



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
1st FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, 300 N. CAMPBELL
SEPTEMBER 9, 2013
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 1st Floor, City Hall Building, September 9, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchelmann
Commissioner Edgar Lopez
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Ricardo Fernandez
Commissioner Cesar Gomez
Commissioner William C. Helm II

The following commissioner was not present:

Commissioner John L. Moses

The following City staff members were present:

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

Chairman Berchelmann called the meeting to order at 4:05 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

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Oscar Leoser

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II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP13-00019:** 215 Campbell 1 To 3 & W 2 Ft Of 4 (9600 Sq. Ft.),
City of El Paso, El Paso County, Texas
- Location: 801 Magoffin Avenue
- Historic District: Magoffin
- Property Owner: CDA Corte 1581 402K Plan
- Representative: Jesus Terrazas
- Representative District: 8
- Existing Zoning: C-4/H (Commercial/Historic)
- Year Built: 1925
- Historic Status: Landmark
- Request: Certificate of Appropriateness for the painting of
the façade after-the-fact.
- Application Filed: 08/07/13
- 45 Day Expiration: 09/21/13

Ms. Velázquez gave a presentation and noted the property owner sought approval for a Certificate of Appropriateness for painting the façade after-the-fact. She stated that although the representative, Jesus Terrazas, was not present, the request for a Certificate of Appropriateness could not be postponed due to the 45 day expiration date. The next regularly scheduled Historic Landmark Commission meeting is September 23, 2013.

Ms. Velázquez explained that historic photographs are the best means of validating historic accuracy. However, absent historic photographs, postcards are a good source of documentation. Per the presentation, Ms. Velázquez displayed a postcard of the structure and noted numerous alterations.

Ms. Velázquez stated that she had met with the property owner, several months ago, to discuss the numerous alterations he had planned. She then explained the process/requirements and offered several recommendations.

However, several weeks ago, someone called Ms. Velázquez’ office to inform her that the building had been painted stark white.

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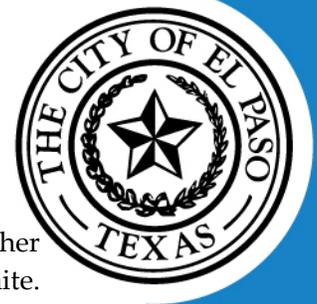
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Per the presentation, Ms. Velázquez showed numerous photographs of other buildings in the area and noted that no other building had been painted white. Therefore, the stark white color is not common to the historic building or the district. Her recommendation to the property owner was that he use the white paint on the building *as a primer*, then paint the building using a compatible color.

STAFF RECOMMENDATION

The Historic Preservation Office recommends **DENIAL** of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso’s Historic Districts, Sites, and Properties recommend the following:

- *When repairing, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*

The Magoffin Historic District Design Guidelines recommend the following:

- *Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.*

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 alterations of features that characterize a property will be avoided.*
- *Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.*

Chairman Berchelmann asked if commissioners had any questions of staff. *There were none.*

Chairman Berchelmann asked if there was any comments/discussion amongst the commissioners. *There being none.*

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MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THE DENIAL OF THE PROPOSED SCOPE OF WORK.

- 2. PHAP13-00021:** 8 Vista Del Prado N. Pt. of 16 (425), City of El Paso, El Paso County, Texas
- Location: 9811 Socorro Road
- Historic District: Mission Trail
- Property Owner: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative District: 6
- Existing Zoning: C-1/H (Commercial/Historic)
- Year Built: N/A
- Historic Status: N/A
- Request: Certificate of Appropriateness for the construction of a multi-unit apartment complex.
- Application Filed: 08/19/13
- 45 Day Expiration: 10/03/13

Ms. Velázquez gave a presentation and noted the applicant sought approval for a Certificate of Appropriateness for the construction of a multi-unit apartment complex. After reviewing the initial site plan, Ms. Velázquez suggested that there be a connection, of cast iron or perhaps fiberglass material, added at the entrance between the two buildings. The property owners then submitted a revised site plan adding an entrance feature of a turret at the corner of each building at the entrance.

However, after review, Ms. Velázquez noted that to maximize the visibility of the two buildings via Socorro Road and to prevent what occurred at “The Magoffin Park Villas” the connection could be an archway between the two buildings to enhance the entrance.

Staff recommends *approval* of the Certificate of Appropriateness *with a modification; the modification that there be a connection between the two buildings at the entrance.*

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STAFF RECOMMENDATION

The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION*** of the proposed scope of work based on the following recommendations:

The Mission Trail Historic District Design Guidelines recommend the following:

- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need to be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures define a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.*
- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Flat roofs are characteristic of Pueblo architecture. Flat roofs are also found in this district. Parapets and flat wood eaves are distinctive features of the Territorial and Victorian Townhouse styles.*
- *Appropriate masonry for the Mission Trail Historic District includes terra cotta, stucco finishes, and adobe.*

City Development Department – Economic Development Division
P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4027

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

- New additions, exterior alterations, or related new construction 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 and proportion, and massing to protect the integrity of the property and its environment.
- Each property will be recognized as a physical record of its time, place, and use.

*** The modification is that the entrance be enhanced with an archway between the two buildings.**

Chairman Berchelmann asked if commissioners had any questions of staff.

Commissioner Lopez commented on the signage and the connection/gateway/arch.

Ms. Velázquez noted the signage would face Socorro Road. She clarified the arch would connect both buildings and would create more of an entrance feature.

At this time, Ms. Velázquez presented the revised site plan to commissioners for review.

Chairman Berchelmann asked if commissioners had any questions and/or comments for the property owner/representative.

Mr. Paul Thomas, property owner, representative, and project developer/designer, stated that the design lends itself to a two-phase operation; the buildings mirror each other via the single entry and gap between. In trying to create the gateway/arch, we discovered that this was cost prohibitive. In lieu of the gateway/arch, off the sidewalk, we created passageways by extending the wing walls. In doing so, the buildings were brought closer together, creating a somewhat virtual connection. Additionally, two trees were included to help accent the gateway.

Commissioner Lopez commented on the single access entries for the two buildings.

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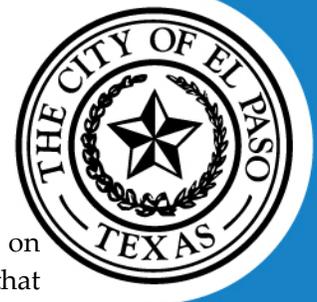
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Mr. Thomas responded that he had met with the Fire Inspector Lieutenant, on three occasions, and that the lieutenant had approved the design. He noted that it was the structural support for the gateway/arch that was the cost prohibitive factor. Mr. Thomas showed commissioners a mock-up of the proposed metal, rustic framed signage.

Commissioner Lopez thanked Mr. Thomas for relocating the buildings closer to the sidewalk and creating a more livable environment; additionally, he thanked Mr. Thomas for his efforts to revise his design and to comply with the code.

MOTION:

Motion made by Commissioner Lopez, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE WITHOUT THE MODIFICATION.

- 3. **PHAP13-00022:** 6 Sunset Heights 57 To 60 & S 17 Ft of 56 & NW 5.57 Ft of 61 & Irregular Triangle in Rear (21490.00 Sq. Ft.), City of El Paso, El Paso County, Texas
 - Location: 603 W. Yandell Drive
 - Historic District: Sunset Heights
 - Property Owner: County Historical Society
 - Representative: James Langford
 - Representative District: 8
 - Existing Zoning: R-4/H
 - Year Built: 1912
 - Historic Status: Landmark
 - Request: Certificate of Appropriateness for the replacement of columns.
 - Application Filed: 08/19/13
 - 45 Day Expiration: 10/03/13

Ms. Velázquez gave a presentation and noted the applicant sought approval for a Certificate of Appropriateness for the replacement of columns. She stated that the County Historical Society would like to replace the existing columns with *Endura-Series* tapered columns. In addition to the Classic Doric/Tuscan capital, the proposed columns will have the rounded base at the bottom. Furthermore, the proposed columns will require less maintenance, can be painted, and will have a smooth shaft, not fluted. Ms. Velázquez noted the proposed columns would not be located in the front of the building, the columns are somewhat visible from the street, and the columns resemble the existing.

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STAFF RECOMMENDATION

The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso’s Historic Districts, Sites, and Properties recommend the following:

- *If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds. Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC. However, some may be considered on an individual basis if the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.*

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

- *When 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.*

Chairman Berchermann asked if commissioners had any questions for staff.

Commissioner Gomez questioned why the proposed columns would not be fluted.

Ms. Velázquez responded the fluted columns were more expensive.

Chairman Berchermann wondered if the proposed columns would be durable.

Ms. Velázquez was unsure; however, she noted that these materials are fairly new on the market.

Commissioner Lopez wondered if the proposed columns would be the same color as existing.

Ms. Velázquez noted the representative was present to answer any questions commissioners may have.

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Mr. James Langford, representing the property owner (County Historical Society), County Historical Society Board Member, and architect, explained that the proposed columns would be painted to match the existing. He commented on the proposed column materials and noted the columns were hollow and could carry 20,000 pounds. He stated that the columns are standard ten feet in height; therefore, six inches will have to be cut from the bottom to fit the base to the bottom easier.

FOR THE RECORD

Ms. Velázquez noted, for the record, that Mr. James Langford was a County Historical Society Board Member and an architect.

Chairman Berchelmann asked if there was any comments/discussion amongst the commissioners. *There being none.*

MOTION:

Motion made by Commissioner Moses, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO APPROVE BASED ON STAFF'S RECOMMENDATIONS AND THAT THE COLORS MATCH THE EXISTING.

- 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, 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. September 9, 2013 deadline for HLC members to request for agenda items to be scheduled for the September 23, 2013 meeting. September 23, 2013 deadline for HLC members to request for agenda items to be scheduled for the October 7, 2013 meeting.

Chairman Berchelmann asked if commissioners had any addresses they would like staff to review or investigate. *There were none.*

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.

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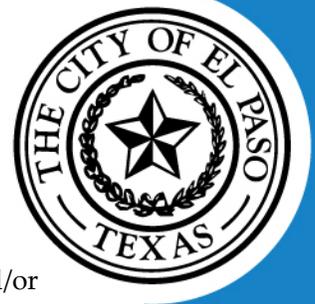
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Chairman Berchelmann asked if commissioners had any comments and/or questions for staff. *There were none.*

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW STAFF REPORT.

Other Business

- 6. Approval of Regular Meeting Minutes for August 19, 2013.

Chairman Berchelmann asked commissioners if they had any additions/corrections/revisions. *There were none.*

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Brock and UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FROM AUGUST 19, 2013.

COMMISSIONER COMMENTS

Chairman Berchelmann asked what the status was regarding the installation of a wooden fence after-the-fact for the property located at 2801 Silver Avenue.

Ms. Velázquez responded that the property owners have appealed the Historic Landmark Commission decision to the City Council. The appeal will be posted on the September 17th City Council agenda.

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:36 P.M.

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