



CORRECTED

**HISTORIC LANDMARK COMMISSION MEETING MINUTES
1st FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, 300 N. CAMPBELL
JULY 22, 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, July 22, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchelmann
Commissioner Edgar Lopez
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Ricardo ~~Lopez~~ Fernandez

The following commissioners were not present:

Commissioner William C. Helm II
Commissioner Cesar Gomez
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 4:08 p.m., quorum present.

CHANGES TO THE AGENDA

Although there were no changes to the agenda, Ms. Velázquez announced that Mr. Tony De La Cruz, who for several years had been a Planner for the Historic Preservation Office, recently accepted a promotional position, as a Senior Plans Examiner, within the City. Therefore, he would no longer be a part of the Historic Preservation Division of the City Development Department.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP13-00014:** Being 4 Mills 61.333 Ft On N S, City of El Paso,
El Paso County, Texas
- Location: 209 N. Stanton
- Historic District: Downtown
- Property Owner: Hasieran LLC
- Representative: Richard Dillon
- Representative District: 8
- Existing Zoning: C-5/H (Commercial/Historic)
- Year Built: c. 1915
- Historic Status: Landmark
- Request: Certificate of Appropriateness for the
rehabilitation of the building to include
demolition of the ground floor façade, the
installation of new storefronts, the installation
of new windows, and the construction of a
rooftop addition.
- Application Filed: 07/11/13
- 45 Day Expiration: 08/25/13

Ms. Velázquez gave a presentation and noted the applicant sought approval for a Certificate of Appropriateness for the rehabilitation of the building to include demolition of the ground floor façade, the installation of new storefronts, the installation of new windows, and the construction of a rooftop addition.

She explained that this property was previously presented to commissioners at the June 13, 2011 meeting. At that meeting, commissioners denied the applicant’s proposed project. Commissioners felt the proposal was not rehabilitative enough and would remove a significant portion of the historic character-defining features of the building. Subsequently, the applicant appealed the denial decision of the commission to the City Council. City Council

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then reversed the denial decision and ultimately approved the applicant's request.

Ms. Velázquez then discussed the applicant's design as presented to commissioners today. She noted the proposed façade would maintain a larger portion of the structure's character-defining features, specifically the terra cotta elements. Furthermore, the applicant is proposing a new rooftop addition. Due to numerous alterations, the ground floor will now become a brick and metal tripartite storefront.

STAFF RECOMMENDATION

The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS OF THE PROPOSED SCOPE OF WORK**** based on the following recommendations:

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

- *Metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area and entry doors complement the structure's architectural style.*
- *The original size, division, and shape of the display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Banners are prohibited with the exception that they may be used for a period not exceeding ten days for grand opening and charitable functions only.*
- *New additions should be designed and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.*
- *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.*
- *Windows beyond repair should be replaced to maintain the appearance of the original windows.*
- *Replacement windows should match the same size of the original.*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.*
- *Retain original color and texture of masonry when possible.*

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- Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.

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

- When an entire interior or exterior feature is missing (for example, an entrance, or cast iron façade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.
- Identify, retain, and preserve masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

****THE MODIFICATIONS INCLUDE:**

1. **IF THE TERRA COTTA IS FOUND TO BE VIRTUALLY INTACT AFTER CLEANING THAT IT NOT BE PAINTED;**
2. **THAT THE NEW WINDOWS HAVE A LIGHT OR WHITE FINISH TO BETTER SIMULATE THE EXISTING WINDOWS; AND**
3. **THAT THE DESIGN FOR THE EXTERIOR LIGHTING AND PLANTERS BE SUBMITTED FOR APPROVAL BY STAFF.**

Permanent signage is not being proposed at this time; however, staff is allowed to approve a certain amount of signage administratively. Should the requested amount exceed that amount, the applicant will have to come before the commission for approval.

Commissioner Berchelmann asked if commissioners had any questions of staff and/or the applicant/representative.

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FOR THE RECORD

Commissioner Fernandez stated for the record that he is no longer associated with this project.

Ms. Velázquez explained that Commissioner Fernandez was part of the project in 2011, however, he is no longer involved.

Commissioner Berchelmann asked if commissioners had any questions and/or comments for the applicant/representative. *There were none.*

Commissioner Berchelmann asked if the applicant and/or representative would like to address the commission.

Messrs. Miguel Fernandez and Mark Dillon, representing the property owner, were present. Mr. Fernandez stated both he and Mr. Dillon were not opposed to the modifications as long as the modifications were recommendations and not requirements. Mr. Fernandez requested commissioners approve the design as submitted.

FOR THE RECORD

Ms. Velázquez stated for the record that commissioners may make the recommendations optional. The modifications are suggestions.

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

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE WITH THE RECOMMENDATION THAT THE MODIFICATIONS BE OPTIONAL.

- 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. July 22, 2013 deadline for HLC members to request for agenda items to be scheduled for the August 5,

07.22.2013 HLC Minutes - CORRECTED

City Development Department-Planning

P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4027

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2013 meeting. August 5, 2013 deadline for HLC members to request for agenda items to be scheduled for the August 19, 2013 meeting.

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

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")

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

MOTION:

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

Other Business

4. Approval of Regular Meeting Minutes for June 24, 2013.

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

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Fernandez and UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JUNE 24, 2013.

PRIOR TO ADJOURNING

STATUS UPDATE

Chairman Berchelmann asked staff what the status was regarding the following:

1. The property located at 1033 Upson in Sunset Heights (exterior brick was painted yellow without approval); and
2. City of El Paso's purported sell of real estate properties. Are there any purported properties located in the Downtown Historic District?

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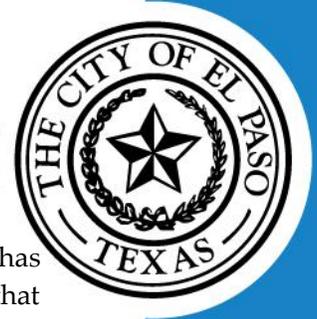
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1. Ms. Velázquez noted that the Code Enforcement Division staff has initiated court proceedings against the property owner. She added that the property owner will not be given any permits from the Historic Preservation Office until the situation has been remedied.
2. Ms. Velázquez noted there are no purported properties to be sold by the City of El Paso located in the Downtown Historic District.

MOTION:

*Motion made by Chairman Berchelmann, seconded by Commissioner Brock
AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT
4:28 P.M.*

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