



## Economic & International Development Department

**Mayor**  
Oscar Leeser

### City Council

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*District 2*  
Jim Tolbert

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Emma Acosta

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Carl L. Robinson

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Cortney C. Niland

**City Manager**  
Tommy Gonzalez

## HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET JUNE 20, 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, June 20, 2016, 4:00 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 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

Chairman Helm called the meeting to order at 4:24 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.*



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- 1. **PHAP16-00011:** 38 Ysleta Tr. 8-A, City of El Paso, El Paso County, Texas
- Location: 8757 Old County Road
- Historic District: Ysleta
- Property Owner: Alberto and Esther Mata
- Representative: Alberto and Esther Mata
- Representative District: 6
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1991
- Historic Status: Non-contributing
- Request: Certificate of Appropriateness for the construction of a storage structure
- Application Filed: 6.6.16
- 45 Day Expiration: 7.21.16

Prior to giving the presentation, Ms. Velazquez, Historic Preservation Officer, noted property owners and/or representative(s) were not present in the audience. Due to her recommendation to approve, *with modifications*, Ms. Velázquez recommended commissioners postpone the discussion to the end of the agenda to allow the property owners additional time to make the meeting.

**MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Skillern, AND UNANIMOUSLY CARRIED TO MOVE THIS CASE THE END OF THE AGENDA.*

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Following the approval of the regular meeting minutes for June 6, 2016, Ms. Velázquez noted the property owners and/or the representative had not yet arrived. She asked commissioners if she could give her presentation so that commissioners will be knowledgeable of the Certificate of Appropriateness request.

Ms. Velázquez gave the presentation and explained the property owners are requesting a Certificate of Appropriateness for the construction of a storage shed.





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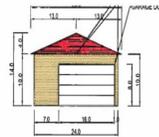
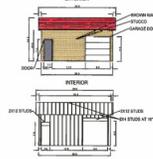
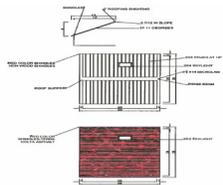
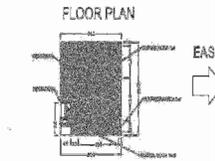
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Seeing most properties on the block are one-storied, this two-story dwelling is quite noticeable. The property owner is proposing to construct a storage structure directly behind the existing storage structure; therefore, the property owner will have:

1. The main house;
2. The existing storage structure; and
3. The small white storage structure located on the east side of the house.

The proposed storage structure will be considerably larger than the existing storage structure making it visible from the street. Per the floor plan, the property owner is proposing to install a restroom. Per the roof plan, the property owner is proposing to install terra cotta colored asphalt shingles (as shown above). The proposed storage structure will have two large garage doors and one small access door. Furthermore, the interior of the proposed storage structure will be large open space, no parkways or paving are proposed.



The rear yard is very large and well landscaped with grass throughout. There is sufficient space to construct the proposed storage structure. There will not be a driveway connecting to the proposed storage structure as the property owner felt it not necessary.



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

*The Ysleta Historic District Design Guidelines recommend the following:*

- *New additions should be planned so that they are constructed to the rear of the property or on a “non-character defining elevation.”*
- *New additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.*
- *Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*
- *Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

*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 MODIFICATIONS ARE THAT A CEMENT DRIVEWAY MATCHING THE EXISTING DRIVEWAY BE INSTALLED FROM THE FRONT OF THE PROPERTY TO THE NEW STRUCTURE AND THAT THE STORAGE SHED ON THE EAST PORTION OF THE PROPERTY BE REMOVED.**

To explain the modification whereby the existing, small, white storage shed, located on the east portion of the property, be removed, Ms. Velázquez explained, per Planning & Inspections Department, Zoning section staff, the property owner is allowed additional structures on the property insofar as the total square footage of these structures does not exceed half the square footage of the main building.

Following the presentation, Ms. Velázquez, Chairman Helm and Commissioner Lopez discussed revising the height of the proposed storage structure to match the existing storage structure and the type and color of the proposed asphalt shingles.

Noting the property owners and/or representative(s) had not yet arrived, Ms. Velázquez requested commissioners recess the meeting until 5:00pm to allow property owners and/or representatives additional travel time.



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#### **MOTION:**

*Motion made by Chairman Helm AND UNANIMOUSLY CARRIED TO RECESS THE MEETING FOR 20 MINUTES.*

After the 20 minutes, neither the property owners nor the representative(s) were present. Ms. Velázquez recommended commissioners postpone **PHAP16-00011** to the next regularly scheduled Historic Landmark Commission meeting, 4:00p.m., Monday, July 11<sup>th</sup>, 2016.

#### **MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING MINUTES FOR JUNE 6<sup>TH</sup>, 2016.*

- 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. June 20<sup>th</sup>, 2016 deadline for HLC members to request for agenda items to be scheduled for the July 11<sup>th</sup>, 2016 meeting. July 11<sup>th</sup>, 2016 deadline for HLC members to request for agenda items to be scheduled for the July 25<sup>th</sup>, 2016 meeting.

*There were no address requests from commissioners for staff to review or investigate.*

#### **HLC Staff Report**

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

*No comment from commissioners.*

#### **MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Longo, AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW CASES ATTACHMENT "A."*



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### Other Business – Discussion and Action

#### 4. Discussion on revisions to the ordinance (Chapter 20.20)

Due to the scheduled special Historic Landmark Commission meeting on Monday, June 25<sup>th</sup>, to discuss revising Chapter 20.20 – Historic Landmark Preservation of the code, Ms. Velázquez recommended commissioners suspend the discussion until then. Additionally, she recommended commissioners bring to the special Historic Landmark Commission meeting their recommended revisions to the ordinance. The meeting will take place in the Trost Conference Room, Basement, City 3 building, 801 Texas Avenue. Ms. Velázquez will email meeting reminders to commissioners.

#### 5. Approval of Regular Meeting Minutes for June 6, 2016.

Chairman Helm asked commissioners if they had any additions, corrections, and/or revisions. *There were none.*

#### **MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING MINUTES FOR JUNE 6<sup>TH</sup>, 2016.*

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#### **MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO ADJOURN.*

Economic & International Development

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