



**HISTORIC LANDMARK COMMISSION MEETING MINUTES  
2<sup>ND</sup> FLOOR, CITY COUNCIL CHAMBERS  
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA  
DECEMBER 17, 2012  
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building, December 17, 2012, 4:00 p.m.

The following commissioners were present:

Vice-Chairman David Berchelmann  
Commissioner Cesar Gomez  
Commissioner Stephanie Fernandez  
Commissioner Joel Guzman  
Commissioner Randy Brock  
Commissioner Beatriz Lucero  
Commissioner Ricardo Fernandez  
Commissioner John 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

Vice-Chairman Berchelmann called the meeting to order at 4:00 p.m., quorum present.

**CHANGES TO THE AGENDA**

None.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

**II. REGULAR AGENDA – DISCUSSION AND ACTION**

Two Civic Center Plaza  
El Paso, TX 79901  
(915) 541-4027

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1. Reminder of Ethics Training

<http://home.elpasotexas.gov/city-attorney/ethics.php>

Ms. Velázquez reminded commissioners of the December 31<sup>st</sup> deadline to complete the mandatory Ethics Training for Board Members/Commissioners/Elected Officials. Ms. Velázquez asked commissioners to send her an email notifying her that they had indeed completed the ethics training. Should commissioners not complete the mandatory Ethics Training; the/those commissioners will be removed from the Historic Landmark Commission.

**Certificate of Appropriateness**

2. PHDM12-0045:                    1 Estrada Replat, A Lot 5 15168.35 S, City of El Paso, El Paso County, Texas
- Location:                            9209 Socorro Road
- Historic District:                 Mission Trail
- Property Owner:                 Eduardo and Rosalia Estrada
- Representative:                 Eduardo and Rosalia Estrada
- Representative District:        6
- Existing Zoning:                 R-4/H (Residential/Historic)
- Year Built:                         1988
- Historic Status:                 Non-contributing
- Request:                            Certificate of Appropriateness for resurfacing the façade with stucco.
- Application Filed:                11/19/12
- 45 Day Expiration:               1/03/13

Ms. Velázquez gave a presentation and explained the applicant seeks approval for a Certificate of Appropriateness for resurfacing the façade with stucco.

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

*The Mission Trail Design Guidelines* recommend the following:

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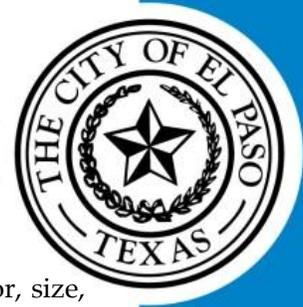
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- If masonry is beyond repair, use similar materials that match the color, size, and texture of the material being replaced.
- If a brick surface has previously been stuccoed, it should remain stuccoed since removal may damage the underlying masonry.

*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.

**MOTION:**

*Motion made by Commissioner Guzman, seconded by Commissioner Ricardo Fernandez AND CARRIED TO APPROVE WITH THE CHOICE OF COLOR TO BE DECIDED BY THE HISTORIC PRESERVATION OFFICER.*

**AYES:** Commissioners Gomez, R. Fernandez, Lucero, Guzman, Moses, Brock, and Chairman Berchelmann

**NAYS:** Commissioner S. Fernandez

The motion passed (7-1).

3. PHAP12-00046:                    199 Government Hill, 6 & S 15 Ft Of 5, City of El Paso, El Paso County, Texas
- Location:                            1715 Raynolds
- Historic District:                    Austin Terrace
- Property Owner:                    Gabriel Sanchez
- Representative:                    Gabriel Sanchez
- Representative District:            2
- Existing Zoning:                    R-4/H (Residential/Historic)
- Year Built:                            1939
- Historic Status:                    Contributing
- Request:                            Certificate of appropriateness for additions to the rear of the residence.
- Application Filed:                    12/03/12
- 45 Day Expiration:                    1/17/13

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Ms. Velázquez gave a presentation and explained the applicant seeks approval for a Certificate of Appropriateness for additions to rear of the residence. 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.

**MOTION:**

*Motion made by Commissioner Gomez, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO APPROVE AS SUBMITTED.*

4. PHAP12-00047:                    H Santa Fe 11 To 14 (7496.676 Sq. Ft.), City of El Paso, El Paso County, Texas
- Location:                                608 Canal Road
- Historic District:                    Chihuahuita
- Property Owner:                    Febronio Santiesteban
- Representative:                    Febronio Santiesteban
- Representative District:        8
- Existing Zoning:                    SRR/H (Special Residential Revitalization/Historic)
- Year Built:                            1947
- Historic Status:                    Contributing
- Request:                                Certificate of Appropriateness for after-the-fact installation of storage sheds.
- Application Filed:                12/03/12
- 45 Day Expiration:               1/17/13

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Ms. Velázquez gave a presentation and explained the applicant seeks approval for a Certificate of Appropriateness for after-the-fact installation of storage sheds. The Historic Preservation Office recommends APPROVAL *with modifications*\* of the proposed scope of work based on the following recommendations:

*The Chihuahueta Historic District Design Guidelines recommend the following:*

- *Mechanical, electrical, and telephone equipment, as well as other obtrusive elements and/or structures should be screened from view.*

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

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

\* *The modification is that the property owner construct a solid fence made of masonry or stucco to hide the view of the storage sheds.*

**MOTION:**

*Motion made by Chairman Berchermann, seconded by Commissioner S. Fernandez AND UNANIMOUSLY CARRIED TO APPROVE AS SUBMITTED. TO APPROVE THE APPLICATION WITH THE MODIFICATION THAT A FIVE FOOT HIGH SOLID FENCE BE CONSTRUCTED ON THE PROPERTY LINES ALONG CANAL ROAD AND PARTIALLY ALONG BANDERA ROAD.*

5. PHAP12-00048:                      Lot 17 Mills, Pt. of Block Beginning 95.08' SW of Nec. (13.17') and 17 Mills Se Pt. Of Blk. (87.50' On N 150.00' On E, City of El Paso, El Paso County, Texas  
123 W. Mills Avenue and 303 N. Oregon Street
- Location:                                      123 W. Mills Avenue and 303 N. Oregon Street  
Historic District:                              Downtown  
Property Owner:                              Mills Plaza Properties III, LP  
Representative:                              Sandra Mendez  
Representative District:                      8  
Existing Zoning:                              C-5/H (Commercial/Historic)  
Year Built:                                      1912  
Historic Status:                              Landmark

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Request: Certificate of Appropriateness for the installation of new storefronts, replacement of existing metal canopy/marquee, installation of new awnings, and installation of signage.

Application Filed: 12/03/12

45 Day Expiration: 1/17/13

Ms. Velázquez gave a presentation and explained the applicant seeks approval for a Certificate of Appropriateness for the installation of new storefronts, replacement of existing metal canopy/marquee, installation of new awnings, and installation of signage. 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:*

- *It is recommended that storefronts be similar to that of the Mills or Center buildings: large display windows, a small wainscot at the bottom, and a recessed entry.*
- *Preserve original materials or details. Replace missing original elements.*
- *Signs should not hide or cover any significant detailing and/or architectural features of the building.*
- *On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.*
- *Signs shall not exceed thirty square feet in all commercial districts and should not exceed six feet in height.*
- *Signs constructed for landmark buildings must be made of materials attributed to the era in which the building was constructed. Plastics are not permitted.*
- *Designs for signs should be innovative and compatible with the building and/or surrounding area. Lettering should not exceed 40% of the total area.*

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- *Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.*
- *Historically, awnings were covered with canoas.*
- *Materials should be compatible with the structure.*
- *Awnings and canopies should be placed at the top of openings but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.*
- *Graphics on fabric awnings should be placed on the slope or valence.*
- *On canopies, signs can be mounted above (along its front edge), or shingle signs can be suspended from the ceiling.*

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

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

*The modification is that the signs proposed to be mounted on the top surface of the canopy be placed inside the building storefront so that they may be visible from the exterior.*

**MOTION:**

***Motion made by Commissioner Guzman, seconded by Commissioner R. Fernandez AND UNANIMOUSLY CARRIED TO APPROVE AS SUBMITTED WITH THE CHANGE IN THE SIGNAGE (FROM 20" LETTERING TO 12" LETTERING) PROPOSED AT THIS HEARING BY THE ARCHITECT.***

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6. 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. December 17, 2012 deadline for HLC members to request for agenda items to be scheduled for the January 7, 2013 meeting. January 7, 2013 deadline for HLC members to request for agenda items to be scheduled for the January 18, 2013 meeting.

*No requests from commissioners.*

#### **HLC Staff Report**

7. 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 Guzman, seconded by Commissioner S. Fernandez*  
**AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW.**

#### **Other Business**

8. **A.** Approval of Regular Meeting Minutes for November 19, 2012

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

Motion made by Chairman Berchelmann, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR NOVEMBER 19, 2012.**

- B.** Discussion and action on Ordinance 010917  
Ms. Velázquez explained that Ordinance 010917 prevents the non-contributing buildings in the Downtown historic district from

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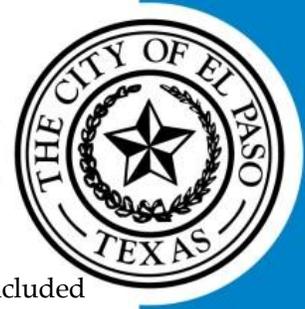
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complying with guidelines. Previous discussions have included recommending repealing the ordinance.

Commissioner Guzman noted that property owners in Downtown may have purchased particular buildings because they are non-contributing. He confirmed that repealing or modifying the ordinance would require council action.

Ms. Velázquez explained that repealing the ordinance means that the owners of non-contributing properties would be treated the same as owners of properties in the remaining historic districts. If the owner of a non-contributing property wants to propose work that cannot be approved administratively s/he has the option of presenting it to the HLC. If the HLC denies the application, the property owner may appeal to City Council.

Chairman Berchelmann asked if, with a repeal of this ordinance, changes have to conform to the guidelines. Ms. Velázquez responded that, for example with the Muir Building, an addition to that structure would not currently require HLC review but the demolition application was reviewed by the HLC because demolitions are not covered by the Downtown Historic District design guidelines.

Commissioner Guzman stated that the contributing and non-contributing buildings were designated after much work and thought. He felt that the designation made a great case for saving certain buildings and for spending political capital on the contributing buildings.

Commissioner Stephanie Fernandez noted that political climate at the time of designation had much to do with whether or not a building was designated as contributing or not. Other resources that had the potential to be contributing were not designated as such. We need to protect potential resources. This is a safety net so as to not lose potential resources.

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Commissioner Guzman explained that many of the properties are suffering from demolition by neglect and will continue to suffer if there is no development in downtown. He felt that repealing this ordinance will impede downtown development.

Commissioner Stephanie Fernandez explained that they are trying something similar at Fort Bliss by controlling the view shed and making sure that they maintain the historic context of the resource. You want something with similar materials and compatible adjacent to the historic resource. In all of the historic districts in El Paso, the Downtown historic district is the only one where an adjacent property does not have to be reviewed by the HLC. Everyone wants economic growth but it should be done correctly.

Commissioner Gomez clarified that by repealing the ordinance not all of the buildings will be contributing. Ms. Velazquez agreed and explained that everyone will be treated equally.

Commissioner Stephanie Fernandez stated that you want to preserve the context of the structures.

Commissioners asked staff to place this item for "Discussion and Action" on the next HLC agenda.

Motion made by Commissioner Moses, seconded by Commissioner S. Fernandez AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:11 P.M.

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