



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
JULY 23, 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, July 23, 2012, 4:00 p.m.

The following Commissioners were present:
Commissioner David Berchelmann, Vice-Chair
Commissioner Stephanie Fernandez
Commissioner Joel Guzman
Commissioner Cesar Gomez

The following City Staff were present:
Ms. Providencia Velázquez, Planning, Historic Preservation Officer
Mr. Tony De La Cruz, Planning, Planner
Ms. Kristen Hamilton, City Attorney's Office, Assistant City Attorney

Vice-Chair Berchelmann called the meeting to order at 4:16 p.m., quorum present.

CHANGES TO THE AGENDA

Ms. Velázquez noted no changes to the agenda; however, due to a Districting Commission meeting of the City Council at 6:00 p.m., she asked commissioners if they would move the meeting along.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

Mr. Geoffrey Wright, architect involved with "Save the Stacks" at ASARCO. He would like to be placed on a future HLC agenda to present and inform the commissioners what this group does/is doing.

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

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

** The modifications are that the parkway and front yard be provided with drought tolerant plant material. As currently shown the parkway does not meet the 50/50 hardscape vs. green area. Retain existing brick wall in its current condition, without plaster.*

Commissioners and staff discussed the property setbacks, windows and window sills.

Should commissioners approve the application, Ms. Velázquez suggested, as part of the recommendation, that the windows have some consistency such as lintels and sills be of the same materials.

Commissioner Guzman thanked Ms. Eddings for investing in this empty parcel; the parcel has been empty for quite some time.

Ms. Kristi Eddings, property owner, was not planning on matching the lintels. She was going to use brick inserted into the plaster. She further commented on the window sills, brick and color of the plaster.

Vice-Chair Berchelmann asked commissioners if there was any further discussion relative to this item. Vice-Chair Berchelmann noted that the request was approved by the Sunset Heights Neighborhood Improvement Association.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THIS AT THIS LOCATION.

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After the vote, Ms. Velázquez asked if the motion included the staff modifications.

Commissioner Guzman responded no, however, he then amended his motion to include the drought tolerant plants on the landscaping.

AMENDED MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THIS AT THIS LOCATION TO INCLUDE THE DROUGHT TOLERANT PLANTS ON THE LANDSCAPING.

- 2. PHAP12-00018 Lots 19 and 20, Block 15, Franklin Heights Addition, City of El Paso, El Paso County, Texas
 - Location: 1107 Myrtle
 - Historic District: Magoffin
 - Property Owner: NVB Electric
 - Representative: NVB Electric
 - Representative District: #8
 - Existing Zoning: C-4/H (Commercial/Historic)
 - Year Built: N/A
 - Historic Status: N/A
 - Request: Certificate of appropriateness for the construction of a new two story apartment/office building.
 - Application Filed: 7/09/2012
 - 45 Day Expiration: 8/23/2012

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the construction of a two story apartment/office building. Staff recommends approval, *with a modification**, of the proposed scope of work based on the following recommendations:

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The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.

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

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

** The modification being requested is that the stucco bands be removed around the side and rear windows.*

Ms. Velázquez did not know the color of the brick veneer; however, she suggested commissioners specify that in their motion. Furthermore, the property does have access to the alley in the rear. Ms. Velázquez noted staff had informed the property owner to be present at today's meeting; however, he did not show. She suggested commissioners postpone the request to the August 6th HLC meeting.

Vice-Chair Berchemmann asked if there was anyone in the audience who wished to comment on the request.

MEMBERS OF THE PUBLIC

1. Mr. Ricardo Gonzalez, former Historic Landmark Commissioner, noted the wrought iron railing was not in keeping with the fencing. He suggested a little more decoration within the wrought iron. He felt the location of the stairwell was highly inappropriate and suggested the stairwell be placed somewhere other than facing the street. Additionally, selection of brick type and color should be in keeping with the

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- neighborhood. If the property owner doesn't see fit to come to the meeting; he felt it was unfair to the public to have to come back for another meeting.
2. Mr. Ray Rutledge, El Paso Preservation Alliance, was concerned the application lacked enough information available for commissioners to make a decision. He noted, per the ordinance, the application be complete; for example, commissioners should not be selecting the brick color that should be coming from the applicant. He stated incomplete applications should not be coming before the commission. He suggested commissioners postpone incomplete applications.

In response, Ms. Velázquez explained applicants are anxious about their application and want to be flexible. In some cases, applicants won't select the color because they want the commission to do that.

Commissioner Guzman noted the members of the public had made some good points. Commissioners could either postpone or deny. Should commissioners deny the request; the applicant can always appeal the decision to the City Council.

Vice-Chair Berchelmann agreed the property owner should be present.

Ms. Velázquez explained should commissioners deny the request and the applicant does not appeal the decision to the City Council, the applicant must wait one year to submit the same request.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO POSTPONE TO THE NEXT MEETING, AUGUST 6TH.

AYES: Commissioners Fernandez, Guzman, and Gomez

NAY: Vice-Chair Berchelmann

Motion to postpone passed. (3-1)

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3. PHAP12-00019 Block 15 Sunset Heights Subdivision, Lots 1 to 4 (12000 sq. ft.), City of El Paso, El Paso County, Texas
- Location: 1207 Los Angeles
- Historic District: Sunset Heights
- Property Owner: Carlos Figueroa
- Representative: Carlos Figueroa
- Representative District: #8
- Existing Zoning: A-3/H (Apartments/Historic)
- Year Built: N/A
- Historic Status: N/A
- Request: Certificate of appropriateness for the construction of a new two story apartment building.
- Application Filed: 7/09/2012
- 45 Day Expiration: 8/23/2012

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the construction of a two story apartment building. Staff recommends approval, *with a modification**, of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.

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

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

* *The modification is that an entry stairway feature be designed and installed for the façade on Nevada.*

Ms. Velázquez noted the foundations of the adjoining buildings are a little high for this district, over nine feet. Furthermore, the main reason for the stairway on Nevada is access; access would then be from the front of the structure.

Vice-Chair Berchelmann asked if there was anyone in the audience who wished to comment on the request.

MEMBER OF THE PUBLIC

Mr. Geoffrey Wright, architect for the project, asked if commissioners could get the City to allow him to use the sidewalk to put the staircase in front, he would be happy to do that. Currently, it is very costly to remove (demolish) the hard rock (solid andesite). He felt putting the stairwell in front was not practical.

Ms. Hamilton explained staff would have to research the property, right-of-way, zoning, etc.

Mr. Wright would like commissioners to approve the request with the condition that he get approval to utilize the city sidewalks.

Commissioner Guzman congratulated the property owner for their efforts in investing in this empty lot. He was pleased that the property owner worked with the neighborhood association and their suggestions.

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MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Fernandez
AND UNANIMOUSLY CARRIED TO APPROVE AS IS, WITHOUT THE STAFF MODIFICATION (STAIRS IN THE MIDDLE).

4. PHAP12-00020 Lot 5 of Mills Subdivision, 90 feet on Mesa x 131 Feet on Texas except 5 feet x 36 feet in Northwest corner, City of El Paso, El Paso County, Texas
- Location: 201 N. Mesa
Historic District: Downtown
Property Owner: River Oaks Properties, Ltd.
Representative: Richard Williams
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: c. 1905
Historic Status: Non-contributing
Request: Certificate of Appropriateness for the installation of signs exceeding 30 square feet.
- Application Filed: 7/09/2012
45 Day Expiration: 8/23/2012

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the installation of signage exceeding 30 square feet. Staff recommends approval of the proposed scope of work based on the following recommendations:

Title 20.18.480 Historic overlay zones, historic districts and designated significant landmarks states:

- *For buildings within the C-5/H district (Central Business District/Historic) and within the boundary of the El Paso Downtown 2015 Plan where the purpose will serve a greater public good, further specific redevelopment goals outlined in the 2015 Plan and contribute to the economic redevelopment of the downtown area:*

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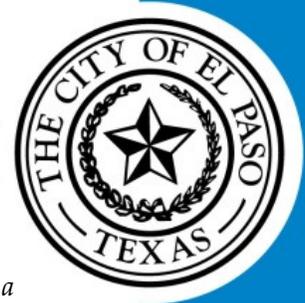
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The historic landmark commission shall have authority to issue a certificate of appropriateness for wall signs exceed thirty square feet, to a maximum of five percent of the face area of the elevation of the building on which the sign is to be placed, and for location of wall signs higher than the window sill of the second story.

Commissioner Fernandez asked if the signs could be made smaller.

Mr. Sam Lujan, contractor, Century Sign, explained the initial renderings included awnings; however, the company removed the awnings so that a compromise could be made regarding the signage size.

Vice-Chair Berchelmann asked if there were members of the audience who wished to speak on the matter. There were none.

Ms. Velázquez commented on awnings and non-contributing structures.

Mr. De La Cruz explained that the applicant would need to submit a Special Permit application for the awnings. He explained he would research whether or not the Special Permit fees for awnings might be waived.

MOTION:

Motion made by Commissioner Guzman, seconded by Vice-Chair Berchelmann
AND UNANIMOUSLY CARRIED TO APPROVE THE INCREASED PERCENTAGE OF THE SIGNS IN THEIR ENTIRETY.

5. PHAP12-00021 Southeast part of Block 17, (87.50 Feet on North 150.00 Feet on East – 94.81 Feet on South – 186.51 on West), Block 17, Mills Addition, City of El Paso, El Paso County, Texas
- Location: 303 N Oregon
Historic District: Downtown
Property Owner: Mills Acquisition Company
Representative: Mills Acquisition Company
Representative District: #8

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Existing Zoning: C-5/H (Commercial/Historic)
Year Built: c. 1911
Historic Status: Landmark
Request: Certificate of appropriateness for the installation of exterior doors at the east lobby entry.
Application Filed: 7/09/2012
45 Day Expiration: 8/23/2012

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for the installation of exterior doors at the east lobby entry. Staff recommends approval of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- Storefronts should be fabricated of wood, but metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area.
- Entry doors complement the structure's architectural style.
- Glass should be transparent for pedestrian viewing.

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

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character defining interior spaces, features, and finishes.

Mr. Richard Bransford, representing Franklin Mountain Management, explained the easterly winds in the wintertime howl through the exterior doors. Therefore, these extra doors will establish a small vestibule area; the first pair of doors will close prior to the second pair of doors opening, eliminating the wind from causing a disruption.

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Vice-Chair Berchelmann asked if there was anyone in the audience who wished to comment on the request. There was none.

Vice-Chair Berchelmann asked if commissioners had any comments or concerns.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE.

6. PHAP12-00022 Block 20 of Manhattan Heights, Lots 12 & 13 (6000 sq. ft.), City of El Paso, El Paso County, Texas
- Location: 2720 Federal Avenue
Historic District: Manhattan Heights
Property Owner: Celia Muñiz
Representative: Celia Muñiz
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Non-contributing
Request: Certificate of appropriateness for hard-scape exceeding 50% at front yard.
- Application Filed: 7/09/2012
45 Day Expiration: 8/23/2012

Ms. Velázquez gave a PowerPoint presentation and explained the applicant seeks approval for hard-scape exceeding 50% at front yard. Additionally, the landscape would be less than 10%; therefore, staff recommends **DENIAL** of the proposed scope of work based on the following recommendations.

The Magoffin Historic District Design Guidelines recommend the following:

- Landscaping is an inherent part of a building's siting and design.
- Good landscaping reinforces and highlights architectural qualities of a structure.

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- Original vegetation should be maintained in good condition.
- All new construction should preserve and enhance the streetscape.

The Administrative Review Design Guidelines recommend the following:

- That grass and sod may be removed from front yards, side yards on a corner and parkways provided that not more than 50% of the area is covered with gravel or other masonry.

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

- Retaining the historic relationship between buildings and the landscape.
- Preserving important landscape features, including ongoing maintenance of historic plant material.

Vice-Chair Berchelmann asked if commissioners had any questions for staff.

Commissioner Gomez commented on the selection of drought resistant plants and trees.

Vice-Chair Berchelmann asked if there was anyone in the audience who wished to comment on the application.

MEMBER OF THE PUBLIC

Mr. Ray Rutledge, neighbor/resident of Manhattan Heights Historic District, concurred with staff's recommendation to deny the request. Mr. Rutledge added artificial turf would be perfect for this property.

Mrs. Celia Muñiz, property owner, was present. Ms. Velázquez provided Spanish translation for commissioners and the public. Mrs. Muñiz's request is to improve her property. She understands her property is located within a historic district. Mrs. Muñiz would like to put in an amount of landscaping that she herself can maintain; additionally, because of her physical condition, this is her proposal.

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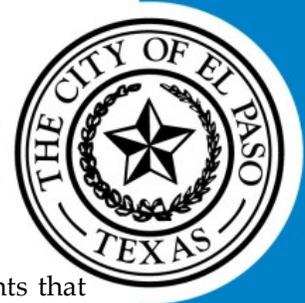
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Vice-Chair Berchelmann noted there are many drought resistant plants that are low maintenance such as rosemary.

Commissioner Guzman commented on the amount of hardscape the applicant is requesting. Additionally, he commented on pavers that percolate and possible removable hardscape for a future owner(s).

Ms. Muniz would like to postpone her request to consider the possibilities of artificial turf.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Fernandez
AND UNANIMOUSLY CARRIED TO POSTPONE TO THE AUGUST 6TH HLC MEETING.

- 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 23, 2012 deadline for HLC members to request for agenda items to be scheduled for the August 6, 2012 meeting. August 6, 2012 deadline for HLC members to request for agenda items to be scheduled for the August 20, 2012 meeting.

HLC Staff Report

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

MOTION:

Motion made by Commissioner Fernandez, seconded by Commissioner Guzman
AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW STATUS REPORT.

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Planning & Economic Development Department Reports

9. None.

Visionaries in Preservation Report

10. None.

Other Business

11. A. Approval of Regular Meeting Minutes for July 9, 2012.

MOTION:

*Motion made by Vice-Chair Berchelmann, seconded by Commissioner Guzman
AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING
MINUTES.*

B. PowerPoint presentation regarding Non-Contributing properties within the Downtown Historic District.

Item postponed to the August 6th HLC meeting.

C. Discussion and action regarding memorandum changing Chapter 20.20 (Historic Landmark Preservation) so that non-contributing properties in the Downtown Historic District will require a Certificate of Appropriateness.

Item postponed to the August 6th HLC meeting.

D. Discussion of Design Guidelines for El Paso's Historic Districts.

Commissioner Gomez asked if commissioners could meet with private citizens and neighborhood associations, to discuss the guidelines.

Item postponed to the August 6th HLC meeting.

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MOTION:

*Motion made by Commissioner Guzman, seconded by Commissioner Fernandez
AND UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC
LANDMARK COMMISSION MEETING AT 5:28 P.M.*

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