



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET AUGUST 22, 2016, 4:00 P.M.

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The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, August 22, 2016, 4:13 p.m.

The following commissioners were present:

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

The following commissioners were not present:

Commissioner Melinda Becker Skillern
Commissioner Charles Stapler

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 4:08 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.*

CHANGES TO THE AGENDA

1. Per the applicant's request, items 1. and 2. were withdrawn. The applicant was unable to obtain the engineer's report assessing the structural stability in time. The applicant will resubmit when he receives the engineer's report.



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2. Move item 3. to the end of the agenda because the applicant and applicant's representative were not present in the audience.

Items 1. and 2. withdrawn per the applicant's request

1. **PHDM16-00003:** 46 Ysleta Tr 10-C-2, City of El Paso, El Paso County, Texas
Location: 9129 Valdiviez Street
Historic District: Ysleta
Property Owner: Imelda and Carlos Christensen
Representative: Sotero Ramirez
Representative District: 6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1943
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the demolition of the existing structure
Application Filed: 7.25.16
45 Day Expiration: 9.8.16

Items 1. and 2. withdrawn per the applicant's request

2. **PHAP16-00021:** 46 Ysleta, Tr 10-C-2, City of El Paso, El Paso County, Texas
Location: 9129 Valdiviez Street
Historic District: Ysleta
Property Owner: Imelda and Carlos Christensen
Representative: Sotero Ramirez
Representative District: 6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1943
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the construction of a one-story dwelling
Application Filed: 7.25.16
45 Day Expiration: 9.8.16



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3. PHAP16-00023:	1 Radford Terrace Sly Pt. Of 16, City of El Paso, El Paso County, Texas
Location:	2139 King James Place
Historic District:	Austin Terrace
Property Owner:	Patricia Elena Aranda
Representative:	Enrique Benitez
Representative District:	2
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1994
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the complete paving of the parkways with brick after-the-fact
Application Filed:	8.8.16
45 Day Expiration:	9.22.16

Ms. Velázquez gave the presentation and stated the applicant seeks approval of a Certificate of Appropriateness for the complete paving of the parkways with brick after-the-fact. When the contractor came to Ms. Velázquez's office, she explained, per the guidelines, that parkways should have at least 50% paving and 50% landscape. Shortly thereafter, the contractor returned to Ms. Velázquez's office and, per the photos, showed her what he had done. To note, the contractor installed the brick parkway without approval from commissioners and without proper permits.

This area of the Austin Terrace Historic District is located at the very northern end of the district and the homes are rather new meaning they were constructed after the district was historically designated. The residents of Austin Terrace wanted this area to be designated to have more control over what this area would look like and to be in conformance with the older homes in the district.

This parkway is a first of its kind in the neighborhood, completely paved over in multi-color brick. The other parkways are gravel, grass, or non-existent.



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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:

- *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.*
- *A street with uniformity is historically appropriate and in keeping with the character defining features of the district.*
- *Grass and so 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.*



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

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *When 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

THE MODIFICATIONS ARE THAT THE MULTI-COLORED BRICK BE REPLACED WITH A MONOCHROMATIC BRICK; THAT 50% OF THE BRICK BE REMOVED AND REPLACED WITH GRASS OR PLANTS IN ORDER TO MEET THE GUIDELINES; AND THAT THE WORK BE COMPLETED WITHIN THIRTY (30) DAYS.

Chairman Helm asked Ms. Velázquez if the brick pavers were permeable or impermeable.

Ms. Velázquez was unsure.

Commissioner Lopez clarified the contractor was made aware of the guidelines, specifically regarding parkways.

Ms. Velázquez replied yes, she had explained the guidelines to the contractor before he completed the work without approval or permits.

Mr. Enrique Benitez, contractor, stated he was not aware the property was located within a historic district.

Commissioner Lopez asked Mr. Benitez if the brick pavers were set in concrete or sand; additionally, for the landscaping, there would not be an issue to install irrigation. Commissioner Lopez explained, per the ordinance, there must be landscaping. An irrigation system is not necessary; however, it will make watering much easier for the property owner.

Mr. Benitez responded, sand; the owner does not want to install an irrigation system.



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Commissioner Lopez clarified Ms. Velázquez's recommendation is to replace the multi-colored brick pavers with monochromatic brick pavers.

Mr. Benitez suggested painting the brick pavers one color.

Commissioner Lopez was opposed to Mr. Benitez painting the brick pavers. He suggested Mr. Benitez install 20% more landscaping, to include landscape and absorbing material, with the multi-colored brick pavers separating the landscaping, every 15 feet or so.

Chairman Helm suggested 60% brick pavers and 40% landscaping.

Commissioner Longo commented this parkway does not match the existing parkways in the district; furthermore, the applicant/contractor did not follow the guidelines whereby at least 50% of the parkway be landscape and no more than 50% of the parkways be hardscape. He was in favor of Ms. Velázquez's recommendation.

In summary, in exchange for the monochromatic brick recommendation, Commissioner Lopez recommended the contractor increase the landscape percentage instead.

Chairman Helm was not opposed to Commission Lopez's recommendation; however, he wanted further definition. He suggested planting areas every 15 feet, overall 60% aggregate. He wondered if clarification on the plant material was necessary.

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

Chairman Helm asked commissioners if they had any comments and/or questions for property owner and/or representative. *No response from commissioners.*

MOTION:

Motion made by Commissioner Lopez, seconded by Chairman Helm AND CARRIED TO ALLOW 40% OF THE THE DIFFERENT COLORED PAVERS TO REMAIN IN EACH PARKWAY. THE REMAINDER OF BOTH PARKWAYS (60%) MUST BE COMPLETELEY COVERED BY PERMEABLE LANDSCAPING (e.g. PLANTS).

OPPOSED: Commissioner Longo



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4. PHAP16-00023: Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas

Location: 3200 Wheeling Avenue
 Historic District: Manhattan Heights
 Property Owner: El Paso Independent School District
 Representative: Adrian Stresow
 Representative District: 2
 Existing Zoning: R-3/H (Residential/Historic)
 Year Built: 1920
 Historic Status: Landmark
 Request: Return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on fencing and gates

Application Filed: 8.8.16
 45 Day Expiration: 9.22.16

Ms. Velázquez, Historic Preservation Officer, gave a presentation and explained this is a return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on fencing and gates. The applicant requests commissioners review and approve of the proposed installation of fencing at the north and west property lines. The applicant proposes to remove the chain link fencing and install very simple, six feet high, metal picket fencing, painted a dark brown to match the same metal picket fencing installed at the eastern property line.





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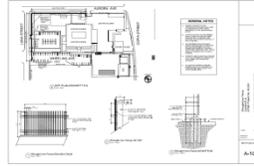
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The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:

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

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

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 that characterize the property.*

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

Chairman Helm asked commissioners if they had any comments and/or questions for property owner and/or representative. *No response from commissioners.*

MOTION:

Motion made by Commissioner Lopez, seconded by Commissioner Longo AND UNANIMOUSLY CARRIED TO APPROVE THE APPLICATION, WITH NO CHANGES; THE COLOR, THE SCALE, AND THE HEIGHT AS SUBMITTED ON THE PLANS.



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- 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. August 22nd, 2016 deadline for HLC members to request for agenda items to be scheduled for the September 12th, 2016 meeting. September 12th, 2016 deadline for HLC members to request for agenda items to be scheduled for the September 26th, 2016 meeting.

No address requests from commissioners.

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 Brock AND UNANIMOUSLY CARRIED TO APPROVE STAFF REPORT.

Other Business – Discussion and Action

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

Commissioners and staff agreed to hold a *Work Session* to review and comment on Chapter 20.20, *Monday, September 19th, 4:00 p.m., City 3 Building, 801 Texas Avenue.*

Mr. Gonzalez, Assistant City Attorney, explained legal counsel is not required to be present for Work Sessions.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO CREATE A WORK SESSION FOR REVIEW AND COMMENT ON CHAPTER 20.20 ON MONDAY, SEPTEMBER 19TH, 4:00 P.M., CITY HALL 3.

- Approval of Regular Meeting Minutes for August 8, 2016 and for Special Meeting Minutes for August 15, 2016.



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

MOTION:

Motion made by Commissioner Brock, seconded by Commissioner Longo AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR AUGUST 8, 2016 AND FOR ~~SPECIAL MEETING~~ WORK SESSION MINUTES FOR AUGUST 15, 2016.

ABSTAIN: *Chairman Helm*

Mr. Gonzalez, Assistant City Attorney, amended the heading from the August 15th meeting from ~~SPECIAL MEETING~~ to WORK SESSION

AMENDED MOTION:

Motion made by Commissioner Brock, seconded by Commissioner Longo AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR AUGUST 8, 2016 AND WORK SESSION MINUTES FOR AUGUST 15, 2016.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:50 P.M.