



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
APRIL 9, 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, April 9, 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
Commissioner Stephanie Fernandez (4:10 p.m.)
Commissioner Randy Brock
Commissioner Jim Booher
Commissioner David Berchelmann

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

CHANGES TO THE AGENDA

There were no changes to the agenda.

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MOTION:

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

NOT PRESENT FOR THE VOTE: Commissioner Fernandez

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- 1. PHAP12-00006:** Block 1 of Franklin Heights Addition N 87.5 Feet of Lots 15 & 16, City of El Paso, El Paso County, Texas.
- Location: 1030 Myrtle Avenue
Historic District: Magoffin
Property Owner: City of El Paso
Representative: Samuel Rodriguez
Representative District: 8
Existing Zoning: C-4/H
Year Built: N/A
Historic Status: Non-contributing
Request: Certificate of appropriateness for the construction of a pocket park to include landscaping, lighting, playground equipment, paving, a gazebo, signage, and fencing.
- Application Filed: 03/27/12
45 Day Expiration: 05/11/12

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Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the construction of a pocket park to include landscaping, lighting to include three lamp posts (in excess of 10 feet in height), four bollards (approximately four feet in height), playground equipment, paving, a gazebo, signage, fencing, and six benches. The proposed property is located at the corner of Octavia Street and Myrtle Avenue. 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:

- Sidewalks made of brick or stone pavers can contribute to the overall enhancement of an area.
- Construction of new fencing should be compatible materials. Brick, stone, and wrought iron are generally acceptable materials.
- It is recommended to try and find a replica of a late nineteenth or early twentieth century period style light fixture.
- When new landscaping is planned, it should be designed to complement the streetscape.

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

- Retaining the historic relationship between buildings and the landscape.

Mr. Gilbert Gutierrez, GA Architecture, representing the property owner, explained the sidewalk will be angle-scored colored concrete. The intent of the coloring is to bring out that environment and space, accentuating that specific area. The curb will be level to the pavers and the underside will drop down 1" from the landscaping. The purpose of the bollards is to provide lower level lighting than the lampposts. There will be a garden on

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the east side; on the opposite side will be the green space. Per the historic district guidelines we will install a low (garden) wall on the south side. The purpose of the 2' masonry wall is to keep the sand inside the space. Mr. Gutierrez explained they tried to complement the streetscape and neighborhood as much as possible with the lampposts and bollards. The intent is to activate the space, not to attract "non-users." Hopefully the neighborhood residents will come out and really enjoy and use this space. Mr. Gutierrez felt that with time the "non-users" will not want to occupy the space. Regarding ADA access, Mr. Gutierrez explained that the ramp at the entrance will be covered in wood chips.

No further questions and/or comments from Commissioners.

MOTION:

Motion made by Commissioner Berchelmann, seconded by Commissioner Booher AND UNANIMOUSLY CARRIED TO APPROVE.

- 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. April 9, 2012 deadline for HLC members to request for agenda items to be scheduled for the April 23, 2012 meeting. April 23, 2012 deadline for HLC members to request for agenda items to be scheduled for the May 7, 2012 meeting.

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 following meeting.



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Chair Riccillo noted May 7th would be his last HLC meeting.

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

POSSIBLE TOUR FOR COMMISSIONERS

Should there not be any agenda items for a future HLC meeting, Ms. Velázquez suggested she try and schedule a tour of the Fall Mansion for Commissioners. Instead of meeting in Council Chambers, Commissioners and staff will meet at the mansion. At this time, staff has not received any agenda items for the April 23rd meeting; however, that may change.

POTENTIAL TENANT

Ms. Velázquez stated she was not aware of any “Grand Opening” event; however, it was her understanding that the City may have found a potential tenant. She noted that the remodeling has not yet been completed.

Ms. Velázquez gave a PowerPoint presentation and explained that Parks & Recreation Staff had called and informed her that the retaining wall had been attacked by graffiti in three separate areas. Parks staff explained that they would be painting over the graffiti immediately, to discourage graffiti artists and that they will be painting over the three graffiti areas using three different color samples. They asked staff to select the appropriate color.

The three color samples were:

1. Brown
2. Reddish Brown
3. Beige



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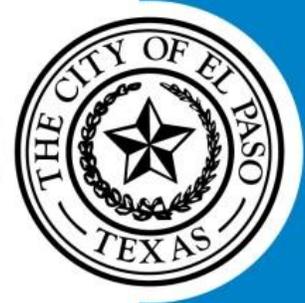
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After walking the property grounds, Ms. Velázquez noticed the front retaining wall was showing some efflorescence. After ruling out color sample numbers 1 and 2, staff selected number 3. The color is light but fades in, it's not too dark, and doesn't bring attention to itself. Furthermore, should the wall continue to show signs of efflorescence, it would not be so visible with the lighter color.

The following commented:

1. Chair Riccillo had concerns with peeling paint.
2. Commissioner Fernandez wondered why gray was not considered.

Ms. Velázquez explained there is no gray color on the mansion.

3. Commissioner Fernandez commented on washable paint.
4. Commissioner Fernandez was concerned that this would become another maintenance nightmare.
5. Vice-Chair Gonzalez wondered if a stone wall existed underneath the concrete.

Ms. Velázquez explained the main façade did have a stone wall; however, it was her understanding the stone wall was not very consistent or symmetrical.

6. Chair Riccillo asked questions regarding the construction of the retaining wall construction.
7. Vice-Chair Gonzalez believed a textured surface would deter future graffiti incidents as graffiti artists prefer smooth surfaces. He suggested curbstone as a possible textured surface material consideration.



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Ms. Velazquez would mention the Vice-Chair's suggestion to the Parks & Recreation staff.

B. El Paso High School

Chair Riccillo asked staff whether or not the federal and local guidelines overlap or interact in any way or have any bearing on El Paso High School.

Ms. Velázquez explained the property is listed in the National Register and the Code states that, to receive a Certificate of Appropriateness, the property must come before the HLC. Staff is discussing the validity of that with the Assistant City Attorney for the HLC, Ms. Hamilton. Additionally, staff did research but could not find any formal agreement between the City of El Paso and the El Paso Independent School District.

Chair Riccillo asked staff to include the item on the next HLC agenda.

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")

Vice-Chair Gonzalez asked staff to please elaborate the request for the property located at 305 Salamanca Lane.

Ms. Velázquez responded that after explaining the boundary lines and requirements to construct a home within the Mission Trail Historic District, etc., the applicant decided to design the home directly outside the Mission

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Trail Historic District boundary. The address of the property is still listed within the historic district.

Chair Riccillo commended staff for the extra work necessary to prepare the HLC Staff Report for Commissioners. It adds total transparency to the Commission, as a whole.

Planning & Economic Development Department Reports

4. None.

Visionaries in Preservation Report

5. None.

Chair Riccillo asked Staff:

1. Is VIP dead?
2. Is the County active in this at all?
3. Has staff heard any news regarding Visionaries in Preservation?

Ms. Velázquez responded by saying that several months ago funding for the Texas Historical Commission was severely cut by the State. At this time, VIP is somewhat dormant; however, City staff is working on several VIP identified issues such as updating the Administrative Review Guidelines and existing Historic Districts Guidelines. Staff is also writing Historic District Design Guidelines for those Historic Districts that do not have them. Additionally, staff is addressing the National Register nomination for the Magoffin Home. Ms. Velázquez explained that she will be incorporating the nomination into her teaching curriculum this fall.

Chair Riccillo noted at the time the El Paso Historic Preservation Plan was created participation was a concern.



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Other Business

6. A. Approval of Regular Meeting Minutes for March 26, 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 MARCH 26, 2012.**

B. Discussion on the Downtown Historic District Design Guidelines.

Ms. Velázquez stated she met with the Downtown Management District board members and described what it is staff wants to do regarding the Downtown Historic District Guidelines review and revisions. The Board Members were open to her suggestions and are currently reviewing the Guidelines. Ms. Velázquez is expecting to hear from the Board very soon.

At the meeting, Ms. Velázquez explained to the Board that in reviewing the Guidelines our goal is to ensure that everyone is treated fairly, equally and have the same opportunities. For example regarding windows, staff and the Commissioners discussed guidelines for windows at length and finally determined that property owners would be allowed to use different material as long as it mimics the original configuration, operation and details. This is something staff would like to extend to downtown property owners.

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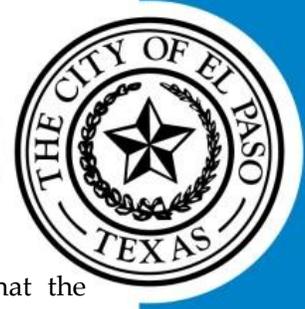
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Chair Riccillo responded Commissioners would like to hear what the Board members had to say. At the same time, take into the consideration the idea that some of these properties qualify for the National Register.

- C. Discussion regarding the March 28, 2012 Downtown Management District Board meeting.

See above item.

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

To resolve the issue, Ms. Cortez suggested Commissioners make a recommendation to City Council to amend the HLC ordinance clearly stating *non-contributing properties must come before the Commission and are subject to the Guidelines*. Ms. Cortez distributed copies of a draft she had previously prepared.

Chair Riccillo suggested Ms. Cortez email her document to Ms. Velázquez, Ms. Velázquez will forward the email to Commissioners. He cautioned Commissioners not to "Reply to All" and to bring their notes/comments with them to the next HLC meeting.

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

As previously discussed, Chair Riccillo reiterated Commissioners need more information. Additionally, Chair Riccillo asked Staff to research whether or not it is enforceable or not (see item 2. B).

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F. Nominate Chair.

Chair Riccillo explained he would be Chair for the next two HLC meetings. He asked Commissioners if they would like to nominate a new Chair today or later.

Ms. Velázquez noted Commissioner Guzman was not present. She was unsure whether or not Commissioners wanted to wait to get his input.

At this time, Commissioner Berchelmann nominated Commissioner Booher.

Chair Riccillo asked if there were any other nominations. There being none.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Brock and UNANIMOUSLY CARRIED THAT COMMISSIONER BOOHER BE THE NEXT CHAIR OF THE HISTORIC LANDMARK COMMISSION STARTING MAY, 2012.

No further business from Commissioners or staff.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann and UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 4:46 P.M.

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