



Economic & International Development Department

SPECIAL MEETING MINUTES

HISTORIC LANDMARK COMMISSION

COUNCIL CHAMBERS, CITY 1 BUILDING, 300 N. CAMPBELL STREET

MAY 9, 2016 4:00 P.M.

Mayor

Oscar Leeser

City Council

District 1

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, May 9, 2016, 4:00 p.m.

The following commissioners were present:

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

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Historic Preservation Office, 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 4:10 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.*



Economic & International Development Department

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- 1. **PHAP16-00009:** 19 Manhattan Heights 42 & 43, City of El Paso, El Paso County, Texas
 - Location: 2715 Federal Avenue
 - Historic District: Manhattan Heights
 - Property Owner: Dora Valero and Tomas Ornelas
 - Representative: Dora Valero and Tomas Ornelas
 - Representative District: 2
 - Existing Zoning: R-3/H (Residential/Historic)
 - Year Built: 1920
 - Historic Status: Contributing
 - Request: Certificate of Appropriateness for the demolition and construction of a rear yard addition
 - Application Filed: 4.18.16
 - 45 Day Expiration: 6.2.16

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the demolition and construction of a rear yard addition. At the time of purchase the addition, although poorly constructed and rapidly deteriorating, did exist. The new property owners are proposing to demolish the existing addition and construct a new one. A portion of the new addition will be visible from the Federal Avenue façade. Within the neighborhood, additions are a common feature.

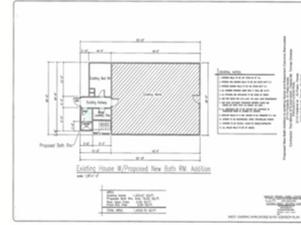
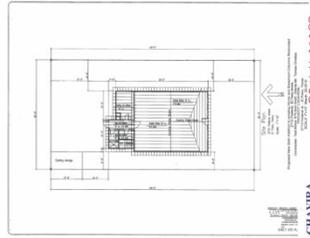




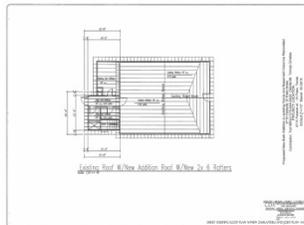
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The property owners are proposing to add a new roof and windows.

Residence at 2715 Federal Ave. (79930)
Existing Rear Addition: Bedroom, Hallway, Laundry Room



Residence at 2715 Federal Avenue (79930)
New Rear Addition: Window & Exterior Wall Color



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 additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *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 so that if removed in the future, the historic building’s form and character defining features are not obscured, damaged, or destroyed.*

- Mayor**
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- City Council**
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- District 6*
Claudia Ordaz
- District 7*
Lily Limón
- District 8*
Cortney C. Niland
- City Manager**
Tommy Gonzalez



Economic & International Development Department

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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. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

THE MODIFICATION IS THAT ACCURATE DRAWINGS BE SUBMITTED FOR APPROVAL.

Chairman Helm asked Ms. Velázquez if the property owners proposed to cover the house with stucco. Per the submitted plan view, Chairman Helm noted there is not a window looking out of the bedroom. Ms. Velázquez and Chairman Helm discussed the floor plan. Per the floor plan, Chairman Helm noted the window for the bedroom is not shown. Ms. Velázquez concurred.

Ms. Velázquez replied no, siding and paint to match. The property owners did not submit a sample of the proposed siding. Regarding the modification, Ms. Velázquez explained the drawings submitted by the property owners were lacking the accuracy to receive the necessary permit.

Ms. Velázquez noted the property owners did not submit a sample of the siding; therefore, she was unable to make any recommendation(s).

Commissioner Lopez wondered if there was an entrance for the staircase to the basement, if so, it is not shown on the elevations and site plan.

Ms. Dora Valero and Mr. Tom Ornelas, property owners, used the presentation photos with Mr. Ornelas explaining where the porch would be open and where it would be closed. Additionally, where the bedroom was previously located will be the location of the porch. Ms. Valero explained the walls of the existing porch are made of cardboard.

Per the floor plan, Chairman Helm clarified the proposed porch will consist of a roofline and columns.

Mr. Ornelas agreed; additionally, as the existing roof will be shingled so will the proposed porch.

Chairman Helm asked the property owners if they had submitted drawings showing the proposed roofline and columns.

Commissioner Lopez explained the floor plan and elevation drawings will need to be revised to show the removal of the bedroom, location of the columns, stairs for the basement, location of the siding, and the brick wall.



Economic & International Development Department

Mayor

Oscar Leeser

Per the plan submitted, Chairman Helm wondered if the entrance for the basement stairs would be inside or outside the home.

Mr. Ornelas responded the outside and the roof will cover the entrance.

City Council

District 1

Peter Svarzbein

Ms. Velázquez recommended the matter be postponed to the next scheduled meeting and that the property owners submit accurate floor plans and elevations.

District 2

Larry Romero

Mr. Ornelas stated the fascia will be painted "Snowbound" which is classic white in color.

District 3

Emma Acosta

Chairman Helm suggested the property owners submit plans showing the demolition of the addition and the proposed finished completion. Within the proposed finished completed drawing, it would show the roofline, the footprint of the porch, the locations of the columns, what is being enclosed for the restroom area and the hallway. Chairman Helm explained what should appear within the proposed finished and completed elevations.

District 4

Carl L. Robinson

Mr. Gonzalez requested commissioners make a motion explaining what is required of the property owners.

District 5

Dr. Michiel R. Noe

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 2, 2016 deadline for HLC members to request for agenda items to be scheduled for the May 16, 2016 meeting. May 16, 2016 deadline for HLC members to request for agenda items to be scheduled for the June 6, 2016 meeting.

District 6

Claudia Ordaz

There were not requests from commissioners. Ms. Velázquez had not received any requests either.

District 7

Lily Limón

HLC Staff Report

District 8

Cortney C. Niland

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")

No comments from commissioners.

MOTION:

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

City Manager

Tommy Gonzalez



Economic & International Development Department

Other Business – Discussion and Action

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5. Discussion on revisions to the ordinance (Chapter 20.20)

Ms. Velázquez requested commissioners review and make revisions for the Historic Landmark Commission ordinance, Chapter 20.20 in the municipal code. She would like to start discussing the proposed revisions at a meeting next month.

6. Preservation Month 2016

Ms. Velázquez encouraged commissioners to attend and participate in one or several of the proposed events sponsored by the City of El Paso, Historic Preservation Office. This month marks the 50th anniversary of the National Historic Preservation Act. Throughout the month of May there will be over a dozen tours, educational events and activities.

Quorum lost briefly, after a few minutes, the meeting resumed.

7. Approval of Regular Meeting Minutes for April 18, 2016

Chairman Helm asked commissioners if they had any additions, corrections and/or revisions.

At the April 18th meeting, Chairman Helm recalled the language approving the regular meeting minutes for April 18, 2016 was not **“APPROVE THE CERTIFICATE OF APPROPRIATENESS”** but **“APPROVE AS SUBMITTED.”**

Staff would revise the minutes per Chairman Helm’s correction.

MOTION:

Motion made by Commissioner Helm and unanimously carried to APPROVE, WITH CLARIFICATION, THE REGULAR MEETNG MINUTES FOR APRIL 18, 2016.

Chairman Helm asked if there were any other items, not on the agenda, commissioners wished to discuss. *There were no other items.*

MOTION:

Motion made by Chairman Helm, seconded by all Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 4:33 P.M.