



**HISTORIC LANDMARK COMMISSION MEETING MINUTES  
CITY COUNCIL CHAMBERS – 2<sup>ND</sup> FLOOR  
FEBRUARY 14, 2011  
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building, February 14, 2011, 4:00 p.m.

The following Commissioners answered roll call:

Mr. Joe Riccillo, Chair  
Mr. Hugo Gardea, Vice-Chair  
Ms. Stephanie Fernandez  
Mr. Joel Guzman  
Mr. Ricardo Gonzalez

The following City Staff were present:

Ms. Cynthia Osborn, City Attorney's Office, Assistant City Attorney  
Ms. Providencia Velazquez, Planning and Economic Development, Historic Preservation Officer  
Mr. Tony De La Cruz, Planning and Economic Development, Planner

Chair Riccillo called the meeting to order at 4:10 p.m.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

*None.*

**CHANGES TO THE AGENDA**

*None.*

**MOTION:**

Motion made by Chair Riccillo, seconded by Vice-Chair Gardea and **UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS IT STANDS.**

**Mayor**  
John F. Cook

**City Council**

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson



II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Demolition

- 1. **HPC11-00010** A portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas.  
 Location: 230 S Americas Avenue  
 Historic District: Mission Trail  
 Property Owner: Valero  
 Representative: PSRBB Architects (Robert Filarski)  
 Representative District: #6  
 Existing Zoning: C-3/H/c (Commercial/Historic/condition) and C-3/sc (Commercial/special condition)  
 Year Built: 1990  
 Historic Status: Non-Contributing  
 Request: Demolition of existing convenience store and fuel canopies.  
 Application Filed: 01/18/2011  
 45 Day Expiration: 03/04/2011  
 60 Day Expiration: 03/19/2011

*HPC11-00010 and HP11-00008 were presented and discussed concurrently.*

Ms. Velazquez gave a PowerPoint presentation and explained the applicant is requesting a Certificate of Demolition for the demolition of an existing convenience store and fuel canopies. Additionally, the applicant is requesting a Certificate of Appropriateness for the construction of a new convenience store.

Regarding Certificates of Demolition, Commissioner Guzman asked Staff if a 60 day hold is enacted after obtaining the Certificate.

Ms. Velazquez will research and provide information to Commissioners at the next HLC meeting.

Chair Riccillo responded Staff mails 60 day notices for demolition cases; however, he was unsure if that applied to non-contributing structures. He requested Staff verify whether or not Commissioners have complied with all demolition notification requirements.

Ms. Osborn will research the 60 day hold notification for Certificates of Demolition.

CERTIFICATE OF DEMOLITION

**STAFF RECOMMENDS APPROVAL OF THE PROPOSED SCOPE OF WORK BASED ON THE FOLLOWING RECOMMENDATIONS:**

Guide to the Identification and Preservation of El Paso’s Cultural, Historic and Architectural Resources recommends:

- Removing non-significant buildings, additions or landscape features which detract from the historic character.



**MOTION:**

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF DEMOLITION FOR CASE HPC11-00010.**

**Certificate of Appropriateness**

2. **HPC11-00008** A portion of Lot 8, Stevens Subdivision No. 1 of Ronquillo Ranch, City of El Paso, El Paso County, Texas.
- Location: 230 S Americas Avenue  
Historic District: Mission Trail  
Property Owner: Valero  
Representative: PSRBB Architects (Robert Filarski)  
Representative District: #6  
Existing Zoning: C-3/H/c (Commercial/Historic/condition) and C-3/sc (Commercial/special condition)  
Year Built: 1990  
Historic Status: Non-Contributing  
Request: Construction of new convenience store and fuel canopies  
Application Filed: 01/18/2011  
45 Day Expiration: 03/04/2011

Chair Riccillo asked if Commissioners had any questions for Staff regarding the new design.

Vice-Chair Gardea questioned what materials/colors will be used for the exterior.

Ms. Velazquez affirmed the exterior will be stucco with some brick detailing, CMU will be painted Thatch Brown.

Mr. Bob Filarski PSRBB Architects, representing the property owner, stated the roof material will be clay tile, as requested by the client.

Ms. Velazquez read the Mission Trail Design Guidelines into the record.

**CERTIFICATE OF APPROPRIATENESS**

**STAFF RECOMMENDS APPROVAL OF THE PROPOSED SCOPE OF WORK BASED ON THE FOLLOWING RECOMMENDATIONS:**

The Mission Trail Design Guidelines recommends:

- That new landscape is designed to complement the structure and the streetscape.
- That exterior wall finishes may include terra cotta, stucco and adobe finishes.
- Parking presently located in the front be screened with fencing material or landscaping.
- New construction must be compatible in size, texture, color, design, proportion, and detail with buildings in the district.



Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources recommends:

New work, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.

Commissioner Gonzalez wondered if there were other buildings that these architectural features relate to.

Ms. Velazquez commented on the stucco exterior, buttresses and texture are in keeping with the Mission Trail Historic District Guidelines.

Commissioner Fernandez wondered if the fuel canopies would be more designed to be compatible with the building, for example, changing the form of the roof or the colors.

Mr. Filarski responded this is the client's standard construction design and color scheme.

Ms. Velazquez noted the proposal had been submitted several times, Staff felt this proposal was best suited in keeping with the guidelines.

Mr. Filarski noted the landscape will be in keeping with the city landscape ordinance, the gas price signage will be on a decorative pedestal located at the corner, near the intersection.

Chair Riccillo asked if Commissioners had any questions for Staff or the applicant. There being none.

**MOTION:**

Motion made by Vice-Chair Gardea, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE CASE NUMBER HPC11-00008 FOR CONSTRUCTION OF THE NEW CONVENIENCE STORE AND FUEL CANOPIES WITH ASSOCIATED LANDSCAPE AND FUEL PRICING SIGN.**

3. **HPC11-00011** Being 90 Feet on Mesa Street x 131 Feet on Texas Street save and except 5 Feet by 36 Feet in the Northwest corner, Block 5, Mills Addition, City of El Paso, El Paso County, Texas.
- Location: 201 N. Mesa  
Historic District: Downtown  
Property Owner: River Oaks Properties  
Representative: Wright & Dalbin Architects (Geoffrey Wright)  
Representative District: #8  
Existing Zoning: C-5/H (Central Business District /Historic)  
Year Built: c. 1913  
Historic Status: Non-Contributing  
Request: Rehabilitation of a two story masonry Commercial structure, with second story infill.
- Application Filed: 01/26/2011  
45 Day Expiration: 03/12/2011



Ms. Velazquez explained the architect has requested the item be postponed to the next HLC meeting. Staff will notify the applicant/representative explaining they must be present at the February 28<sup>th</sup> HLC meeting to proceed with the case or withdraw the request in its entirety.

**MOTION:**

Motion made by Chair Riccillo, seconded by Vice-Chair Gardea and **UNANIMOUSLY CARRIED TO POSTPONE HPC11-00011 TO THE NEXT MEETING.**

**NOTE:** Prior to the following discussion, Commissioner Guzman requested Staff place an item on the next HLC agenda regarding proposed state budget cuts and its effect on the Texas Historical Commission programs. Commissioner Gonzalez added comments.

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. February 14, 2011 deadline for HLC members to request for agenda items to be scheduled for the February 28, 2011 meeting. February 28, 2011 deadline for HLC members to request for agenda items to be scheduled for the March 14, 2011 meeting.

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

No new information, construction is ongoing.

- B. 215 N. Mesa Street (new information)

No new information.

- C. 1725 Arizona Avenue (Fall Mansion)

Engineering & Construction Management Staff will provide Commissioners an update at the February 28<sup>th</sup> HLC meeting.

- D. 111 N. Oregon Street (formerly the First National Bank building)

No new information. Commissioner Villanueva, Jr. had requested Staff review, investigate and provide Commissioners an update on 111 N Oregon Street; however, he has not been present for the last three meetings. Staff requests the item be removed from future HLC agendas.

Commissioners had no issues or concerns removing the item from future HLC agendas.



E. 907 S. Chihuahueta

Staff has reported the address to Code Enforcement Staff; they will open an “Abandoned Structure” case.

F. 222 Montestruc

Staff has reported the address to Code Enforcement Staff; they will open a “Site Cleanup” case.

G. Old Labor Temple on Oregon (formerly known as the El Paso Times Building)

No new information.

Commissioner Gonzalez asked Staff if the property was zoned H-Overlay.

Mr. De La Cruz responded he was not sure; however, in 2009, Dr. Ainsworth had been researching the property for National Register nomination, in conjunction the property owner. Mr. De La Cruz was unsure whether or not the property owner had followed through with the application process. Staff will provide Commissioners substantial significant historical background information at the next HLC meeting.

**HLC Staff Reports**

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

Mr. De La Cruz gave an overview of the Administrative Review cases and elaborated on Administrative Review guidelines for windows and roof colors. Mr. De La Cruz will update Commissioner Fernandez on the number of aluminum and wooden windows at 3124 Wheeling at the next meeting.

5. B. Discussion and action on the Historic Landmark Commission recommendation/opinion on rezoning cases.

Chair Riccillo explained, prior to a specific case, Commissioners heard and made recommendations on rezoning cases. Legal has informed Commissioners that we have no purview regarding zoning, other than H-Overlay cases. Basically, Commissioners would hear previously approved rezoning cases and make recommendations on the design only.

Chair Riccillo asked:

1. Do we want to try to propose a change and bring that process back; and
2. Should we be hearing cases that are not zoned for the appropriate design that are brought forth to this Commission?



Vice-Chair Gardea stated Commissioners should have a voice regarding rezoning cases and yes, we should initiate changing the process. He hypothetically discussed a transmission shop across the street from a historic residential structure.

Commissioner Guzman disagreed and felt Commissioners focus was not land use but rather the exterior of historic structures.

Commissioner Fernandez concurred with Vice-Chair Gardea and added Commissioners should also review and make recommendations on the context of historic structures and residential areas that Commissioners are trying to preserve.

Commissioner Gonzalez concurred with Chair Riccillo and Vice-Chair Gardea.

Chair Riccillo explained Commissioners refer to the Secretary of Interior Guidelines and make recommendations on appropriate uses via those guidelines.

He thought Commissioners ought to:

1. pursue and reestablish the rezoning process; and
2. wait for the design and rezoning change to be approved prior to hearing and making recommendations on the rezoning case.

Vice-Chair Gardea suggested Staff research and provide Commissioners information on how other large Texas cities such as Austin, Ft. Worth, Dallas, and San Antonio rezone historically designated structures.

Chair Gardea requested Staff post this item for the next HLC agenda. Additionally, he requested Staff research and update Commissioners whether or not accepting applications that do have the appropriate zoning is appropriate.

Ms. Osborn clarified there is nothing written in the code regarding Commissioners making recommendations on rezoning cases and having those recommendations forwarded to City Plan Commission and City Council for consideration. She explained revisions to the code will involve amending/revising Title 20 and HLC provisions. Commissioners could propose revised language whereby properties with H-Overlay reviewed by HLC first and propose revised language regarding HLC list of duties, powers and responsibilities.

5. C. Discussion and action on zoning process regarding demolition changes.

Chair Riccillo requested Staff pick up where the process was left off one or two years ago.

Ms. Osborn explained the previous Historic Preservation Officer had thought of the idea but she was unsure whether or not he had started working on it. For example, if a property owner was requesting a Certificate of Demolition and the structure was over 100 years old, the computer system would red flag and place a 90-day moratorium on the property, while the application went before the HLC. There is nothing like that in the code right now.



Vice-Chair Gardea asked if there was a way to change the code stating “if the property was over 100 years old ... “

Mr. De La Cruz explained San Antonio is the only city that uses something like that. San Antonio mandates any demolition requests must go to the Historic Preservation Office. He explained the City of El Paso Historic Preservation Office is not a revenue generating division of the department.

Ms. Osborn suggested developing the criteria first, something that would trigger a Staff Review.

Vice-Chair Gardea asked Staff, of the 120 demolitions requests last year, how many were actual home demolitions.

Mr. De La Cruz would research and provide Vice-Chair Gardea that information at the next meeting.

Chair Riccillo asked Staff to begin the process of establishing demolition criteria, for example, flagging properties for administrative review, percent of demolition, etc.

Ms. Velazquez clarified Staff will begin establishing guidelines for example; structures, 50 years or older, must be reviewed by the Historic Preservation Office and the Historic Preservation Office must review demolition requests 50% or more of the structure. Additionally, San Antonio also reviews every case that goes to Code Enforcement and Neighborhood Associations and contacts are notified of any demolition requests.

Mr. De La Cruz has concerns regarding establishing cut-off years. He felt it is safer to review blanket demolition requests of the entire structure, regardless of the age, and must be reviewed by the Historic Preservation Office.

Ms. Osborn stated a good point of reference would be Alamo Elementary School, for example. Staff could ask questions like “What would have triggered Staff to review the demolition permit” or “What criteria would have caught that building?” She explained Staff will need to create very specific criteria.

Chair Riccillo requested Staff bring copies of the existing demolition permit application, Commissioners and Staff will review the existing information to develop criteria and/or revise the application.

Ms. Osborn added the Code would need to be amended/revised as well.

## **Planning & Economic Development Department Report**

6. No updates to report



**Visionaries in Preservation Report**

- 7. Discussion and action regarding VIP issues.

Ms. Velazquez explained Dover Kohl and Partners will be holding a meeting tomorrow, February 15<sup>th</sup>, 5:00 p.m., at the Pat O'Rourke Recreation Center, 701 Montana Avenue, to discuss the role of historic preservation as it relates to the re-write of the city's comprehensive plan and a working session to discuss incorporation of historic preservation goals as it relates to the re-write of the city's comprehensive plan. Staff will use this meeting to get the historic preservation action plan started again. Historic Neighborhood Associations and members of the public have been notified.

**Other Business**

- 8. Approval of Historic Landmark Commission Meeting Minutes.  
January 20, 2011

Chair Riccillo asked if Commissioners had any changes/corrections/revisions.

Chair Riccillo requested revising the meeting location, in the heading of the minutes, from "10<sup>th</sup> FLOOR, MAYOR'S BOARD ROOM to "2<sup>nd</sup> FLOOR, CITY COUNCIL CHAMBERS."

**MOTION:**

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE THE JANUARY 20, 2011 MINUTES, WITH THE CORRECTION OF THE LOCATION ON THE HEADER.**

**ABSTAIN:** Commissioner Fernandez  
Commissioner Booher  
Vice-Chair Gardea

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**FUTURE AGENDA ITEMS REQUESTED BY COMMISSIONERS:**

- 1. Commissioner Guzman requested Staff post an item regarding proposed state budget cuts and its effect on the Texas Historical Commission programs.
- 2. Vice-Chair Gardea asked Staff to present information on buildings that were significantly damaged due to the recent weather.  
Commissioner Gonzalez noted Congressman Silvestre Reyes had moved his offices, in the Cortez Building, to a different floor due to water damage in this office.
- 3. Vice-Chair Gardea requested an update on Administrative Review Guidelines regarding windows
- 4. Commissioner Fernandez requested an update regarding the property located at 3124 Wheeling and the number of aluminum and wooden windows
- 5. Discussion and action on the Historic Landmark Commission recommendation/opinion on rezoning cases.
- 6. Staff research and update Commissioners on how other large Texas cities such as Austin, Ft. Worth, Dallas, and San Antonio rezone historically designated structures.



7. Staff research and update Commissioners whether or not accepting applications that do have the appropriate zoning is appropriate.
8. Demolition permit application.

**MOTION:**

Motion made by Chair Riccillo, seconded by Vice-Chair Gardea and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:16 P.M.**

