhaps, that non-contributing properties do not have to come before the Historic Landmark Commission.

Vice-Chair Gonzalez commented on how the Historic Landmark Commission ordinance language has been misinterpreted.

AYES: *Commissioner Fernandez, Vice-Chair Gonzalez, Commissioners Brock, Booher and Berchelmann*

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NAY: Commissioner Guzman

No further discussion. The motion passed. (5-1)

- C. Discussion and action regarding contributing versus non-contributing properties in the Downtown Historic District.

No discussion. No action was taken.

- D. Discussion and action placing an H-overlay on the property located at 800 East Schuster Drive, El Paso High School.

See item 4.B. No discussion. No action was taken.

OTHER BUSINESS

Chair Riccillo stated this was his last meeting as Chair and commissioner of the Historic Landmark Commission. Chair Riccillo has enjoyed being on this commission with all the commissioners, their perspectives and everything. He asked commissioners to review their guidelines, especially the Secretary of Interior's Standards for Rehabilitation. He explained that when he became a commissioner, commissioners made a grave error as we were unaware that these Standards could be used as a resource to make decisions upon. He thanked commissioners and staff.

Vice-Chair Gonzalez commented on Chair Riccillo's performance as Chairman. He explained that he has been on this commission for a number of years and has seen a number of other chairmen who filled this position. However, in all honesty, none of them did half as good a job as Chair Riccillo. Chair Riccillo furthered the Historic Preservation agenda in amazing fashion, in spite of some members of the public and this commission who were opposed to what this commission does. Chair Riccillo has done a tremendous job and this community owes you. This commission thanks you and the Vice-Chair certainly does.

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Chair Riccillo added the work that goes on here, is in great part due, to the Historic Preservation staff. He thanked the Historic Preservation staff for a tremendous effort they put forth.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann AND UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 5:10 P.M.

No further discussion. The motion passed. (6-0)

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MEMORANDUM

The Historic Landmark Commission recommends that the relevant section of Title 20 (Zoning), Chapter 20.20 (Historic Landmark Preservation), Section 20.20.080 (Alterations and changes to landmarks and H-overlay properties) of the El Paso City Code, be amended to declare that no person or entity shall construct, reconstruct, alter, change, remove, demolish or fail to maintain any non-contributing property in the Downtown Historic District unless a certificate of appropriateness or a certificate of demolition has been approved by the HLC or approval granted through administrative review.

Historic Landmark Commission Chairman

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12-1007-317/109750 Recommendation to amend Code regarding non-contributing properties in the downtown historic district

