



## Planning and Inspections Department

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**HISTORIC LANDMARK COMMISSION MEETING MINUTES  
FIRST FLOOR, COUNCIL CHAMBERS  
CITY 1 BUILDING, 300 N. CAMPBELL STREET  
MAY 16, 2016 4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, May 16, 2016, 4:00 p.m.

The following commissioners were present:

Commissioner Lopez (as Chairman)

Commissioner Joseph Longo

Commissioner Randy Brock

Commissioner Melinda Skillern

The following commissioners were not present:

Chairman Helm

Commissioner George Córdova

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**

Commissioner Lopez called the meeting to order at 4:10 p.m., quorum present.

**CHANGES TO THE AGENDA**

*None.*

**PUBLIC COMMENT**

Commissioner Lopez asked if anyone present would like to address the Commission on issues not posted on the agenda. There was none.

Larry F. Nichols– Director for Planning & Inspections  
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0088

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## Planning and Inspections Department

### Certificate of Appropriateness

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 owners are requesting a Certificate of Appropriateness for the demolition and construction of a rear yard addition. The property was presented to commissioners at the May 9<sup>th</sup> Special HLC meeting. Commissioners postponed the item and requested property owners present revised site plan and elevations. The existing addition was not constructed well. Per the presentation photos of the addition, the frame of the proposed addition is visible from the Federal Avenue right of way and the photo of the addition shows it is currently under construction.



*The following are drawings submitted by property owners at the May 9<sup>th</sup> Special HLC meeting. The previous addition was constructed to match the width of the rear façade. There was an enclosed porch, laundry room and the basement entrance was accessible from the interior.*



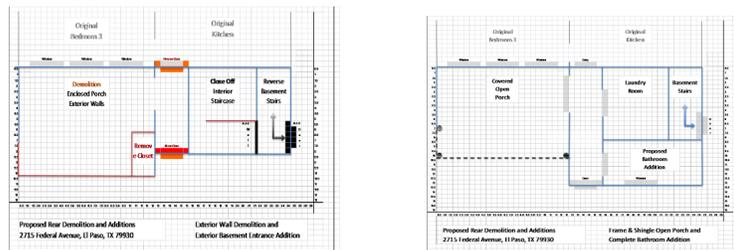
# Planning and Inspections Department



The property owners will demolish the enclosed porch (as shown below).

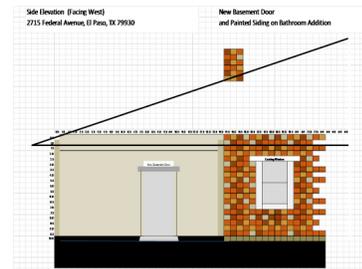


The following are revised drawings requested by commissioners at the May 9<sup>th</sup> Special HLC meeting. The purposed porch will be covered and open, the addition will include a bathroom and laundry room, and the entrance to the basement will be from the exterior.





## Planning and Inspections Department



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.*

*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.**



## Planning and Inspections Department

Commissioner Lopez noted, per the proposed revised drawings submitted to the HLC, the property owners would not be approved for a permit. The property owners must submit proper drawings for the record; additionally, the property owners will not deviate from the proper drawings submitted for the record.

Commissioner Lopez asked Ms. Velázquez if the windows in the rear are in need of repair. He wondered what style of window will be installed for the new bathroom.

Ms. Velázquez explained these windows have been enclosed for quite some time. Should the property owners want to replace the windows, they must be replaced in-kind. She could approve the replacement of the windows via administrative review. Ms. Velázquez replied the window for the new bathroom will be a slider window.

To the property owners, Commissioner Lopez questioned what the color of the siding will be (as shown below).



Per the revised floor plan, Commissioner Lopez asked the property owners what material would the proposed columns be constructed.

Mr. Tomas Ornelas and Ms. Dora Valero, property owners, responded the columns would be constructed of wood, 4 x 4.

Commissioner Lopez requested the columns be painted the same color as the existing window frames and the columns to match the frame.

*There were no questions from commissioners.*



## Planning and Inspections Department

### **MOTION:**

***Motion made by Commissioner Skillern, seconded by Commissioner Brown AND UNANIMOUSLY CARRIED TO APPROVE WITH MODIFICATIONS AS REVISED, THE WINDOWS MATCH THE EXISTING WINDOW COLOR AND THE NEW SUPPORT COLUMNS TO MATCH THE EXISTING WINDOW COLOR.***

- 2. PHAP16-00005:** 19 Manhattan Heights 20 to 22 & N. 5 ft. of 23, City of El Paso, El Paso County, Texas
- Location: 1815 Elm Street  
Historic District: Manhattan Heights  
Property Owner: Victor Damasco  
Representative: Harold Kutz  
Representative District: 2  
Existing Zoning: R-3/H (Residential/Historic)  
Year Built: 1931  
Historic Status: Non-Contributing  
Request: Consideration of changes to a Certificate of Appropriateness for the paving of the parkway after-the-fact
- Application Filed: 4.28.16  
45 Day Expiration: 6.12.16

Ms. Velázquez gave a presentation and explained the property owner requests consideration of changes to a Certificate of Appropriateness for the paving of the parkway after-the-fact. The parkway has experienced damage due to water infiltration.



Condition of parkway before paving on 1815 Elm. Property is a corner lot.  
Physical address of subject property is 1815 Elm. Property is a corner lot.



Damage of parkway before paving at 1815 Elm due to storm water runoff.

Photos of parkway before the paving of the parkway



Parkway Improvements at 1815 Elm.



Parkway Improvements at 1815 Elm.

Photos of parkway after paving of the parkway after-the-pact



## Planning and Inspections Department

The City of El Paso, Streets & Maintenance Department did not submit paperwork to the Historic Preservation Office or apply for a permit prior to paving the parkway, after-the-fact. This application was previously presented to commissioners at the February 22<sup>nd</sup> HLC meeting. Commissioners heard two applications relating to the paving of parkways after-the-fact. At the February 22<sup>nd</sup> meeting city staff requested commissioners approve the application with modifications. After much discussion, commissioners requested 50% of the paving be removed and replace the remaining 50% with native shrubs, landscapes and planting.

The Street & Maintenance Department is presenting another proposal for this parkway. The proposal is not to remove the entire paving but to remove a large portion, approximately 1,100 feet, leaving the remainder to landscape the parkway. The planter walls adjoining the parkway are visibly higher than the paving. Ms. Velázquez explained the height of the planter walls will extend beyond the height of the curb, therefore, making walls visible from the street.

This proposal is different from what commissioners approved at the February 22<sup>nd</sup> meeting, due to the planter walls. Ms. Velázquez added commissioners approved the planter walls for the property located at 1500 Elm at the February 22<sup>nd</sup> meeting.



Photo of parkway in the front of the 1815 Elm Street house; this parkway is only located on the secondary elevation.



Photos of unpaved and paved parkways on Elm Street.



## Planning and Inspections Department

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 pattern, 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 maintains continuity along the street frontage. A street with uniformity is historically appropriate and in keeping with the character defining features of the district.*
- *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:*

- *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 PAVING MATERIAL BE REMOVED AND REPLACED WITH TURF/GRASS.**



## Planning and Inspections Department

Ms. Velázquez explained this is the second time commissioners are reviewing a proposal for the parkway at this property, the first being at the February 22<sup>nd</sup> meeting. At the April 18<sup>th</sup> meeting, commissioners heard the request for a reconsideration of approval of the Certificate of Appropriateness for the property at 1500 Elm Street regarding the paving of the parkways after-the-fact. At the April 18<sup>th</sup> meeting commissioners unanimously approved this request for 17" high parkway walls. Ms. Velázquez explained the height of the parkway walls was to prevent the water from penetrating the parkway.

Commissioner Lopez felt this proposal was a better solution for the visibility of the proposed new vegetation which will be rosemary, two different kinds.

Commissioner Longo asked Ms. Velázquez how much of the paved parkway was 1,100 feet. Additionally, the proposal is to cut three rectangles of the 1,100 feet to allow plantings within the paved parkway.

### **MOTION:**

*Motion made by Commissioner Lopez, seconded by Commissioner Skillern AND UNANIMOUSLY CARRIED TO APPROVE CASE NUMBER PHAP16-00005 PER THE PROPOSED PLANS AS SHOWN.*

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. May 16, 2016 deadline for HLC members to request for agenda items to be scheduled for the June 6, 2016 meeting. June 6, 2016 deadline for HLC members to request for agenda items to be schedule for the June 20, 2016 meeting.

*No address requests from commissioners for staff to review or investigate.*

### **HLC Staff Report**

4. 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.*



## Planning and Inspections Department

**MOTION:**

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

**Other Business – Discussion and Action**

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

Ms. Velázquez stated the next HLC meeting will be June 6<sup>th</sup> due to the Memorial Day holiday. She asked commissioners if they would like to start a discussion on the ordinance at the June 6<sup>th</sup> meeting or the 20<sup>th</sup> meeting. Ms. Velázquez explained discussions to revise the ordinance language will take several meetings.

Commissioner Lopez suggested commissioners and staff hold a Special HLC meeting just to discuss the ordinance.

Ms. Velázquez asked commissioners at what meeting would commissioners like to start discussing proposed revisions on the ordinance language.

Commissioner Lopez proposed the meeting of June 6<sup>th</sup> to start the discussion for Chapter 20.20.

Commissioner Skillern requested Ms. Velázquez send the link to commissioners.

6. Approval of Special Meeting Minutes for May 9, 2016

Staff had not prepared the Special Meeting Minutes; the minutes will be ready for commissioner's review at the June 6<sup>th</sup> meeting.

**MOTION:**

*Motion made by Commissioner Lopez, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO POSTPONE THE APPROVAL OF THE SPECIAL MEETING MINUTES FOR MAY 9, 2016 TO THE JUNE 6<sup>TH</sup> MEETING.*

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**MOTION:**

*Motion made by Commissioner Lopez, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 4:36 P.M.*