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HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET NOVEMBER 16, 2015, 4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the First Floor Council Chambers, City 1 Building, 300 N. Campbell Street, November 16, 2015, 4:00 p.m.

The following commissioners were present:

Chairman William Helm
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Edgar Lopez
Commissioner George Cordova
Commissioner Melinda Becker Skillern

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 4:03 p.m., quorum present.

PUBLIC COMMENT

Chairman Helm asked if there was anyone present who would like to comment on issues not posted on the agenda. There was none.

Certificate of Appropriateness

- PHAP15-00042:** Being 23 Sunset Heights 8 To 11, City of El Paso, El Paso County, Texas
 Location: 519 Los Angeles Drive
 Historic District: Sunset Heights
 Property Owner: Setmax LLC
 Representative: Cedans Architects
 Representative District: 8

Economic & International Development
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| | |
|--------------------|---|
| Existing Zoning: | R-4/H (Residential/Historic) |
| Year Built: | 1902 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the rehabilitation of existing property to include removal and replacement of exterior stairs; installation of HVAC equipment; replacement of windows and doors; modification of window openings into doors; creation of new window and door openings; removal of doors and infill with brick; removal of the balcony; and repaving of a walkway |
| Application Filed: | 11/2/15 |
| 45 Day Expiration: | 12/17/15 |

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the rehabilitation of existing property to include removal and replacement of exterior stairs; installation of HVAC equipment; replacement of windows and doors; modification of window openings into doors; creation of new window and door openings; removal of doors and infill with brick; removal of the balcony; and repaving of a walkway.

Ms. Velázquez noted the property is located near the corner of Los Angeles. This property consists of several apartments and was recently purchased by a new owner who wants to clean up the property.

PER THE PRESENTATION PHOTOS

Ms. Velázquez showed the property from various angles and highlighted the proposed locations the new owner has requested to rehabilitate the property to include the installation of new windows throughout the property, the modification of window openings into doors and the locations of new window and door openings. Ms. Velázquez explained the existing walkway is actually an entrance, located on the secondary façade and not visible from the street. The rear façade, which is visible from the alley, showed the white picket fence balcony of which the new property owner requests removal.

From the vacant property next door, Ms. Velázquez photographed the secondary elevation showing the locations of the replacement windows and the removal of air conditioning units because the new property owner proposed the installation of HVAC equipment. Referring to a previous photograph of the main façade with a second story balcony, Ms. Velázquez noted proposed doors would not be visible from the street.

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In review, Ms. Velázquez stated the proposal includes removing the stairs in the courtyard and replacing them, removal of several windows and doors and infilling with brick, and replacement of all the windows with vinyl windows to match the existing. Within the courtyard walkways, the property owner proposed to keep the existing brick columns.

Per the existing elevations and proposed elevations, Ms. Velázquez highlighted areas for renovation, rehabilitation and modification and concluded saying the proposal is to clean up the building and prepare for the new tenants. Photos of surrounding properties were shown, while Ms. Velázquez stated the changes that are being proposed are not radical in any way. From the alley, photos of most of the rear façade of the building were visible which is unusual for a house located on an interior lot.

Ms. Velázquez read the following into the record:

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:

- *Exterior stairs to upper floors should be located to the side and/or rear of a structure, rather than adjacent to the porch. Where major structure repairs are required, new construction should replicate the original work.*
- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.*
- *Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.*
- *In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior façades, historic building fabric, and site features.*
- *When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Windows in secondary façades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance.*

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- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility b. Comparison to original profile c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Retain historic driveways and walkways, including steps and sidewalks, in their original locations. When deteriorated, repair with materials that match or are compatible to the original.*
- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*

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.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

THE MODIFICATIONS ARE THAT THE SLIDER WINDOW ON THE SOUTH ELEVATION BE REPLACED WITH AN OPERABLE SASH WINDOW TO MATCH THE FENESTRATION PATTERN OF THE BUILDING; THAT THE LANDSCAPING BE ADDRESSED IN THE FUTURE AND THAT IT MEET THE GUIDELINES FOR LANDSCAPING THE FRONT AND SIDE YARDS AND PARKWAY.

Chairman Helm clarified all windows will be replaced.

Ms. Velázquez replied yes.

Commissioner Lopez asked how old the structure was.

Ms. Velázquez stated the structure was constructed in 1902 and is a contributing property.

Chairman Helm wondered if this structure was a Trost and Trost design.

Ms. Velázquez was unsure if the structure was a Trost.

Commissioner Lopez clarified all the doors will be replaced to match the sample shown in the presentation.



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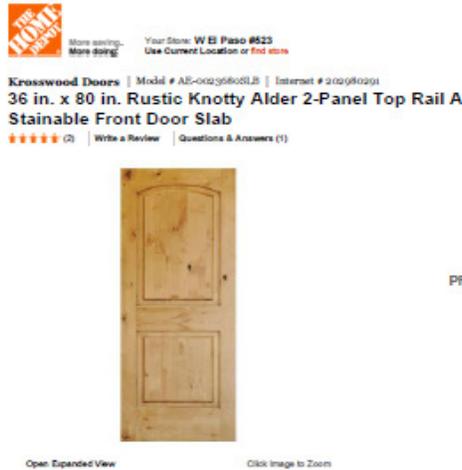
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Ms. Velázquez replied yes.



Commissioner Lopez asked if the property owner proposed to replace the roof and wondered if the stairs were new.

Ms. Velázquez stated the roof was replaced a few years ago. The proposed stairs will be new; the existing stairs came with the structure so replacing them is not unusual.

Commissioner Lopez wondered if the muntins would be exterior.

Ms. Velázquez thought the muntins are interior so she requested commissioners ask that the property owner replace the windows with three-dimensional exterior applied muntins. Per the presentation photos, Ms. Velázquez stated most windows were wood, multi-light, double-hung, sash; however, there is a slider window, not original to the structure, located on the secondary façade.

Commissioner Lopez clarified the existing air conditioning units will be removed to be replaced with the installation of the HVAC equipment.

Chairman Helm asked if the property owner planned to do anything with the stucco.

Mr. Daniel Mendoza, CeDans Architect, representing the property owner, responded, as far as the stucco, the plan was to keep it the way it is now.

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Commissioner Lucero asked Mr. Mendoza what the construction material for the stairs would be.

Mr. Mendoza explained the stairs will be steel but with a concrete pad on the treads.

Commissioner Lopez clarified there will be no other changes except the removal and replacement of all the windows and doors.

Mr. Mendoza concurred.

Chairman Helm asked Ms. Velázquez for the window manufacturer catalog for commissioners to review. He asked Mr. Mendoza if he proposed 9 light x 9 light for the replacement windows.

Mr. Mendoza believed most of the replacement windows were 6 x 6; additionally, he will place the three-dimensional window grid on the outside to give it that historic shadow line look.

Chairman Helm asked Ms. Velázquez to show photos of the existing windows.

Commissioner Lopez requested the replacement windows match the existing windows for the entire structure, replace the slider window with something aesthetically pleasing. The slider window was not original to the structure and looks out of place.

Regarding the slider windows, Mr. Mendoza asked commissioners could he match the seam or would he have to place the three-dimensional window grid on the window.

Commissioner Lopez clarified it is preferable the new windows styles/types match the whole structure.

Chairman Helm asked what color would the window frames be.

Mr. Mendoza responded white.

Per the window manufacturer catalog, Commissioner Lopez stated there is an option to have divided three-dimensional lines which he felt was more appropriate.

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Ms. Velázquez asked if the muntins were exterior applied.

Commissioner Lopez read from the catalog “exterior and interior and the mid-portion.” It was his opinion that the mid-portion was a foam strip. Again, he felt that this would be the best match.

Mr. Mendoza agreed.

Commissioner Lopez wondered what the future landscaping plan would be.

Mr. Mendoza replied, as this is not a requirement by the zoning ordinance, the property owner takes pride in this property and has already started to clean out some trees. She wants to make the property aesthetically pleasing and to complement the neighborhood.

Chairman Helm asked Mr. Mendoza if the property owner agreed with proposed the modifications by staff.

Mr. Mendoza replied yes, sir. The property owner had given him permission to agree with the modifications. Regarding the slider window, this is an opportunity to maintain the look of the fenestration pattern of the building.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Cordova AND UNANIMOUSLY CARRIED TO APPROVE WITH STAFF MODIFICATIONS.

- 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. November 16, 2015 deadline for HLC members to request for agenda items to be scheduled for the December 7, 2015 meeting. December 7, 2015 deadline for HLC members to request for agenda items to be schedule for the December 21, 2015 meeting.

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

HLC Staff Report

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



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No comment from commissioners.

MOTION:

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

Other Business – Discussion and Action

4. Approval of Regular Meeting Minutes for October 12, and November 2, 2015

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

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING MINUTES FOR OCTOBER 12, AND NOVEMBER 2, 2015.

5. Update on National Trust Conference – Past Forward 2015

Mr. Adam Train, Historic Preservation Office Planner, gave a presentation on the Past Forward 2015 conference held in Washington, D.C., November 3 – 6, 2015.

PastForward 2015

November 3 – 6
Washington, DC

Networking

- Had the opportunity to network with several preservationists from around the country.
- Gained new perspectives and was able to hear about what preservation methods have been successful in other communities.

TrustLives

Listened to and participated in talks with prominent leaders within the preservation community, including the Secretary of the Department of the Interior, Sally Jewell



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50th Anniversary of the National Preservation Act

- Stephanie Meeks, President of the National Trust for Historic Preservation, spoke about the origin of the NPA.
- A major catalyst was the demolition of Penn Station in NYC in 1964 in order to build Madison Square Garden.
- New technology must be used to keep innovating.
- Launched #ThisPlaceMatters campaign to highlight places that are important to us.

Ms. Meeks noted that preservation has come such a long way over the past fifty years, and neighborhoods and cities are so much more livable and lovable because of what has been achieved.

She is calling on the preservation community to do the following:

- Build on this foundation, and craft a vibrant, dynamic preservation movement for the 21st century.
- Improve and expand the Preservation Act and digitize the National Register and state surveys and make them more accessible
- Enhance the federal historic tax credit, and see a state credit passed in every state in the land. Get the Historic Preservation Fund re-enacted and fully funded
- Help make preservation the standard in all communities, and demolition always the option of last resort. Lower the barriers to entry to join in preserving, and embrace positive change.
- Rekindle grassroots energy, and get more Americans engaged in preservation than ever before because preservation is stronger, fuller, more dynamic, and more representative of America.

Emerging Professionals in Historic Preservation

- Consisted of three 45 minute breakout sessions where I had the opportunity to discuss pre-determined topics with other emerging professionals

African American Preservationists Meeting

- Had the opportunity to hear from people from around the country about emerging issues relating to preserving African American history and the difficulties and importance associated with this topic.



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Urban Entrepreneurship

- Learned how older, smaller buildings can foster entrepreneurial ecosystems and saw how vibrant places can be created when old buildings are combined with creative thinking.

Preserving our Shared Maritime Heritage

- Saw how the National Oceanic and Atmospheric Administration is demonstrating leadership in protecting and promoting our shared maritime cultural landscape.
- Learned how NOAA is protecting historic properties underwater and on land.
- Found out how NOAA works with local communities to engage audiences.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:31 P.M.

After the meeting adjourned, Ms. Velázquez wished everyone a Happy Thanksgiving and reminded commissioners there are two Historic Landmark Commission meetings left for 2015 – December 7th and December 21st.