



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET OCTOBER 24, 2016, 4:00 P.M.

Mayor

Oscar Leeser

City Council

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Jim Tolbert

District 3

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District 4

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District 5

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District 6

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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, October 24, 2016, 4:00 p.m.

The following commissioners were present:

Vice-Chairman Edgar Lopez

Commissioner Joseph Longo

Commissioner Randy Brock

Commissioner Charles Stapler

Commissioner Kelly Blough

Commissioner Daniel Carey-Whalen

Commissioner Don Luciano

Chairman William Helm was not present.

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development

Mr. Omar DeLaRosa, Assistant City Attorney, City Attorney's Office

Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development

CALL TO ORDER

Vice-Chairman Edgar Lopez called the meeting to order at 4:08 p.m., quorum present.

INTRODUCTION OF NEW COMMISSIONER

Appointed by District 6 City Council Representative Claudia Ordaz, Donald Sevigny commented on his professional background. Ms. Velázquez and commissioners welcomed Mr. Sevigny to the Historic Landmark Commission.

PUBLIC COMMENT

Vice-Chairman Edgar Lopez 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. **PHAP16-00021:** 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: 9.19.16
- 45 Day Expiration: 11.3.16

Ms. Velázquez gave a presentation and explained the property owners are requesting a Certificate of Appropriateness for the construction of a one-story dwelling. Photographs of the property from 2000, late December 2015 and current were presented to commissioners.





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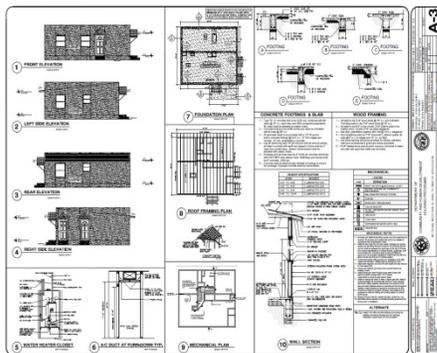
The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following:

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

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must follow the specific architectural styles designated appropriate for that particular zone (The Core Historic District Zone consists of the Ysleta Mission and a zone that extends beyond the Mission's grounds. New construction and renovation within this zone shall achieve harmony through the use of similar materials, color, proportion and general detailing. The dominating effect should be that of adobe construction as prescribed in detail on adjacent pages. Design elements characteristic of Pueblo Colonial and Pueblo Revival should be incorporated and the design standards listed above shall be followed.). Incorporating existing architectural features with new design elements can contribute added interest and compatibility.
- New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.

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.



Site Plan A selected by Commissioners 1



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Vice-Chairman Edgar Lopez and Commissioners Carey-Whalen and Sevigny commented and asked questions.

Ms. Velázquez and Mr. Sotero Ramirez, Community & Human Development, Housing Construction Specialist, representing the property owners, responded to comments and questions from commissioners.

Vice-Chairman Edgar Lopez asked if there was anyone from the neighborhood who wished to speak concerning this item. There were no responses.

Vice-Chairman Edgar Lopez asked commissioners if they had any additional comments and/or questions for the property owner and/or representative. No response from commissioners.

MOTION:

Motion made by Vice-Chairman Edgar Lopez, seconded by Commissioner Stapler **AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CHANGES AS DISCUSSED:**

1. **REPLACE DOORS THAT HAVE THE ARCH WINDOW ON TOP AND INSTALL DOORS SIMILAR TO THE STORAGE PANEL DOOR;**
2. **APPROVE OPTION "A" WITH THE SINGLE CANOPY AT THE ENTRANCES;**
3. **ROUND CORNERS ON EVERY CORNER OF THE STRUCTURE**

2. **PHAP16-00026:**

Location:	35 Ysleta Tr. 5-C, City of El Paso, El Paso County, Texas
Historic District:	8600 Alameda Avenue
Property Owner:	Ysleta
Representative:	Ysleta Independent School District
Representative District:	Ronald Leiman
Existing Zoning:	6
Year Built:	R-3/H (Residential/Historic)
Historic Status:	1928
Request:	Landmark
	Certificate of Appropriateness for the installation of a marker on the school property
Application Filed:	10.10.2016
45 Day Expiration:	11.24.2016



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Ms. Velázquez gave a presentation and explained they are requesting a Certificate of Appropriateness for the installation of a marker on the school property. Ysleta High School is listed as a National Landmark and is a Trost designed structure. Ms. Velázquez explained markers cost approximately \$2,000.00 and the money is collected via fundraisers.

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

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

- Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.
- Signs should not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.
- Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.
- Colors should complement the building and the surrounding area. Fluorescents should be avoided. Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area. Lettering should not exceed 40% of the total area.
- These signs (freestanding signs) may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs. Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.

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.



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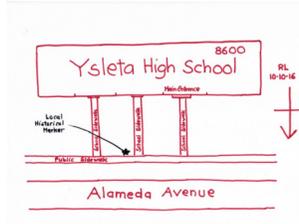
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example of proposed historic marker 1

El Paso County Historical Commission Local Marker

There are several steps in creating, funding, installing and celebrating a local historical marker in El Paso County. The story of the site and structure(s) must be written and approved by the Markers Committee of the El Paso County Historical Commission (EPOCHC). The text must be historically accurate and clearly explain the significance of the site. An example of the Ascarate Park Marker is shown above. Once the text is approved by the committee, there will need to be a Spanish translation of the English text. This must be approved by the Markers Committee. The cost of a local historical marker is approximately \$ 2,200 including installation. This money needs to be raised and made available upon approval of the site of text. Upon payment, the marker will be cast. The installation will be arranged with the owners of the site. An unveiling and dedication of the marker at the site can be arranged with the El Paso County Historical Commission.

"Defining Outstanding Service"

Mr. Ronald Leiman is the leader on the Ysleta Historic District committee which is collaborating with the County Historical Commission, District 19 retired teachers and Ysleta Independent School District. Mr. Leiman commented on the method for which the sign text would be developed and remarked that the Paso Del Norte Foundation would be donating monies for an additional five (5) historic markers.

Vice-Chairman Edgar Lopez asked if there was anyone from the neighborhood who wished to speak concerning this item. There were no responses.

Vice-Chairman Edgar Lopez asked commissioners if they had any additional comments and/or questions for property owner and/or representative. No response from commissioners.

MOTION:

Motion made by Charles Stapler, seconded by Commissioner Longo AND UNANIMOUSLY CARRIED TO APPROVE THE PLACEMENT OF THE HISTORIC MARKER.



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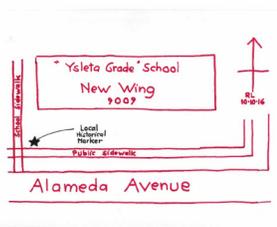
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3. **PHAP16-00027:** 1 Harris 1 To 16, City of El Paso, El Paso County, Texas
 Location: 9009 Alameda Avenue
 Historic District: Ysleta
 Property Owner: Ysleta Independent School District
 Representative: Ronald Leiman
 Representative District: 6
 Existing Zoning: A-2/H (Apartment/Historic)
 Year Built: c. 1980
 Historic Status: Non-contributing
 Request: Certificate of Appropriateness for the installation of a marker on the school property
 Application Filed: 10.10.2016
 45 Day Expiration: 11.24.2016

Ms. Velázquez gave a presentation and explained the property owners are requesting a Certificate of Appropriateness for the installation of a marker on the school property. She explained the property is a school; however, this year the school is not in use.



**El Paso County Historical Commission
Local Marker**

There are several steps in creating, funding, installing and celebrating a local historical marker in El Paso County. The story of the site and structure(s) must be written and approved by the Markers Committee of the El Paso County Historical Commission (EPCHC). The text must be historically accurate and clearly explain the significance of the site. An example of the Associate Park Marker is shown above. Once the text is approved by the committee, there will need to be a Spanish translation of the English text. This must be approved by the Markers Committee. The cost of a local historic marker is approximately \$ 2,200 including installation. This money needs to be raised and made available upon approval of the site itself. Upon payment, the marker will be cast. The installation will be arranged with the owners of the site. An unveiling and dedication of the marker at the site can be arranged with the El Paso County Historical Commission.

"Delivering Outstanding Service"



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

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

- Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.
- Signs should not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.
- Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.
- Colors should complement the building and the surrounding area. Fluorescents should be avoided. Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area. Lettering should not exceed 40% of the total area.
- These signs (freestanding signs) may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs. Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.

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.

Vice-Chairman Edgar Lopez and Commissioners Daniel Carey-Whalen and Joseph Longo commented and asked questions.

Mr. Ronald Leiman gave historic background information regarding the significance of the building.

Vice-Chairman Edgar Lopez asked if there was anyone from the neighborhood who wished to speak concerning this item. There were no responses.

Vice-Chairman Edgar Lopez asked commissioners if they had any additional comments and/or questions for the property owner and/or representative. No response from commissioners.



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MOTION:

Motion made by Vice-Chairman Edgar Lopez, seconded by Commissioner Carey-Whalen **AND UNANIMOUSLY CARRIED TO APPROVE.**

- | | |
|--------------------------|--|
| 4. PHDM16-00004: | 32 Manhattan Heights 15 & 16, City of El Paso, El Paso County, Texas |
| Location: | 2730 Silver Avenue |
| Historic District: | Manhattan Heights |
| Property Owner: | Isidro Rodriguez |
| Representative: | Gilbert Rodriguez |
| Representative District: | 2 |
| Existing Zoning: | R-3 (Residential/Historic) |
| Year Built: | 1930 |
| Historic Status: | Contributing |
| Request: | Certificate of Demolition for the removal of a carport |
| Application Filed: | 10.19.2016 |
| 45 Day Expiration: | 12.03.2016 |

Ms. Velázquez, Historic Preservation Officer, gave a presentation and explained the property owner is requesting a Certificate of Demolition for the removal of a carport. According to the 1958 Sanborn map the carport was not constructed. The porch posts are square; however, the carport posts are round and embedded into the stone structure. Additionally, the carport roof is different from the house roof. The property does have a garage in the rear. Ms. Velázquez notified the Manhattan Heights Neighborhood Association, El Paso County Historical Commission and the Mayor and all City Council Representatives; however, no responses were received prior to today’s meeting.





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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:

- *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.*

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

- *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Vice-Chairman Edgar Lopez asked if there was anyone from the neighborhood who wished to speak concerning this item. There were no responses.

Vice-Chairman Edgar Lopez asked commissioners if they had any additional comments and/or questions for property owner and/or representative. No response from commissioners.

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Longo **AND UNANIMOUSLY CARRIED TO APPROVE THIS REQUEST.**

5. 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. October 24th, 2016 deadline for HLC members to request for agenda items to be scheduled for the November 6th, 2016 meeting. November 6th, 2016 deadline for HLC members to request for agenda items to be scheduled for the November 20th, 2016 meeting.

No address requests from commissioners.



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HLC Staff Report

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

MOTION:

Motion made by Vice-Chairman Edgar Lopez, seconded by Commissioner Carey-Whalen **AND UNANIMOUSLY CARRIED TO APPROVE STAFF REPORT.**

Other Business – Discussion and Action

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

Ms. Velázquez stated commissioners were to meet Monday, October 10th for a Work Session meeting to discuss revisions to the ordinance, Chapter 20.20, October 10th; however, the Special Work Session meeting agenda was not posted in a timely manner according to Open Meetings Act.

Commissioners and staff agreed to hold a Work Session on Monday, October 31st, 2016, 801 Texas Avenue, Muir Conference Room, 2nd Floor at 4:00 p.m.

Vice-Chairman Lopez recommended at least four commissioners attend, four commissioners constitutes a quorum.

MOTION:

Motion made by Vice-Chairman Edgar Lopez, seconded by Commissioner Longo **AND UNANIMOUSLY CARRIED TO POST A MEETING, MONDAY, OCTOBER 31st, CITY 3, 801 TEXAS AVENUE, MUIR CONFERENCE ROOM, 4:00 P.M.**

8. Discussion on the proposed arena.

Ms. Velázquez explained Commissioner Longo requested the item be placed on the agenda for discussion and whether or not commissioners would like to make a statement.

Vice-Chairman Lopez and Commissioners Carey-Whalen, Longo, Sevigny, Luciano, Blough and Brock commented.



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Commissioner Longo asked commissioners if they would state if they are in favor of or in opposition to the proposed agenda.

In favor of

Commissioner Carey-Whalen
Commissioner Sevigny
Vice-Chairman Lopez

Undecided

Opposed

Commissioner Longo

Wants to review analysis/documents

Commissioner Luciano
Commissioner Blough
Commissioner Brock

Not voting either way

Commissioner Stapler

Per Commissioner Longo's request for a statement from the Historic Landmark Commission, Commissioner Carey-Whalen suggested El Paso has a wonderful historic downtown even though some people might not think a former brothel is an important thing to save.

Vice-Chairman Lopez asked commissioners to research documents regarding the proposed arena since the inception of the idea starting 1998.

MOTION:

Commissioner Stapler, seconded by Commissioner Longo ***AND UNANIMOUSLY CARRIED TO PLACE THE ITEM ON THE NEXT HISTORIC LANDMARK COMMISSION AGENDA.***

After the vote, Mr. DeLaRosa, Assistant City Attorney, reminded commissioners that if they have information they would like to share to please forward that information to Ms. Velázquez so that she can distribute to commissioners. He explained even if commissioners are communicating between each other and there is not a Historic Landmark Commission meeting taking place at the time that might be a violation of the Open Meetings Act.



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9. Approval of Regular Meeting Minutes for September 26, 2016.

Commissioner Carey-Whalen noted the following corrections:

Commissioner Carey-Whalen voted Nay for second motion for Item 4., 2816 Copper Avenue:

Motion made by Chairman Helm, seconded by Commissioner Stapler AND ~~UNANIMOUSLY~~ CARRIED TO APPROVE WITH MODIFICATIONS:

ALLOW A ROOF IN A FIVE-V CRIMP PROFILE OR A METAL SHINGLE, IN THE COLOR PROPOSED OR IN A COLOR CONSISTENT WITH THE ROOF CURRENTLY.

NAY: *Commissioner Carey-Whalen*

Item 9. District 8 vacancy, first sentence

Commissioner Carey-Whalen referred to item 9. first sentence read:

Ms. Velázquez noted due to the vacancy created by Commissioner Skillern , District 8 City Council Representative Cortney C. Niland appointed Daniel Carey-Whalen.

The sentence should read:

Ms. Velázquez noted due to the vacancy created by Commissioner Skillern, ~~District 8 City Council Representative Cortney C. Niland~~ *District 1 City Council Representative Peter Svarzbein* appointed Daniel Carey-Whalen.

MOTION:

Motion made by Vice-Chairman Edgar Lopez, seconded by Commissioner Stapler **AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR SEPTEMBER 26, 2016, WITH THE CHANGES AS DIRECTED BY COMMISSIONER CAREY-WHALEN.**

ABSTAIN: *Commissioners Luciano and Sevigny*

MOTION:

Motion made by Vice-Chairman Edgar Lopez **AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:15 P.M.**