



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
OCTOBER 8, 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, October 10, 2012, 4:00 p.m.

The following commissioners were present:

Commissioner Jim Booher, Chairman (4:09 p.m.)
Commissioner David Berchelmann, Vice-Chairman
Commissioner Cesar Gomez
Commissioner Joel Guzman
Commissioner Randy Brock
Commissioner Beatriz Lucero

The following City staff members 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 4:07 p.m., quorum present.

CHANGES TO THE AGENDA

Ms. Velázquez noted no changes to the agenda.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

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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.
- Windows are important character defining features because of significant detailing or because they help define a pattern through the use of voids.

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 the modified window opening include a sill so that it is more in keeping with original windows.*

Ms. Velázquez noted the property owner had been notified of today's HLC meeting; however, the property owner was not present at this time.

Following the vote for Item 8., PHAP12-00039, Ms. Velázquez noted the property owner for Item 1. was present.

Motion made by Commissioner Guzman, seconded by Vice-Chairman Berchelmann **AND UNANIMOUSLY CARRIED TO APPROVE WITH THE DENOTED MODIFICATION.**

2. PHAP12-00033: Tracts 13-D, Block 15, Ysleta Tract, City of El Paso, El Paso County, Texas
- Location: 9713 Socorro Road
- Historic District: Mission Trail
- Property Owner: Jose and Elizabeth Elias
- Representative: Elizabeth Elias and Johnny Melendez
- Representative District: 6
- Existing Zoning: R-4/H (Residential/Historic)

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Year Built: 1983
Historic Status: Non-Contributing
Request: Certificate of appropriateness for the enclosure of a front patio
Application Filed: 09/17/12
45 Day Expiration: 11/01/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for the enclosure of a front patio. The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS*** of the proposed scope of work based on the following recommendations:

The Mission Trail Design Guidelines recommend the following:

- Windows are important character defining features because of significant detailing as in decorative windows or because they help to define a pattern through the use of voids.
- Window design will vary with the different architectural styles within the Mission Trail Historic District.
- Replacement windows should match the type, style, material and finish of the original.
- Aluminum sliding windows are not in character with the Mission Trail Historic District.
- In the Mission Trail area, window treatment is usually basic and less ornate.
- The finish must be in character with the overall appearance of the structure and adequately complement its style.

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

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

**The modification is that the new windows will be clear glass, double-hung windows and not sliders.*

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Ms. Velázquez noted the property owner was in agreement with the HPO recommendation.

Motion made by Commissioner Guzman, seconded by Vice-Chair Berchelmann **AND UNANIMOUSLY CARRIED TO APPROVE WITH THE STAFF RECOMMENDATION.**

3. PHAP12-00034: The east 15 feet of Lot 11 and all of Lots 12, 13, and 14, Block 22, Manhattan Heights Addition, City of El Paso, El Paso County, Texas
- Location: 2920 Federal
- Historic District: Manhattan Heights
- Property Owner: Stuart Leeds
- Representative: Stuart Leeds
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1938
- Historic Status: Contributing
- Request: Certificate of appropriateness for the installation of a metal roof.
- Application Filed: 09/17/12
- 45 Day Expiration: 11/01/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for the installation of a metal roof. The Historic Preservation Office recommends **DENIAL** of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- If roofing is beyond repair, replacing materials should match the original as closely as possible.
- A roof and all roofing materials should be compatible with the structure.

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

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

Ms. Velázquez noted staff did not receive any comments from the Manhattan Heights Neighborhood Association.

Ms. Theresa Caballero, representing the property owner, was present and responded to questions and/or comments from commissioners. She asked commissioners to override staff's recommendation to deny.

Mr. George Escarate, contractor, was present and responded to questions and/or comments from commissioners. He noted that he had not checked underneath the existing asphalt shingle for original roofing material.

1ST MOTION:

Motion made by Commissioner Guzman **TO APPROVE WITH THE CORRUGATED METAL AND DEFER TO THE HISTORIC PRESERVATION OFFICER REGARDING THE COLOR.**

Motion died for lack of a second.

2ND AND FINAL MOTION:

Motion made by Commissioner Guzman **TO APPROVE WITH THE GALVALUME CORRUGATED METAL PANEL AND DEFER TO THE HISTORIC PRESERVATION OFFICER REGARDING THE COLOR.**

Motion died for lack of a second.

Staff recommended that the item be postponed to give the property owner time to research historic metal roofing in El Paso and to return to the next hearing with documented photographs of original metal roofs on older properties. The property owner agreed to return to the next hearing with documentation requested by the Historic Preservation Office.

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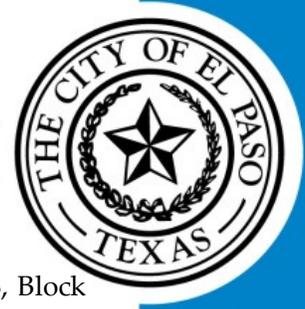
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4. PHAP12-00035: The south 20 feet of Lot 27 and all of Lot 28, Block 15, Sunset Heights Addition, City of El Paso, El Paso County, Texas
- Location: Mills Plaza Promenade
- Historic District: Downtown
- Property Owner: City of El Paso
- Representative: Richard Bransford
- Representative District: 8
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1922
- Historic Status: Contributing
- Request: Certificate of appropriateness for right of way improvements including landscaping, planting, paving, signage, lighting, and bench installation, and the relocation of a statue, at a vacated portion of Mills Avenue.
- Application Filed: 09/17/12
- 45 Day Expiration: 11/01/12

Ms. Velázquez stated The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS***, of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- Sidewalks should be enhanced by installing brick pavers (or other decorative materials) along the edges and/or intersections.
- Generally fencing should be of brick and/or wrought iron.
- Trees should have tree grates and vertical tree guards similar to those at Pioneer Plaza.
- "Street furniture" usually refers to all outdoor stationary objects except for buildings and vegetation and represents all those manmade objects having the "potential for enlivening and giving variety to streets, sidewalks, plaza, and other outdoor spaces open to, and used by, the public." Street furniture should be consistent with the character of the historic landmarks within the district.
- Street furniture should be selected, placed and maintained as part of the

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- overall design scheme.
- Contemporary lighting fixtures should be replaced with period lights found in Pioneer Plaza.
 - Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed.
 - Consolidating existing street furniture should also be considered. Traffic signs, lamp posts, trash receptacles, parking meters and mail boxes can clutter downtown sidewalks.

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

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

** The modifications are that the design of the light poles, benches, and sign be modified so that they are more in keeping with the historic character of the district.*

Mr. Richard Bransford introduced Mr. Gerdo Aquino, SWA Architects.

Mr. Aquino gave a PowerPoint presentation regarding the proposed modifications of the area and explained that the project is an extension of the San Jacinto Project that was approved by City Council.

Mr. Brent Harris, representing Mills Properties, also commented on the proposed modifications.

Motion made by Commissioner Guzman, seconded by Commissioner Gomez
AND UNANIMOUSLY CARRIED TO APPROVE WITH LIGHTING SELECTION BY THE HISTORIC PRESERVATION OFFICER.

Commissioners asked Ms. Velázquez if she would email Mr. Aquino's PowerPoint presentation to them.

5. PHAP12-00036: Lot 1, Block 97, Government Hill Addition, City of El Paso, El Paso County, Texas
- Location: 4500 Bliss Avenue
- Historic District: Austin Terrace

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Property Owner: Ed Roden Lucero
Representative: Ed Roden Lucero
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942
Historic Status: Non-contributing
Request: Certificate of appropriateness for the demolition and reconstruction of a patio and the removal of an overhang at the rear façade of the building.
Application Filed: 09/24/12
45 Day Expiration: 11/8/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for the demolition and reconstruction of a patio and the removal of an overhang at the rear façade of the building. 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:

- 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.

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.

No comments and/or questions from commissioners or staff.

Motion made by Vice-Chairman Berchelmann, seconded by Commissioner Guzman **AND UNANIMOUSLY CARRIED TO APPROVE AS SUBMITTED.**

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6. PHAP12-00037: Block 1 Mundy Heights Lots 19 To 21 (15600 Sq. Ft.), City of El Paso, El Paso County, Texas
- Location: 230 Porfirio Diaz
Historic District: Sunset Heights
Property Owner: Raymundo Alba
Representative: Raymundo Alba
Representative District: 8
Existing Zoning: R-4/H
Year Built: 1948
Historic Status: Contributing
Request: Certificate of appropriateness for the installation of cement in 100% of the parkway.
- Application Filed: 09/24/12
45 Day Expiration: 11/8/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for the installation of cement in 100% of the parkway. The Historic Preservation Office recommends **DENIAL** of the proposed scope of work based on the following recommendations:

The Administrative Review Design Guidelines recommend the following:

- Parkways may be covered with gravel, tile, brick pavers, or stamped or imprinted concrete, as well as plant material.
- Not more than 50% shall be impervious surfaces; the rest shall be plant material.
- 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:

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

Ms. Velázquez noted the property owner had been notified of today's HLC meeting; however, the property owner was not present at this time.

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Motion made by Commissioner Guzman, seconded by Vice-Chairman Berchelmann **AND UNANIMOUSLY CARRIED TO DENY.**

Following the vote, Chairman Booher asked that the Code Compliance staff do their due diligence.

7. PHAP12-00038: Lots 29 and 30, Block 89, Government Hill Addition, City of El Paso, El Paso County, Texas
- Location: 4404 Chester
- Historic District: Austin Terrace
- Property Owner: Hilda M. Salazar
- Representative: Hilda M. Salazar
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1925
- Historic Status: Contributing
- Request: Certificate of appropriateness for new additions to the front, sides and rear of home and installation of concrete at front yard exceeding 50% after the fact.
- Application Filed: 09/27/12
- 45 Day Expiration: 11/11/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for new additions to the front, sides and rear of home and installation of concrete at front yard exceeding 50% after the fact. The Historic Preservation Office recommends **DENIAL** 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 additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.

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- When repair or replacement is required, the existing garage or driveway should be replaced in kind.
- Windows should be repaired rather than replaced.
- If windows are beyond repair, new windows should match the type, style, material, and finish of the original.
- If possible, original doors should be retained.
- New doors should match original materials and should also be similar in design.

The Administrative Review Design Guidelines recommend the following:

- 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:

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

Ms. Hilda Salazar, property owner, was present and submitted photos of her property to commissioners for their review. She explained that she was told by her realtor that the property was located in a historic district but she believed that meant that the area was aesthetically pleasing. She had tried to seek permits but was told that because the house was uninhabitable, she could not seek an owner's permit. She then moved into the house and started construction without permits. She also stated that she believes cementing the front yard was an environmentally friendly solution because it does not require watering.

The commissioners recommended that she alter her current plans for the property and resubmit a new plan that shows additions to the structure at the rear and the side only. They also recommended that she consult with staff to discuss landscaping options for the front yard using native plants.

Motion made by Vice-Chair Berchelmann, seconded by Commissioner Guzman **AND UNANIMOUSLY CARRIED TO DENY THE REQUEST.**

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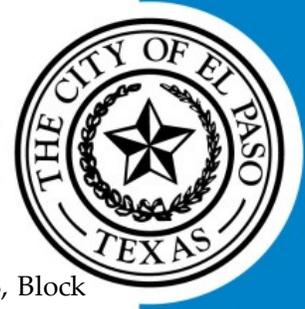
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8. PHAP12-00039: The south 20 feet of Lot 27 and all of Lot 28, Block 15, Sunset Heights Addition, City of El Paso, El Paso County, Texas
- Location: 1304 Randolph
- Historic District: Sunset Heights
- Property Owner: Victor M. Aguilar
- Representative: Victor M. Aguilar
- Representative District: 8
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1922
- Historic Status: Contributing
- Request: Certificate of appropriateness for the construction of a rear patio.
- Application Filed: 09/17/12
- 45 Day Expiration: 11/01/12

Ms. Velázquez gave a presentation and explained the applicant seeks approval for the construction of a rear patio. 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:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.

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.

Ms. Velázquez noted the building material will match the existing roof.

Motion made by Vice-Chair Berchermann, seconded by Commissioner Guzman **AND UNANIMOUSLY CARRIED TO APPROVE.**

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BACK TO ITEM 1. PHAP12-00032

Ms. Velázquez noted the property owner for Item 1. was present.

9. 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. October 8, 2012 deadline for HLC members to request for agenda items to be scheduled for the October 22, 2012 meeting. October 22, 2012 deadline for HLC members to request for agenda items to be scheduled for the November 5, 2012 meeting.

No comments and/or questions from commissioners or staff.

HLC Staff Report

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

No comments and/or questions from commissioners or staff.

Other Business

11. A. Approval of Regular Meeting Minutes for September 10, 2012

Motion made by Commissioner Guzman, seconded by Vice-Chair Berchelmann and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2012.**

- B. Discussion on the PowerPoint presentation regarding non-contributing properties within the Downtown Historic District.

Ms. Velázquez explained there were approximately 30 landmark designated contributing properties and approximately 25 non-contributing properties, three of which are parking areas, within the Downtown Historic District.

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Prior to adjourning, Vice-Chairman Berchelmann requested staff review or investigate and provide a report to the HLC regarding the *Muir Building*

No further comments.

*Motion made by Vice-Chairman Berchelmann, seconded by Commissioner Gomez
AND UNANIMOUSLY CARRIED TO ADJOURN AT 5:48 P.M.*

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