



**EL PASO HISTORIC LANDMARK COMMISSION MINUTES
JULY 12, 2010
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in Council Chambers, 2nd Floor, City Hall Building, July 12, 2010, 4:00 p.m., with the following members present:

Commission Members Present:

Joe Riccillo, Chair
Hugo Gardea, Vice-Chair (5:02 p.m.)
Joel Guzman
Randy Brock
Jim Booher

Others Present:

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

Chair Riccillo called the meeting to order at 4:15 p.m.

AGENDA

I. CALL TO THE PUBLIC – PUBLIC COMMENT

There was none.

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

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

Due to Commissioner Booher having to recuse himself for the discussion and abstain from voting on agenda item 1. HPC10-00120, Chair Riccillo requested Commissioners discuss agenda item 2. HPC10-00136 first and continue with the agenda as presented until Vice-Chair Gardea arrived.

MOTION:

Motion made by Commissioner Brock, seconded by Chair Riccillo and unanimously carried **TO APPROVE THE AGENDA AS IT STANDS.**

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

AYES: Commissioners Guzman, Brock and Booher

NAYS: N/A

Motion passed. (3-0)

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- 2. HPC10-00136** Block 102, Lots 10 and 11, Government Hills Addition, City of El Paso, El Paso County, Texas
- Location: 4500 Hastings
- Historic District: Austin Terrace
- Property Owner: Timothy T. & Suzanne Gutierrez
- Representative: Timothy T. Gutierrez
- Representative District: #2

Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1924
Historic Status: Contributing
Request: Applicant is requesting a Certificate of Appropriateness for the removal of an existing tile roof and replacement with three dimensional shingles.
Application Filed: 7/01/2010
45 Day Expiration: 8/15/2010

Mr. De La Cruz gave a PowerPoint presentation and explained the applicant was requesting a Certificate of Appropriate to remove existing slate/pumus roofing material. Mr. De La Cruz opined the slate/pumus roofing material was original to the house; additionally, over the last 75 years, shingles and tiles have cracked in some areas. Staff also considered the existing material and noted a portion of the corner of the house shows evidence of settling and cracking of the actual structure. Mr. De La Cruz explained placement of concrete material would further implicate the structural stability of the roofing system. Per the PowerPoint presentation, Mr. De La Cruz, presented several photos of the existing roof shingles and proposed three dimensional shingles, in different colors. The proposed three dimensional shingles will retain some of the characteristic look and are not as expensive as terra cotta or concrete tile roof. Staff distributed several cost estimates for Commissioners review, minimal cost \$30,000.00.

Mr. De La Cruz referred to the Secretary of Interior's Standards for the Treatment of Historic Properties and recommends the following:

- Identifying, retaining and preserving roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color and patterning.
- Replacing in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Mr. De La Cruz explained there are a number of homes in the Austin Terrace Historic District area with the same type three dimensional shingles. He noted the application does not include any structural work to the frame; however, he recommended the applicant document the existing structure for future reference in the event Inspectors request structural reports verifying the existing roof structure's ability to support the new roofing material.

Mr. Tim Gutierrez, applicant, stated no roof framing will be removed and replaced; however, some rotting pieces may need to be removed. Those pieces would be replaced with the same size/same material.

Commissioners Guzman, Booher and Brock commented on the composition, style and look of three dimensional architectural shingles.

Regarding the interior, Chair Riccillo felt it would be better to repair rather than replace.

Mr. Gutierrez responded the house, as it stands, is uninsurable; the roof needs to be replaced. He provided a copy of the document given him from his insurance agent explaining why the home was uninsurable.

Chair Riccillo stated he did not want to set a precedent in approving this request.

Commissioner Guzman noted Commissioners are authorized to consider each request individually.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Brock and unanimously carried **TO APPROVE THE CERTIFICATE OF APPROPRIATENESS AND TO COORDINATE WITH STAFF REGARDING THE COLOR OF THE SHINGLE(S).**

AYES: Commissioners Guzman and Brock

NAY: Commissioner Booher

Chair Riccillo requested an oral vote from the Commissioners.

AYES: Commissioners Guzman, Brock and Chair Riccillo

NAY: Commissioner Booher

Motion passed (3-1)

Chair Riccillo reminded Commissioners July 12th was the deadline for HLC Commissioners to request agenda items scheduled for the July 26th meeting and July 26th was the deadline for members to request agenda items to be scheduled for the August 9th 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. July 12, 2010 deadline for HLC members to request agenda items to be scheduled for the July 26, 2010 meeting. July 26, 2010 deadline for HLC members to request agenda items to be scheduled for the August 9, 2010 meeting.

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

Mr. De La Cruz stated plans are being held in the "hold for corrections" bin pending contractor selection; no permits have been issued. Typically, if there is no activity within 180 days on a particular building submittal, the applicants are notified and requested to either pick up their plans or pull them for permit.

B. Alamo Elementary School at 500 South Hills Street

At the June 29th City Council meeting Council authorized Staff to proceed with a City-initiated Historic Overlay. At this time, Mr. De La Cruz is drawing the Detailed Site Development Plan, as required per the rezoning application; he anticipates presenting the drawings to Commissioners in the near future. Staff Engineers will verify all drawings previously submitted surveys. He hopes to present the drawings to Commissioners for the rezoning in the very near future.

C. 906 North Mesa Street

Approximately three weeks ago, Mr. De La Cruz mailed a letter to the property owner inviting him to consider designating the property with an H-Overlay; to date there has not been any response. Code Compliance is also attempting to contact the property owner regarding the property being open and abandoned and attracting vagrants.

HLC Staff Reports

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

At this time, Mr. De La Cruz is drafting the Ordinance for City Council regarding adopting the Manhattan Heights and Old San Francisco Historic District Design Guidelines. He will email the revised version of the Manhattan Heights Design Guidelines for Commissioners review; additionally, hard copies will be presented at the July 26th HLC meeting.

Manhattan Heights - Windows

He commented on the push toward vinyl windows and Commissioners desire to prohibit the use of synthetic materials; the concern being the cost in replacing windows. The Manhattan Heights Neighborhood Association has requested Commissioners consider allowing synthetic materials regarding basic grid patterns/matching the overall look of the older windows.

Manhattan Heights - Stamped Concrete

In researching other City ordinances, Mr. De La Cruz noted, it is prohibited to have stamped concrete in historic districts. Commissioner Gardea had previously stated nowadays stamped concrete can be made to look like brick pavers in available patterns.

Specifically as it relates to these historic areas, Commissioner Booher felt there should be integrity inherent in the materials that are brought before the Commission. He added when you start using materials to assimilate other materials it loses something in the process.

In doing research regarding compatible materials, Chair Riccillo was told Commissioners need to define "compatible materials". He suggested holding a Training Session meeting where Commissioners can discuss windows, stamped concrete, compatible materials, more specifically regarding "sleeper porches".

Mr. De La Cruz noted in looking at the Administrative Design Guidelines it states if the window maintains the similar appearance, then materials should not be a factor. The Administrative Design Guidelines were written in 1996 and are utilized when the historic district does not have design guidelines. He agreed the historic preservation ordinance should be amended to define "compatible materials". He mentioned Commissioners have had lengthy discussions regarding the use of stucco and siding.

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

Mr. De La Cruz noted the vast majority are simple reroofing and rock wall requests.

Downtown Historic District

Regarding 300 E. San Antonio – the property owner submitted a Certificate of Appropriateness request to remove plywood from boarded windows and replace with glass panes, as well as, repainting window frames with a color to match existing color.

Development Services Department Report

5. N/A

Visionaries in Preservation Report

6. VIP Manager Presentation

Mr. De La Cruz and approximately 15 to 20 individuals met with the State Historical Commission last week to discuss the Statewide Historic Preservation Plan. He will begin contacting the Visionaries in Preservation Task Force members next week to begin developing short term goals. One of the goals established during the Visionaries in Preservation meetings was to develop Historic District Guidelines for historic districts without guidelines. For the July 26th HLC meeting, he will provide a basic update of those goals that City departments are already working on.

7. Discussion and action regarding VIP issues

No action. Please see above discussion.

Other Business

8. A. Discussion and action on recommending an Independent H-Overlay designation for the property located at 1701 North Stanton Street.

Mr. De La Cruz was unable to determine who designed the home; he thinks this is a Trost home. He discussed the property with Representative Ann Lilly; Representative Lilly is in agreement to investigate the possibilities of designating the property H-Overlay. Mr. De La Cruz would like to first reach out to the property owner to see if he would be willing to designate the property with an H-Overlay. He has concerns with a City initiated H-Overlay due to the expenditure of City funds in preparing the required documents; realistically, it should be the property owner's responsibility to provide them.

Chair Riccillo reiterated Commissioners requested Staff determine who the architect was. Additionally, he did not want to proceed with the H-Overlay designation if the property was not worthy of such a designation.

Mr. De La Cruz was unsure if the Building Standards Commission had taken action regarding the detached gazebo.

Chair Riccillo thought the columns had been rebuilt and asked Staff to verify.

B. Discussion and action on nominating procedure for historic landmark recognition plaques.

Mr. De La Cruz explained he used the Fredericksburg, Virginia nomination form as a guide. He stated it is important that the property owner be included in the nominating procedure. Property owners must provide a detailed historical account of the property. He added properties located within the National Registered Historic Districts, not locally designated historic, Rio Grande and Montana, would also be eligible. Staff included a \$100 application fee, or whatever amount the Commission finds acceptable, the fee would be used to facilitate the purchase of future plaques. The Review Committee would review and make recommendations then forward those recommendations to the Historic Landmark Commission for approval. Mr. De La Cruz requested Commissioners review the draft application form and have suggestions/corrections ready for the next HLC meeting.

At least for the first year or two, Chair Riccillo suggested there not be a fee, the fee may deter those who would like to submit nominations. He noted the nominating subcommittee is minus one of the members and requested Staff place an item on the next agenda to nominate a replacement.

C. Discussion and action on nomination of new member to Historic Landmark Designation subcommittee.

No action was taken.

D. Approval of Historic Landmark Commission Meeting Minutes.

May 17, 2010

Chair Riccillo asked if Commissioners had corrections/revisions. There were none.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Brock and unanimously carried **TO APPROVE THE MAY 17, 2010 MEETING MINUTES.**

AYES: Commissioners Guzman, Brock and Booher
NAYS: N/A

Motion passed. (3-0)

Vice-Chair Gardea had not yet arrived. Chair Riccillo explained due to Commissioner Booher's affiliation with the property owner, he will have to recuse himself from the meeting and abstain from voting. In so doing, there will not be a quorum.

Commissioner Booher explained he is employed by Ysleta Independent School District and is also involved as the property owner's representative for this project.

1st MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Brock and unanimously carried **TO POSTPONE HPC10-00120 TO THE JULY 26TH HISTORIC LANDMARK COMMISSION MEETING, IF IT DOES NOT OCCUR BEFORE THE 45 DAY EXPIRATION THEN THE APPLICATION MOVES FORWARD AS PRESENTED.**

AYES: Commissioners Guzman, Brock and Chair Riccillo
ABSTAIN: Commissioner Booher

Motion passed (3-0)

1. **HPC10-00120** 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: Certificate of Appropriateness for window replacement in the main building and HVAC upgrades
Application Filed: 6/9/2010
45 Day Expiration: 7/24/2010

Following the vote, Chair Riccillo asked Staff to email Commissioners requesting an emergency meeting for Monday, July 19th. He requested Commissioners notify Staff one week in advance whether or not they will be attending the Historic Landmark Commission. Additionally, Staff will verify Commissioner's attendance the day of the meeting.

No other discussion.

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and unanimously carried **TO ADJOURN THE MEETING AT 5:01 P.M.**

AYES: Commissioners Guzman, Brock and Booher
NAYS: N/A

Motion passed. (3-0)

- - - - -

FOR THE RECORD - Immediately following the adjournment vote, Vice-Chair Gardea arrived.

The Historic Landmark Commission meeting was reconvened at 5:02 p.m.

FOR THE RECORD – Commissioner Booher recused himself from the meeting and would abstain from the vote.

1. HPC10-00120	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:	Certificate of Appropriateness for window replacement in the main building and HVAC upgrades
Application Filed:	6/9/2010
45 Day Expiration:	7/24/2010

Mr. De La Cruz gave a PowerPoint presentation and explained the applicant was requesting a Certificate of Appropriateness for the replacement of all single hung windows in the main building and HVAC upgrades. Originally built in 1928, the school has been given a Landmark designation within the Ysleta Historic District; later additions have been designated both contributing and non-contributing.

Windows

The applicant is requesting to remove/replace 95% of the existing windows; additionally, the applicant proposes to refurbish windows adjacent to the entrance. The applicant proposes using Andersen, Flexiframe, true divided lighted grills, interior color – exposed pine, exterior color – white aluminum clad.

HVAC

The applicant is also requesting an upgrade to the existing HVAC system. Staff has concerns regarding the exposed ductwork, would the ducts be visible from the street. Staff has recommended approval with modifications. If, at the time of construction, the ductwork is visible from the street, Staff requests the applicant move the ductwork further back or mitigate the situation appropriately.

Ms. Renee Jimenez, representing Moore, Nordell, Kroeger Architects, noted the Andersen windows were originally presented; however, we went into more detail and specificity. She explained there are approximately 400 windows; we will be replacing 350. Of those 350 windows, we have provided an alternate recommendation to refurbish 26 windows. Ms. Jimenez explained in detail the appearance of the refurbished and pop-out windows. Ms. Jimenez explained they are proposing to exchange the fan coil units into refrigerated air. Regarding the ductwork that goes over the parapet, Ms. Jimenez explained, the wall is a three hour wall which

we are not able to penetrate. There are fire dampers, available in two hour and below. She noted all air handler units are not exposed from the view to the front; however, from across the street, there is approximately two feet of visible ductwork. During the construction phase, there may be a possibility of moving the ductwork further back.

Chair Riccillo referred to the Ysleta Design Guidelines *“Windows should be repaired rather than replaced. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original.”* Chair Riccillo noticed the representative was unable to match the material.

Mr. De La Cruz referred to The Guide to the Identification and Preservation of El Paso’s Cultural, Historic and Architectural Resources recommendation *“Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.”*

Vice-Chair Gardea stated as long as the windows have the appearance of operable windows and the configuration that matches what was historic. He felt it was a good compromise.

MOTION:

Motion made by Chair Riccillo, seconded by Vice-Chair Gardea and unanimously carried **TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR HPC10-00120 WITH THE CAVEAT THAT IF THERE IS ANYWAY TO PUSH THAT DUCTWORK AS FAR OUT OF VIEW AS POSSIBLE THAT WE DO SO.**

AYES: Commissioners Guzman, Gardea and Brock

NAYS: N/A

ABSTAIN: Commissioner Booher

Motion passed. (3-0)

MOTION:

Motion made by Chair Riccillo, seconded by Commissioner Guzman and unanimously carried **TO ADJOURN THE HISTORIC LANDMARK COMMISSION MEETING AT 5:16 P.M.**

AYES: Commissioners Guzman, Gardea, Brock and Booher

NAYS: N/A

Motion passed. (4-0)