



**EL PASO HISTORIC LANDMARK COMMISSION MINUTES
MAY 17, 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 17, 2010, 4:00 p.m., with the following members present:

Commission Members Present:

Joseph V. Riccillo, Chair
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 Chair Riccillo, seconded by Commissioner Brock and unanimously carried to **APPROVE THE AGENDA AS IT STANDS.**

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

AYES: Commissioners Brock, Gonzalez and Booher

NAYS: N/A

Motion passed. (3-0)

Certificate of Appropriateness

- | | |
|--------------------------|---|
| 1. HPC10-00096 | Being the North 137.5 feet of Lots 12 to 26, Block 9, Sunset Heights Addition, City of El Paso, El Paso County, Texas |
| Location: | 628 W. Yandell Avenue |
| Historic District: | Sunset Heights |
| Property Owner: | Gregory Brady and Katherine Lehmann |
| Representative: | B.A.R. Construction |
| Representative District: | #8 |
| Existing Zoning: | R-4/H (Residential Historic) |
| Year Built: | 1910 |
| Historic Status: | Contributing |
| Request: | Certificate of appropriateness for the remodeling of an existing upper-level balcony and first level sunroom. |

Application Filed: 5/05/2010
45 Day Expiration: 6/19/2010

Mr. Tony De La Cruz gave a PowerPoint presentation and explained the applicant is seeking approval for the remodeling of an existing upper-level balcony and first level sunroom. Scope of work entails removing the second floor façade and replacing with wrought iron; proposed wrought iron will mimic the existing wrought iron found at the front of the property. Second floor exterior remodeling includes the removal and replacement of three windows and exterior stucco; proposed windows will be aluminum, single-hung, proposed stucco color will be Canyon Tan. The sunroom size and shape will remain as it currently exists. Screened-in mesh to be replaced with 42" wrought iron fence, aesthetics will showcase the rear façade. The rear façade is currently hidden due to the screened in porch. Regarding the proposed evaporative cooler, Mr. De La Cruz noted, Staff recommends relocating the proposed evaporative cooler to a location not visible from Los Angeles Street.

- 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:

- *New work, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.*
- *New work shall be differentiated from the old and will be compatible with the historic material, features, size, scale, proportion and massing to protect the integrity of the property.*
- *Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured.*
- *Removing non-significant buildings, additions or landscape features which detract from the historic character of the structure.*
- *Staff recommends relocating the evaporative cooler to a portion not visible from Los Angeles Street.*

At this time, Mr. De La Cruz reviewed the proposed window modifications, stucco color and placement of the one over one grid pattern.

Questions for Staff

Chair Riccillo questioned whether or not the door and window openings for the proposed second floor balcony will change. Commissioner Gonzalez questioned what Staff meant by "the appearance of double-hung windows"; additionally, had Staff discussed using alternative materials, other than stucco, with the applicant during the application process.

Regarding whether or not the door and window openings would be changed; Mr. De La Cruz deferred the question to the contractor. Mr. De La Cruz explained he defines single-hung windows as windows that open with one sash; double-hung windows open with both sashes. In looking at other buildings around the Sunset Heights neighborhood; particularly the Caruso Apartments which utilizes a combination of brick and stucco, he felt stucco would be more appropriate than vinyl siding. The house across the street from the applicant's home is brick with stucco exterior.

Commissioners had no further questions of Staff.

Questions for the Contractor

Mr. Ted Brady, representing B.A.R. Construction, explained the doors and windows on the second floor will not change; incidentally, the original flooring will be retained. He commented on how well the applicants have taken care of the exterior and interior of the home. Regarding the evaporative cooler, Mr. Brady explained, the intention was to install a small 14' x 14' refrigerated air window unit.

Commissioners had no further questions for Mr. Brady.

Questions for the property owner

Katherine Lehmann commented on other structures in the neighborhood with stucco exteriors. She explained the existing wood siding has damaged the exterior wall and caused water to leak into the bedroom below, reiterating why she prefers a stucco exterior.

Commissioners had no further questions of the property owner

Discussion amongst Commissioners

There was none.

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 Brock, seconded by Chair Riccillo and unanimously carried **TO APPROVE PER STAFF RECOMMENDATION AND TO ALLOW THE LOCATION OF THE EVAPORATIVE COOLER TO REMAIN ABOVE THE DOOR.**

No further discussion from Commissioners. The vote was taken.

AYES: Commissioners Brock, Gonzalez and Booher

NAYS: N/A

Motion passed. (3-0)

After the vote, Commissioners discussed compatibility and consideration of synthetic wood material.

Chair Riccillo noted May 17th is the deadline for items to be requested for the June 7th meeting and June 7th is the deadline for the June 21st meeting. Prior to the discussion, Chair Riccillo requested Staff and Commissioners address items A, C and D first. He would recuse himself from the discussion regarding item B. Alamo Elementary School at 500 South Hills Street.

2. 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 17, 2010 deadline for HLC members to request for agenda items to be scheduled for the June 7, 2010 meeting. June 7, 2010 deadline for HLC members to request for agenda items to be scheduled for the June 21, 2010 meeting.

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

No status change.

B. Alamo Elementary School at 500 South Hills Street

After the discussion regarding 906 North Mesa Street, Chair Riccillo recused himself from the discussion regarding Alamo Elementary School.

Mr. De La Cruz explained he gave a PowerPoint presentation regarding Alamo Elementary at the May 26th City Plan Commission meeting. Commissioners approved the motion; split vote 4-

3, to proceed with the request for a City initiated historic designation. There was serious discussion amongst Commissioners regarding cooperation, or lack thereof, between EPISD and the Historic Preservation Office. He explained to the Commissioners he sent letters to EPISD for every instance the property would be discussed at Historic Landmark Commission meetings. Copies of those letters were presented to the Commission. Mr. De La Cruz stated he did receive a letter from EPISD; however, no representative(s) has/have been present at any of the HLC or CPC meetings. City Plan Commissioners expressed their concern why EPISD had not been represented at any of those meetings. A minority report request was made by one of the Commissioners; the report will be included in the backup material when the item is presented to City Council at the May 25th City Council meeting.

Additionally, Mr. De La Cruz received a letter from the Texas Historical Commission which states should the non-contributing portions be removed; Alamo Elementary School may be eligible for the National Register. The letter was included in the backup material presented to City Plan Commission and will be included as part of the backup material for City Council.

After the discussion, Chair Riccillo returned.

C. 1701 North Stanton Street

No status change. Structure is located at the corner of Stanton and Murchison, within the NCO (Neighborhood Conservancy Overlay) District. The Building and Standards Commission ordered a stay of execution for the gazebo to allow the property owners to obtain structural drawings and verification whether or not the gazebo could be rebuilt or rehabilitated, in an updated condition, yet retain the gazebo carport. Mr. De La Cruz would contact Mr. Bill Stern, Chief Building Official, and request an update.

Chair Riccillo noted this is a Trost home and suggested Commissioners discuss possibly designating the property H-overlay at the next HLC meeting.

D. 906 North Mesa Street

No status change. Mr. De La Cruz mailed a letter to property owner, approximately two weeks ago, regarding benefits of designating property historic. He has not received a response from the property owner as of today.

HLC Staff Reports

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

Mr. De La Cruz explained he has inserted text providing guidance regarding what issues require Administrative Review and what issues require presentation before Historic Landmark Commissioners, with schematic. He has not received any comments/responses from members of the Manhattan Heights Neighborhood Association. If by the end of the month he has not received additional comments he will formally begin the process of approving the design guidelines for Manhattan Heights and Old San Francisco Historic Districts.

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 providing Commissioners the list of Administrative Review cases since last HLC meeting.

Regarding HPC10-00099, 8921 Alameda, Commissioner Gonzalez asked what type of structure is on the property.

Mr. De La Cruz responded it is a non-contributing, three-bay commercial structure.

Development Services Department Report

4. None

Visionaries in Preservation Report

5. VIP Manager Presentation

Mr. De La Cruz is coordinating with the State Historic Preservation Office and County Historical Commission to organize a meeting June 28th. The SHPO has requested the meeting be held in an historic structure or location.

6. Discussion and action regarding VIP issues

See above

Other Business

For the June 7th HLC meeting, Chair Riccillo requested Staff place an item on the agenda regarding the Application for Historic Markers.

7. Approval of Historic Landmark Commission Meeting Minutes.
May 3, 2010

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

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Booher and unanimously carried **TO APPROVE THE MAY 3, 2010 MINUTES AS PRESENTED.**

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

AYES: Commissioners Brock, Gonzalez and Booher

NAYS: N/A

Motion passed. (3-0)

No other discussion.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Brock and unanimously carried **TO ADJOURN THE MEETING AT 5:45 P.M.**

AYES: Commissioners Brock, Gonzalez and Booher

NAYS: N/A

Motion passed. (3-0)