



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
MARCH 11, 2013
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2nd Floor, City Hall Building, February 25, 2013, 4:00 p.m.

The following commissioners were present:

Vice Chair Stephanie Fernandez
Commissioner Cesar Gomez
Commissioner Beatriz Lucero
Commissioner John Moses
Commissioner Randy Brock
Commissioner Ricardo Fernandez
Commissioner Edgar Lopez

The following commissioner was absent:

Chairman David Berchelmann

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-Chair Stephanie Fernandez called the meeting to order at 4:12 p.m., quorum present.

CHANGES TO THE AGENDA

None.

Ms. Velázquez introduced newly appointed Commissioner Edgar Lopez.

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Ms. Velázquez announced that the next HLC meeting location is tentatively scheduled to be held at the El Paso Main Library first floor in the Maud Sullivan Gallery. However, commissioners will be notified if there are any changes to the meeting location.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. PHAP13-00004: Lot 29 and 30, Block 89, Government Hill Addition, City of El Paso, El Paso County, Texas.
- Location: 4404 Chester
- Historic District: Austin Terrace
- Property Owner: Hilda M. Salazar
- Representative: Hilda M. Salazar
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1925
- Historic Status: Contributing
- Request: Certificate of Appropriateness for structural modifications to front patio columns, new construction of side and rear additions, side carport addition, 8 foot tall rockwalls at sides and rear property lines, and hardscape of front yard exceeding 50%.
- Application Filed: 03/04/13
- 45 Day Expiration: 04/18/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for structural modifications to front patio columns, new

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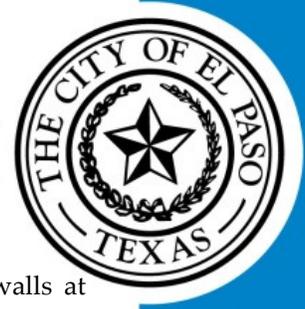
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construction of side and rear additions, side carport addition, 8 foot tall rockwalls at sides and rear property lines, and hardscape of front yard exceeding 50%.

STAFF RECOMMENDATION

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

The Design Guidelines for El Paso’s Historic Districts, Sites, and Properties recommend the following:

- *New construction should maintain the building emphasis whether vertical or horizontal.*
- *Introduce additions in locations that are not visible from the street—generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but, subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building’s form and character defining features are not obscured, damaged, or destroyed.*
- *Retain historic driveways and walkways, including steps and sidewalks, in their original locations.*

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- *When deteriorated, repair with materials that match or are compatible to the original.*
- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.*
- *Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry.*
- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*

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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.

Recommended Modifications: That additional drought tolerant ground cover plants be installed as part of the proposed landscape plan.

Mr. Ray Marquez, representative, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Commissioner Moses, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE WITH THE MODIFICATIONS RECOMMENDED BY STAFF.

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. March 11, 2013 deadline for HLC members to request for agenda items to be scheduled for the March 25, 2013 meeting. March 25, 2013 deadline for HLC members to request for agenda items to be scheduled for the April 8, 2013 meeting.

There were no address requests of staff to review, investigate and provide a report to the HLC.

HLC Staff Report

3. 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 Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE

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REVIEW REPORT.

Other Business

4. Approval of Regular Meeting Minutes for January 28, 2013.

Ms. Velázquez noted to commissioners, that staff is one set of meeting minutes behind. However, at the next HLC meeting, meeting minutes will be caught up.

Vice Chair Stephanie Fernandez asked commissioners if they had any additions/corrections/revisions. *There were none.*

Motion made by Commissioner Moses, seconded by Commissioner Gomez and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JANUARY 28, 2013.**

5. Continued discussion on contributing and non-contributing properties within the Downtown Historic District.

Ms. Velázquez recommended to commissioners to drive down San Antonio Street and check out the non-contributing buildings downtown.

Ms. Velázquez announced that the Buckler building is presently in use by CVS Pharmacy. The rehabilitation of the building turned out to be amazing and they were informed that this building is a non-contributing building in the Downtown historic district.

Motion made by Commissioner Brock, seconded by Commissioner Moses **AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:40 P.M.**

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