



**EL PASO HISTORIC LANDMARK COMMISSION MINUTES**  
**MARCH 3, 2010**  
**4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Mayor's Board Room, 10<sup>th</sup> Floor, City Hall Building, March 3, 2010, 4:00 p.m., with the following members present:

**Commission Members Present:**

Joseph Riccillo, Chair  
Hugo Gardea, Vice-Chair  
Joel G. Guzman  
Randy Brock  
Melissa Brandrup  
Ricardo D. Gonzalez  
Jim Booher (4:09 p.m.)

**Others Present:**

Tony De La Cruz, Planner  
Cynthia Osborn, Assistant City Attorney

Chair Riccillo called the meeting to order at 4:03 p.m.

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Chair Riccillo asked Staff if there were any changes to the agenda.

Mr. De La Cruz responded there are no changes.

**MOTION:**

Motion made by Commissioner Gardea, seconded by Commissioner Brandrup and unanimously carried **TO APPROVE THE AGENDA AS PRESENTED.**

No further discussion from the Commissioners. The vote was taken.

**AYES:** Commissioners Guzman, Brock, Brandrup, Gonzalez and Gardea

**NAYS:** N/A

**NOT PRESENT FOR THE VOTE:** Commissioner Booher

Motion passed. (5-0)

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**AGENDA**

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

There were none.

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

**Certificate of Appropriateness**

- |                       |   |
|-----------------------|---|
| <b>1. HPC10-00033</b> | Block 128, Lots 11 and 12, Government Hill Addition, City of El Paso, El Paso County, Texas |
| Location:             | 4709 Chesterfield   |
| Historic District:    | Austin Terrace  |
| Property Owner:       | Raymond Sweisford   |
| Representative:       | Raymond Sweisford   |

Representative District: #2  
Existing Zoning: R-4/H (Residential/Historic)  
Year Built: 1948  
Historic Status: Non-Contributing  
Request: Applicant proposes to install new 12' x 16' detached metal structure.  
Application Filed: 2/8/2010  
45 Day Expiration: 3/25/2010

Mr. De La Cruz gave a PowerPoint presentation and explained Staff had concerns regarding the exterior material for the proposed shed. There are no existing guidelines for Austin Terrace Historic District; therefore, the Magoffin Historic District guidelines, the closest historic district that most resembles Austin Terrace, were utilized. Per the language regarding "Auxiliary Buildings", Mr. De La Cruz, stated most auxiliary buildings were built at the same time and in the same style as the primary structure and contribute to the architectural character of the property. The same attention to detail should be taken while planning construction of a secondary structure.

Mr. De La Cruz explained the applicant proposed the following two options:

1. 12' x 16' barn style shed, single door, gambrel roof; or
2. 12' x 16' wide peak shed, single door, gable roof

Staff recommends denial of the first option; gambrel roof is not in keeping with the roof line of the existing home. However, Staff recommends approval of the second option with the following modifications:

1. That the siding preferably be wood siding veneer;
2. The shingles match the existing roof; and
3. Colors may be approved administratively.

Mr. Raymond Sweisford, property owner, explained Morgan Building manufactures shingled portable buildings with the option of hard board or smart board wood siding. Mr. Sweisford stated his portable building will have shingles that match the home and be built on a concrete pad.

**MOTION:**

Motion made by Commissioner Guzman, seconded by Commissioner Brandrup and unanimously carried **TO APPROVE STAFF SUPPORTED SECOND OPTION AND THE COLORS TO BE APPROVED BY STAFF.**

No further discussion from the Commissioners. The vote was taken.

**AYES:** Commissioners Guzman, Brock, Brandrup, Gonzalez, Gardea and Booher

**NAYS:** N/A

Motion passed. (6-0)

**Pre-Certificate of Appropriateness Review**

2. Legal Description: Block 35, Tract 8, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 8600 Alameda Avenue (Ysleta High School)  
Historic District: Ysleta  
Property Owner: Ysleta Independent School District  
Representative: MNK Architects  
Representative District: #6  
Existing Zoning: R-3/H (Residential/Historic)  
Year Built: 1928  
Historic Status: Landmark

Request: Applicant is requesting a Pre-Certificate of Appropriateness Review for future projects at Ysleta High School that will require a review by the HLC.

Chair Riccillo thanked MNK Architects for presenting their ideas to Commissioners prior to submitting proposed site plans.

Commissioner Booher recused himself from the meeting.

Ms. Reneé Jimenez, Moore Nordell Kroeger Architects, gave a PowerPoint presentation and explained the presentation relates to proposed roof, window and HVAC replacement for Ysleta High School, main building. Ms. Jimenez noted the majority of the presentation relates to windows; however, regarding the roof replacement, downspouts may be added and/or replaced. Proposed downspouts would match those currently existing.

Ms. Jimenez explained the main building was constructed in multiple years: 1927, 1929, 1980, 1991 and 1998. The firm proposes the following.

- 1927: Windows are currently wood, single pane, single hung. Approximately 100 windows to be replaced;
- 1929: Windows similar to 1927; however, 17 basement windows are steel. Approximately 150 windows to be replaced.
- 1980: Windows are currently aluminum; however, bottom of windows are fixed panel. Approximately 30 to be replaced;
- 1991: Windows are currently wood with vinyl clad. Approximately 30 windows to be replaced; and
- 1998: During previous remodeling, windows were replaced with aluminum and hollow metal windows; however, MNK Architects will not replace any windows.

Commissioner Gonzalez commented on replacing the evaporative cooling with refrigerated air.

Ms. Jimenez confirmed part of the project will be replacing the current HVAC system with refrigerated air.

Vice-Chair Gardea requested the firm research the possibilities of restoring the windows and installing storm windows in front of them.

Mr. Mervin Moore, principal, Moore Nordell Kroeger Architects, commented on the poor state of the current windows and stated trying to restore them would be laborious and cost prohibitive.

Ms. Jimenez explained the proposed window manufacturer is Andersen Windows.

Mr. Moore explained there is ponding on the roof. The firm is proposing to replace and/or install scuppers and downspouts.

**FOR THE RECORD** – Chair Riccillo stated the gentleman speaking was Mr. Mervin Moore.

No action was taken.

Commissioner's requests for the March 15, 2010 meeting:

1. Alamo Elementary School
2. Commissioner Gonzalez requested Magoffin Villas continue to be posted on HLC agendas.
3. 906 N Mesa Street
4. State National Bank lobby

3. 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. March 3, 2010 deadline for HLC members to request for agenda items to be scheduled for the March 17, 2010 meeting. March 17, 2010 deadline for HLC members to request for agenda items to be scheduled for the April 7, 2010 meeting.

Chair Riccillo explained the HLC meetings have been moved to Mondays, the next HLC meeting will be March 15.

**A. Alamo Elementary School**

Mr. Tony De La Cruz explained a letter has been drafted to the El Paso Independent School District Board of Trustees and Superintendent inviting them to discussions regarding Alamo Elementary. The letter has been reviewed and approved by the Development Services Department Director for mailing. Alamo Elementary School will be on the next HLC agenda for discussion and action.

**B. Magoffin Villas at 915, 917 and 1001 Magoffin Avenue and 1000, 1008 and 1010 Myrtle Avenue**

Mr. De La Cruz explained the plans are ready to issue, pending a contractor.

**C. El Paso and Southwestern Railroad Freight Depot at 420 Campbell Street**

Last year Commissioners heard a request to transform the Railroad Depot into a restaurant; however, since that time, there has been a change of plan. Parking lot and landscape improvements have been made; however, inspectors noticed a portion of the parking lot was not paved. Inspectors then requested full civil and grading plans be submitted prior to paving, as of yet, those plans have not been submitted. Mr. De La Cruz stated the owner of the building is Mr. Billy Abraham.

As he was driving past the property, Chair Riccillo noticed, there were Railroad employees cleaning the Depot building.

Mr. De La Cruz responded property to the east belongs to the Railroad.

**D. 906 N Mesa Street**

Mr. De La Cruz gave a PowerPoint presentation and explained the structure appears to have been built in 1920; however, he was unable to determine who the architect was. In 2008, the Building and Standards Commissions ordered the structure condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety and welfare and that the structures be secured and maintained secure. Recently, Mr. De La Cruz walked around the building and realized the structure was in an unsecure state, windows are open and vagrants can access the building. He noticed there structural damage to the parapets and some settling. In addition to the H-Overlay designation, Mr. De La Cruz explained, the building may also be eligible for the National Register. Staff will mail a letter to the property owner notifying him of the possible historic overlay designation and tax exemption/incentives for historically designated buildings.

Chair Riccillo requested Staff research additional information regarding the property; additionally, he felt it would behoove Commissioners to request an H-Overlay designation.

Commissioner Booher commented an interesting detail located approximately in the center of the building, on the south side. He wondered if this was previously an open stairwell.

Mr. De La Cruz responded the 1928 maps show the cutout of those stairs. Additionally, Housing Compliance Staff have taken photographs of the interior of the structure.

Chair Riccillo requested Mr. De La Cruz bring those photographs to the next HLC meeting.

Commissioner Gonzalez wondered if, at one time, the building had a name.

Mr. De La Cruz would research Commissioner Gonzalez's request.

#### **E. State National Bank lobby**

At the February 17<sup>th</sup> HLC meeting Commissioners requested Staff verify Code Compliance regarding the State National Bank lobby. Mr. De La Cruz explained the Development Services Department Director, Mr. Victor Torres, requested Staff research historically designated interiors to determine where we stand. Mr. De La Cruz went over documents regarding the State National Bank exterior and interior, from the backup material.

Commissioner Guzman wondered if it was the desire of the Commission to protect interiors.

Chair Riccillo explained Commissioners were told protecting interiors was not within Commissioners purview. Staff was asked to research any documentation whereby the six interiors were protected by city ordinance. Staff has been unable to locate any documents referencing protecting historically designated interiors.

Commissioner Gonzalez recalled a section of the Historic Landmark Commission ordinance authorizing Commissioners to protect historically designated interiors. He thought city council approved an ordinance sometime in the 1990's.

Mr. De La Cruz responded Staff has been unable to locate any documentation referencing protecting historically designated interiors. Staff will continue researching.

Vice-Chair Gardea wondered if Staff had access to ordinances creating H-Overlays for the six structures.

Mr. De La Cruz responded the State National Bank building was encompassed within the ordinance creating the Downtown Historic District, exteriors. The ordinance did not address specific interiors; however, he will research the ordinance language.

Commissioner Brandrup requested Mr. De La Cruz research the Certificate re: Designation as Historic executed 7 May 1992, #081558.

Mr. De La Cruz will research and provide information next HLC meeting.

#### **HLC Staff Reports**

##### **4. Design Guidelines regarding Manhattan Heights and Old San Francisco Historic Districts**

Mr. De La Cruz explained the design guidelines will continue to remain on HLC agendas until Council approves, per the request of the Chair. Mr. De La Cruz requested Commissioners redline their copies and bring with them for future discussions. Staff has received minor comments regarding driveways from the Manhattan Heights Neighborhood Association. The Neighborhood Association suggested driveways be located on the side of the home with access in the rear and/or driveways be located in the rear. Additionally the Manhattan Heights Neighborhood Association had concerns regarding the window section language and felt the language regarding alternative materials, specifically prohibiting the use of synthetic materials,

was too restrictive and may be cost prohibitive for some residents. The President of the Neighborhood Association requests the language be revisited.

Chair Riccillo suggested Commissioners and Staff discuss these Historic District Design Guidelines at an HLC meeting, specifically when no cases are posted on the agenda.

Regarding the Administrative Review Design Guidelines, Commissioner Guzman suggested Staff compile a one-page, bullet point document, explaining when a Certificate of Appropriateness would not be required or necessary. Additionally, Commissioner Guzman wondered when the Sunset Heights Historic District Guidelines would be available for review.

Mr. De La Cruz explained based on the outcome of Manhattan Heights and Old San Francisco Historic District Guidelines, he will begin drafting the Austin Terrace and Sunset Heights Historic District guidelines.

Vice-Chair Gardea asked when city council approves the Manhattan Heights and Old San Francisco Historic Districts Guidelines, will Staff be amending the ordinances that approved those historic districts. He was concerned residents of these historic districts would not be aware of design guideline requirements and/or be given an opportunity to add input or suggestions.

Mr. De La Cruz responded design guidelines are typically approved by resolution. He explained he would post the proposed design guidelines and public hearing meeting notices on the Historic Preservation website. There are over 650 properties within the Manhattan Heights Historic District alone; mailing notifications to all property owners would be costly. Additionally, notification would be via informative pamphlets distributed through the Development Service Department, in addition to, the HLC, City Plan Commission and City Council agendas.

#### **Development Services Department Report**

5. None

#### **Visionaries in Preservation Report**

6. A. VIP Manager Presentation  
B. Discussion and action regarding VIP issues

Mr. De La Cruz explained the ordinance regarding the proposed Visionaries in Action Plan will be on the March 9<sup>th</sup> City Council agenda for approval. He will be presenting the Action Plan to Council Members and invited Commissioners to come and lend their support. Additionally, Dr. Ainsworth will be present at the City Council meeting.

#### **Other Business**

7. A. Approval of Historic Landmark Commission Meeting Minutes.  
February 17, 2010

Chair Riccillo asked Commissioners if there were any corrections and/or revisions.

Chair Riccillo stated the City has posted the notice for the Historic Preservation Officer.

No further discussion, the vote was taken.

#### **MOTION:**

Motion made by Commissioner Booher, seconded by Commissioner Brandrup and unanimously carried **TO APPROVE THE HISTORIC LANDMARK COMMISSIONER MEETING MINUTES FOR FEBRUARY 17, 2010, AS SUBMITTED.**

**AYES:** Commissioners Brock, Brandrup, Gonzalez, Gardea and Booher

**NAYS:** N/A

**ABSTAIN:** Commissioner Guzman

Motion passed. (5-0)

**B.** Discussion and action regarding "Pictures for Preservation" photography project.

Chair Riccillo requested the item be posted on the next HLC agenda. Additionally, Chair Riccillo requested Mr. De La Cruz ask Ms. Osborn if Historic Landmark Commissioners have any history with the City regarding taking pictures of personal property, i.e., houses and ask her if there were consent forms on file. Chair Riccillo noted Mr. Ben Leal, Commissioner Leal's son, has set up a website and had some success already.

Regarding the AIA meeting last week, Chair Riccillo stated he was unable to attend; additionally, Commissioners Brandrup and Booher could not attend. Commissioners Brandrup and Booher will provide Mr. De La Cruz a contact name to solicit volunteers to collect data for the inventory on S. El Paso Street.

No action was taken.

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No other discussion.

**MOTION:**

Motion made by Chair Riccillo, seconded by Commissioner Brandrup and unanimously carried **TO ADJOURN THE MEETING AT 5:14 P.M.**

**AYES:** Commissioners Guzman, Brock, Brandrup, Gonzalez, Gardea and Booher

**NAYS:** N/A

Motion passed. (6-0)