



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR ECONOMIC DEVELOPMENT CONFERENCE ROOM
NOVEMBER 14, 2011
4:00 P.M.**

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

Chair Riccillo called the meeting to order at 4:01 p.m.

The following Commissioners were present:

Mr. Joe Riccillo, Chair
Ms. Stephanie Fernandez
Mr. Joel Guzman
Mr. Ricardo Gonzalez
Mr. Randy Brock (4:06 p.m.)
Mr. David Berchelmann

The following City Staff were present:

Mr. Robert Almonte, City Attorney's Office, Assistant City Attorney
Ms. Providencia Velázquez, Planning, Historic Preservation Officer

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None

CHANGES TO THE AGENDA

None.



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MOTION:

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

NOT PRESENT FOR THE VOTE: Commissioner Brock

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. Discussion and action regarding Administrative Review Guidelines.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann and **UNANIMOUSLY CARRIED TO MOVE THE DISCUSSION REGARDING ADMINISTRATIVE REVIEW GUIDELINES TO THE END IN RESPECT TO THE PEOPLE THAT ARE HERE FOR THE CERTIFICATE OF APPROPRIATENESS.**

NOT PRESENT FOR THE VOTE: Commissioner Brock

Ms. Velázquez noted that Commissioner Fernandez emailed suggested **WINDOWS** language. Copies of the suggested language were distributed to Commissioners. (copy on file)

Commissioners and Staff reviewed and discussed Commissioner Fernandez's suggested **WINDOWS** language.

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Chair Riccillo commented on:

1. economic feasibility when replacing windows
2. when replacing windows in-kind, individual assessment is permitted
3. who determines when windows can/cannot be repaired
4. regarding commercial properties, all government funded projects require LEED accreditation or LEED certifiable buildings that existing windows do not qualify for.

Ms. Velázquez explained the gold standard would be to replace wood windows with wood windows. Historic Landmark properties should replace windows, including materials, in kind; however, that would be too big a burden for property owners.

Mr. Almonte will research the possibility of separate guidelines for historic landmark properties versus contributing properties.

Commissioner Berchelmann suggested separate guidelines for residential homes and commercial buildings.

Ms. Velázquez explained Staff revised the language in yellow highlighted sections.

WINDOWS

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 architectural styles in El Paso's Historic Districts.

"The repetition of windows in the façade of a building establishes a pattern which is sensed by a person observing a building. Architectural elements such as windows



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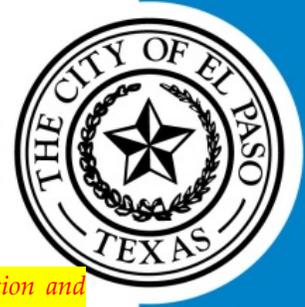
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contribute to the pattern and rhythm of historic districts. New construction and additions should maintain and reinforce the existing pattern. Windows can make up to 50% or more of the façade which is why they are incredibly important. They are character defining features."

No objections from Commissioners.

Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. *If windows are damaged beyond repair, replacement windows should match the size, thickness, configuration, operation, type, style, and finish of the original. Replacement wood or metal-clad wood windows that meet these requirements may replace original windows that are beyond repair.* Replacement wood or metal-clad wood windows *that meet these requirements* may replace original windows that are beyond repair. Do not *infill*, cover and/or widen window openings. It is the intent of these design guidelines that replacement windows match the appearance, materials, design, color, texture, and other visual qualities of the existing windows.

No objections from Commissioners.

Window styles range from the basic to the ornate. Frames, lintels, and sills were constructed of stone, concrete or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.

"New windows must match the original windows in terms of operation, configuration, materials, colors, details, dimensions, and finish on the main façade and on the visible facades on corner properties; windows matching the appearance and operation of the original materials may be installed on the secondary facades."

Ms. Velázquez asked if Commissioners were agreeable to removing the underlined language.



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MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Berchelmann and **UNANIMOUSLY CARRIED TO REVISE THE FOLLOWING PARAGRAPH LANGUAGE AS FOLLOWS:**

“NEW WINDOWS MUST MATCH THE ORIGINAL WINDOWS IN TERMS OF OPERATION, CONFIGURATION, COLORS, DIMENSIONS, AND FINISH. ADDITIONALLY, IF MUNTINS EXIST IN THE ORIGINAL WINDOWS, THEY MUST BE THREE DIMENSIONAL AND MUST BE ON THE EXTERIOR OF THE GLASS OF THE NEW WINDOWS.”

AYES: Commissioners Fernandez, Guzman, Gonzalez, Brock, and Berchelmann

Motion passed. (5-0)

“Installation of windows, similar to the original in appearance and structural purpose, regardless of construction materials, is permitted. Mirror or reflective film is not allowed.”

No objection from Commissioners.

“WINDOWS – LANDMARKS” (NEW DESIGNATION)

Chair Riccillo suggested Commissioners add a new designation titled **WINDOWS – LANDMARKS** and require that they evaluate and replace windows, including materials, in kind.

Commissioner Berchelmann suggested the following language:

“Window replacement on the main façades requires HLC review.”



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Ms. Velázquez suggested the language read:

“Window replacements on individual historic landmarks require HLC review. The main facades in historic districts, new windows must match the operation, configuration and finish.”

MOTION:

Motion made by Chair Riccillo, **TO ADD “LANDMARK FACADES BE BROUGHT FORTH TO THE HLC.”**

Commissioner Berchelmann seconded Chair Riccillo’s motion.

Ms. Velázquez restated the motion language *“Window replacement on individual historic landmarks requires HLC review.”*

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Berchelmann and **CARRIED TO ADD “WINDOWS – LANDMARKS” DESIGNATION WITH THE FOLLOWING LANGUAGE “WINDOW REPLACEMENT ON INDIVIDUAL HISTORIC LANDMARKS REQUIRES HLC REVIEW.”**

AYES: Commissioners Fernandez, Gonzalez, Brock, and Berchelmann

NAY: Commissioner Guzman

Motion passed. (4-1)

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COLOR

El Paso's historic neighborhoods (with the exception of the Lower Valley) were created between 1880 and 1930. At this time there were limited choices of colors available. For the most part surviving historic buildings were constructed of masonry materials: brick, stone, stucco, and adobe. Wood was used on the exterior for eaves, fascia, columns, windows, and doors and trim. Wood and metal were the materials that were painted.

Today, almost any tint, shade or hue is possible. Indiscriminate choice of color can create a false historic appearance and can have a negative impact on the other buildings on the street. For this reason it is recommended that the original colors be used, and that brick and stone *not* be painted. *Once brick or stone is painted, the painted surface becomes a maintenance requirement. Any request for painting previously unpainted brick, stone, or masonry shall be reviewed by the HLC.*

Because of the great diversity of the city's historic districts, colors appropriate to one neighborhood might not be suitable for another. Magoffin, Downtown, Old San Francisco, and Sunset Heights, share a common time frame and architectural vocabulary. Manhattan Heights and Austin Terrace are also related in the same way.

Because of the diversity of styles, periods and materials, it is not possible to recommend colors for all historic buildings. Each request will be reviewed individually and on its own merits.

The following reference has been recommended as a guide to appropriate color selection for buildings within various historic districts: Century of Color, Exterior Decoration for American Buildings 1820-1920, Roger W. Moss. The American



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Life Foundation, Watkins Glen, New York, 219 S. Sixth Street, Philadelphia Pennsylvania. 1981. 108 pp.

Ms. Velázquez recommended Commissioners approve the following:

"Most paint colors can be approved administratively. The applicant must supply an application with paint chip samples to staff. The paint samples are then compared to the color brick in the Planning Department. If the desired paint color matches one of the top three colors on each strip, these can usually be approved as the main color of the house (with the exception of some blues, greens, pinks, reds, fuchsias, oranges, and yellows). Trim color may be a darker or contrasting color than the body of the building. The Historic Preservation Office has the right to defer any color request to the HLC."

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE AS IS.**

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO REMOVE THE "RECOMMENDED COLOR CHART BY STYLE."**

2. **PHAP11-00032** Being Lot 6 Mills 54 Ft On Oregon X 120 Ft On Sheldon Nec, City of El Paso, El Paso County, Texas
- Location: 109 N. Oregon
Historic District: Downtown
Property Owner: The Broker Co.
Representative: Elma Carreto
Representative District: 8
Existing Zoning: C-5/H
Year Built: 1920



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Historic Status: Contributing
Request: Certificate of Appropriateness for the replacement of the windows.
Application Filed: 9/14/11
45 Day Expiration: 10/29/11 - Extension agreed to by the applicant.

Ms. Velázquez gave a PowerPoint presentation and distributed a copy of the costs to replace the existing windows with vinyl (\$433.00 per window), aluminum (\$454.00 per window) or wood (\$800.00 per window) windows.

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 recommends the following:

- Windows beyond repair should be replaced to maintain the appearance of the original windows.
- Replacement windows should match the same size of the original.
- Window glass should be clear.
- Original window sills and lintels are important window elements. Each should be maintained.

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

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.

The following commented:



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1. Commissioner Fernandez noted window replacement is usually the last level of replacement. She wondered if there is lead paint on the existing windows.
2. Ms. Carreto gave background information regarding the repair history of the windows. She explained only the windows would be replaced; however, the contractor will replace the wood trimmed center mullions where necessary. Additionally, Ms. Carreto explained the windows will be replaced in-kind – the new windows will match what is historically appropriate.
3. Chair Riccillo cautioned Ms. Carreto regarding the additional cost for the lead abatement.
4. Commissioner Gonzalez noted the windows seem to be in good condition; however, in his opinion, it is the paint around the windows that require extensive maintenance.

Ms. Carreto provided Commissioners an extensive description regarding the look of the aluminum, operable windows.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Berchelmann **TO APPROVE THE ALUMINUM INSTALLATION WITH THE CONDITION THAT THE ONE FOR ONE WINDOW EXISTING PATTERN IS FOLLOWED. ADDITIONALLY, STAFF RECOMMENDS APPROVAL AS LONG AS THE PROFILE DETAILS AND FINISH ARE THE SAME.**

MOTION RESTATED:

*Motion made by Commissioner Guzman, seconded by Commissioner Berchelmann and **CARRIED TO APPROVE TO REPLACE THE WINDOWS WITH KRESTMARK ALUMINUM WINDOWS WITH SIMILAR GRILL OPTIONS, SO THAT THE EXISTING WINDOWS, ONE OVER ONE AS SHOWN, ARE REPLACED WITH ONE OVER ONE, IF SIX OVER ONE, THEN REPLACED WITH A SIX OVER ONE MODEL AND THAT THE FRAMES REMAIN, WINDOWS SASHES REPLACED WITH NEW ONES INSTALLED OVER THAT, THE CENTER MULLION WOULD REMAIN OR BE REPLACED AS NEEDED.***



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AYES: Commissioners Guzman, Gonzalez, Brock, and Berchelmann
NAY: Commissioner Fernandez

Motion passed. (4-1)

3. **PHAP11-00034** Lots 15 and 16, Block 26, Sunset Heights Addition, City of El Paso, El Paso County, Texas.
- Location: 410 Lawton
Historic District: Sunset Heights
Property Owner: Neftali Avalos
Representative: Neftali Avalos
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1946
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the construction of a rear addition.
- Application Filed: 10/31/2011
45 Day Expiration: 12/15/2011

Ms. Velázquez gave a PowerPoint presentation.

The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommends the following:

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.



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

- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The following commented on the request:

1. Commissioner Gonzalez commented on the stucco façade attached to the stone; additionally, he made comments regarding the site plan and the height of the proposed roof.
2. Commissioner Fernandez suggested using pre-cast stone accents that replicate the masonry.
3. Commissioner Gonzalez suggested Commissioners approve the request with the pre-cast stone accents suggested by Commissioner Fernandez.
4. Ms. Velázquez provided translation for Mr. Juan Manso, Representative. Mr. Manso is hoping to create a stucco addition; however, paint the stucco to replicate the masonry (light brown color). No part of the proposed addition will be visible to the public.
5. Chair Riccillo was bothered by the *non-contributing* historic status for the property. He explained Commissioners cannot require the property owner to add the pre-cast stone accents that replicate the masonry.
6. Additionally, Commissioners and Staff discussed *The Magoffin Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation*. In conclusion, it was decided by the Commissioners that *The Magoffin Historic District Design Guidelines* would not apply due to the non-contributing status for the property.
7. Commissioners and Staff discussed the differences between contributing and non-contributing structures.

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MOTION:

Motion made by Commissioner Guzman, seconded by Chair Riccillo and **CARRIED TO APPROVE AS SUBMITTED.**

AYES: Commissioners Fernandez, Guzman, Brock, and Berchelmann

NAY: Commissioner Gonzalez

Motion passed. (4-1)

4. **PHAP11-00035** Lot 6, North Valumbrosa Addition, City of El Paso, El Paso County, Texas
- Location: 125 Palla Place
Historic District: Ysleta
Property Owner: Domingo and Beatrice Fuentes
Representative: Domingo and Beatrice Fuentes
Representative District: 6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1983
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the enclosure of a rear patio.
- Application Filed: 10/31/2011
45 Day Expiration: 12/15/2011

Ms. Velázquez gave a PowerPoint presentation and noted the proposed addition will not be visible from the alley.

The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:



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The Ysleta Historic District Design Guidelines recommend the following:

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

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

- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The following commented on the request:

1. Commissioner Guzman asked Staff if the proposed addition would be visible from the alley.
2. Commissioner Gonzalez asked what the proposed material for the addition would be.

FOR THE RECORD

3. Mr. Domingo M. Fuentes, property owner, stated for the record the proposed material for the addition will be stucco.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Fernandez and **UNANIMOUSLY CARRIED TO APPROVE PER STAFF'S RECOMMENDATION.**

AYES: Commissioners Fernandez, Guzman, Brock, and Berchelmann

NAY: Commissioner Gonzalez

Motion passed. (4-1)



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5. 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. November 14, 2011 deadline for HLC members to request for agenda items to be scheduled for the December 12, 2011 meeting. December 12, 2011 deadline for HLC members to request for agenda items to be scheduled for the January 9, 2012 meeting.

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

Ms. Velázquez gave a PowerPoint presentation.

Chair Riccillo added the Certificate of Occupancy was issued, landscaping has been installed and the wrought iron fence has been painted black.

Commissioner Berchelmann wondered if parking meters would be installed.

Commissioner Gonzalez noted that there are not enough parking spaces for the number of apartment units.

- B. Fall Mansion at 1725 Arizona Avenue

No new information.

- C. Houston Elementary at 2851 Grant Avenue

No new information.



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D. Alamo Elementary at 500 South Hills Street

Ms. Velázquez explained EPISD Board of Trustees voted to allocate the bond monies, approved for the reconstruction of Alamo Elementary, to Hart Elementary. Historic Preservation Staff met with Alamo Elementary community members and they expressed an interest to save the building and to reopen it as a school.

Commissioner Berchelmann expressed that this would be a good location for a charter school. He suggested finding an organization that would take over the school, for the good of the community.

HLC Staff Report

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

Ms. Velázquez explained 201 N. Stanton was the Newberry building. The applicant will replace, in-kind, the existing aluminum store front window.

Planning & Economic Development Department Reports

7. None.

Visionaries in Preservation Report

8. None.

Other Business

9. A. Approval of Historic Landmark Commission Meeting Minutes for October 24, 2011.

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Chair Riccillo asked Commissioners if they had any additions/corrections/revisions. There being none.

MOTION:

Motion made by Commissioner Guzman, seconded by Chair Riccillo and **UNANIMOUSLY CARRIED TO APPROVE THE OCTOBER 24, 2011 MEETING MINUTES.**

ABSTAIN: Commissioner Guzman

- B. Discussion and action on application review regarding demolition changes. (Pending determination from the Legal Department)

Mr. Almonte gave background information.

- C. Discussion and action determining how properties are designated Contributing and Non-Contributing properties.

Ms. Velázquez read into the record the definitions of 'Contributing property' and 'Non-contributing property' per the El Paso Municipal Code, Chapter 20.20.020 Definitions. It was her assumption that during the designation process, in order to reach a compromise with the property owner, the city allowed properties to be designated "Non-contributing property." To remedy this situation, Ms. Velázquez suggested re-designating 'Contributing' and 'Non-contributing' properties, in addition to, redefining how the Historic Landmark Commission treats 'Contributing' and 'Non-contributing' properties, per Chapter 20.20.020 Definitions.

Chair Riccillo commented on language in the Secretary of Interior Standards whereby, over time, properties can be designated "Contributing."



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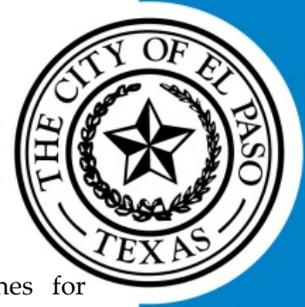
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Commissioner Berchelmann suggested creating separate guidelines for "Contributing" and "Non-contributing" properties.

It was Mr. Almonte's opinion that, at the time properties were designated 'contributing' or 'non-contributing' the designation and approval process was not done in a consistent manner.

Commissioner Gonzalez noted that there is no requirement in the City Code that a property must be 50 years old to be considered for H-Overlay zoning.

D. Discussion on the Downtown Historic District Design Guidelines.

Ms. Velázquez explained that after Commissioners and Staff have revised the Administrative Review Guidelines, Commissioners and Staff will begin reviewing/revising the Downtown Historic District Design Guidelines.

E. Discussion on the San Jacinto Plaza.

No new information.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Gonzalez and **UNANIMOUSLY CARRIED TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 5:55 P.M.**



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