



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

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2nd Floor, City Hall Building, May 3, 2010, 4:00 p.m., with the following members present:

Commission Members Present:

Joseph V. Riccillo, Chair
Hugo Gardea, Vice-Chair
Rick Suarez
Joel Guzman
Randy Brock
Ricardo D. Gonzalez
Jim Booher

Others Present:

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

Chair Riccillo called the meeting to order at 4:10 p.m.

AGENDA

I. CALL TO THE PUBLIC – PUBLIC COMMENT

There was none.

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

Mr. De La Cruz responded no changes, the agenda stands as presented.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Booher and unanimously carried to **APPROVE THE AGENDA AS IT STANDS.**

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

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, Gardea and Booher

NAYS: N/A

Motion passed. (6-0)

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- | | |
|--------------------------|---|
| 1. HPC10-00084 | Lots 27 and 28, Block 4, Mundy Heights Addition, City of El Paso, El Paso County, Texas |
| Location: | 1209 Prospect |
| Historic District: | Sunset Heights |
| Property Owner: | Robert and Amy O'Rourke |
| Representative: | Robert and Amy O'Rourke |
| Representative District: | #8 |
| Existing Zoning: | R-4/H (Residential Historic) |
| Year Built: | 1905 |

Historic Status: Contributing
Request: Certificate of appropriateness for the removal of two double hung windows and replacement with two double hung windows of lesser height.
Application Filed: 4/15/2010
45 Day Expiration: 5/30/2010

Mr. De La Cruz gave a PowerPoint presentation and explained the applicants are requesting a Certificate of Appropriateness for the replacement of two windows; the existing windows would be removed and replaced with smaller windows in the same location. Currently, the windows have a sill-to-finish floor height of 25"; however, most kitchen cabinets are 30-36". It would not be feasible to put cabinets under those windows; the applicants will lose approximately 15" in height (to the existing windows). The proposed windows will be double-hung, vinyl windows with the exterior color to match the existing windows.

STAFF RECOMMENDS APPROVAL WITH THE CONDITION THAT:

- 1. THE REPLACEMENT WINDOW SILLS MATCH THE EXISTING SILLS; AND**
- 2. THAT THE INFILL (DUE TO THE SMALLER SIZED WINDOWS) BE REPLACED WITH BRICK TO MATCH, OR COMPARABLE TO, THE EXISTING DIMENSIONS AND PAINTED TO MATCH THE EXISTING COLOR OF THE HOUSE.**

The Historic Preservation Division recommends APPROVAL WITH CONDITIONS of the proposed scope of work based on the following recommendations:

The Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources recommends the following:

- Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.*
- Using contemporary designs compatible with the character and mood of the building*

Due to a lack of design guidelines for the Manhattan Heights Historic District and based on Magoffin Historic Design Guidelines which recommend the following:

- The finish must be character with the overall appearance of the structure and adequately complement its style.*

Commissioners asked questions of Staff and the applicant regarding materials for the proposed window sills and windows.

Mr. De La Cruz responded there are a variety of ways the applicants could match the look, not necessarily the exact material. For example, the applicants could use concrete or perhaps jut out 2' x 4's and apply stucco. Staff's main objective is to retain the same look as the sills throughout the home.

Ms. Army O'Rourke, property owner, responded the home had been renovated prior to their moving in, including the replacement of all windows. It is her desire that the new windows match the existing vinyl windows. Ms. O'Rourke added she was leaning toward using concrete for the proposed sills.

Commissioner Booher asked Staff if Commissioners could approve the Certificate of Appropriateness with the requisite that the applicants match the existing sill conditions.

Ms. Osborn responded Commissioners can approve the request with condition(s).

Discussion amongst Commissioners

Vice-Chair Gardea concurred with Commissioner Booher's suggestion regarding matching the existing concrete sills.

Chair Riccillo asked if there was anyone in the audience who wished to speak either in favor of or opposition to the request. There were none.

1st MOTION:

Commissioner Booher moved **THAT COMMISSIONERS APPROVE THE REDUCTION OF THE FENESTRATION, AS DENOTED IN THE BACKUP MATERIAL, WITH THE CONDITION THAT THE EXISTING SILL CONDITIONS BE MAINTAINED.**

Ms. Osborn requested Commissioners address the Staff recommendation regarding filling the void with brick and matching the brick with existing dimensions, in their motion.

AMENDED MOTION:

Motion made by Commissioner Booher, seconded by Commissioner Guzman and unanimously carried to:

1. **ACCEPT THE REDUCED WINDOW AREA OF THE TWO OPENINGS, AS SHOWN IN THE BACKUP MATERIAL;**
2. **MAINTAIN THE EXISTING SILL CONDITION TO MATCH THE EXISTING ADJACENT WINDOW OPENINGS, AND**
3. **PROVIDE WALL MATERIALS, BRICK, TO MATCH THE ADJACENT EXISTING WALL CONDITIONS.**

Prior to the vote, Commissioner Gonzalez explained he has seen windows in homes whereby the outside window opening remains; however, the interior is filled in to raise the level to accommodate the kitchen cabinet.

Vice-Chair Gardea and Commissioner Suarez commented on the Commissioner Gonzalez's suggestion.

No further discussion from Commissioners. The vote was taken.

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, Gardea and Booher

NAYS: N/A

Motion passed. (6-0)

To the applicant, Chair Riccillo stated, he too has seen that style of window design (as suggested by Commissioner Gonzalez) and added you will save money. Furthermore, should you decide to implement the Commissioner's suggestion you would not need to return to the Historic Landmark Commission for approval.

2. **HPC10-00089** Lots 11 through 17, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas
- Location: 1725 Arizona Avenue
- Historic District: Independent Historic Structure
- Property Owner: City of El Paso
- Representative: City of El Paso
- Representative District: #8
- Existing Zoning: A-O/H/sc (Apartment- Office/ Historic/ special conditions)
- Year Built: 1907
- Historic Status: Significant
- Request: Certificate of Appropriateness for the rehabilitation of the structure. Installation of new ADA accessible ramps at side of home, new stairs

at rear of structure and the installation of an elevator at rear of structure and the reconstruction of a rear addition.

Application Filed: 4/19/2010

45 Day Expiration: 6/3/2010

Mr. De La Cruz gave a PowerPoint presentation and noted the City of El Paso had recently acquired the property, the Albert B. Fall Mansion. The proposed rehabilitation includes the installation of new ADA accessible ramp and stairs at the side of the home, the installation of an ADA accessible elevator at the rear, and the reconstruction of a rear brick, balconied addition. Current zoning, A-O/H/sc (Apartment/Office/Historic/special contract) requires the applicant to comply with a Detailed Site Plan to be reviewed and approved by City Council. Additionally, the City purchased the adjacent property for a proposed parking lot; access to parking lot via the alley. Regarding the Certificate of Appropriateness, Commissioners will take action on all ADA accessible features, renovations and upgrades. Basement upgrades include all mechanical, electrical, plumbing, heating and cooling in the server room. Second floor upgrades include the balcony and ADA accessible elevator, both items located in the rear. **STAFF RECOMMENDS APPROVAL OF THE ADDITION.**

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

The Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources recommends the following:

Reconstruction of missing elements:

- *If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate.*
- *However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.*
- *Designing new work to be compatible in materials, size, scale, and texture.*
- *Repainting with colors that are appropriate to the historic building or district.*

Elevator Addition and accessibility considerations:

- *Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*
- *Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.*
- *Designing new or additional means of access that are compatible with the historic building and its setting.*
- *Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.*

General Maintenance:

- *Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind – or with compatible substitute materials – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.*
- *Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.*
- *Repainting with colors that are appropriate to the historic building or district.*

Mr. De La Cruz noted the stained glass window will remain intact; the view will not be obstructed as the stairs will be at a substantially lower level than the window. The elevator will serve the first and second floors only; it will not go to the basement. He reiterated there will be no change to the appearance of the structure other than the proposed elevator, ramp and addition.

Mr. Fred Perez, architect, representing ARTchitecture, Inc., explained the structure will be renovated to become a private practice MHMR facility providing counseling services to soldiers returning from overseas and their families. Mr. Perez explained the proposed upgrades/renovations to the interior/exterior of the structure as follows; the firm intends to maintain the structure intact, the stain glass window to be refurbished, addition of a small patio/porch on the second floor with stairs leading to the ground floor, the proposed ADA accessible elevator to be located in the rear of the structure. The entire structure will be repainted white, all windows will be refurbished to include any necessary woodwork due to deterioration, the brick will be painted, color of the brick not yet determined. Renovations to the front rock wall include exposing the currently plastered over rock. Landscaping includes reintroducing tall Italian cypress trees, to be located on both sides of the main entrance as you walk into the facility. Entry to the facility will be on the side of the structure, to provide easy access to the handicap ramp.

In response to Commissioners questions, Mr. Perez explained:

Handicap Ramp

The stairs and handicapped ramp, to be located in the rear of the structure, will maintain the same stone base as currently exists. The ramp will be concrete with wood balusters to match the front and side porch balusters. Due to space and elevation differences, we could not implement a switchback parallel to the building without destroying the steps leading to Cliff Street.

Roofline of elevator tower/shaft

The roofline will extend out, following the same slope. We are proposing to use the same materials on the eve and the soffit will follow the same profile. The elevator tower/shaft will be solid brick and located in the rear of the structure.

Shingles

The roof and shingles need to be evaluated to determine what condition they are in.

Color of the brick for purposed elevator tower/shaft and first floor

Matching the existing brick color, style, shape and detail will be difficult, without painting it. He suggested giving the brick a distinct color, red or a yellowish hue. He will come before the Commission at the time the color of brick has been determined.

Commissioners requested the brick not be sandblasted or painted, re-pointing and sealing the brick would be best. At the time the color of the brick is determined, Mr. Perez will come before Commissioners for approval.

Red Brick Wall

Due to deterioration, the wall between the structure and parking lot will be rebuilt to match the existing stone finish.

Chair Riccillo asked if Commissioners had additional questions/comments for Mr. Perez and/or Staff.

Although Commissioners have no purview regarding the adjacent parking lot, Chair Riccillo requested that there be landscaping in front of the parking lot. Parking lots can be detrimental to the appearance of an historic structure.

Mr. De La Cruz explained the Site Plan does not stipulate the type of landscaping; however, it does call for landscaping facing Arizona. Removing the stucco from the rock wall located in front of the property was not included in the application as submitted.

Regarding the proposed elevator, Mr. De La Cruz explained, if the structure is no more than two stories and the square footage of those floors is less than 3,000 square feet, they might be exempt from an elevator. He will research Texas Accessibility Standards to ensure whether or not the building requires an elevator, may be a substantial cost savings.

Chair Riccillo asked if there was anyone in the audience who wished to speak either in favor of or opposition to the request. There were none.

MOTION:

Motion made by Commissioner Suarez, seconded by Commissioner Gardea and unanimously carried to **APPROVE SUBJECT TO:**

1. **STONE TREATMENT AROUND THE STAIRS AND REAR PORTION WITH THE ELEVATOR, AND THE HANDICAPPED RAMP;**
2. **COMMISSIONERS REVIEW AND APPROVAL OF THE FINAL BRICK SELECTED AND TREATMENT AT THE REAR OF THE BUILDING; AND**
3. **NO SANDBLASTING**

No further discussion from Commissioners. The vote was taken.

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, Gardea and Booher

NAYS: N/A

Motion passed. (6-1)

Prior to the discussion, Chair Riccillo reminded Commissioners May 3rd is the deadline for members to request agenda items for the May 17th meeting and May 17th is the deadline to request agenda items for the June 7th meeting.

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

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

No new information; plans have been in the "Hold for Corrections" pending a contractor for the last three months.

B. 1701 North Stanton Street

No new information; property owners are still pending the timeline given them by the Building and Standards Commission.

C. 906 North Mesa Street

No new information.

May 17, 2010 HLC Agenda

Chair Riccillo requested Alamo Elementary School be posted.

HLC Staff Reports

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

Mr. De La Cruz stated he has received redlined copies from some of the Commissioners and urged Commissioners who have not submitted their copies if they could do so at their earliest convenience.

Last Tuesday evening, Mr. De La Cruz presented the proposed Manhattan Heights Historic District guidelines to the Manhattan Heights Neighborhood Association and received positive feedback from attendees, overall. Due to increased costs when replacing windows, a request/suggestion was made to allow synthetic materials, e.g., vinyl with a wood grain look. Mr. De La Cruz wants to give Commissioners and members of the public ample opportunity to review and submit their comments/suggestions; therefore, rewriting the guidelines would begin sometime next month.

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

Chair Riccillo thanked Mr. De La Cruz for the very helpful information.

Development Services Department Report

5. None

Visionaries in Preservation Report

6. VIP Manager Presentation

Mr. De La Cruz explained he would be contacting Task Force Leaders/Members so that they can revisit assigned tasks as determined via Visionaries in Preservation Action Plan meetings.

7. Discussion and action regarding VIP issues

See above

Other Business

8. A. Discussion and action regarding "Pictures for Preservation" photography project

At the El Paso Preservation Alliance, Commissioner Gonzalez explained, there was lengthy discussion regarding the proposed project; however, no real decision was made.

Chair Riccillo will forward the El Paso Preservation Alliance website address to Mr. De La Cruz to distribute to those interested in viewing the photos posted; there are several examples of historic properties. We might be able to use information from the website to create a database of historic structures which could be useful for VIP and inventory.

Ms. Osborn explained the Historic Landmark Commission has no real role in the project; other than expressing their support of the project. Furthermore, the City cannot provide legal advice to outside entities. Commissioners can request Staff post the item on the agenda for updates.

**B. Approval of Historic Landmark Commission Meeting Minutes
April 5, 2010 and April 19, 2010**

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

MOTION:

Motion made by Commissioner Suarez, seconded by Commissioner Guzman and unanimously carried **TO APPROVE THE APRIL 5, 2010 AND APRIL 19, 2010 MINUTES.**

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

APRIL 5, 2010

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, Gardea and Booher

NAYS: N/A

Motion passed. (6-0)

APRIL 19, 2010

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, and Gardea

NAYS: N/A

ABSTAIN: Commissioner Booher

Motion passed. (5-0)

No other discussion.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Suarez and unanimously carried **TO ADJOURN THE MEETING AT 5:34 P.M.**

AYES: Commissioners Suarez, Guzman, Brock, Gonzalez, Gardea and Booher

NAYS: N/A

Motion passed. (6-0)