



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET APRIL 18, 2016 4:00 P.M.

Mayor
Oscar Leeser

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Peter Svarzbein

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, April 18, 2016, 4:08 p.m.

The following commissioners were present:

Chairman William Helm
Commissioner Joseph Longo
Commissioner Randy Brock
Commissioner Edgar Lopez
Commissioner Melinda Skillern

The following commissioner was not present:

Commissioner George Cordova

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development
Mr. Juan Gonzalez, Assistant City Attorney, City Attorney's Office
Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development

CALL TO ORDER

Chairman Helm called the meeting to order at 4:04 p.m., quorum present.

PUBLIC COMMENT

Chairman Helm asked if anyone present would like to address the Commission on issues not posted on the agenda. *There was no response.*

- PHAP16-00007:** 17 Mills pt. of blk. beg 68.14 ft. NE of SWC (76.31' on St.), City of El Paso, El Paso County, Texas

Location: 125-127 Pioneer Plaza

Historic District: Downtown

Property Owner: City of El Paso

Representative: Mauro Monsisvais

Representative District: 8

Existing Zoning: C-5/H (Commercial/Historic)

Year Built: 1929

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Historic Status:	Contributing
Request:	Certificate of Appropriateness for the installation of LED lighting for pin-mounted letters
Application Filed:	4.4.16
45 day Expiration:	5.19.16

Ms. Velazquez, Historic Preservation Officer, gave a presentation and stated that the applicant is requesting a Certificate of Appropriateness for the installation of LED lighting for pin-mounted letters.

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

The Downtown Historic District Design Guidelines recommend the following:

- Neon is permissible if implemented appropriately.
- Flashing, black light, intermittent of moving light or lights are prohibited.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MOTION:

Motion made by Commissioner Lopez, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS BASED ON THE FOLLOWING RECOMMENDATIONS BY MS. VELAZQUEZ: NEON IS PERMISSIBLE IF IMPLEMENTED APPROPRIATELY. FLASHING BLACK LIGHT, INTERMITTENT OF MOVING LIGHT OR LIGHTS ARE PROHIBITED. THE FOLLOWING ARE RECOMMENDATIONS FROM THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION: NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.

2. PHAP16-00004:	33 Manhattan Heights 8 to 10, City of El Paso, El Paso County, Texas
Location:	1500 Elm Street
Historic District:	Manhattan Heights

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Property Owner:	Gus and Flora Sambrano
Representative:	El Paso Water Utilities
Representative District:	2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1918
Historic Status:	Contributing
Request:	Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact
Application Filed:	4.13.16
45 Day Expiration:	5.28.16

Ms. Velázquez, Historic Preservation Officer, gave a presentation and stated that the applicant seeks approval for: Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact.

The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** 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 and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid patten, and control joints to match existing or the surrounding original paving.
- Many of the parkways were landscaped originally and therefore landscaping is still recommended as the proper treatment for a parkway.
- However, in certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area.
- Keeping the historic character of the landscaping creates a pedestrian-friendly environment and materials continuity along th street frontage. A street with uniformity is historically appropriate and in keeping with the character defining features of the distridct.
- Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.

The Secretary of the Interior’s Standards for Rehabilitation recommend the following:

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- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

The modification is that the height of the rock wall shall be reduced to less than six inches so that the parkways can absorb water.

Ms. Velázquez read a letter from a property owner in the historic district that was submitted in February regarding the paving.

Commission Lopez stated that this design is better than the previous proposal and didn't oppose the 18" wall.

Alan Shubert with the EPWU discussed storm water damages and contributing factors and noted that the situation on Elm Street is very dangerous. He presented a small video clip showing just how dangerous it gets when it rains.

Arlene Sambrano, property owner's daughter, requested approval of the design presented.

Mr. Shubert noted that there will be planters visible to see.

Ms. Sambrano, property owner, thanked EPWU for everything they have done and for helping her out in this effort.

Commissioner Helm asked if there was anyone from the neighborhood who wished to speak concerning this item. *There were no responses.*

MOTION:

Motion made by Chair Helm, seconded by Commissioner Skillern, AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS.

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

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during the next regularly scheduled meeting. April 18, 2016 deadline for HLC members to request for agenda items to be scheduled for the May 2, 2016 meeting. May 2, 2016 deadline for HLC members to request for agenda items to be scheduled for the May 16, 2016 meeting.

There were no addresses to review.

HLC Staff Report

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

Commissioners requested clarification on PHHR16-00056 (1216 Olive Avenue). Ms. Velázquez stated that the front doors are coming apart so they are being replaced with wooden doors to match the existing.

MOTION:

Motion made by Commissioner Brock, seconded by Commissioner Lopez, AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business – Discussion and Action

5. HLC vacancy – District 5
Ms. Velázquez stated that there are vacancies in District 1 (Rep. Svarzbein), District 4 (Rep. Carl Robinson), and District 5 (Representative Michiel Noe).
6. Discussion on revisions to the ordinance (Chapter 20.20)
Ms. Velázquez stated that the ordinance definitely needs to be revised. She asked the commissioners to think about reviewing the ordinance and possibly come back with comments or revisions at the next meeting. She stated that more Code Enforcement officers are definitely needed. She noted that it will take a few meetings to get the ordinance updated.
7. Approval of Regular Meeting Minutes for March 7, 2016
Chairman Helm asked commissioners if they had any additions, corrections, and/or revisions. There were none.

MOTION:

Motion made by Commissioner Helm, seconded by Commissioner Skillern, and unanimously carried to APPROVE THE REGULAR MEETING MINUTES FOR MARCH 7, 2016.

Chairman Helm asked if there were anymore items not on the agenda.

There were no other items.

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EXECUTIVE SESSION

The Historic Landmark Commission may retire into Executive Session pursuant to Section 3.5 of the El Paso City Charter and the Texas Government Code, Sections 551.071-551.076 to discuss an item on this agenda.

PUBLIC NOTICE

Sign language interpreters will be provided for this hearing upon request. Requests must be made to the Department of Economic and International Development, Historic Preservation Office, a minimum of 24 hours prior to the date and time of this hearing. Copies of this agenda will be provided in Braille, large print or audiotape upon request. Requests must be made to the Department of Economic and International Development, Historic Preservation Office, a minimum of 48 hours prior to the date and time of this hearing.

ADJOURNMENT:

MOTION

Motion made by Chairman Helm, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 4:47PM.

After the HLC meeting had adjourned, a gentleman came in and asked why his application concerning replacing the windows at Missouri Avenue (was not sure about the correct address) was not discussed at today's HLC meeting.

Staff could not discuss this item since this item was not on the agenda, but Ms. Velázquez spoke with the gentleman and stated that the contractor did not submit a complete application and that could be the reason his item was not on the agenda. She asked him to call her office and she would be willing to assist him with the application process.